

MAP OF SURVEY

LYING SITUATE WITHIN
NORTHEAST QUARTER OF SECTION 14
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

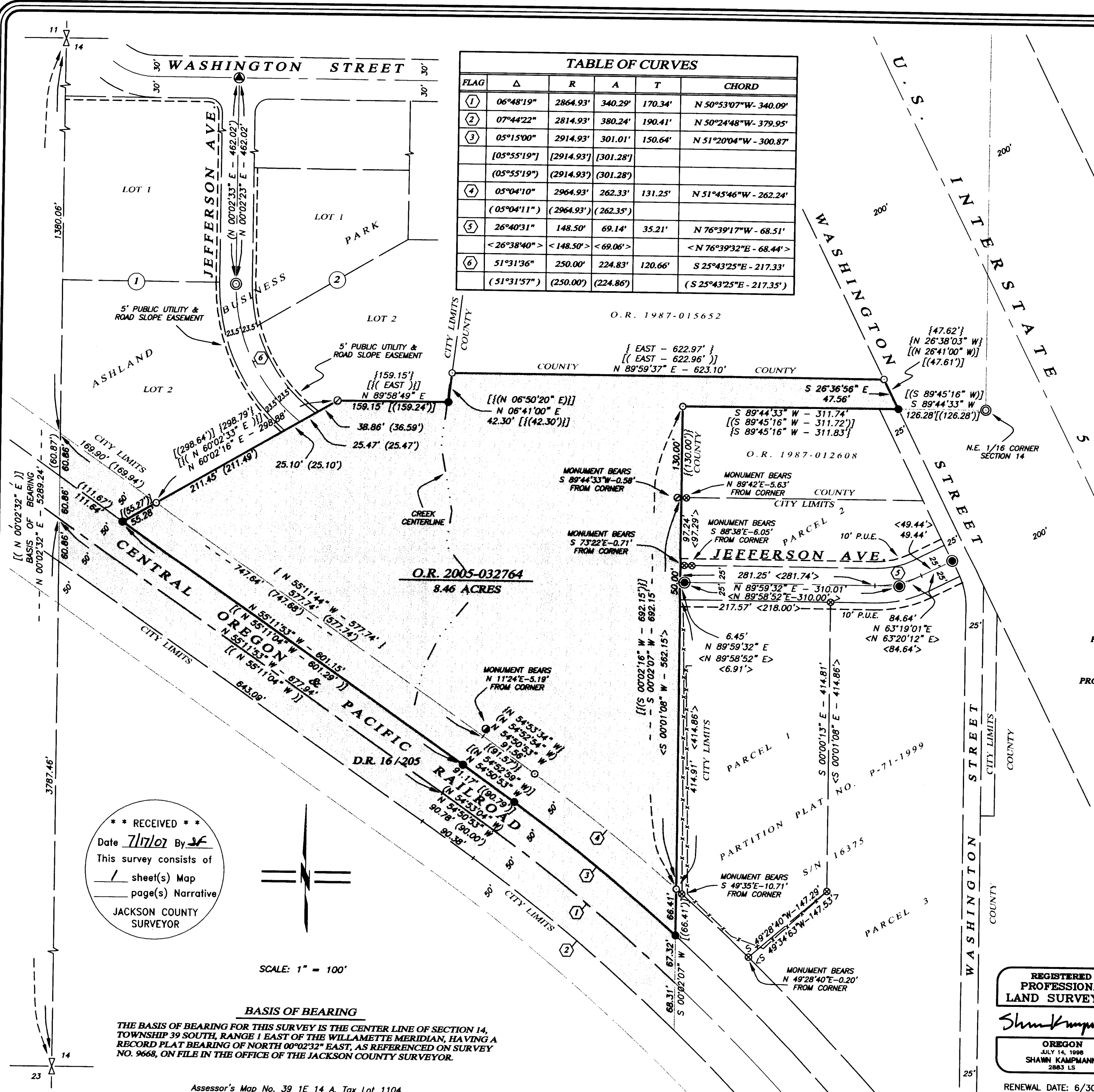
FOR
BRAMMO MOTORSPORTS

7118 Highway 66
Ashland, Oregon 97520

LEGEND

- ⊗ 2 1/2" BRASS CAP - QUARTER SECTION CORNER PER JACKSON COUNTY SURVEYOR RE-ESTAB. NOTES (RECOVERED)
- ⊙ 2 1/2" BRASS CAP IN MONUMENT WELL MARKED "CITY OF ASHLAND, 1993, LS-759" PER S/N 9745 & 9936 (RECOVERED)
- ⊙ 2 1/2" BRASS CAP IN MONUMENT WELL MARKED "NIEMI PLS 1868" PER S/N 16375 (RECOVERED)
- ⊙ SPIKE IN ASPHALT - ORIGIN UNKNOWN (RECOVERED)
- ⊙ 5/8" IRON PIN w/ YELLOW PLASTIC CAP MARKED "SWAIN LS 759" PER S/N 5330, 9668, & 9745 (RECOVERED)
- ⊙ 5/8"x 24" IRON PIN w/ YELL. OW PLASTIC CAP MARKED "ANDREWS LS 1626" PER S/N 12759 (RECOVERED)
- ⊙ 5/8"x 30" IRON PIN w/ RED PLASTIC CAP MARKED "NIEMI PLS 1868" PER S/N 16375 (RECOVERED)
- ⊙ 5/8"x 24" IRON PIN, NO MARKINGS (RECOVERED)
- ⊙ 5/8"x 24" IRON PIN w/ ORANGE PLASTIC CAP MARKED "KAMPMANN PLS 2883" (ESTABLISHED)
- PROPERTY LINE
- BOUNDARY LINE
- CENTERLINE
- - - EASEMENT LINE
- * - * - FENCELINE
- O.R. OFFICIAL RECORDS, JACKSON COUNTY CLERK
- D.R. DEED RECORD, VOLUME & PAGE, JACKSON COUNTY CLERK
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- [] DEED RECORD DATA PER O.R. 2005-032764
- () SURVEY RECORD DATA PER S/N 9668 & 9745 "SWAIN"
- { } SURVEY RECORD DATA PER S/N 12759 "ANDREWS"
- < > SURVEY RECORD DATA PER S/N 16375 "NIEMI"
- ▭ AREA OF ANNEXATION TO THE CITY OF ASHLAND

FLAG	Δ	R	A	T	CHORD
①	06°48'19"	2864.93'	340.29'	170.34'	N 50°53'07"W - 340.09'
②	07°44'22"	2814.93'	380.24'	190.41'	N 50°24'48"W - 379.95'
③	05°15'00"	2914.93'	301.01'	150.64'	N 51°20'04"W - 300.87'
	[05°55'19"]	[2914.93']	[301.28']		
	(05°55'19")	(2914.93')	(301.28')		
④	05°04'10"	2964.93'	262.33'	131.25'	N 51°45'46"W - 262.24'
	(05°04'11")	(2964.93')	(262.33')		
⑤	26°40'31"	148.50'	69.14'	35.21'	N 76°39'17"W - 68.51'
	< 26°38'40">	< 148.50'>	< 69.06'>		< N 76°39'32"E - 68.44'>
⑥	51°31'36"	250.00'	224.83'	120.66'	S 25°43'25"E - 217.33'
	(51°31'57")	(250.00')	(224.86')		(S 25°43'25"E - 217.35')



**** RECEIVED ****
Date 7/17/07 By JK
This survey consists of
/ sheet(s) Map
page(s) Narrative
JACKSON COUNTY SURVEYOR



SCALE: 1" = 100'

BASIS OF BEARING
THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTER LINE OF SECTION 14, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, HAVING A RECORD PLAT BEARING OF NORTH 00°02'32" EAST, AS REFERENCED ON SURVEY NO. 9668, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: TO SURVEY AND MONUMENT THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2005-032764 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, FOR ANNEXATION INTO THE CITY OF ASHLAND.

PROCEDURE: THIS SURVEY WAS CONDUCTED UTILIZING A LEICA TCRA 1103 ROBOTIC TOTAL STATION AND RANGING PRISMS, IN CONJUNCTION WITH ASHTECH PROMARK 2 SURVEY GRADE GLOBAL POSITIONING SATELLITE RECEIVERS (GPS) UTILIZED FOR ESTABLISHING A SURVEY CONTROL NETWORK FOR THIS PROJECT. THIS SURVEY WAS ESSENTIALLY A RETRACEMENT OF SURVEY NO. 9668 PERFORMED BY EVERETT SWAIN IN 1983 WHICH WAS ALSO THE BASIS OF THE DEED RECORD. JAMES ANDREWS RETRACED THIS SURVEY ALSO IN SURVEY NO. 12759 AND THE RECOVERED MONUMENTS FROM THESE SURVEYS FIT RELATIVELY WELL AND WERE HELD FOR POSITION. THREE CORNER MONUMENTS FROM THOSE SURVEYS WERE LOST AND I RE-MONUMENTED THE CORNERS UTILIZING RECORD DISTANCE CALLS. IN HIS SURVEY NARRATIVE MR. SWAIN REFERS TO A RAILROAD RIGHT OF WAY CONTROVERSY REGARDING THE WIDTH IN THIS AREA. I RESEARCHED THE WARRANTY DEED BY GILBO & MARTHA WELLS TO THE OREGON & CALIFORNIA RAILROAD COMPANY DATED JULY 11, 1888 AND RECORDED IN VOLUME 16, PAGE 205 OF THE JACKSON COUNTY DEED RECORDS, WHICH WAS ALSO REFERENCED ON THE SOUTHERN PACIFIC COMPANY RIGHT OF WAY AND TRACT MAP, SHASTA DIVISION, JACKSON COUNTY, OREGON, STATION 1006+08.7 TO 1140+00. THE GRANT BY WELLS SPECIFICALLY CALLS OUT TO BE THE LAND LYING 50 FEET EACH SIDE OF CENTERLINE BETWEEN STATION 1129+60 AND STATION 1047+90 WHICH IS THE AREA SHOWN ON THE REFERENCED RAILROAD RIGHT OF WAY MAP WHERE IT PASSES THROUGH THE NORTHEAST QUARTER OF SECTION 14. THE INTENT IN THESE DOCUMENTS APPEARS TO BE UNBIVOCAL IN MY MIND, THEREFORE I HOLD THAT LINE FOR THE PROPERTY BOUNDARY. AS AN ADDITIONAL NOTE, RECOVERED MONUMENTS SET FOR THE PARTITION SURVEY ALONG THE EAST SIDE OF THE SUBJECT PROPERTY PERFORMED BY DARRYL NIEMI IN SURVEY NO. 16375, WERE FOUND EASTERLY OF THE WESTERLY LINE OF THAT SURVEY BY UP TO ALMOST ELEVEN FEET, EVEN THOUGH HE CALLS OUT THE BOUNDARY IN HIS SURVEYOR'S CERTIFICATE AS BEING ALONG THE SAME LINE MONUMENTED BY SWAIN AND ANDREWS IN THE ABOVE MENTIONED SURVEYS.

REGISTERED PROFESSIONAL LAND SURVEYOR

Shawn Kampmann
OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2009

SURVEYED BY:
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009

DATE: JUNE 4, 2007
PROJECT NO. 355-06

Assessor's Map No. 39 1E 14 A, Tax Lot 1104