

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
Steve Sacks & Michael Donovan
Oregon Shakespeare Festival

38 & 50 East Main Street
 Ashland, Oregon 97520

LEGEND

- 3" BRONZE CAP ON 1" IRON PIPE STAMPED "CITY OF ASHLAND" IN MONUMENT WELL PER S/N 16742 & 20123 (RECORD)
- ⊙ NAIL IN CONCRETE FILLED IRON PIPE IN MONUMENT WELL PER S/N 4267 & 19206 (RECORD)
- ⊙ 3/4" IRON PIPE IN MONUMENT WELL PER CITY OF ASHLAND ENGINEERING FIELD BOOKS AND S/N 19602 & 20312 (RECORD)
- 1-1/2" ALUMINUM CAP ON 5/8" IRON PIN IN ASPHALT PER S/N 8385, NOW DESTROYED PER 1913 (RECORD)
- ◇ 2-1/2" BRASS DISC IN CONCRETE STAMPED "INITIAL POINT - MAIN STREET ASHLAND CONDOMINIUMS" PER S/N 16543 (RECOVERED)
- ⊙ LEAD PLUG & TACK w/ 3/4" BRASS WASHER IN CONCRETE SIDEWALK STAMPED "LS 1913" (RECOVERED)
- ⊙ LEAD PLUG & TACK w/ BRASS WASHER STAMPED LS 2023" PER S/N 20312 RECOVERED (UNSTABLE / REPLACED WITH POLARIS NAIL & WASHER)
- ⊙ 2" BRONZE DISK IN CONCRETE PER MONUMENT DETAIL STAMPED "CAMPS BUILDING CONDOMINIUM" (ESTABLISHED)
- ⊙ 2" BRONZE DISK IN CONCRETE PER MONUMENT DETAIL STAMPED "PIONEER BUILDING CONDOMINIUM" (ESTABLISHED)
- ⊙ 3/8" x 1" CONCRETE (MAG) NAIL w/ 1" BRASS WASHER 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
- W.C. WITNESS CORNER REFERENCE MONUMENT, AS DESCRIBED
- () SURVEY RECORD DATA PER S/N 19206
- { } SURVEY RECORD DATA PER S/N 16543 & 20312
- < > SURVEY RECORD DATA PER S/N 20123
- [] DEED RECORD PER O.R. 94-01091, 94-11143, D.R. 50/272, 460, 228/58, 312/123, 366/287
- [] PLAT RECORD PER McCALL'S ASHLAND OFFICIAL 1888 MAP
- ▭ BUILDING FOOTPRINT

BASIS OF BEARING

TRUE MERIDIAN AT N-S CENTERLINE OF SECTION 4 AS DERIVED FROM THE N.O.A.A. NET ESTABLISHED IN 1968 AND ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR. THE REFERENCE BEARING FOR THIS SURVEY IS CENTERLINE OF EAST MAIN STREET WESTERLY OF THE WEST LINE OF DONATION LAND CLAIM NO. 42, HAVING A RECORD PLAT BEARING OF NORTH 55°15'35" WEST, AS REFERENCED ON SURVEY NO. 19206, 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: 6/30/2015

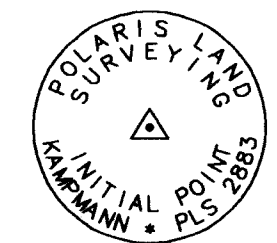
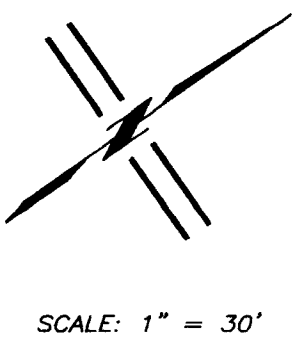
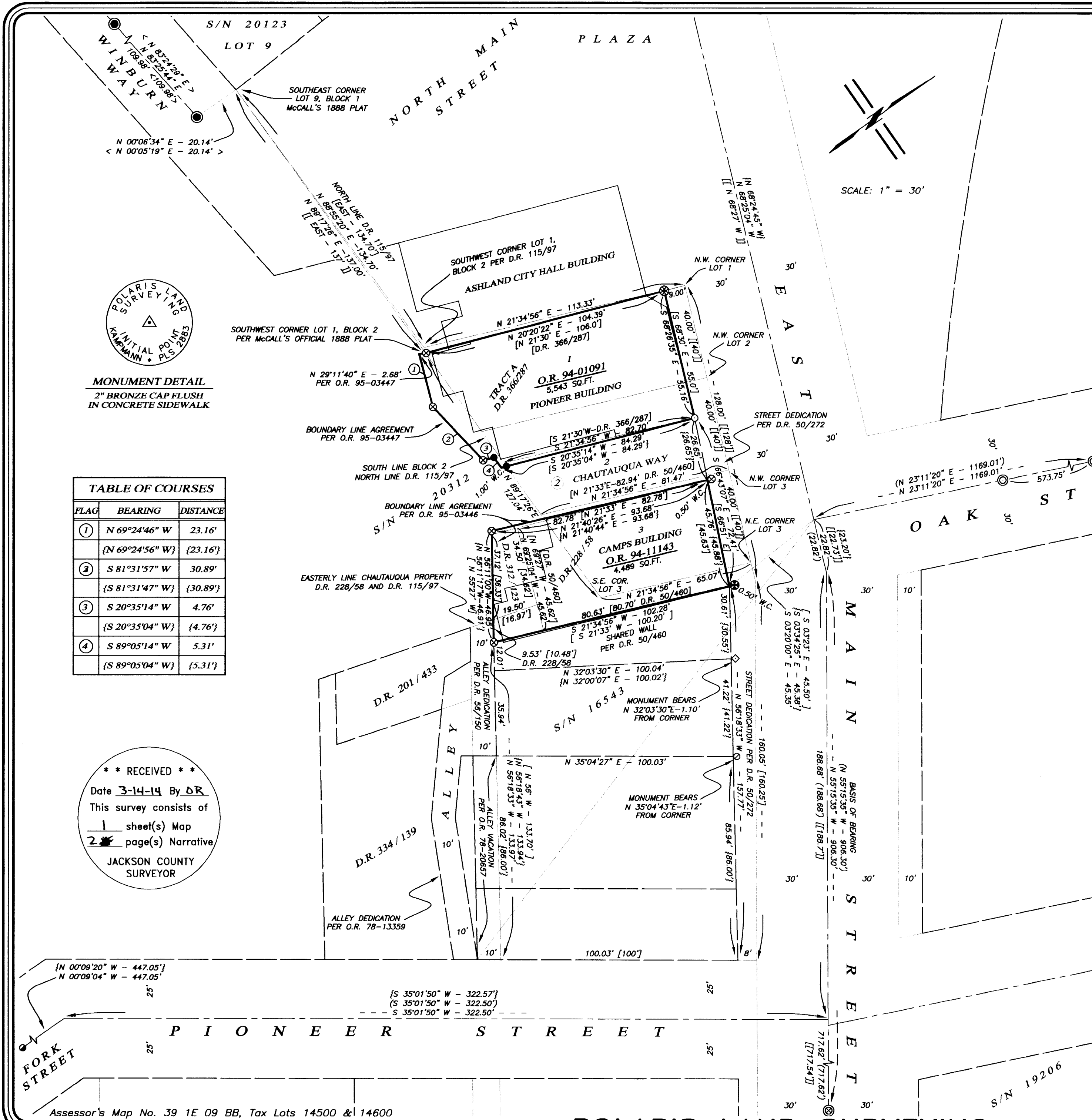
SURVEYED BY:
POLARIS LAND SURVEYING LLC
 P.O. BOX 459
 ASHLAND, OREGON 97520
 (541) 482-5009

DATE: MARCH 4, 2014
 PROJECT NO. 529-09 & 530-09

TABLE OF COURSES

FLAG	BEARING	DISTANCE
①	N 69°24'46" W	23.16'
	{N 69°24'56" W}	{23.16'}
②	S 81°31'57" W	30.89'
	{S 81°31'47" W}	{30.89'}
③	S 20°35'14" W	4.76'
	{S 20°35'04" W}	{4.76'}
④	S 89°05'14" W	5.31'
	{S 89°05'04" W}	{5.31'}

**** RECEIVED ****
 Date 3-14-14 By D.R.
 This survey consists of
1 sheet(s) Map
2 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR



SURVEY NO. 21437
(continued)

Main Street and the Plaza with only a single tie to Block 2 on the 1888 Map to the southwest corner of Lot 1 from the southeast corner of Lot 9, Block 1. I utilized ties to Lot 9 from monuments established by Everett Swain in Survey No. 16742 and run plat record easterly 134.7 feet from said corner along the northerly line of the Chautauqua tract described in Deed Record Volume 155, Page 97 and thence northeasterly to intersect Main Street for the northwest corner of Lot 1, being 30 feet at plat record right angles from centerline. I held record distance of 128 feet frontage along Main Street to the angle point 8.00 feet easterly from the northeast corner of Lot 3, thence southeasterly along Main to intersect the previously determined northwesterly line of Pioneer Street and hit it within 0.20 feet of plat and deed records.

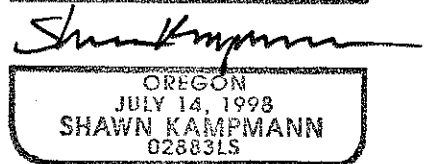
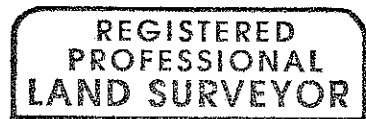
The south line of Block 2 was not quite so simple. The above referenced Chautauqua tract runs east along the south line of Block 2 and then meandering southerly back around to Pioneer Street and eventually to the point of beginning but the figure does not close by 13 feet. It also does not fit well at all with other deed calls between Block 2 and Pioneer Street. To resolve this I go back to McCall's 1888 Map and hold the plat record call of east 137 feet which lines up exactly with the westerly wall line of the Pioneer Building, therefore I hold that position for the southwest corner of Lot 1. By projecting that bearing further easterly to the easterly line of Lot 3, I find that matches better with deed calls for the surrounding properties than holding the Chautauqua tract record figure. When I add the 2.3 foot difference between the first call from the southeast corner of said Lot 9 to the Chautauqua tract distance of 134.7 feet to match McCall's 137 foot distance, then the record figure of the Chautauqua tract fits very well with the surrounding deed calls, as well as the right of way of Pioneer Street which I elect to hold for position. This resolution also fits well with the existing improvements.

BASIS OF BEARING: The Basis of Bearing is the true meridian at the North-South centerline of Section 9, as derived from the NOAA net established in 1968. The referenced bearing for this survey is the centerline of East Main Street having a record plat bearing of North 55°15'35" West per Survey No. 19206 on file in the office of the Jackson County Surveyor.

DATE: March 4, 2014

PREPARED BY: Shawn Kampmann,
Professional Land Surveyor

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



RENEWAL DATE: 6/30/15

SURVEY NO. 21437

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

SURVEY FOR: Steve Sachs, Michael Donovan,
Oregon Shakespeare Festival
38 & 50 East Main Street
Ashland, Oregon 97520

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

PURPOSE: To survey and monument those tracts of land described within
Instrument No. 94-01091 and 94-11143 of the Official Records in
Jackson County, Oregon, for condominium conversion projects.

PROCEDURE: Utilizing an electronic Leica TCRP 1203 robotic total station with
ranging prisms in conjunction with survey control previously
established by this office during the performance of Survey No.
19206, 19313, 20123 & 21234, I survey the lands as shown.

The subject properties lie within Lots 1, 2 & 3 of Block 2, City of Ashland adjacent to the historic downtown plaza, Lithia Park and the Chautauqua Association property now leased by the Oregon Shakespeare Festival. The survey history is this portion of town has a troubled past, with numerous original downtown area plats having been vacated for various reasons from survey inaccuracies to a devastating fire in 1879 which destroyed evidence of existing lots and land boundaries. In 1888 city surveyor M.L. McCall meticulously compiled a large mosaic of the town at that time locating original stone monuments for street right-of-ways and city blocks and completed a large linen map with remarkable accuracy for that period which the Ashland City Council which was accepted and adopted on November 5, 1888 as the Official Map of the City of Ashland. The subject property deeds make calls and references to Block 2 which in the past has had little need for surveyed boundaries because of the occupation of historic buildings constructed in the late 1800's. This block was very challenging to survey for the condominium projects with no original monumentation surviving except the buildings themselves and historic record data on stones set as centerline monuments that are unrecoverable today, if even existing.

During the performance of Survey No. 19206 an extensive retracement of Main Street was undertaken which included Oak Street, Pioneer Street, Hargadine Street, Lithia Way (formerly "C" Street) and Winburn Way which when pieced together, fit remarkably well with the 1888 survey record. Block 2 is fronted by