

# MAP OF SURVEY

FOR  
 ASHLAND SCHOOL DISTRICT No.5  
 885 SISKIYOU BLVD.  
 ASHLAND, OREGON 97520

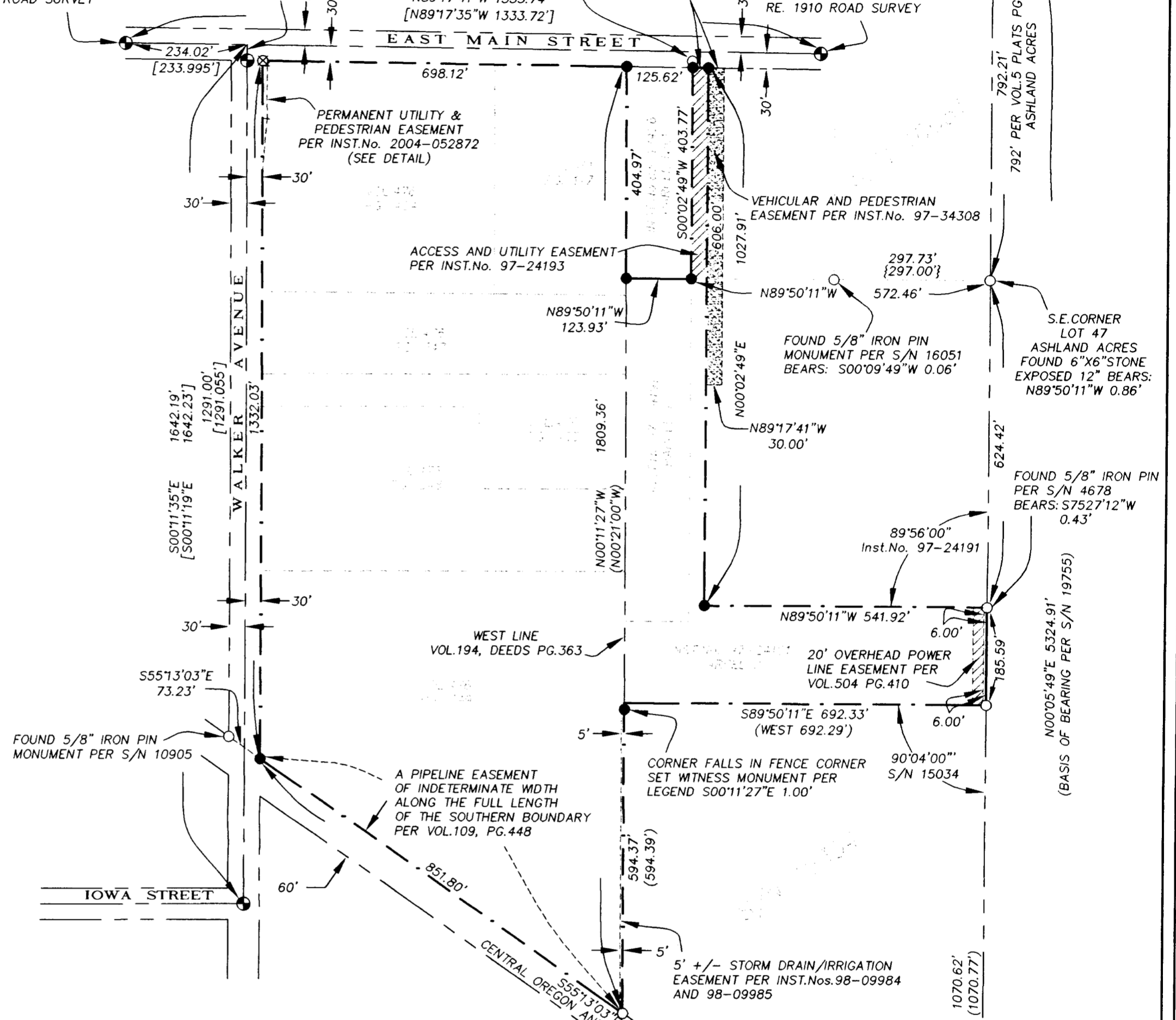
LOCATED IN  
 THE NORTHEAST AND THE SOUTHEAST QUARTERS  
 OF SECTION 10, TOWNSHIP 39 SOUTH, RANGE 1 EAST,  
 OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY,  
 OREGON.

NORTHEAST CORNER  
 DONATION LAND CLAIM No.45  
 FOUND 1 1/4" IRON PIPE  
 WITH PLASTIC PLUG (NOT LEGIBLE)  
 PER S/N 16051

FOUND 2 1/2" BRASS CAP  
 MARKED:  
 STA.953+50.9 POT C.S. 1990  
 RE. 1910 ROAD SURVEY

FOUND 3/4" IRON PIPE  
 PER S/N 1980  
 BEARS: N00°07'36"E, 7.34'

FOUND 2 1/2" BRASS CAP  
 MARKED:  
 STA.966+85.9 P.I. C.S. 1990  
 RE. 1910 ROAD SURVEY



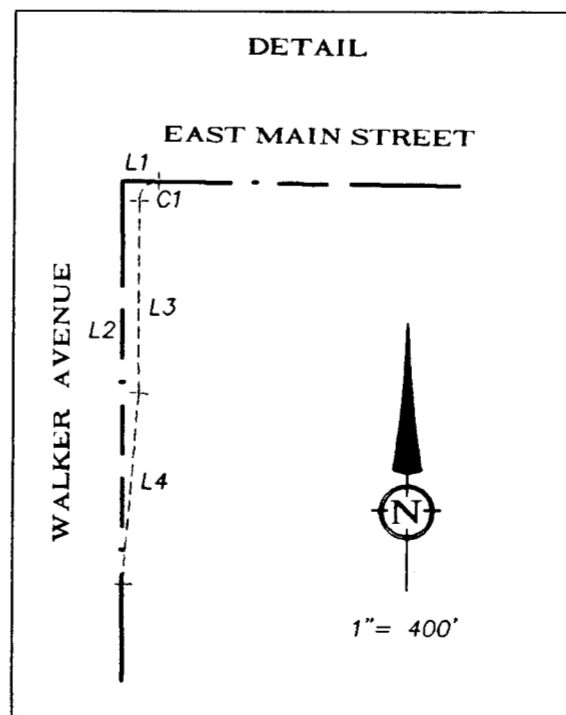
SCALE: 1" = 200'  
 DATE OF SURVEY: JULY 7, 2008

REGISTERED  
**PROFESSIONAL  
 LAND SURVEYOR**  
*Fred A. Frantz*  
 OREGON  
 JULY 12, 2005  
**FRED A. FRANTZ**  
 No. 50077  
 Renewal 12-31-08

**LEGEND:**

- S/N SURVEY NUMBER ON FILE AT THE JACKSON COUNTY SURVEYOR'S OFFICE, OREGON
- FOUND 5/8" IRON PIN MONUMENT PER S/N 15304 OR AS INDICATED
- ⊕ FOUND 3" DIAMETER CITY OF ASHLAND BRASS CAP IN MONUMENT CASE OR AS INDICATED
- SET 5/8" BY 24" IRON PIN MONUMENT WITH ORANGE PLASTIC CAP MARKED 'FRANTZ LS 50077'
- ⊗ SET LEAD PLUG WITH TACK AND 3/4" BRASS TAG MARKED 'LS 50077'
- PROJECT PROPERTY LINES
- BOUNDARY LINES
- DEED LINES
- STREET CENTER LINES
- [ ] RECORD DATA PER S/N 10905
- ( ) RECORD DATA PER S/N 15304
- { } RECORD DATA PER S/N 16051
- INST.No. INSTRUMENT NUMBER OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON
- VOL. PG. VOLUME AND PAGE OF THE DEED RECORDS OF JACKSON COUNTY, OREGON
- RE. REFERENCE

BASIS OF BEARING IS N00°05'49"E PER FILED SURVEY NUMBER 19755  
 BEING FROM THE FOUND 2 1/2" BRASS CAP MONUMENTING THE  
 SOUTHEAST CORNER OF DONATION LAND CLAIM No.45 TO A FOUND 1 1/4"  
 IRON PIPE MONUMENTING THE NORTHEAST CORNER OF DONATION LAND  
 CLAIM No.45 AS SHOWN.



SOUTHEAST CORNER  
 DONATION LAND CLAIM No.45  
 FOUND 2 1/2" BRASS CAP  
 SET IN CONCRETE  
 MARKED: CS 1988

**\*\* RECEIVED \*\***  
 Date 7-15-08 By AB  
 This survey consists of:  
 1 sheet(s) Map  
 2 page(s) Narrative  
**JACKSON COUNTY  
 SURVEYOR**

**TERRASURVEY, INC.**  
 PROFESSIONAL LAND SURVEYORS

274 FOURTH STREET  
 ASHLAND, OREGON 97520  
 (541) 482-6474  
 terrain@bisp.net  
 JOB No. 619BB-07

LINE	BEARING	LENGTH
L1	N89°17'30"W	18.56
L2	S00°11'35"E	210.01
L3	N00°11'35"W	100.45
L4	N04°38'39"E	99.62

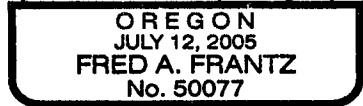
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	90°53'44"	10.00'	15.86'	S45°15'17"W	14.25'

stone monument at the southeast corner of Lot 47 of Ashland Acres. Upon tying said stone it was found to be west of the East line of DLC No.45 as shown on the attached plat. The Point of Beginning for Parcel 2 is a point on said East line at a given distance south of said stone. If the call to the stone monument is held the result is a gap between said Parcel 1 and Parcel 2 and also between said Parcel 2 and Parcel 3 as described in Instrument No. 83-17426. These three parcels were originally held under the afore said Instrument No. 83-17426. If these parcels are calculated together using only the deed calls and assuming the called stone at the southeast corner of said Lot 47 is in its proper position along the DLC line, there are no gaps in the calls, nor are there any gaps or overlaps in the surrounding deeds to the east and south. Researching the origin of said Lot 47, in Volume 118, Page 460 the grant from Ashland Orchard Company to Balffour-Gutheri Trust Company, the owners of Ashland Acres, calls 'south 12 chains to a post on the east line of DLC 45.' On the Official plat of Ashland acres the calls are meets and bounds with cardinal bearings around that portion of Lot 47 south of East Main Street with no call to a stone. As the senior deed calls the DLC line I hold the stone as the southern extent of Lot 47 and the distance to the Point of Beginning for Instrument No. 97-24191, Parcel 1 and Instrument No. 83-17426, Parcel No.1, from the DLC line as shown on the attached plat. This results not only with congruency between the above mentioned deeds but also with the other surrounding deeds and satisfies not only the deed description but also the obvious intent of the neighboring deeds for which all of the bearings and distances match.

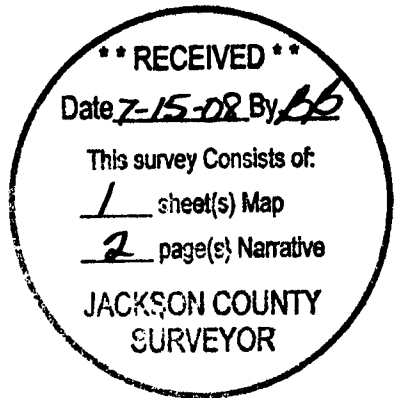
The vesting deeds to Jackson County School District No. 5 west of the west line of Vol. 194 at Pg. 363 were calculated using record bearing and distances and the result rotated to the east right of way line of Walker Avenue. All of these deeds commence at the intersection of the center line of East Main Street and the east side line of Walker Avenue and run south along said east line or east along said centerline and are called either to the northerly line of the railroad right of way on the southerly most parcel or to said west line. There were no gaps in the descriptions of these deeds.

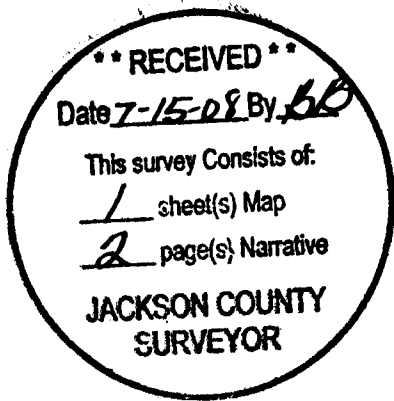


*Fred A. Frantz*



Renewal 12-31-08





Survey Number 20700

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

DATE OF SURVEY: July 7, 2008

SURVEYED BY: Terrasurvey, Inc  
274 Fourth Street  
Ashland, Oregon 97520

SURVEY FOR: Ashland School District No. 5  
885 Siskiyou Blvd.  
Ashland, Oregon 97520

LOCATION: Located in the northeast and the northwest quarters of Section 10,  
Township 37 South, Range 1 East of the Willamette Meridian, Jackson  
County, Oregon

PURPOSE: To survey the boundary of those lands belonging to Jackson County  
School District No. 5 and Ashland School District No. 5, together who's  
lands compose the Ashland Middle School Campus in Ashland, Oregon

**BASIS OF BEARINGS:**

Basis of Bearing is North 0°05'49" East per filed Survey No. 19755, being  
from the found 2 ½" inch brass cap monumenting the southeast corner of Donation Land Claim  
No. 45 to a found 1 ¼" iron pipe monumenting the northeast corner of Donation Land Claim  
No.45.

**PROCEDURE:**

Utilizing control established by this Office in the performance of Filed Survey  
No.19755 and extending said control in a closed loop, utilizing a Trimble robotic total station and  
ranging prisms, I tie the controlling monuments, calculate the boundary and place monuments as  
shown.

Recovered centerline monuments along Walker Avenue and East Main Street were held and  
the right of way calculated from them. The centerline of the main line of the Central Oregon and  
Pacific Railroad tangent was tied from Walker to the east Line of DLC No. 45, along the south  
side of the project and fit existing recovered monuments per Filed Survey Nos. 10905, 15304 and  
7813. The East line of Donation Land Claim No. 45 surveyed by this office in the performance of  
Survey No. 19755 was also held.

Volume 194, Page 363 of the Deed Records of Jackson County was calculated from deed calls  
and rotated to the East line of Donation Land Claim No.45 which fit the found monuments per  
Filed Survey No. 15304

The vesting deeds to Ashland School District No. 5 described in Instrument Number 97-24191  
as Parcel 1 and Parcel 2 were calculated per the deed record calls and rotated to the East line of  
donation Land Claim No. 45. The Point of Beginning for Parcel No.1 calls a distance west of a