

# MAP OF SURVEY

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

FOR  
**Carol Gray**  
 36 South Second Street  
 Ashland, Oregon

## LEGEND

- ⊗ 2 1/2" BRASS CAP DONATION LAND CLAIM CORNER PER JACKSON COUNTY SURVEYOR RE-ESTAB. NOTES (RECORDED)
- ⊙ 3" CITY OF ASHLAND BRASS CAP IN MONUMENT WELL PER S/N 4267, CITY OF ASHLAND ENGINEERING FIELDBOOKS (RECORDED)
- ⊕ NAIL IN CONCRETE FILLED IRON PIPE IN MONUMENT WELL PER S/N 4267 & 19206 (RECOVERED)
- 1/2" IRON PIPE, OR AS DESCRIBED, PER S/N 11215 (RECOVERED)
- 5/8" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" PER S/N 20610 (RECOVERED)
- 5/8" IRON PIN w/ RED PLASTIC CAP STAMPED "D. HUCK LS 2023" PER S/N 20196 (RECOVERED)
- 5/8" IRON PIN w/ RED PLASTIC CAP STAMPED "D.A. EDWARDS RPLS 2339" PER S/N 12538 & 13583 (RECOVERED)
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "E.L. SWAIN RLS 759" PER S/N 5996 & 8803 (RECOVERED)
- ◇ LEAD PLUG & TACK w/ 3/4" BRASS WASHER IN CONCRETE STAMPED "LS 1822" (RECOVERED)
- ◇ LEAD PLUG & TACK w/ 3/4" BRASS WASHER IN CONCRETE STAMPED "LS 759" PER S/N 5996 (RECOVERED)
- ⊕ 3/8" x 1" CONCRETE (MAG) NAIL w/ 1" BRASS WASHER IN CONCRETE STAMPED "POLARIS LS 2883" (ESTABLISHED)
- 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- PROPERTY LINE
- BOUNDARY LINE
- - - CENTERLINE
- - - PREVIOUS DEED LINE
- O.R. OFFICIAL RECORDS, JACKSON COUNTY RECORDER
- D.R. DEED RECORDS, JACKSON COUNTY RECORDER
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- D.L.C. DONATION LAND CLAIM
- ( ) SURVEY RECORD DATA PER S/N 5996 & 8803
- { } SURVEY RECORD DATA PER S/N 20196
- < > SURVEY RECORD DATA PER S/N 4267
- (( )) SURVEY RECORD DATA PER S/N 12538 & 12620
- {{ }} SURVEY RECORD DATA PER S/N 19313 & 20610
- [ ] DEED RECORD DATA PER O.R. 00-43366, D.R. 277/364 & D.R. 471/179
- [ ] SURVEY RECORD DATA PER ASHLAND FIELD BOOK "C", PAGE 45 AND PER ENDERS' ADDITION TO CITY OF ASHLAND PLAT RECORD
- ▭ BUILDING FOOTPRINT

## BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY WAS THE CENTERLINE OF EAST MAIN STREET BETWEEN RECOVERED CITY OF ASHLAND BRASS CAP MONUMENTS LOCATED AT THE CENTERLINE INTERSECTION OF SISKIYOU BOULEVARD WITH EAST MAIN STREET AND AN ANGLE POINT ON EAST MAIN STREET AT THE INTERSECTION OF THE WEST LINE OF DONATION LAND CLAIM NO. 42, HAVING A RECORD PLAT BEARING OF NORTH 51°43'42" WEST, AS REFERENCED ON SURVEY NO. 5996, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*Shawn Kampmann*

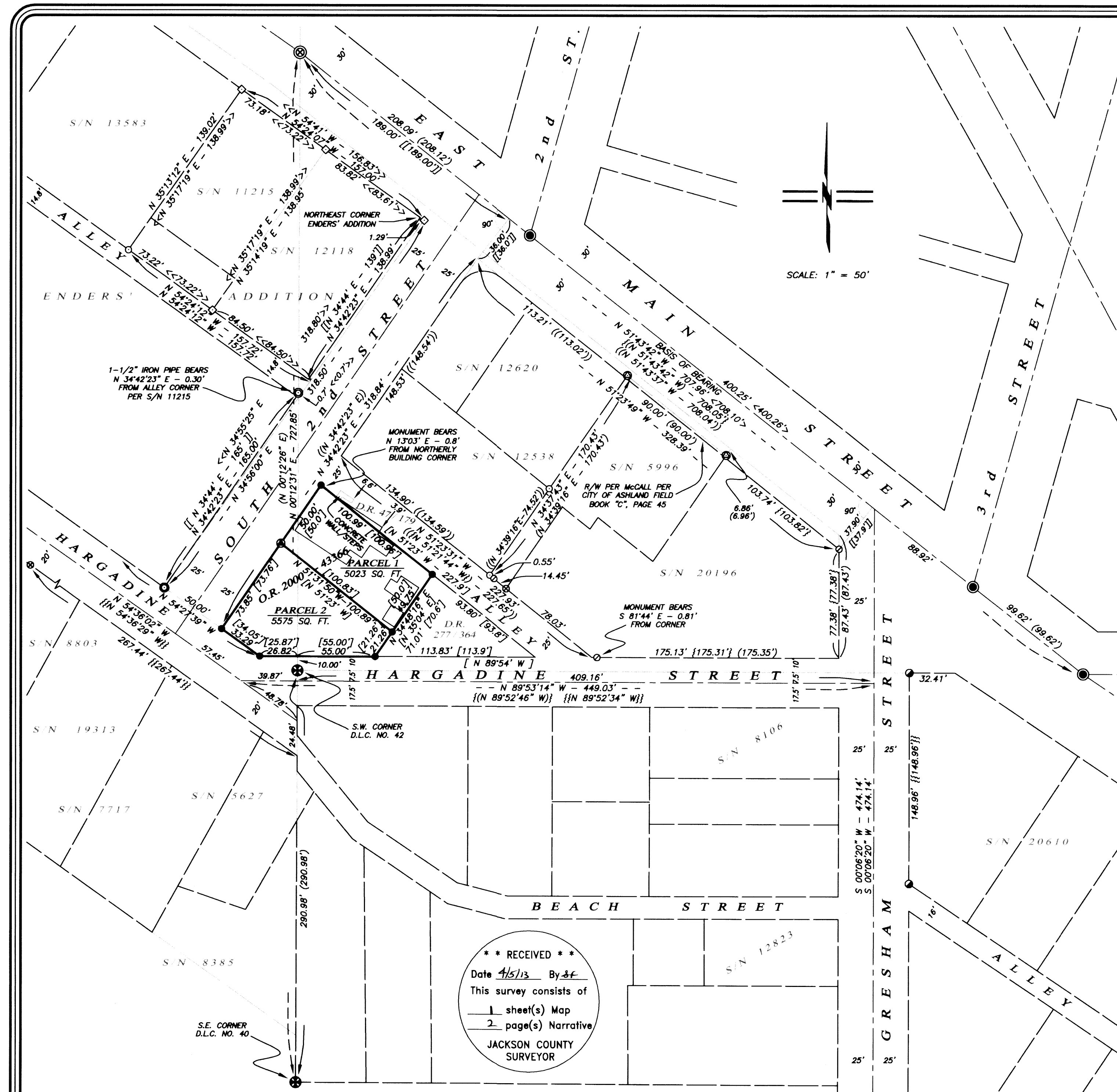
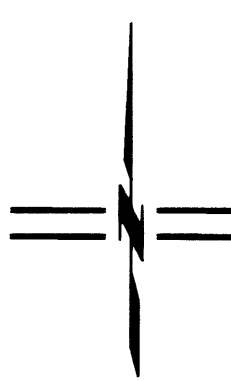
OREGON  
 JULY 14, 1988  
 SHAWN KAMPMANN  
 2883 LS

RENEWAL DATE: 6/30/2013

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

DATE: FEBRUARY 6, 2013  
 PROJECT NO. 750-12

SCALE: 1" = 50'



**\*\* RECEIVED \*\***  
 Date 4/5/13 By sf  
 This survey consists of  
1 sheet(s) Map  
2 page(s) Narrative  
 JACKSON COUNTY  
 SURVEYOR

**PROCEDURE (cont.)** described streets are shown around the perimeter of the Enders' Addition survey plat, no dimensions denoting street widths are shown or called out in the dedication. Adding the aforementioned 72.6 foot wide tract to Enders by Volume 62, Page 330, to the 330 foot wide Lot 6 also owned by Enders would put Enders' ownership at 330 feet deep between Hargadine and Main Streets and 402.6 feet wide. By subtracting the tract depth of 330 feet by the Enders Addition plat depth of 318.8 feet leaves 11.2 feet that would have been dedicated to Main and Hargadine streets which is very close to the total of the "orphaned" strips with approximately 2 feet going to Hargadine and 9 feet to Main Street per this survey. By subtracting the tract width of 402.6 feet by the Enders' Addition plat width of approximately 311 feet leaves approximately 91.5 feet, with 50 feet going to South 2<sup>nd</sup> Street and 41.5 going to 1<sup>st</sup> Street. Therefore I conclude that the intent of the Enders' Addition Plat was to dedicate full right of ways for 1<sup>st</sup> and 2<sup>nd</sup> Streets and dedicates additional right of way strips for both Hargadine and Main Streets to their previous widths of 40 feet and 60 feet respectively.

In determining the location of South 2<sup>nd</sup> Street, I hold the record survey data of McCall's Field Book "C", Page 45, of 189 feet southeasterly along the centerline of Main Street, thence turning off at right angles southwesterly at 36.0 feet for the intersection of the southeasterly intersection of Main Street and South 2<sup>nd</sup> Street, thence running a bearing of South 34°42'23" West, as directed by the City of Ashland Engineering Department instructions to Edwards Surveying in 1991, to intersect the northeasterly line of Hargadine Street, being 50 feet total in width. Astonishingly, by utilizing the methodology described above, this alignment hits the ½" iron pipe recovered at the southwesterly intersection of South 2<sup>nd</sup> Street and Hargadine Street exactly. The northwesterly line of South 2<sup>nd</sup> Street also hits a 1½" iron pipe exactly, though incorrectly denoted offline by 0.70 feet on Survey No. 11215, which is why the monument recovered at the southwesterly intersection of East Main Street with South 2<sup>nd</sup> Street is shown in the right of way.

Hargadine Street right of way was previously determined by this office during the performance of Survey No. 19313 & 20610.

The alley connecting Hargadine Street with South 2<sup>nd</sup> Street described in Deed Volume 47, Page 179, was determined by utilizing said deed record data in conjunction with recovered monuments established by Survey No. 5596 & 12538 which fit the deed record data almost exactly and the also matches the southeasterly line of South 2<sup>nd</sup> Street as determined by the methodology described above.

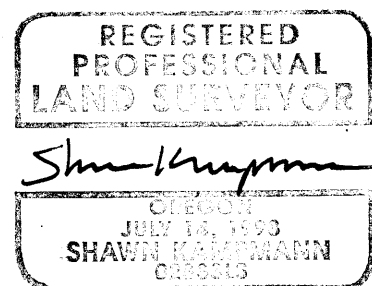
The subject parcel boundaries were then established by deed record from the Southwest Corner of Donation Land Claim No. 42, which also fit astonishingly well within the bounding right of ways described above.

**BASIS OF BEARING:** The Basis of Bearing for this survey is the centerline of East Main Street, having a record plat bearing of North 51°43'42" East, as referenced on Survey No. 5996 on file in the office of the Jackson County Surveyor.

**DATE:** February 6, 2013

**PREPARED BY:** Shawn Kampmann,  
Professional Land Surveyor

POLARIS LAND SURVEYING, LLC  
P.O. Box 459  
Ashland, Oregon 97520  
(541) 482-5009



RENEWAL DATE: 6/30/13



SURVEY NO. 21234

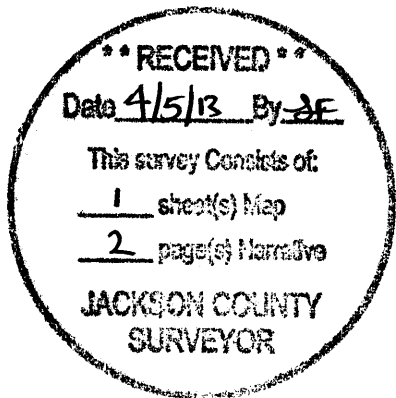
**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250  
OREGON REVISED STATUTES**

**SURVEY FOR:** Carol Gray  
38950 SW Laurelwood Road  
Gaston, Oregon 97119

**LOCATION:** Northwest Quarter of Section 9 in Township 39 South, Range 1 East of the Willamette Meridian, City of Ashland, Jackson County, Oregon.

**PURPOSE:** To survey and monument Parcel 1 and Parcel 2 of those tracts of land described within Instrument No. 200-013366 of the Official Records in Jackson County, Oregon.

**PROCEDURE:** Utilizing an electronic Leica TCRP 1203 robotic total station with ranging prisms, I survey the land as shown. The subject property is bounded by public right of ways for South 2nd Street, Hargadine Street, and a 25 foot wide alley described in Deed Record Volume 47, Page 179 recorded March 25, 1903. During the course of researching the above described right of ways for this survey, which also included East Main Street and 1st Street between East Main and Hargadine streets, it became apparent that discrepancies existed between the widths of the right of ways as denoted on McCall's 1888 Official Map of Ashland as adopted by the Ashland City Council on November 5, 1888 and the Enders' Addition to the City of Ashland plat map, which left variable width strips between the boundary of Enders' Addition and the above described right of ways on the McCall 1888 Map. No deeds could be found that officially dedicated said strips by my research or by the Ashland Engineering Department, although during the performance of a survey by Edwards Surveying to create a city parking lot parcel in 1991, the City acknowledged that they could not find any deeds which dedicated said "orphaned" strips to the public. In the case of the southwesterly boundary for East Main Street, Edwards was instructed to utilize a line based on survey notes by McCall found in Field Book "C", Page 45 in the city engineering records. In the case of South 2<sup>nd</sup> Street, city records revealed correspondence between legal counsel, the Engineering Department and the City Council considering a resolution to declare a public right of way, possibly by prescription, but it does not appear that formal action was ever taken on the issue.



At the time of McCall's 1888 Map, right of ways did not exist at all for 1<sup>st</sup> and 2<sup>nd</sup> Streets between Main Street and Hargadine Street, which was located in Block 9 of the city map. Main Street was 60 feet wide and Hargadine Street was 40 feet wide. During my review of the subject property deed for this survey, a deed call to the northwesterly line (common with the now southeasterly line of 2<sup>nd</sup> Street) was made to a 72.6 foot wide tract described in Deed Record Volume 62, Page 330, dated December 24, 1907 from Mary H. Vining to Henry G. Enders, the same tract being shown as 72 feet wide by 330 feet deep between Main Street and Hargadine Street and adjacent to the southeasterly line of Lot 6 Block 9 of McCall's 1888 Map which encompassed Enders' Addition that was platted in 1910 a few years thereafter. On the Enders' Addition plat, dedications were made to the public by Henry G. Enders and Jennie M. Enders for "streets and alleys shown hereon." Although the above