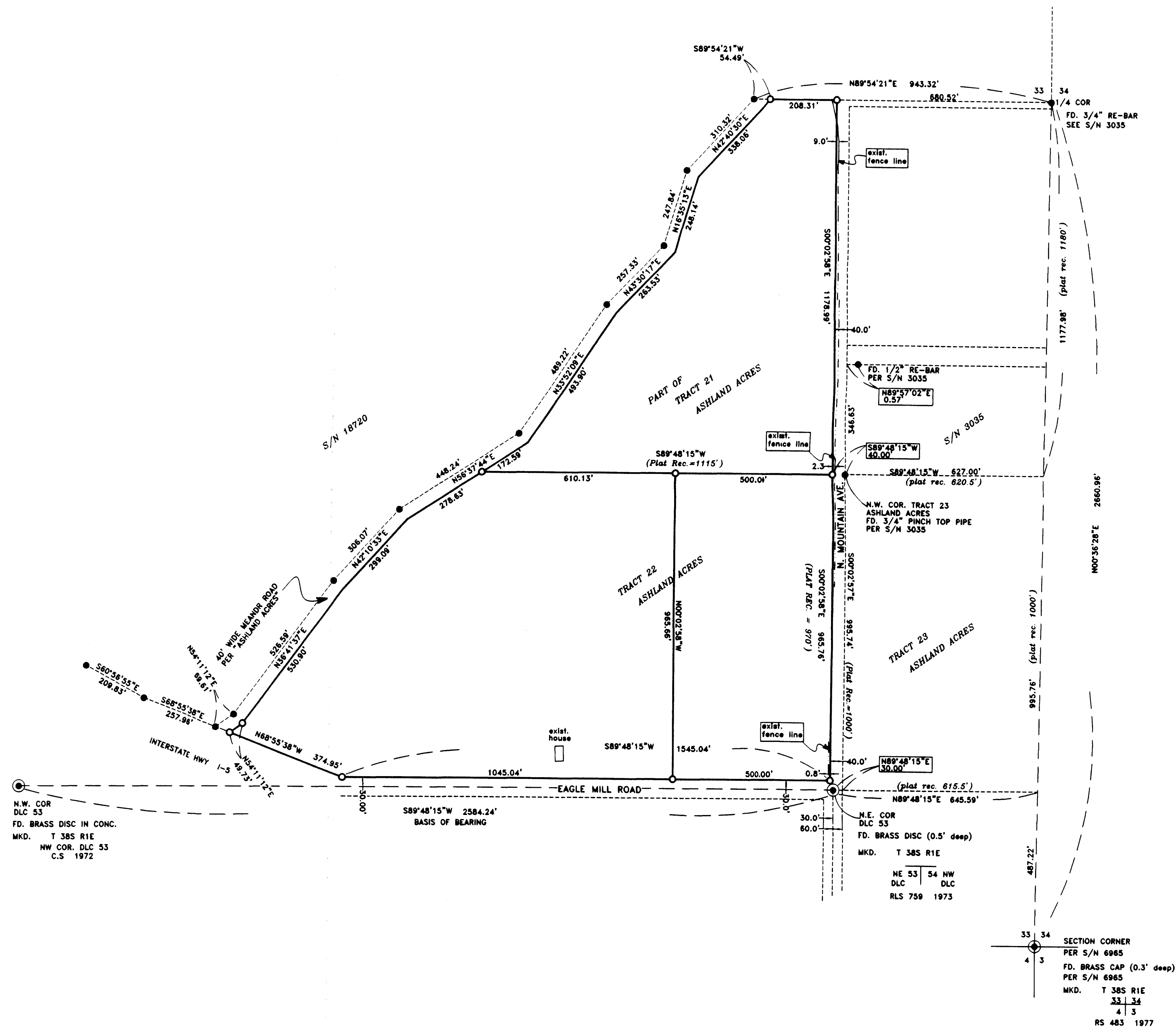




MAP OF SURVEY
FOR
BILL CRAVIN
LOCATED IN TRACTS 21 AND 22 OF
ASHLAND ACRES IN THE S.E. 1/4 OF SEC. 33,
T.38 S., R. 1 E., W.M., JACKSON COUNTY, OREGON



SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250
OREGON REVISED STATUTES

PURPOSE: To survey, monument and prepare legal descriptions of 3 parcels which are being created and as approved by the Jackson County Planning Department [File No. ZON 2003-01028 (lot)]

PROCEDURE: The property being surveyed is a portion of Tract 21 and all of Tract 22 of ASHLAND ACRES tracts, which were platted in 1923. The west boundary of the two tracts is a meander road identified and described as "meander road C-D" on the official plat "ASHLAND ACRES". This road was recently surveyed and monumented by Surveyor Jim Hibbs per filed Survey No. 18720. I located and tied Mr. Hibbs' monuments and accepted his survey to control the west boundary of the Tracts 21 and 22.

The north boundary of the Tract 21 is the east-west centerline of Section 33. This line was also surveyed and monumented by Surveyor Hibbs per Survey No. 18720. I located and tied his monuments and held his survey to control the north boundary of Tract 21.

The south boundary of the Tract 22 is bounded by Eagle Mill Road and a portion of the Interstate Highway 5 right-of-way. Surveyor Hibbs has monumented the I-5 right-of-way, which I accepted. The centerline of Eagle Mill Road is the north line of Donation Land Claim No. 53. I recovered the Northwest and Northeast corners of the D.L.C. 53 and monumented a right-of-way line 30 feet north of the D.L.C. line. The computed right-of-way falls in an existing fence line.

The east boundary of the two tracts of land are intended to be controlled by North Mountain Avenue and it's northerly extension. Surveyor L.E. Ager has done some surveying in this area per filed Survey's 3035 and 3487. On his survey No. 3035, Mr. Ager noted that he found a 3 1/2" x 4 1/2" cedar post monument (scribed 23) for the northwest corner of the ASHLAND ACRES Tract 23. The post was reportedly rotted, so Mr. Ager placed a 3/4" iron pin in the post hole. I located the pipe and held it for being the best evidence of the original location of the Northwest corner of Tract 23. Surveyor Ager also found an original post at the Northeast corner of Tract 21, which is also the quarter corner common to Section 33 and 34. Ager set a 3/4" rebar in the post hole to preserve the found location. This rebar has been located and accepted by several other surveyors who have done survey work in this area.

With the evidence of the original ASHLAND ACRES monuments recovered, I began an analysis of the Ager surveys and the Ashland Acres plat to determine the correct location for North Mountain Avenue. According to the Ashland Acres plat, the north line of D.L.C. 53 is the centerline of Eagle Mill Road. The east line of the D.L.C. 53 is the centerline of North Mountain Avenue, that bears south of the northeast corner of D.L.C. 53. That portion of North Mountain located north of the Eagle Mill intersection is a 40 foot right-of-way. According to the Ashland Acres plat, the east right-of-way line is 30 feet east of the D.L.C. line. I computed a point at the intersection of the north line of D.L.C. 53, prolonged easterly and a line being 30 feet east of and parallel with the east line of D.L.C. 53 for the southwest corner of Tract 23. I then established the east right-of-way line of North Mountain to be a line between the southwest and northwest corners of Tract 23. This right-of-way line was then extended northerly to intersect the east-west centerline of Section 33. The west right-of-way line was then computed to be at plat record of 40 feet west. That portion of the west right-of-way, being the east line of Tract 22, falls in an existing fence line.

Surveyor George Burrell graciously allowed me to examine Surveyor Ager's file and field notes of his survey. It appears that Ager interpreted the right-of-way of North Mountain to be 40 feet wide, but located 20 feet on each side of the northerly projected east line of D.L.C. 53. To accomplish his survey work, he established an offset line, across the freeway and on the centerline of North Mountain. He doesn't indicate what type of control that he found to represent the location North Mountain Ave. He then used this offset line as the controlling bearing for the North Mountain Ave. extended.

The property surveyed is described per Instrument No. 98-50743, official records, Jackson County, Oregon. A Leica TCA 1800 total station was used to accomplish this survey.

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BY: DARRELL L. HUCK PLS No. 2023
SCALE: 1 inch = 200' May 17, 2005
BASIS OF BEARING: SURVEY NO. 18720

- O = Set 5/8"x24" Iron reinforcing pin with plastic cap stamped "D. Huck LS 2023".
- X = Set 5/8"x30" Iron reinforcing pin with plastic cap stamped "D. Huck LS 2023".
- = Found 5/8" Iron pin per S/N 18720 unless noted otherwise.
- ⊙ = Found brass cap monument
- PLAT REC. = RECORD PER THE OFFICIAL PLAT OF ASHLAND ACRES

REGISTERED PROFESSIONAL LAND SURVEYOR

Darrell L. Huck
OREGON FEBRUARY 4, 1999
DARRELL L. HUCK
SLS
Expires 6/30/2005

