

Survey Number 17972

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

**DATE OF SURVEY:**

October 15, 2003

**SURVEYED BY:**

TerraSurvey, Inc.  
274 Fourth Street  
Ashland, Oregon  
97520

**SURVEY FOR:**

Ashland Bible Church  
400 Dead Indian Memorial Road  
Ashland, Oregon  
97520

**LOCATION:**

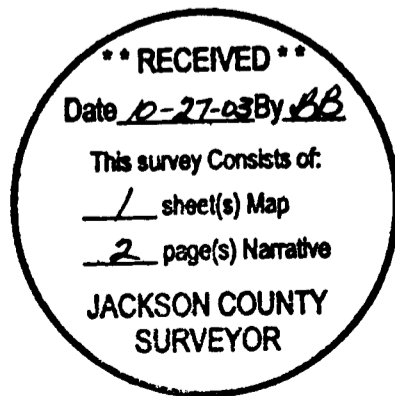
Located in Donation Land Claim No. 53 and the SW 1/4 of Section 12, Township 39 South, Range 1 East, Willamette Meridian and Base

**PURPOSE:**

To survey and monument the lands of Ashland Bible Church as described in Document Number 90-22850

**BASIS OF BEARINGS:**

The Basis of Bearings for this survey is the centerline of Dead Indian Memorial Road as defined by the brass disc monument at the westerly "L" corner of DLC No. 53 and the 1/2" iron rod, shown as N 00°14'15" E on the survey filed as Survey No. 3485 in the office of the Jackson County Surveyor.



# MAP OF SURVEY

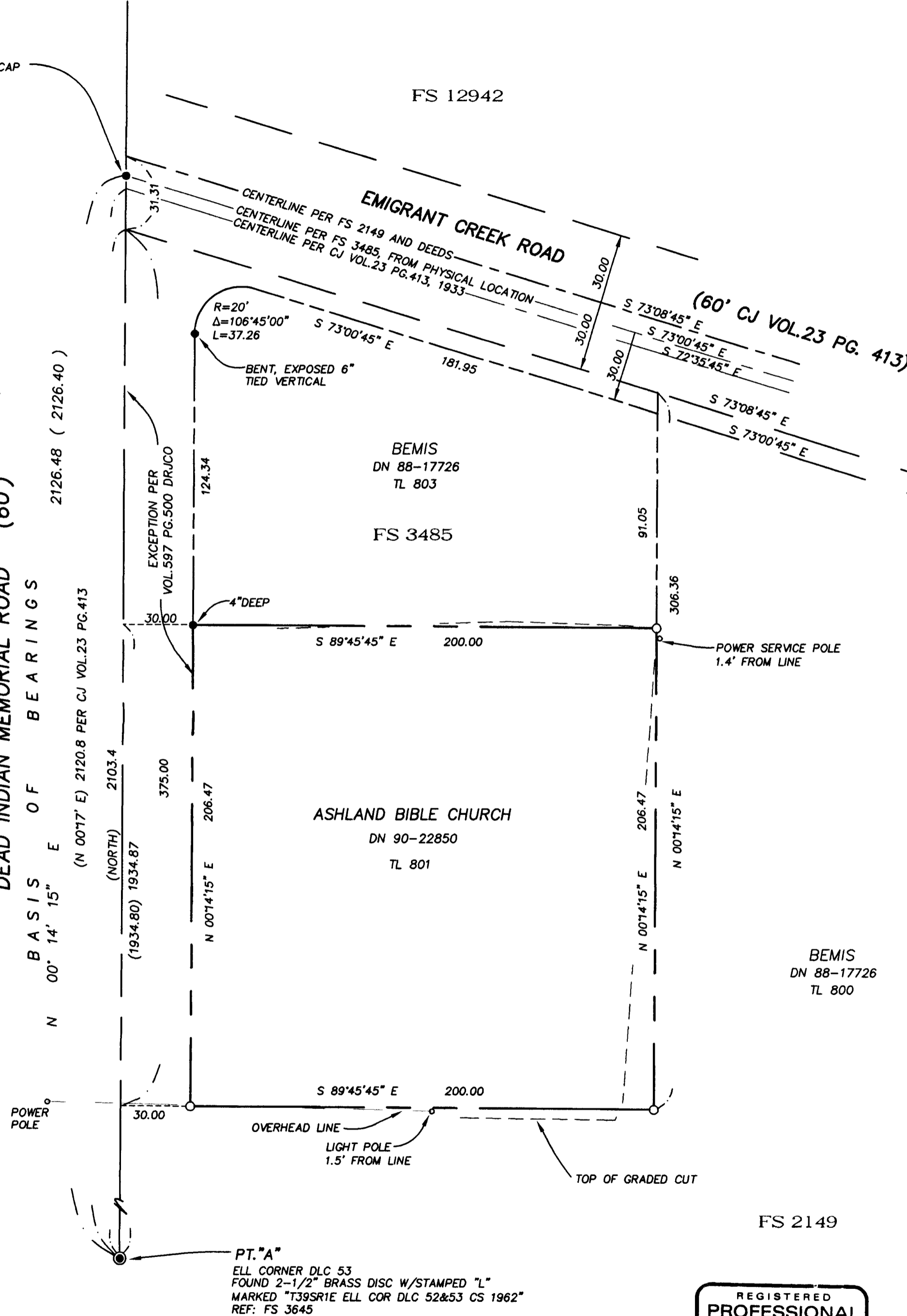
LOCATED IN:  
 DLC NO. 53 IN THE SW 1/4, SECTION 12  
 TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN  
 JACKSON COUNTY, OREGON

SURVEY FOR:  
 ASHLAND BIBLE CHURCH  
 400 DEAD INDIAN MEMORIAL ROAD  
 ASHLAND, OREGON  
 DOC. NO. 90-22850

PT. "B"  
 FOUND 1/2" IP NO CAP  
 REF: FS 3485  
 3" DEEP

DATE: 10-15-2003  
 SCALE: 1" = 40'

DEAD INDIAN MEMORIAL ROAD (60')  
 BASIS OF BEARINGS



## LEGEND

- SURVEYED PROPERTY LINE
- SET 5/8" X 30" IRON PIN W/CAP STAMPED 'PLS 2653 ALSPACH'
- FOUND 1/2" IP, NO CAP, PER FS 3485
- ⊙ FOUND MONUMENT IN MONUMENT CASE AS NOTED
- ( ) RECORD DEED DATA WHEN DIFFERENT FROM MEASURED
- IP IRON PIN
- FS FILED SURVEY
- DN DOCUMENT NUMBER, OFFICIAL RECORDS, JACKSON COUNTY, OREGON
- REF: REFERENCE
- CJ COMMISSIONERS JOURNAL
- DRJCO DEED RECORDS JACKSON COUNTY OREGON

ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF

I CERTIFY THAT THIS SURVEY WAS PREPARED WITH ARCHIVAL QUALITY MATERIALS AS REQUIRED BY ORS 209.250. SPECIFIC PRODUCTS USED ARE HEWLETT PACKARD INK #51640A ON CONTINENTAL MYLAR #JPC-3M2.

*Richard F. Alspach*  
 RICHARD F. ALSPACH, PLS 2653

**TERRASURVEY, INC.**  
 PROFESSIONAL LAND SURVEYORS  
 274 FOURTH STREET  
 ASHLAND, OREGON 97520

(541) 482-6474  
 terrain@bisp.net  
 JOB NO. 340-03

### BASIS OF BEARING

MONUMENTS FOUND AT POINT "A" AND POINT "B" AS N 00° 14' 15" E, PER THE MAP OF SURVEY FILED AS SURVEY NO. 3485 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR

REGISTERED  
**PROFESSIONAL  
 LAND SURVEYOR**

*Richard F. Alspach*  
 OREGON  
 JULY 19, 1994  
 RICHARD F. ALSPACH  
 No. 2653

Expires 12-31-2005

RECEIVED  
 DATE 10-27-03 BY *RS*  
 This survey consists of:  
 1 sheet(s) Map  
 2 page(s) Narrative  
 JACKSON COUNTY  
 SURVEYOR

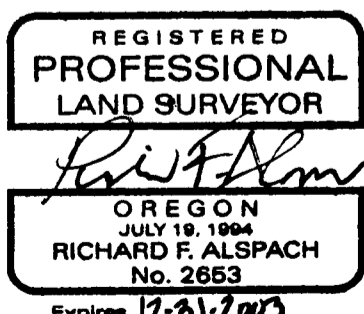
**PROCEDURE:**

I began this survey by gathering deeds and surveys in the area. The property of the Ashland Bible Church lies within a larger tract of land which in 1958 was owned by L.F. Elam. In 1958 L.E. Ager surveyed a large area east of Dead Indian Road and south of Emigrant Creek Road "to mark the boundaries of tracts and roads shown" and he filed this survey as Survey No 2149. The property of L.F. Elam was one of the tracts shown on this survey. In 1961 L.F. Elam sold this tract of land to F.C. Alves (Vol.503 Pg.471 DRJCO) who later in 1965 split of a portion of this tract which he sold to W.L. Leonard (Vol.597 Pg.500 DRJCO). Two years later in 1967 W.L. Leonard hired L.E. Ager to survey the northerly portion of this property and to prepare a legal description based on this survey. In this survey Ager set property corner monuments for the newly created tract and filed the survey as survey No. 3485. The Ashland Bible Church deed consists of a description of the tract created in 1965 with the exception of the tract created in 1967.

For the purpose of determining the property boundaries of the subject property I have used the location of the southerly line of Emigrant Creek Road as described in the deed (DN 90-22850 & Vol.597 Pg.500) and shown on Filed survey No. 2149. In my opinion the scrivener of the legal description who carved out that portion of the Alves property granted to Leonard in 1965 used the information available to him at that time which was the 1958 Ager survey. This survey placed the intersection of the southerly line of Emigrant Creek Road with the centerline of Dead Indian Memorial Road at a point 2,103.40 feet north of the inside "L" corner of DLC 53. The scrivener then came south the even foot distance of 375.00 feet along the centerline of Dead Indian Memorial Road and then east the even foot distance of 230.00 feet. The east line was made parallel with Dead Indian Memorial Road and the northerly line was along the southerly line of Emigrant Creek Road as shown on the 1958 Ager survey. The lengths of the northerly and easterly lines were calculated at their intersection yielding distances with fractional feet. I have held to the same procedure in this survey. Having established the east west and south line of the Ashland Bible Church property by this procedure I have held to the southerly line of the 1967 Ager survey (FS 3485) for the northerly line of the Ashland Bible Church property since this was the original survey creating the northerly exception in the legal description.

In the course of my research I have found that there are three possible locations for Emigrant Creek Road. One location is the location which is described in the resolution and surveyors report accepted by the County Commissioners in 1933. Another location is the location adopted by L.E. Ager in Survey No. 3485 where he accepted the physical location of the road and sideline fences. And the third location is the location as adopted by L.E. Ager, in Filed Survey No. 2149, and supported by legal descriptions in deeds along Dead Indian Memorial Road. As stated above for the purposes of locating the Ashland Bible Church property I have used the latter location. However I am not stating that this is the true location of Emigrant Creek Road. Moreover a different interpretation of the deed might ignore the deed distance of 2,103.4 feet to the southerly line of Emigrant Creek Road in favor of one of the other stated locations and construe the deed dimensions from that point. Such an interpretation however in my opinion would not be considerate of the context and time frame in which the original deed was written.

There are no fences or formal lines of distinct occupation around the Ashland Bible Church property except for the graded top of cut which I have shown on the map.



October 22, 2003

*Richard F. Alspach*  
Richard F. Alspach, PLS  
TerraSurvey Inc.  
274 Fourth Street  
Ashland, Oregon 97520