

Survey Number 19047

SURVEY NARRATIVE
TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

DATE OF SURVEY:

JANUARY 10, 2006

SURVEYED BY:

TerraSurvey, Inc.
274 Fourth Street
Ashland, Oregon

SURVEY FOR:

Sidney B. Deboer
300 Vista Street
Ashland, Oregon

LOCATION:

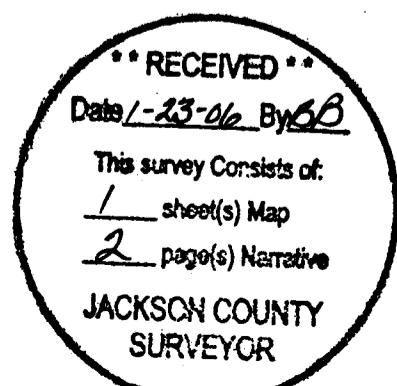
Located in the NW 1/4 of Section 16, Township 39 South, Range 1 East, Willamette Meridian, City of Ashland, Jackson County, Oregon

PURPOSE:

To survey and monument the land convey by Document Number 05-018298, Official Records, Jackson County Oregon

BASIS OF BEARINGS:

Found monuments at the W 1/16 corner and at the NW1/16- NW1/16 corner of Section 16, Township 39 South, Range 1 East, Willamette Meridian, as S 00°33'49" E per the Map of Survey filed as survey No. 13045 in the office of the Jackson County Surveyor



MAP OF SURVEY

695 TERRACE STREET
ASHLAND, OREGON

LOCATED IN:
THE NW 1/4 OF SECTION 16, TOWNSHIP 39 SOUTH
RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

SURVEY FOR:
SIDNEY B. DEBOER
300 VISTA STREET
ASHLAND, OREGON

DN 05-018298

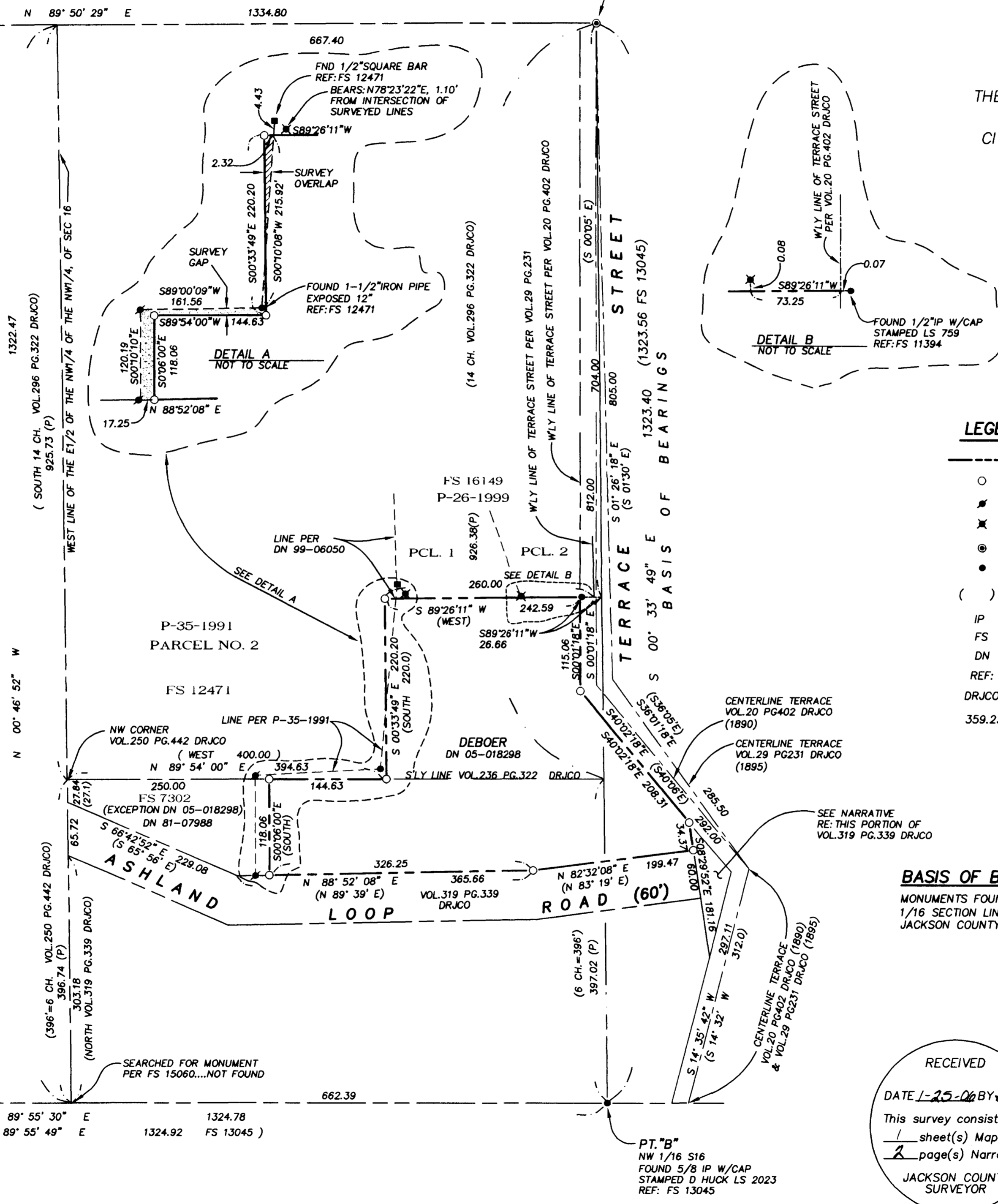
SECTION CORNER
FOUND 3" BRASS DISC
STAMPED, "CITY OF ASHLAND SURVEY MARKER"
SEC COR S8/9 S17/16
LS 759 1991
REF: FS 13045

PT. "A"
W 1/16 S9/S16
FOUND 3" BRASS DISC W/PUNCH MARK
STAMPED W1/16 9/16 CITY OF ASHLAND
REF FS 13045



DATE: 1-10-2006
SCALE: 1"=100'

8
17
16
17
16
17
16



LEGEND

- SURVEYED PROPERTY LINE
- SET 5/8" X 24" IRON PIN W/CAP STAMPED 'PLS 2653 ALSPACH'
- ✱ FOUND 5/8" IP W/CAP STAMPED RLS 1071 PER FS 7302
- ✱ FOUND 5/8" IP W/CAP STAMPED LJ FRIAR & ASSOC. PER FS 16149
- ⊙ FOUND MONUMENT AS NOTED IN STREET MONUMENT CASE
- FOUND MONUMENT AS NOTED
- () RECORD DATA WHEN DIFFERENT FROM MEASURED
- IP IRON PIN
- FS FILED SURVEY
- DN DOCUMENT NUMBER, OFFICIAL RECORDS, JACKSON COUNTY, OREGON
- REF: REFERENCE
- DRJCO DEED RECORDS JACKSON COUNTY OREGON
- 359.23(P) PROPORTIONED DISTANCE

ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF

BASIS OF BEARING

MONUMENTS FOUND AT POINT "A" AND POINT "B" AS S 00° 33' 49" E, BEING THE 1/16 SECTION LINE PER FILED SURVEY NO. 13045 ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Richard F. Alspach
OREGON
JULY 19, 1904
RICHARD F. ALSPACH
No. 2863
Expires 12-31-2007

TERRASURVEY, INC.
PROFESSIONAL LAND SURVEYORS

274 FOURTH STREET
ASHLAND, OREGON 97520

(541) 482-6474
terrain@bisp.net

JOB NO. 470-05

RECEIVED

DATE 1-25-06 BY *AB*

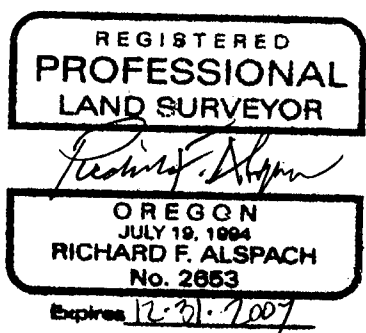
This survey consists of:
1 sheet(s) Map
2 page(s) Narrative

JACKSON COUNTY
SURVEYOR

PROCEDURE:

After reading the narratives and examining the surveys I found in this area I can certainly agree with this observation from the narrative for Filed Survey No. 11394, and I quote, "Suffice it to say, the legal descriptions throughout this area are less than adequate. It would appear that boundary line agreements may eventually be needed to resolve the questions that obviously [will] arise in the future." It seems to me that a lot of the confusion in this area is derived from the fact that the legal descriptions start at some sectional division corner and then proceed in a cardinal direction without calling along the sectional division line. This can and often does lead to different interpretations as to how to proceed with the survey of the property. In surveying the subject property my assumption is that the intent of such a description is to proceed along the sectional division line whether stated in the description or not. Furthermore it is my opinion that the scrivener of such a description had the mistaken belief that a section of land is perfectly one mile square with sides oriented in cardinal directions. Thus to one so disposed, the center of the section would be described as a point lying 2,640 feet east and 2,640 feet south of the NW corner of the section. This assumption addresses some of the problems encountered in this area. There are however others. The narrative for Filed Survey No. 11394 adequately explains the dual locations of Terrace Street resulting from two different but valid legal descriptions. I held the westerly line of Terrace Street per the 1890 description and proceeded to layout the subject property line in a like manner to both Filed Survey No. 11394 and Filed Survey No. 16149. However a difference in the monuments employed by this survey to define the sectional division line results in a slightly different location for the westerly line of Terrace Street and the northerly line of the subject property. This northerly line was extended westerly at a bearing perpendicular to the sectional division line a full record deed distance of 260 feet from the westerly line of Terrace Street as described in the 1895 deed. The westerly line of Terrace Street per the 1895 deed was used for this purpose since it is assumed that this location of Terrace Street was the one utilized by the legal descriptions in the area having believed that the 1895 deed replaced the one written in 1890. The westerly line of the subject property was extended to the southerly line of the lands conveyed by the deed recorded in Volume 236 at Page 322, DRJCO. This is the same as the northerly line of the lands conveyed by the deed recorded in Volume 250 Page 442 DRJCO. This line was established using proportional distances from the sectional division corners. The remaining westerly line of the subject property is controlled by the easterly extent of the exception recited in the subject deed. Said line was established at 250 feet easterly of the west line of the East 1/2 of the NW 1/4 of the NW 1/4 of Section 16. The southerly line of the subject property is bounded by Ashland Loop Road as described in the deed Recorded in Volume 319 at Page 339, DRJCO. This portion of the description is a 60' strip which terminates short of Terrace Street as described in both the 1890 and 1895 deeds. The second portion of the legal description for Ashland Loop Road contained in Vol.319, Page 339, describes a triangular portion which doesn't come anywhere near addressing the gap between the termination of the 60' strip and the westerly line of Terrace Street, but I assume that the intent was to do so. Therefore I have produced a triangular section at the end of the 60' strip description by extending the easterly end of the strip, northerly and easterly until it intersects the westerly line of Terrace Street. I believe this to be a practical solution to the intent of the deed. The remainder of the easterly line of the property is fixed by the westerly line of Terrace Street per the 1890 deed.

A survey overlap and gap exists along the westerly line of the subject property between this survey and Filed Survey No. 7302 and Filed Survey No. 12471. The gap existing between this survey and Filed Survey No. 7302 is a result of a difference in the interpretation of the use of cardinal directions in the legal descriptions discussed earlier in this narrative. The overlap and gap between this survey and Filed Survey No. 12471 results from the acceptance of found monuments from an unrecorded survey by filed survey No. 12471 as a commonly agreed upon property line based on parole evidence taken from neighbors at the time of the survey. I could accept that line as such if the affected property owners had subsequently executed and recorded quitclaim deeds or a boundary line agreement fulfilling their intent.



January 10, 2006

A handwritten signature in black ink that reads "Richard F. Alspach".

Richard F, Alspach PLS 2653
 TerraSurvey, Inc.
 274 Fourth Street
 Ashland, Oregon