

MAP OF SURVEY

LYING SITUATE WITHIN
NORTHEAST QUARTER OF SECTION 8
& NORTHWEST QUARTER OF SECTION 9
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR
Art & Carol Buck

116 Church Street
Ashland, Oregon

LEGEND

- ⊕ 2 1/2" BRASS CAP SECTION CORNER PER JACKSON COUNTY SURVEYOR RE-ESTAB. REFERENCE NOTES (RECOVERED)
- ⊙ 3" BRASS CAP IN MONUMENT WELL PER S/N 12799 & CITY OF ASHLAND ENGINEERING FIELD BOOK NOTES (RECOVERED)
- ⊙ 3/4" IRON PIPE IN MONUMENT WELL PER S/N 12799 & CITY OF ASHLAND ENGINEERING FIELD BOOK NOTES (RECOVERED)
- ◆ 1" SQUARE IRON ROD IN GRAVEL ROAD PER S/N 12799 & CITY OF ASHLAND ENGINEERING FIELD BOOK NOTES (RECOVERED)
- ⊙ 1" SQUARE BOLT IN MONUMENT WELL, PER S/N 12799 & CITY OF ASHLAND ENGINEERING FIELD BOOK NOTES (RECOVERED)
- ⊙ 1 1/2" ALUMINUM CAP ON 5/8" IRON PIN w/ PUNCH, ORIGIN UNKNOWN, PER S/N 17516, 18050 & 19051 (RECOVERED)
- ⊙ 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "L.J. FRIAR & ASSOC" PER S/N 18613 (RECOVERED)
- ⊙ 5/8" IRON PIN w/ RED PLASTIC CAP STAMPED "D.A. EDWARDS RPLS 2339" PER S/N 12799 (RECOVERED)
- ⊙ CALCULATED POINT, NO MONUMENT SET OR FOUND (RECORD)
- ⊙ 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- PROPERTY LINE
- BOUNDARY LINE
- CENTERLINE
- PREVIOUS PROPERTY OR DEED LINE
- x-x- FENCE LINE
- O.R. OFFICIAL RECORDS, JACKSON COUNTY RECORDER
- D.R. DEED RECORDS, JACKSON COUNTY RECORDER
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- W.C. WITNESS CORNER REFERENCE MONUMENT, AS DESCRIBED
- R/W RIGHT-OF-WAY
- () DEED RECORD DATA PER O.R. 2007-046476
- { } DEED RECORD DATA PER DOC. # 1906-17, CITY RECORDER
- [] PLAT RECORD DATA PER CITY OF ASHLAND 1888 OFFICIAL MAP
- < > PLAT RECORD DATA PER S/N 12799
- (()) PLAT RECORD DATA PER S/N 18613
- {{ }} DEED RECORD DATA PER O.R. 2008-016331

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTERLINE OF CHURCH STREET IN THE CITY OF ASHLAND, HAVING A RECORD PLAT BEARING OF NORTH 59°27'40" EAST, AS REFERENCED ON SURVEY NO. 17516 & 18050 ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Shawn Kampmann

OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2011

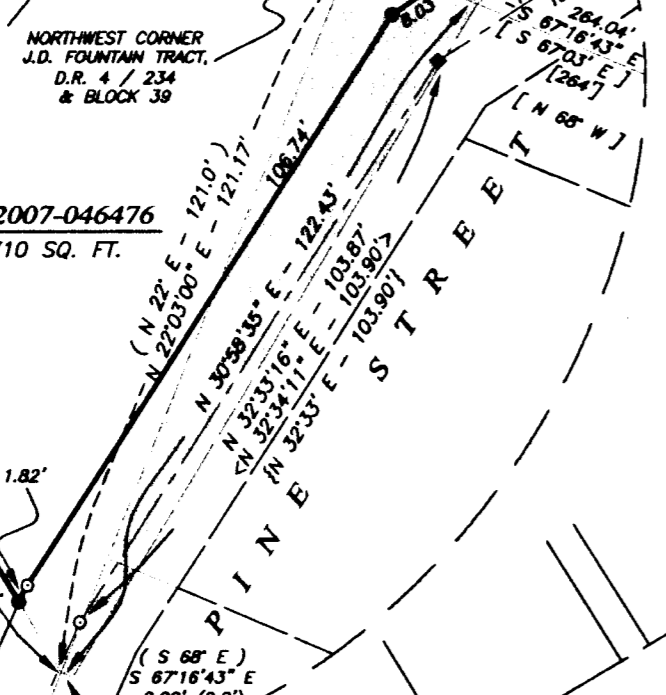
SURVEYED BY:
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009

DATE: OCTOBER 8, 2009
PROJECT NO. 555-09

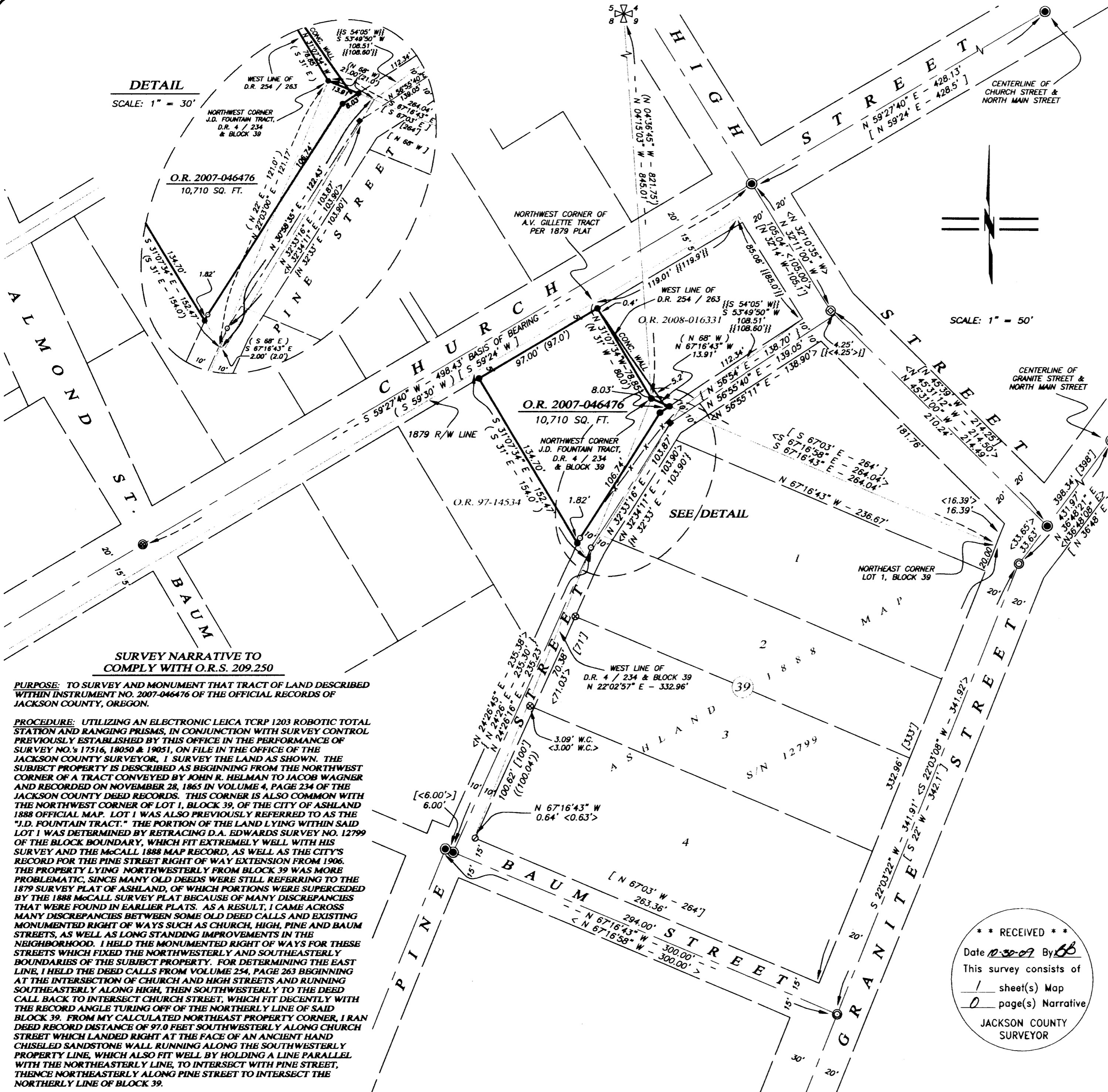
** RECEIVED **
Date 10-30-09 By bb
This survey consists of
1 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

DETAIL

SCALE: 1" = 30'



SCALE: 1" = 50'



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

PURPOSE: TO SURVEY AND MONUMENT THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2007-046476 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

PROCEDURE: UTILIZING AN ELECTRONIC LEICA TCPR 1203 ROBOTIC TOTAL STATION AND RANGING PRISMS, IN CONJUNCTION WITH SURVEY CONTROL PREVIOUSLY ESTABLISHED BY THIS OFFICE IN THE PERFORMANCE OF SURVEY NO.'S 17516, 18050 & 19051, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, I SURVEYED THE LAND AS SHOWN. THE SUBJECT PROPERTY IS DESCRIBED AS BEGINNING FROM THE NORTHWEST CORNER OF A TRACT CONVEYED BY JOHN R. HELMAN TO JACOB WAGNER AND RECORDED ON NOVEMBER 28, 1865 IN VOLUME 4, PAGE 234 OF THE JACKSON COUNTY DEED RECORDS. THIS CORNER IS ALSO COMMON WITH THE NORTHWEST CORNER OF LOT 1, BLOCK 39, OF THE CITY OF ASHLAND 1888 OFFICIAL MAP. LOT 1 WAS ALSO PREVIOUSLY REFERRED TO AS THE "J.D. FOUNTAIN TRACT." THE PORTION OF THE LAND LYING WITHIN SAID LOT 1 WAS DETERMINED BY RETRACING D.A. EDWARDS SURVEY NO. 12799 OF THE BLOCK BOUNDARY, WHICH FIT EXTREMELY WELL WITH HIS SURVEY AND THE McCALL 1888 MAP RECORD, AS WELL AS THE CITY'S RECORD FOR THE PINE STREET RIGHT OF WAY EXTENSION FROM 1906. THE PROPERTY LYING NORTHWESTERLY FROM BLOCK 39 WAS MORE PROBLEMATIC, SINCE MANY OLD DEEDS WERE STILL REFERRING TO THE 1879 SURVEY PLAT OF ASHLAND, OF WHICH PORTIONS WERE SUPERCEDED BY THE 1888 McCALL SURVEY PLAT BECAUSE OF MANY DISCREPANCIES THAT WERE FOUND IN EARLIER PLATS. AS A RESULT, I CAME ACROSS MANY DISCREPANCIES BETWEEN SOME OLD DEED CALLS AND EXISTING MONUMENTED RIGHT OF WAYS SUCH AS CHURCH, HIGH, PINE AND BAUM STREETS, AS WELL AS LONG STANDING IMPROVEMENTS IN THE NEIGHBORHOOD. I HELD THE MONUMENTED RIGHT OF WAYS FOR THESE STREETS WHICH FIXED THE NORTHWESTERLY AND SOUTHEASTERLY BOUNDARIES OF THE SUBJECT PROPERTY. FOR DETERMINING THE EAST LINE, I HELD THE DEED CALLS FROM VOLUME 254, PAGE 263 BEGINNING AT THE INTERSECTION OF CHURCH AND HIGH STREETS AND RUNNING SOUTHEASTERLY ALONG HIGH, THEN SOUTHWESTERLY TO THE DEED CALL BACK TO INTERSECT CHURCH STREET, WHICH FIT DECENTLY WITH THE RECORD ANGLE TURNING OFF OF THE NORTHERLY LINE OF SAID BLOCK 39. FROM MY CALCULATED NORTHEAST PROPERTY CORNER, I RAN DEED RECORD DISTANCE OF 97.0 FEET SOUTHWESTERLY ALONG CHURCH STREET WHICH LANDED RIGHT AT THE FACE OF AN ANCIENT HAND CHISELED SANDSTONE WALL RUNNING ALONG THE SOUTHWESTERLY PROPERTY LINE, WHICH ALSO FIT WELL BY HOLDING A LINE PARALLEL WITH THE NORTHEASTERLY LINE, TO INTERSECT WITH PINE STREET, THENCE NORTHEASTERLY ALONG PINE STREET TO INTERSECT THE NORTHERLY LINE OF BLOCK 39.

Assessor's Map No. 39 1E 09 BB, Tax Lot 15000