

SURVEY NO. 17494

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES**

FOR: Denise Benson
1120 S. Mountain Ave.
Ashland, Or. 97520

LOCATION: in the Northeast and the Southeast one-quarter's of Section 16, Township 39 South, Range 1 East, Willamette Meridian, City of Ashland, Jackson County, Oregon.

PURPOSE: To survey and monument those tracts of land described in Instruments No. 71-02513 and 76-04005 of the official records of Jackson County, Oregon.

PROCEDURE: Utilizing a Leica TCA 1800 total station, a control traverse was run tying found monuments as shown and also tied into survey control previously established by this office for Pine View Estates Subdivision.

Client owns 2 tax lots, currently designated as Tax Lot 1400 and Tax Lot 1303 by the County Assessor's Office. In 1971 ownership of Tax Lot 1404 was conveyed to James & Denise Benson from Richard & Virginia Westerfield by warranty deed Instrument No. 71-02513. The point of beginning of the property conveyed is 166.5' west of the East 1/4 corner of Section 16. In 1976 another deed was filed for record, (Instrument No. 76-03760) titled a "Corrected Warranty Deed and Easements" whereby Richard and Virginia convey to James and Denise Benson. The point of beginning of the second deed is 167.5' feet West of the East 1/4 corner of Section 16. The revised point of beginning moves the East line of the Benson property 1.00 foot west, creating a 1.00 foot deed gap between the Benson property and the adjoining property to the east. I spoke to Mrs. Benson regarding the second deed and she was surprised that it existed. She could not remember ever having seen a second deed. According to Mrs. Benson the property was paid for, free and clear before 1976. Mrs. Benson contacted Mrs. Westerfield, who couldn't remember the particulars regarding the second deed, but she seemed to feel that a real estate person had been instrumental in having the deed corrected. The validity of the correction deed is questionable since the Benson's were, at the date of the correction deed, the fee owners of the property and were not a party to the new deed. I therefore held the original 1971 deed to control the location of Tax Lot 1400.

Now then, regarding the location of tax lot 1303 as described in Instrument No. 76-04005.



IVY LANE

Fd. 3" Brass Disc
in mon. case mkd.
"City of Ashland
Survey Marker"

S. MOUNTAIN AVE.

319.42'

S00°04'36"W

S00°04'36"W

20

20

S00°06'27"E

142.82'

Fd. 1" crimped top pipe
(no survey of record
for this pipe)
Bears S 48°16'E 2.5'

N89°58'04"W
142.80'
INST. NO. 71-02513
O.R.J.CO.OR.
(TAX LOT 1400)

Remains of
Wire Fence

INST. NO. 95-13376
O.R.J.CO.OR.

Fd. 5/8" iron pin
w/plastic cap
(not legible)
per S/N 6992

1/16 COR.

Fd. 5/8" iron pin
w/plastic cap mkd.
"L.S. 759" per S/N 6992
(NOT VISITED THIS SURVEY)

142.73'
162.73'

S89°58'04"E 1316.98'
(S89°58'17"E 1316.99' per S/N 6992)
(TAX LOT 1303)

INST. NO. 95-19844
O.R.J.CO.OR.

S89°58'04"E
162.73'

S/N 10901

EMMA STREET

Fd. Brass Disc
in mon. case mkd.
"City of Ashland
Survey Marker"

N00°06'21"E
663.15'

(BASIS OF BEARINGS)

ELKADER STREET

25

1/4 COR.

Fd. Brass Disc in center
of gravel road - 10" deep
mkd. "Jackson County Surveyor
T 39S, R 1E,
1994
Do Not Disturb"

MAP OF SURVEY
FOR
DENISE BENSON
1120 S. MOUNTAIN AVE.
ASHLAND, OR, 97520

LOCATION:
IN THE N.E 1/4 AND THE S.E 1/4, SECTION 16,
T.39 S., R. 1E., WILLAMETTE MERIDIAN,
CITY OF ASHLAND, JACKSON COUNTY, OREGON

HOFFBUHR & ASSOCIATES, INC.
3155 ALAMEDA STREET, SUITE 201
MEDFORD, OREGON 97504
(541)779-4641

BY: DARRELL L. HUCK PLS No. 2023
SCALE: 1 inch = 40' AUGUST 21, 2002
BASIS OF BEARING: SURVEY NO. 6615

- = Set 5/8"x24" Iron reinforcing pin with plastic cap stamped "D. Huck LS 2023".
- = Found 5/8" Iron pin as noted
- ⊙ = Found brass cap monument as noted
- O.R.J.CO.OR. = Official Records, Jackson County, Oregon
- S/N = Survey Number

RECEIVED
Date 9-30-02 By DH
This survey consists of:
1 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Darrell L. Huck
OREGON
FEBRUARY 4, 1983
DARRELL L. HUCK
2023
Expires 8/30/2003

Now then, regarding the location of tax lot 1303 as described in Instrument No. 76-04005. The point of beginning of this tax lot is "the Southeast corner" of tract conveyed pursuant to Instrument No. 76-03760, which Instrument has been determined to be erroneous as cited above. If this point of beginning is held a 1.00' deed gap would be created between tax lot 1303 and the adjoining tax lot 1302 to the east.

After reviewing deeds of record it is apparent that there is an intent for the Northeast corner of tax lot 1303 to be common with the Southeast corner of tax lot 1400. I therefore held the west line of the property adjoining to the east and described in Instrument No. 95-19844 to control the east boundary of tax lot 1303.

BASIS OF BEARING: SURVEY NO. 6615

DATE: August 21, 2002

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Darrell L. Huck

OREGON
FEBRUARY 4, 1983
DARRELL L. HUCK
2023

Darrell L. Huck
L.S. 2023 - Oregon
Expires 06/30/03

(02198nar)

• * RECEIVED * •

Date 9-30-02 By AB

This survey Consists of:

1 sheet(s) Map

2 page(s) Narrative

JACKSON COUNTY
SURVEYOR