

Survey Number 18063

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

DATE OF SURVEY:

August 8, 2003

SURVEYED BY:

TerraSurvey, Inc.
274 Fourth Street
Ashland, Oregon 97520

SURVEY FOR:

Ashland Community Land Trust of Oregon
PO Box 3027
Ashland, Oregon 97520

LOCATION:

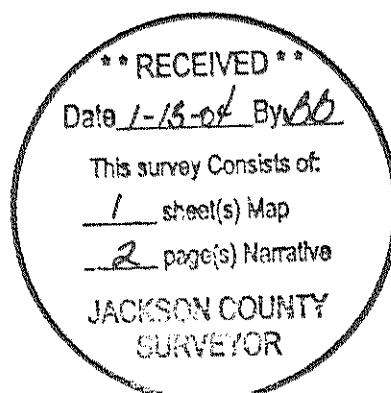
Located in Donation Land Claim No. 39 in the NW 14 of Section 10, Township 39 South, Range 1 East of the Willamette Meridian, City of Ashland, Jackson County, Oregon

PURPOSE:

To survey and monument the property corners of the client property as conveyed in the deed recorded as Document No. 01-32507 Official Records, Jackson County, Oregon.

BASIS OF BEARINGS:

The basis of bearings for this survey is the southerly line of Donation Land Claim No. 43 as South 89°59'44" East per Filed Survey No. 12710.



MAP OF SURVEY

LOCATED IN:
DLC NO. 39 IN THE NW 1/4, SECTION 10
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
JACKSON COUNTY, OREGON

SURVEY FOR:
ASHLAND COMMUNITY LAND TRUST OF OREGON
PO BOX 3027
ASHLAND, OREGON
DOC. NO.01-32507

FOUND 3" BRASS DISC W/PUNCH
STAMPED "CITY OF ASHLAND
SURVEY MONUMENT NO 155"
REF: FS 12710
BEARS S 78°03'46" W, 5.00 FEET
FROM CENTERLINE INTERSECTION

FOUND 3" BRASS DISC W/DRILL HOLE
STAMPED "CITY OF ASHLAND SURVEY
MARKER PLS 759 1999"
REF: FS 16165

PT."B"
FOUND 3" BRASS DISC
STAMPED:
DLC 43 | DLC 45
DLC 39 |
REF: FS 12710

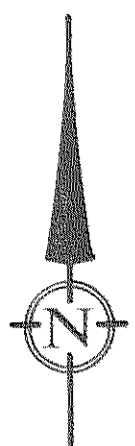
FOUND 3" BRASS DISC W/PUNCH
STAMPED "CITY OF ASHLAND
SURVEY MONUMENT"
REF: FS 12710

FOUND 1" SQUARE BAR
REF: FS 12710

SE CORNER DLC39
FOUND 3" BRASS DISC W/PUNCH
STAMPED "CITY OF ASHLAND SURVEY MONUMENT"
REF: FS 12710

FOUND 3/4" IRON PIPE
BEARS S 33°23' W, 0.14 FROM
CENTERLINE INTERSECTION
REF: FS 12710

FOUND 1/2" IP W/PUNCH
BEARS S 00°04'25" W, 0.10 FROM
CENTERLINE INTERSECTION
REF: FS 12710



DATE: 8-08-2003
SCALE: 1" = 40'

EAST MAIN ST.

MORSE AVE.

EAST MAIN STREET (60')

LINCOLN STREET (60')

GARFIELD STREET (60')

WIGHTMAN STREET

QUINCY ST.

IOWA STREET (60')

WIGHTMAN ST.

BASIS OF BEARINGS

LOT 9
PARK PLACE SUBDIVISION
FS 12710

LOT 10

LOT 11

PLAT OF
THE ASHLAND HOMESTEAD
ASSOCIATION

LEGEND

- SURVEYED PROPERTY LINE
 - SET 5/8" X 30" IRON PIN W/CAP STAMPED 'PLS 2653 ALSPACH'
 - FOUND 5/8" IP W/CAP STAMPED D. McMAHON LS 1913 PER FS 12710
 - FOUND MONUMENT AS NOTED
 - FOUND MONUMENT IN MONUMENT CASE AS NOTED
 - () RECORD DEED DATA WHEN DIFFERENT FROM MEASURED
 - (P) PROPORTIONED DISTANCE
 - IP IRON PIN
 - FS FILED SURVEY
 - DN DOCUMENT NUMBER, OFFICIAL RECORDS, JACKSON COUNTY, OREGON
 - REF: REFERENCE
 - 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 JET
SET MYLAR #JR440T/ME

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. 261-02

BASIS OF BEARING

MONUMENTS FOUND AT POINT "A" AND POINT "B" AS S 89° 59' 44" E,
BEING THE SOUTHERLY LINE OF DLC No. 43 PER THE MAP OF PARK
PLACE SUBDIVISION, FILED AS SURVEY No. 12710 IN THE OFFICE OF
THE JACKSON COUNTY SURVEYOR

RECEIVED
DATE 1-13-04 BY *DB*
This survey consists of:
1 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Richard F. Alspach

OREGON
JULY 19, 1994
RICHARD F. ALSPACH
No. 2653

Expires 12-31-2005

PROCEDURE:

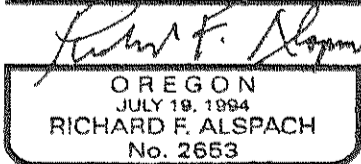
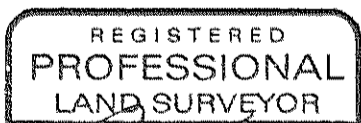
The subject property is described in a metes and bounds description within a platted subdivision. To begin this survey I first had to determine the position of the southerly line of Lot 10 of the plat of the Ashland Homestead Association since this is the deed call southerly line of the subject property. To determine the location of the southerly line of Lot 10, as called out in the deed, I decided to proportioned along the easterly and westerly sides of the block between the southerly and northerly lines of DLC No. 39 in a similar fashion as was done on FS 5244. This approach I believe is a better than proportioning along the entire block from the southerly DLC line to East Main Street since the width of East Main Street is somewhat ambiguous on the original plat of the Ashland Homestead Association. In addition the two DLC lines are also shown on the plat and are easily determined from existing monumentation. I accepted the City of Ashland monument marking the southeast corner of DLC No. 39 and the 1" square iron bar at Garfield and Iowa Streets as the southerly line of DLC No. 39 as did FS 5244 And FS 12710 previously. For the northerly line of DLC No. 39 I held the City of Ashland monuments located at the northeast corner of DLC 39 and at the southwest corner of DLC No. 43. The plat record distance between these DLC lines along the most easterly line of the plat was used in determining proportionate distances. Once the southerly line of Lot 10 was determined I proceeded to "layout" the property per the deed calls contained in the clients legal description.

The clients deed, recorded as Document No. 01-32507, consist of a metes and bounds description of two tracts. These tracts were part of a larger parcel which was purchased by Merle Howard in 1968 by the warranty deed recorded in Document No.68-02106. Howard then carved out the two tracts and sold them to Westgaard by the deed recorded in Document No. 68-06958. Howard to date retains ownership of the remaining parcel, Tax Lot 3100. The key elements of the boundary resolution are as follows. The southerly line of the subject property is the proportioned location of the southerly line of lot 10. The monumented southwest corner of Park Place Subdivision was accepted as being the deed call " southwest corner of tract conveyed to Lithia Lumber Company" and the westerly line of the property was produced southerly from that point parallel with the westerly line of Garfield Street as it was described in earlier deeds. The easterly line extends a full deed call 80 feet from the southeast corner of Lot 10 adhering to senior rights and the northerly line extends a full 46.21 feet from the northwest corner along the southerly line of Park Place Subdivision for the same reason. The northerly line of Tract A and the Easterly line of Tract B were held parallel with the southerly line of Lot 10 and the westerly line of Garfield Street respectively and the distances result from the intersection of these lines.

The existing fence along the Park Place Subdivision is on the property line more or less. The existing portion of fences along the westerly line are covered with thick blackberries and vines and are somewhat deteriorated. Its difficult to determine their relationship to the property line. The existing fence along the southerly line, though leaning, satisfactorily falls on the property line. It should be noted that the client plans to replace the westerly and southerly fences

January 9, 2004

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



Expires 12-31-2007

