

MAP OF SURVEY ANNEXATION PLAT

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

FOR
 GREG AND VALRI WILLIAMS
 811 HELMAN STREET
 ASHLAND, OREGON 97520

REFERENCES

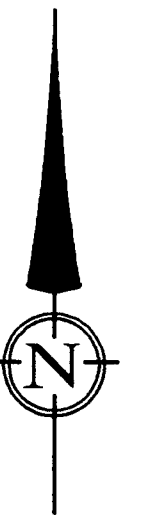
(DR) DEED RECORD BEARING / DISTANCE FROM OR 82-05694
 (R1) RECORD DATA FROM FILED SURVEY NO. 16744

LEGEND

- PROPERTY LINE
- STREET CENTERLINE
- EASEMENTS (SEE SHEET 2)
- x FENCE
- ◆ FOUND STREET CENTERLINE MONUMENT UNLESS OTHERWISE NOTED
- SET 5/8" X 30" IRON PIN WITH CAP MARKED: OSMUS, PLS 2464
- FOUND 5/8" IRON PIN W/ALUMINUM CAP MARKED: CITY OF ASHLAND (FROM FS 16744) UNLESS OTHERWISE NOTED
- FOUND MONUMENT AS NOTED ON SHEET 2
- FS FILED SURVEY, OFFICE OF THE COUNTY SURVEYOR, JACKSON COUNTY, OREGON
- OR- OFFICIAL RECORDS, JACKSON COUNTY, OREGON
- VOL, PG DEED RECORDS, JACKSON COUNTY, OREGON
- FD FOUND

FS 6119

NW CORNER DLC NO. 53
 FD 3" BRASS CAP IN CONCRETE MARKED:
 T 38 S R 1 E
 NW COR DLC 53
 CS 1972

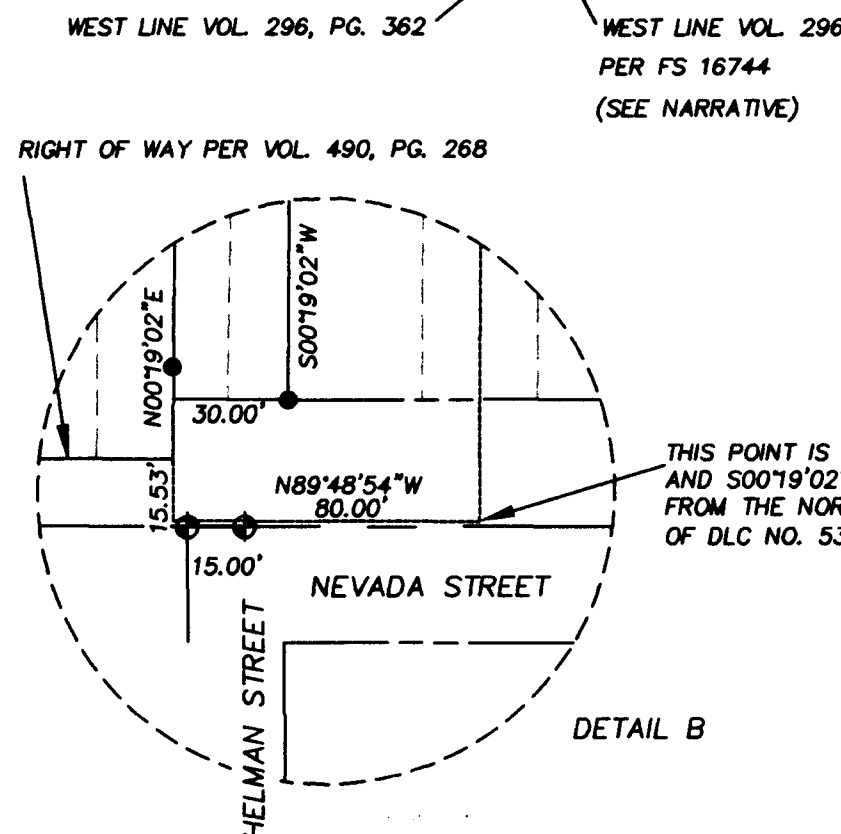
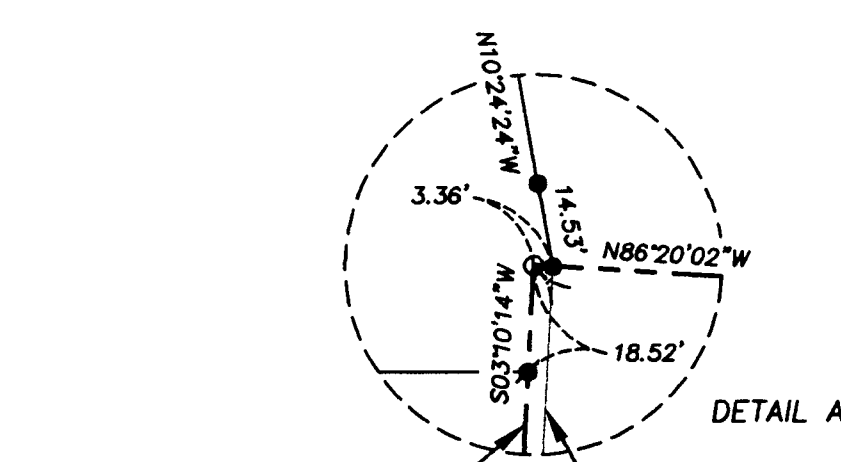


SCALE: 1" = 100'

DATE OF SURVEY: 10-16-08

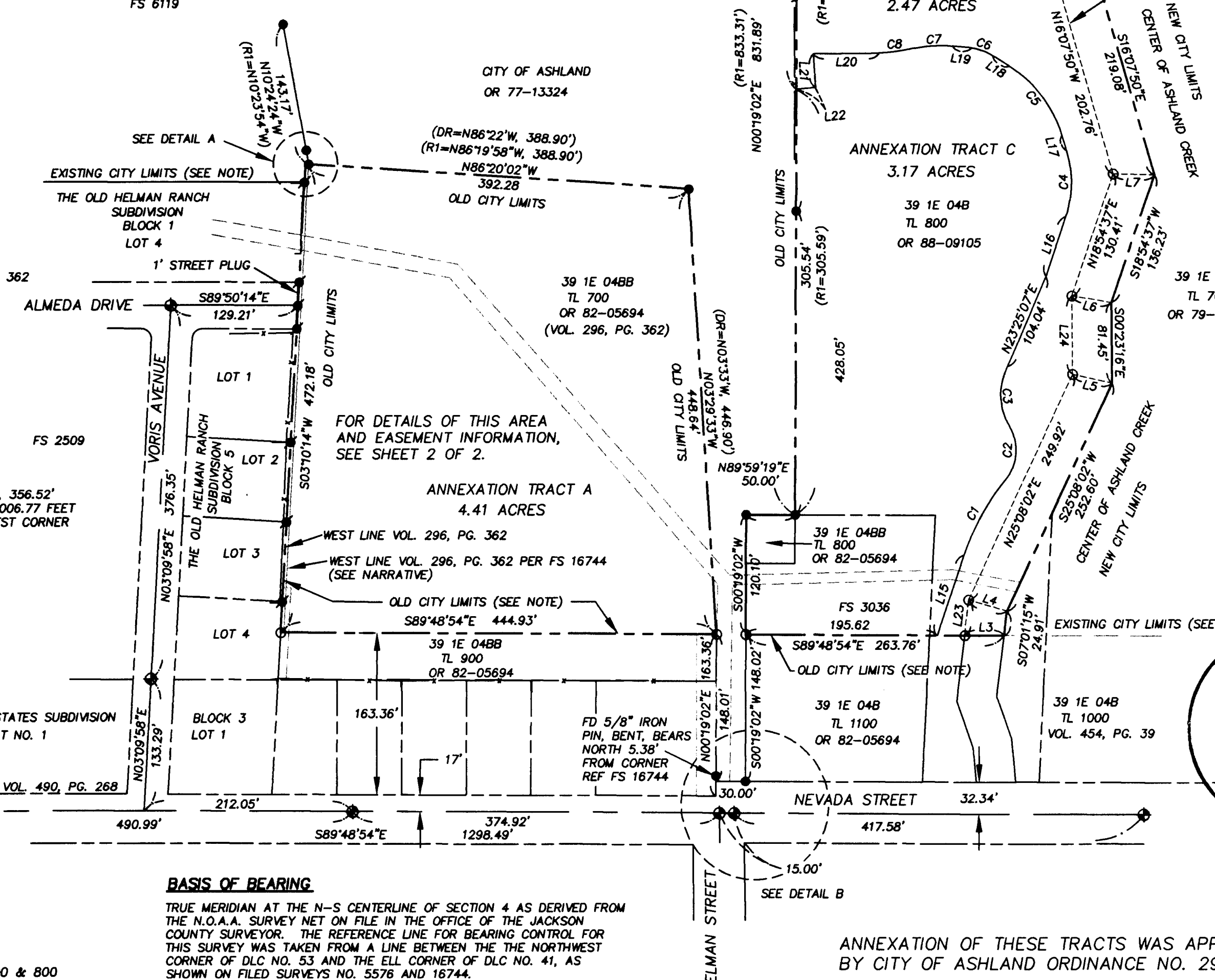
LINE	LENGTH	BEARING
L1	30.58	N75°10'41"E
L2	44.31	S65°07'06"E
L3	40.29	S89°48'54"E
L4	40.51	S73°55'51"E
L5	41.01	S77°37'37"E
L6	40.57	S80°44'20"E
L7	41.95	S88°36'36"E
L8	40.17	N68°35'01"E
L9	42.36	N44°05'23"E
L10	45.13	N15°46'40"E
L11	40.71	N04°04'27"W
L12	45.46	N13°33'14"E
L13	41.06	N54°58'08"E
L14	40.12	N63°33'42"E
L15	85.54	N18°55'53"E
L16	63.29	N18°41'20"E
L17	16.05	N16°54'36"W
L18	20.20	N57°49'35"W
L19	19.25	N84°18'24"W
L20	54.15	S89°31'29"W
L21	34.10	S03°26'59"E
L22	19.74'	S84°03'01"W
L23	36.08	N07°01'15"E
L24	79.20	N00°23'16"W
L25	34.22	N26°42'09"W
L26	23.97	N65°07'06"W
L27	51.92	N83°19'34"W
L28	44.59	S75°10'41"W
L29	72.16	N21°59'31"W

CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD
C1	86.68	240.00	20°41'39"	N29°16'42"E	86.21
C2	58.10	47.00	70°49'53"	N04°12'35"E	54.56
C3	57.20	60.00	54°37'28"	N03°53'37"W	55.06
C4	68.34	110.00	35°35'55"	N00°53'22"E	67.25
C5	89.27	125.00	40°54'59"	N37°22'05"W	87.38
C6	23.11	50.00	26°28'49"	N71°03'59"W	22.90
C7	38.87	125.00	17°48'57"	S86°47'07"W	38.71
C8	49.80	245.00	11°38'50"	S83°42'04"W	49.72



NOTE: EXISTING CITY LIMITS FROM CITY OF ASHLAND ENGINEERING DEPARTMENT RECORDS.

39 1E 04B, TAX LOTS 800 & 1100, AND 39 1E 04BB TAX LOTS 700 & 800



REGISTERED PROFESSIONAL LAND SURVEYOR

STUART M. OSMUS
 No. 2464

JACKSON COUNTY SURVEYOR

RECEIVED
 Date 10/17/08 By RRC

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

FERRASURVEY, INC.
 PROFESSIONAL LAND SURVEYORS

274 FOURTH STREET
 ASHLAND, OREGON 97520

(541) 482-6474
 terrain@bisp.net

ANNEXATION OF THESE TRACTS WAS APPROVED BY CITY OF ASHLAND ORDINANCE NO. 2968

SHEET 1 OF 2

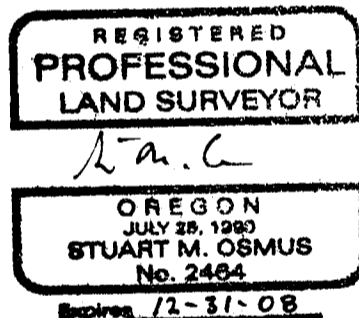
accepts the 5/8" iron pin set by Hurst and the found 3/4" iron pipe on the south end of the line as the westerly boundary of Volume 292, Page 362. His outer boundary description calls to the west line of Volume 427, Page 59.

In 1978, surveyor Verlyn Thomas surveys the easterly line of The Old Helman Ranch Subdivision and holds the 3/4" iron pipe at the southeast corner of Lynn Estates at the projected south end of the line and the 5/8" iron pin (described as a 5/8" iron bolt) set by Hurst at the north end of the line. Mr Thomas fails to call out the westerly line of Vol. 427, Page 59 in his outer boundary description but is clearly following Mr. Hurst and Mr. Ager's work.

In June of 2000, surveyor Everett Swain surveys the northerly line of Tract A as noted above. He sets a pin to monument the northwest corner of Volume 296, Page 362 at record distance from the northeast corner of the aforementioned Tract A and another pin at the extension of the line defined by Mr. Hurst. He shows a gap between the west line of Volume 296, Page 362 and the east lines of The Old Helman Ranch and Lynn Estates subdivisions. I do not believe this gap actually exists. I believe the evidence indicates that the line defined by the monuments set along said easterly line of the Old Helman Ranch and Lynn Estates subdivisions is, in fact, the westerly line of Volume 296, Page 362 and Volume 427, Page 59. It is also noteworthy that the property description contained in Volume 296, Page 362 does not close by approximately 3.5 feet. The most probable location for the error is in the length of the course which Mr. Swain held for distance.

October 16, 2008

Stuart M. Osmus, PLS 2464
Terrasurvey, Inc.
274 Fourth Street
Ashland, Oregon 97520



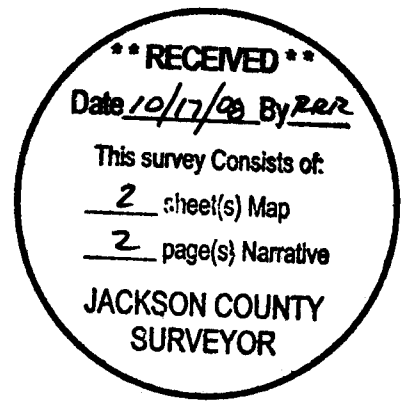
SURVEY NARRATIVE
TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

DATE OF SURVEY:

October 16, 2008

SURVEYED BY:

Terrasurvey, Inc.
274 Fourth Street
Ashland, Oregon 97520



SURVEY FOR:

Greg and Valri Williams
811 Helman Street
Ashland, Oregon 97520

LOCATION:

Located in the Northwest Quarter of Section 4, Township 39 South, Range 1 East, Willamette Base and Meridian, Jackson County, Oregon.

PURPOSE:

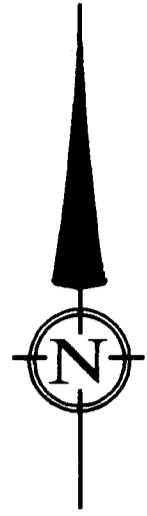
To provide a boundary survey and legal descriptions for annexation of two parcels and two partial parcels into the City of Ashland as approved by City of Ashland Ordinance No. 2968.

BASIS OF BEARINGS:

True meridian at the north-south centerline of Section 4 as derived from the N.O.A.A. survey net on file in the office of the Jackson County Surveyor. The reference line for bearing control for this survey is the line between the northwest corner of Donation Land Claim No. 53 and the Ell corner of Donation Land Claim no 41, as shown on Filed Surveys No. 5576 and 16744.

PROCEDURE:

The parcels to be annexed have been divided into three tracts for the purpose of annexation. The line between Tracts B and C is not a legal parcel line at this time but will be created in a subsequent property line adjustment. The easterly and northerly lines of Tract B follow the center of Ashland Creek which was surveyed by this firm in 2007. The westerly line of Tracts C and B and the easterly and northerly lines of Tract A were defined and monumented by surveyor Everett Swain in his survey for the City of Ashland (No. 16744). Said Survey No. 16744 shows a deed record gap, approximately 3.5 feet wide, along the westerly line of Tract A. Research by this firm indicates that no deed record gap exists; the following being a brief history of the line: Volume 244, Page 143, T.E. Fowler and Ruth Fowler are granted the parent tract (1943). Volume 292, Page 362, the line is created when the Fowlers grant a portion of their property to Rogue Valley Broadcasting, Inc. (1948). Volume 427, Page 59, Rogue Valley Broadcasting, Inc. grant their parcel to Blackburn-Hamilton Investment Corp. In 1964, surveyor Charles Hurst is hired by T.E. Fowler to define a 10 acre tract on the west side of the line (Survey No. 2509). This tract is the future Lynn Estates Subdivision and the Old Helman Ranch Subdivision. Along the east line, Mr. Hurst finds a 3/4" iron pipe on the south end and a 1" iron pipe on a northerly extension of the line. Mr. Hurst records in his Narrative that Mr. Fowler claimed the monuments were set along said westerly line of Volume 427, Page 59, at the time the tract was first conveyed. Mr. Hurst holds the monuments as defining the line and sets a pin along the line at the northeast corner of the 10 acre tract. In 1965, surveyor L.E. Ager surveys and creates Lynn Estates and, along the easterly line,



SCALE: 1" = 50'

DATE OF SURVEY: 10-16-08

REFERENCES

- (DR) DEED RECORD DISTANCE FROM OR 82-05694
- (R1) RECORD DATA FROM FILED SURVEY NO. 16744
- (R2) RECORD DATA FROM OLD HELMAN RANCH SUBDIVISION

MAP OF SURVEY ANNEXATION PLAT

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

FOR
 GREG AND VALRI WILLIAMS
 811 HELMAN STREET
 ASHLAND, OREGON 97520

LEGEND

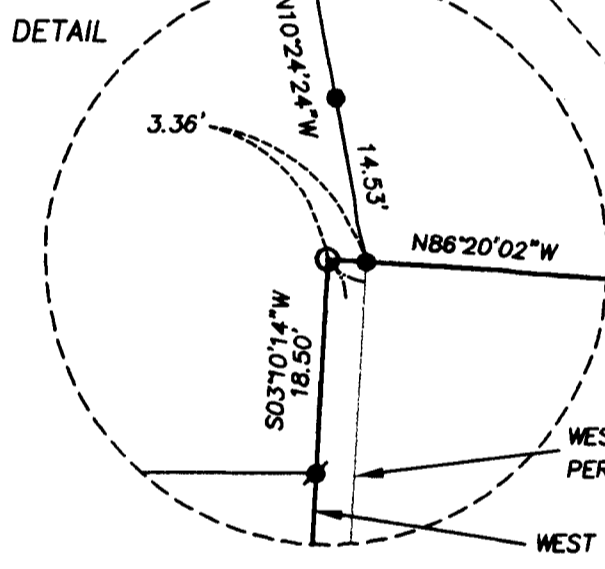
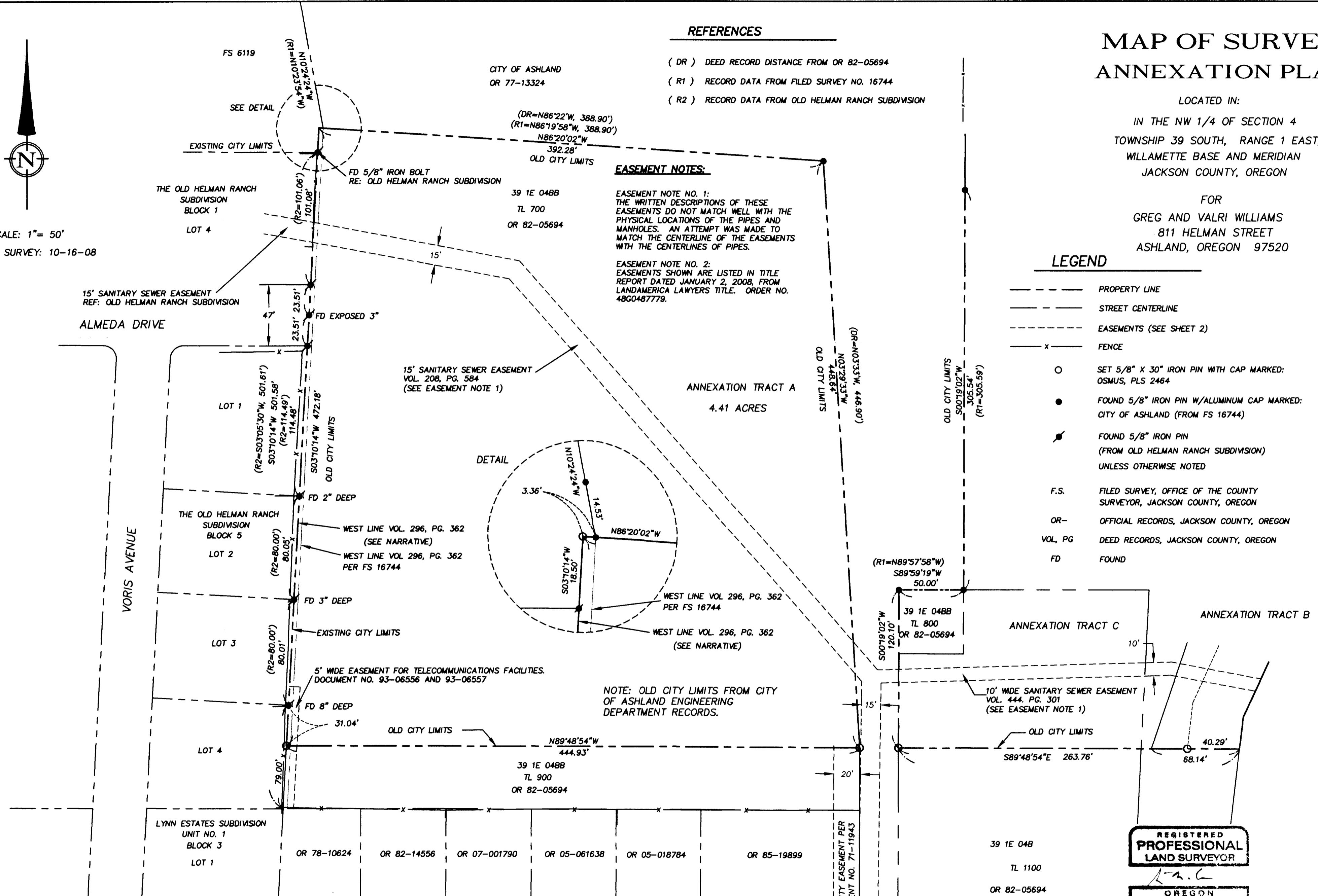
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- STREET CENTERLINE
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- x FENCE
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- ⦿ FOUND 5/8" IRON PIN (FROM OLD HELMAN RANCH SUBDIVISION) UNLESS OTHERWISE NOTED
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- OR- OFFICIAL RECORDS, JACKSON COUNTY, OREGON
- VOL, PG DEED RECORDS, JACKSON COUNTY, OREGON
- FD FOUND

EASEMENT NOTES:

EASEMENT NOTE NO. 1:
 THE WRITTEN DESCRIPTIONS OF THESE EASEMENTS DO NOT MATCH WELL WITH THE PHYSICAL LOCATIONS OF THE PIPES AND MANHOLES. AN ATTEMPT WAS MADE TO MATCH THE CENTERLINE OF THE EASEMENTS WITH THE CENTERLINES OF PIPES.

EASEMENT NOTE NO. 2:
 EASEMENTS SHOWN ARE LISTED IN TITLE REPORT DATED JANUARY 2, 2008, FROM LANDAMERICA LAWYERS TITLE. ORDER NO. 48G0487779.

ANNEXATION TRACT A
 4.41 ACRES



NOTE: OLD CITY LIMITS FROM CITY OF ASHLAND ENGINEERING DEPARTMENT RECORDS.

BASIS OF BEARING

TRUE MERIDIAN AT THE N-S CENTERLINE OF SECTION 4 AS DERIVED FROM THE N.O.A.A. SURVEY NET ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR. THE REFERENCE LINE FOR BEARING CONTROL FOR THIS SURVEY WAS TAKEN FROM A LINE BETWEEN THE NORTHWEST CORNER OF DLC NO. 53 AND THE ELL CORNER OF DLC NO. 41, AS SHOWN ON FILED SURVEYS NO. 5576 AND 16744.

ANNEXATION OF THESE TRACTS WAS APPROVED BY CITY OF ASHLAND ORDINANCE NO. 2968

39 1E 04B, TAX LOTS 800 & 1100, AND 39 1E 04BB TAX LOTS 700 & 800

39 1E 04B
 TL 1100
 OR 82-05694

REGISTERED
**PROFESSIONAL
 LAND SURVEYOR**

OREGON
 JULY 25, 1983
STUART M. OSMUS
 No. 2464
 Expires 12/31/08

FERRASURVEY, INC.
 PROFESSIONAL LAND SURVEYORS

274 FOURTH STREET
 ASHLAND, OREGON 97520
 (541) 482-6474
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RECEIVED
 Date 10/17/08 By [Signature]
 This survey consists of:
 2 sheet(s) Map
 2 page(s) Narrative
**JACKSON COUNTY
 SURVEYOR**

15' SANITARY SEWER EASEMENT
 VOL. 208, PG. 584
 (SEE EASEMENT NOTE 1)