

Map of Survey

Block 3 of The Original Town of Jacksonville, T37S R2W W.M. in the NW 1/4 of S32
Jackson County, Oregon

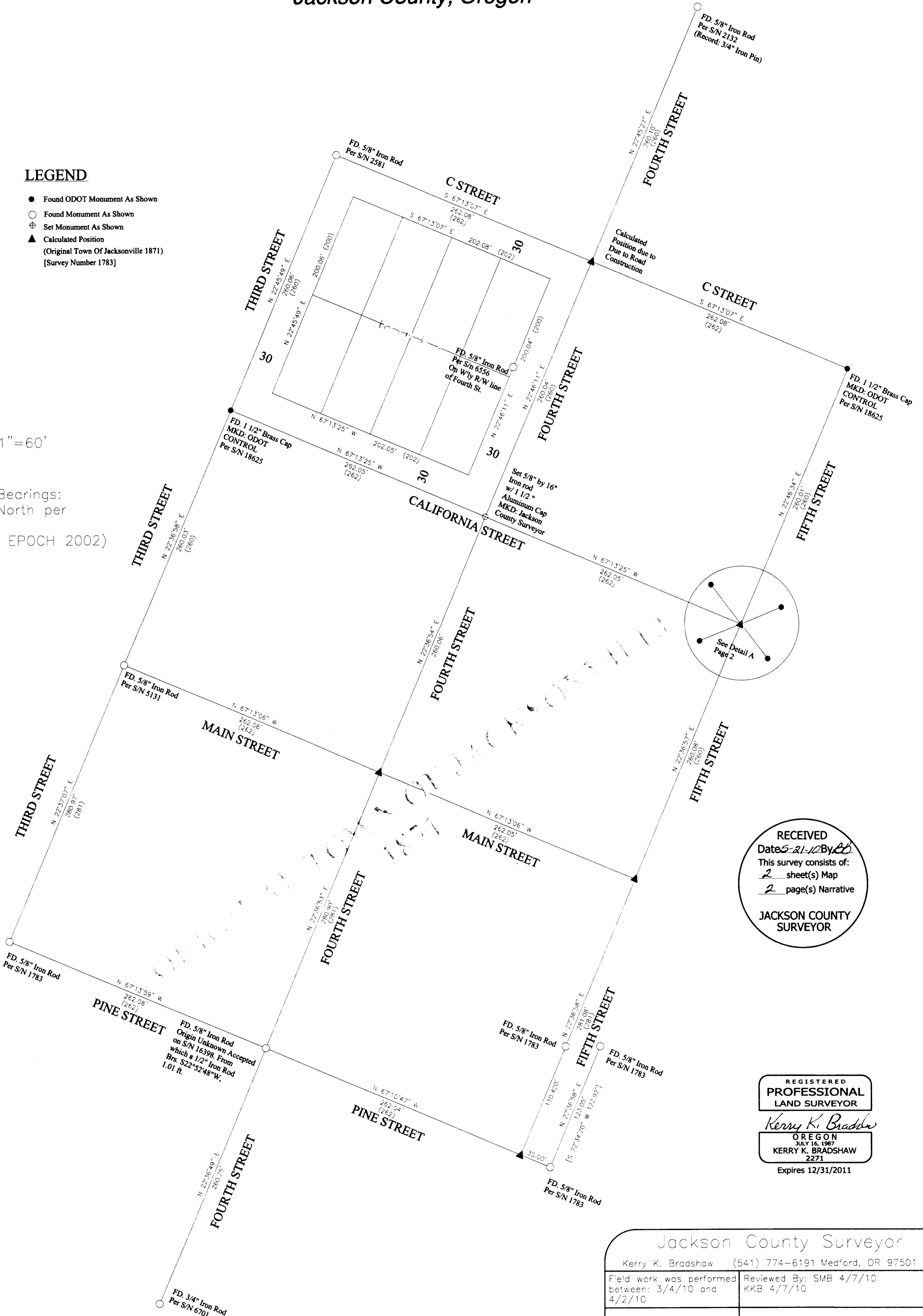
LEGEND

- Found ODOT Monument As Shown
- Found Monument As Shown
- ⊕ Set Monument As Shown
- ▲ Calculated Position
(Original Town Of Jacksonville 1871)
[Survey Number 1783]



Scale: 1"=60'

Basis of Bearings:
Geodetic North per
NAD 1983
(CORS 96 EPOCH 2002)



RECEIVED
Date 5-21-12 By KB
This survey consists of:
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY
SURVEYOR

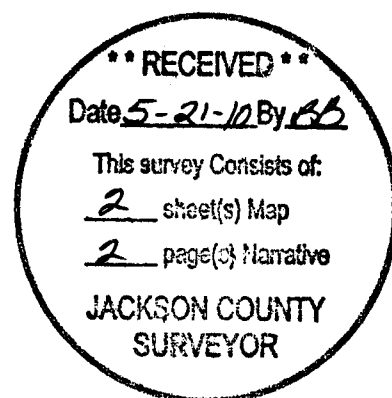
REGISTERED
PROFESSIONAL
LAND SURVEYOR
Kerry K. Bradshaw
OREGON
JULY 16, 1987
KERRY K. BRADSHAW
2271
Expires 12/31/2011

Jackson County Surveyor	
Kerry K. Bradshaw (541) 774-6191 Medford, OR 97501	
Field work was performed between: 3/4/10 and 4/2/10	Reviewed By: SMB 4/7/10 KKB 4/7/10
Field Crew: SDF, SMB	CS Job File: 2010-03
Drawn By: SDF 5/4/10	Approved: KKB 5/21/10
US HOTEL FINAL.swg	

Partition plat number P-4-2003 on file in the Jackson County Surveyor's office as survey number 17641 locates the adjoining property to the east per Volume 304 Page 72 in the Jackson County Clerk's office. Extensive research was performed by this office and First American Title to locate descriptions prior to Volume 304 Page 372, and none could be located. This description commences at the southwest corner block 3 and runs along the southerly line of block 3, a distance of 64.80 ft., and follows a metes and bounds description which does not call for an extension of the westerly building wall to the northerly line of block 3. Partition plat P-4-2003 held the westerly line of Volume 304 Page 72 parallel with Third Street. The result of these differences in deed calls cause an area in question, shown on the accompanying map as a deed gap between lands under the ownership of Jackson County to the west and private lands to the east, which have been divided and conveyed per partition plat P-4-2003. This occurred by overlooking survey 2581, and deeds prior to 1964. This deed gap is shown on sheet 2 of this map as an area in question and commences at the south line of block 3 traveling northerly as shown with a maximum gap at the north line of Jackson County property of 0.80 ft. It is very clear through the chain of title and survey 2581 along with this office's retracement that the easterly line of the U.S. Hotel property has one definitive location, the westerly line of the adjoining building to the east and its northerly extension. This line was located and found to agree very well with the record per survey number 2581. Document 75-03334 was located and subsequently fixed the north line of Jackson County property. Document 84-07120 was located as shown utilizing its controlling elements. The result is the boundary of Jackson County property as shown on page 2 of the accompanying map.

Easement Location:

A non-exclusive easement for right of way purposes was located during the course of this survey per document 71-10674 and is shown on page 2 of the accompanying map. A portion of the property where this easement was originally created has since been conveyed to the City of Jacksonville and buildings have subsequently been built in the easement. Documents shall be prepared and recorded in the Jackson County Clerk's to vacate this easement in its entirety.



Jackson County Surveyor

Kerry K. Bradshaw
OR PLS 2271
10 S. Oakdale Ave.
Rm. 318
Medford, OR 97501
(541) 774-6191

Survey Narrative to Comply with ORS 209.250

Location: Block 3 of the Original Town of Jacksonville (1871); T37S R2W W.M. in the NW ¼ of S32; Jackson County, OR

Survey For: Jackson County

Date of Survey: Field: March 4, 2010 through April 2, 2010

Office: Completed May 4, 2010

Field Staff: S.Fein (LSIT), S. Beecher (LSIT)

Purpose: To delineate the boundaries of real property under the ownership of Jackson County. Determine if the historic U.S. Hotel building resides on Jackson County property. Locate easements of record and encroachments. Monument the corners of Jackson County property.

Procedure: Utilizing a Trimble TSC2 Data collector, a Trimble 5600 Robotic Total Station, and a Trimble R6 dual frequency GPS receiver, determine positions of the monuments shown here on. Redundant observations were made with all measurements. GPS observations were made utilizing the Oregon Department of Transportation real time GPS Network (ORGN).

Boundary Determination:

A retracement of the Original Town Plat of Jacksonville 1871 was performed based on surveys of record in the Jackson County Surveyor's Office. An 1852 Original Town Plat of Jacksonville is of record, though was not utilized as no dimensions, bearings or distances are shown on said map. Right of way centerline monumentation was recovered and lost centerline monuments were established where possible, to define the boundaries of Block 3 per the Original Town Plat of Jacksonville 1871. A retracement of Third Street occurred from C Street to Pine Street. A retracement of Fourth Street occurred from D Street to Fir Street. A retracement of Fifth Street occurred from C Street to Pine Street. California Street was retraced from Third Street to Fifth Street. Controlling corners were accepted at the intersection of Third Street and California Street and Third Street and C Street. The intersection of Fourth Street and California Street was determined at mid point from controlling centerline monuments westerly at Third Street and easterly at Fifth Street. The intersection of Fourth Street and C Street was determined at mid point from controlling centerline monuments westerly at Third Street and C Street and easterly at Fifth Street and C Street. Despite recovery of centerline control northerly and southerly of California Street the above procedure was chosen as this method most accurately protected the dimension of Block 3 per the Original Town Plat of Jacksonville, 1871. It should be noted that by crossing California Street a 9 to 10 minute bearing deflection occurs and that block dimensions of the Original Town Plat of Jacksonville are best protected by not mixing controlling centerline monuments northerly and southerly of California Street.

Real property in ownership of Jackson County was located per document 71-10674. Descriptions of this parcel prior to 1964 located the easterly line of this property 64 feet from the Southwest corner of block 3 along the northerly line of California Street to the westerly wall of the building now or formerly known as the J. Nunan Saddlery Shop. Thence at an extension of this westerly wall and parallel with Third St. to the north line of block 3. Survey number 2581, is the first survey of record in block since the 1871 town plat, and locates U.S. Hotel's easterly property line at an extension of the common wall with the adjoining building to the east and projects it to C St. This wall and its extension is a controlling monument of record. Descriptions from 1964 and later commence at the southwest corner of block 3 and run along the southerly line of block 3, a distance of 64.80 ft. and then follows a metes and bounds description which is congruent with survey number 2581. The distance from the southwest corner of block 3 to the westerly building wall, which is coincident with the building to the east measures to be 64.80 feet. Descriptions prior to 1964 and the boundaries as surveyed per survey number 2581 clearly indicated the westerly wall of the U.S. Hotel and the building to the east is the easterly boundary of the U.S. Hotel property.

Map of Survey

Block 3 of The Original Town of Jacksonville, T37S R2W W.M. in the NW 1/4 of S32
Jackson County, Oregon

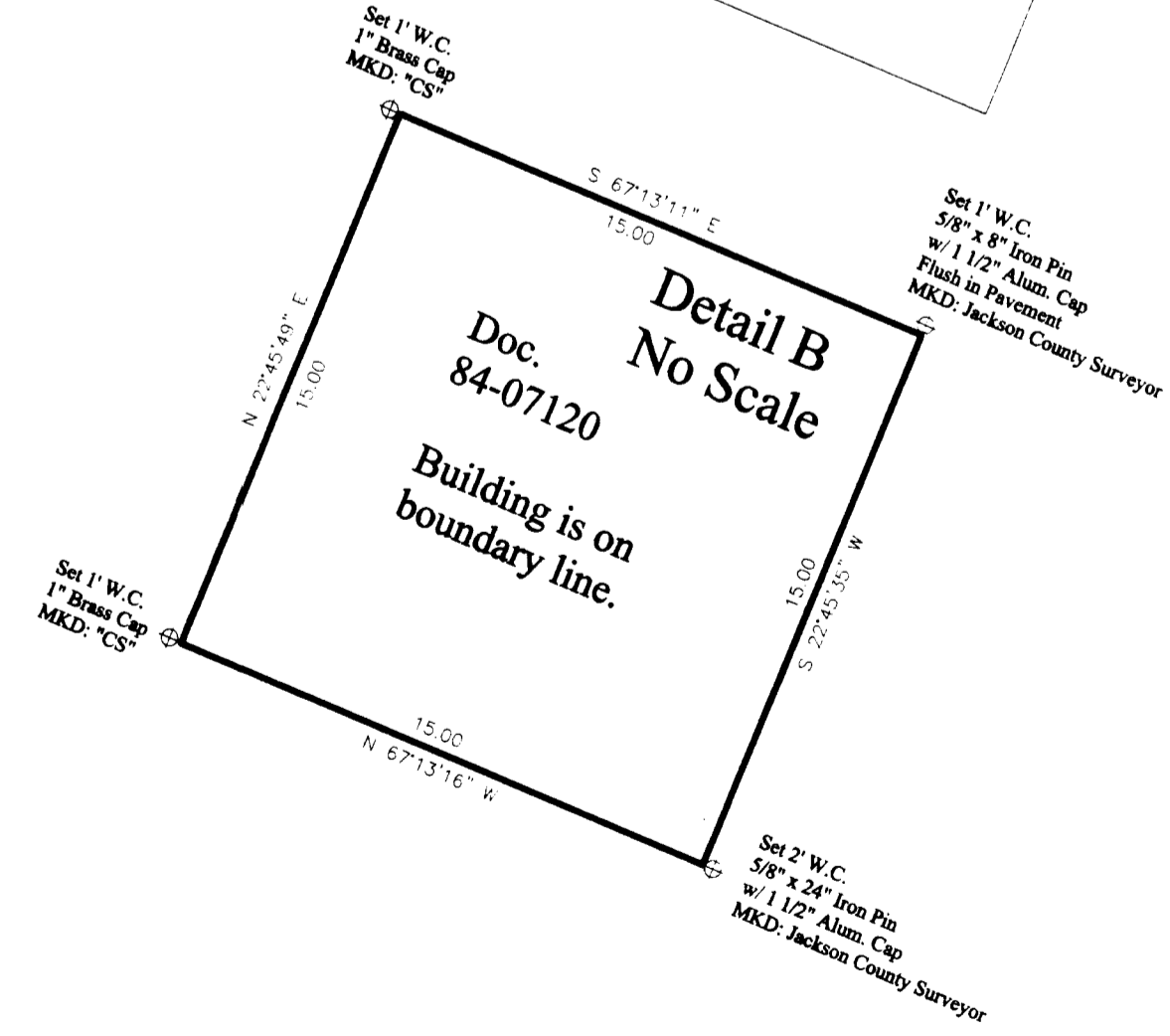
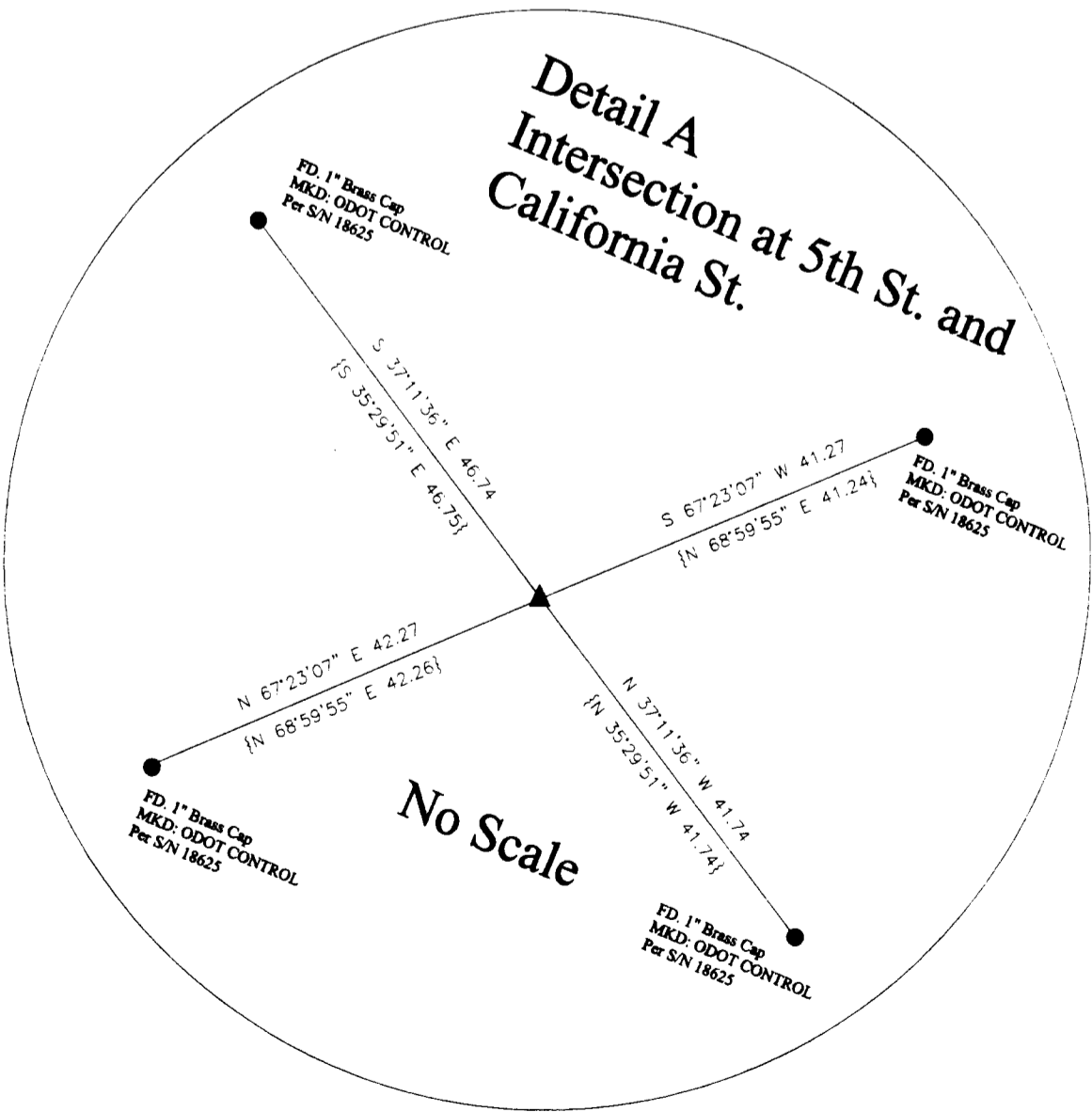
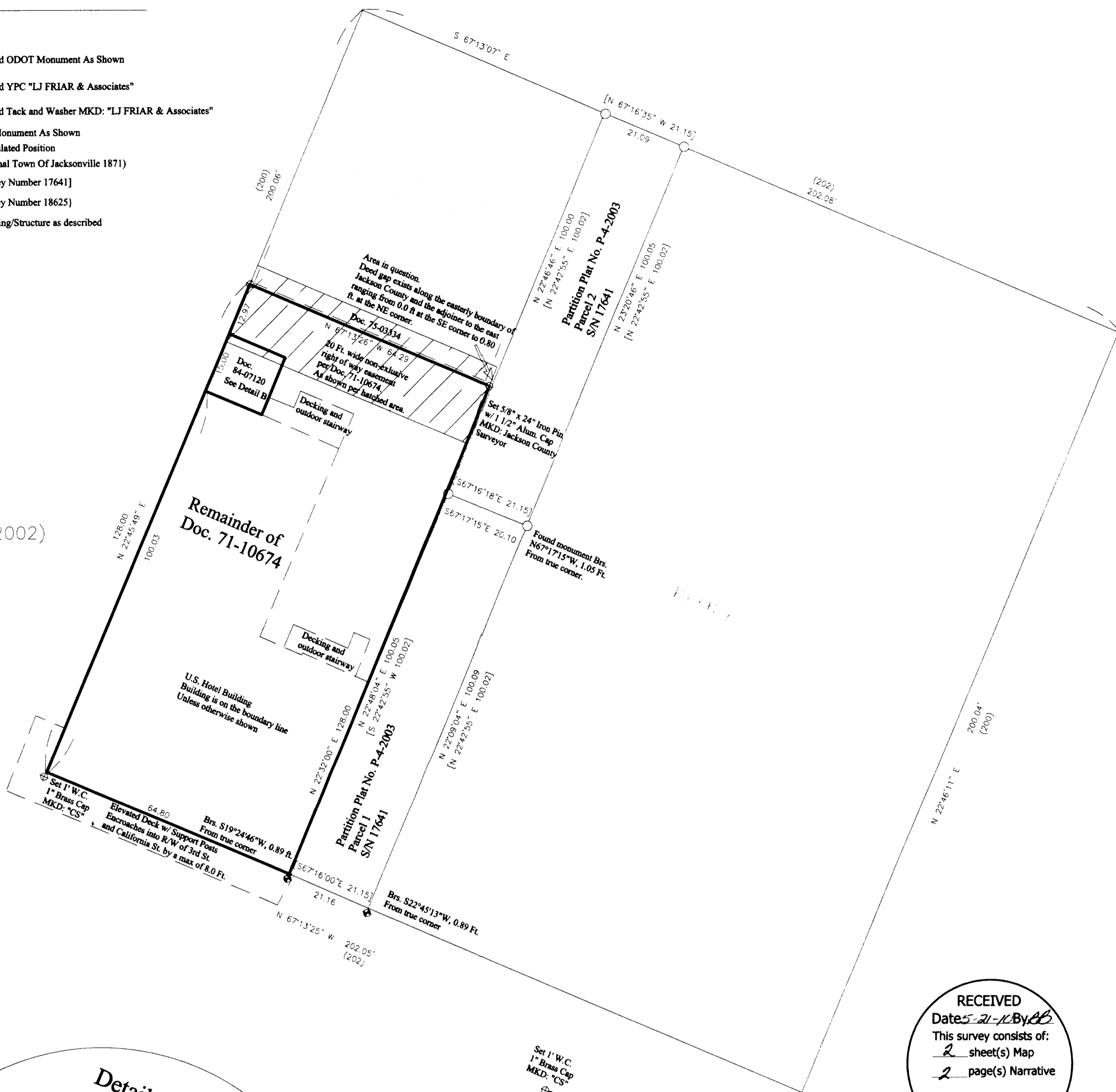
LEGEND

- Found ODOT Monument As Shown
- Found YPC "LJ FRIAR & Associates"
- ⊕ Found Tack and Washer MKD: "LJ FRIAR & Associates"
- ⊕ Set Monument As Shown
- ▲ Calculated Position
(Original Town Of Jacksonville 1871)
[Survey Number 17641]
{Survey Number 18625}
- Building/Structure as described



Scale: 1"=20'

Basis of Bearings:
Geodetic North per
NAD 1983
(CORS 96 EPOCH 2002)



RECEIVED
Date: 5-21-11 By: *AB*
This survey consists of:
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Kerry K. Bradshaw
OREGON
JULY 16, 1987
KERRY K. BRADSHAW
2271
Expires 12/31/2011

Jackson County Surveyor Kerry K. Bradshaw (541) 774-6191 Medford, OR 97501	
Field work was performed between: 3/4/10 and 4/2/10	Reviewed By: SMB 4/7/10 KKB 4/7/10
Field Crew: SDF, SMB	CS Job File: 2010-C3
Drawn By: SDF 5/4/10	Approved: KKB 5/21/10
US HOTEL FINAL.dwg	