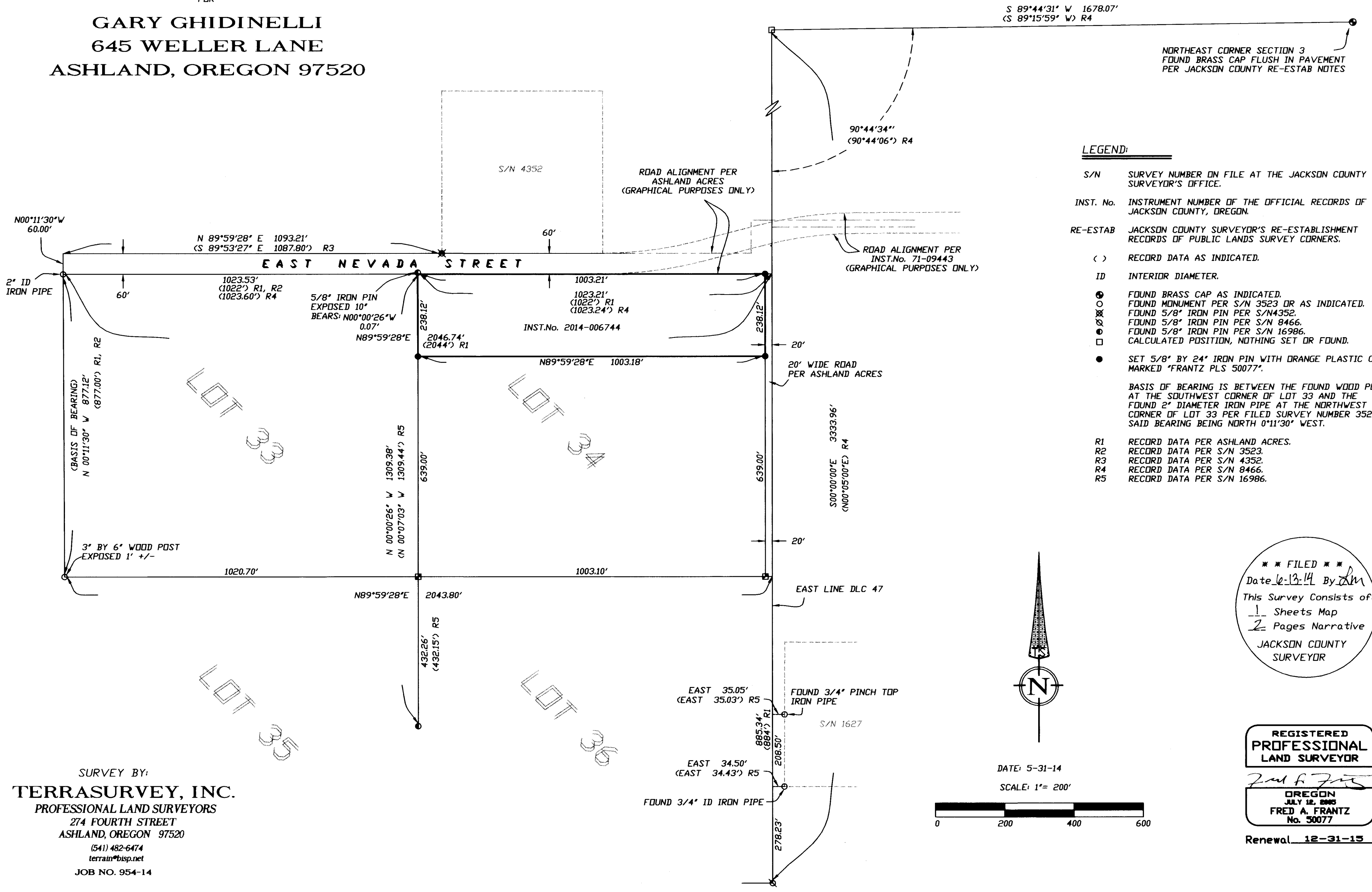


MAP OF SURVEY

LOCATED IN
LOTS 33, 34, 35, AND 36 OF ASHLAND ACRES
IN THE NORTHWEST, NORTHEAST AND SOUTHEAST
QUARTERS OF SECTION 3, TOWNSHIP 39 SOUTH,
RANGE 1 EAST OF THE WILLAMETTE MERIDIAN,
JACKSON COUNTY, OREGON.

FOR

GARY GHIDINELLI
645 WELLER LANE
ASHLAND, OREGON 97520



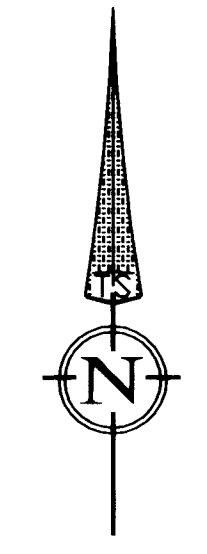
$S 89^{\circ}44'31'' W 1678.07'$
 $(S 89^{\circ}15'59'' W) R4$

NORTHEAST CORNER SECTION 3
FOUND BRASS CAP FLUSH IN PAVEMENT
PER JACKSON COUNTY RE-ESTAB NOTES

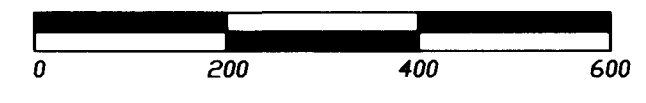
LEGEND:

- S/N SURVEY NUMBER ON FILE AT THE JACKSON COUNTY SURVEYOR'S OFFICE.
 - INST. No. INSTRUMENT NUMBER OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
 - RE-ESTAB JACKSON COUNTY SURVEYOR'S RE-ESTABLISHMENT RECORDS OF PUBLIC LANDS SURVEY CORNERS.
 - () RECORD DATA AS INDICATED.
 - ID INTERIOR DIAMETER.
 - FOUND BRASS CAP AS INDICATED.
 - FOUND MONUMENT PER S/N 3523 OR AS INDICATED.
 - ⊗ FOUND 5/8" IRON PIN PER S/N 4352.
 - ⊗ FOUND 5/8" IRON PIN PER S/N 8466.
 - ⊗ FOUND 5/8" IRON PIN PER S/N 16986.
 - CALCULATED POSITION, NOTHING SET OR FOUND.
 - SET 5/8" BY 24" IRON PIN WITH ORANGE PLASTIC CAP MARKED "FRANTZ PLS 50077".
- BASIS OF BEARING IS BETWEEN THE FOUND WOOD POST AT THE SOUTHWEST CORNER OF LOT 33 AND THE FOUND 2" DIAMETER IRON PIPE AT THE NORTHWEST CORNER OF LOT 33 PER FILED SURVEY NUMBER 3523, SAID BEARING BEING NORTH $0^{\circ}11'30''$ WEST.
- R1 RECORD DATA PER ASHLAND ACRES.
 - R2 RECORD DATA PER S/N 3523.
 - R3 RECORD DATA PER S/N 4352.
 - R4 RECORD DATA PER S/N 8466.
 - R5 RECORD DATA PER S/N 16986.

**** FILED ****
Date 6-13-14 By [Signature]
This Survey Consists of:
1 Sheets Map
2 Pages Narrative
JACKSON COUNTY
SURVEYOR



DATE: 5-31-14
SCALE: 1" = 200'



REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]
OREGON
JULY 12, 2005
FRED A. FRANTZ
No. 50077

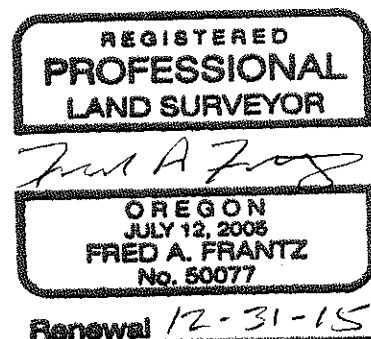
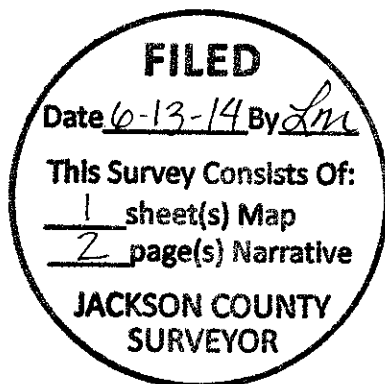
Renewal 12-31-15

SURVEY BY:
TERRASURVEY, INC.
PROFESSIONAL LAND SURVEYORS
274 FOURTH STREET
ASHLAND, OREGON 97520
(541) 482-6474
terrain@bisp.net
JOB NO. 954-14

corner and by proportional measurement using record distance calls from government notes along the north line of Section 3 between the north 1/4 corner and the northeast corner of Section 3 and sets the northeast corner of Lot 40 on the Section line.

In 2001 S. Kampmann per survey number 16986 finds the 1 1/4 inch iron pipe at the northeast corner of Lot 33 loose in fill on top of the cut bank and mentions in his narrative that the client finds this pipe laying on the ground and replaces it where he thought it originally was. Kampman then establishes the line of East Nevada Street using the calculated positions from the found 5/8 inch iron pin set by Swain on the north side of East Nevada and sets a 5/8" iron pin at the record distance as shown of Pierson's plat from the 2" iron pipe set by Ager, though he does not accept this pipe to be the property corner.

I hold the found wood post and the 2" iron pipe set by Ager per survey number 3523. There are two fence lines that run along this line. One is a newer wire fence, two to three feet west of the monumented line and an older one runs along the monumented line to the north and connects to a newer vinyl fence who's terminus is just east of the found 2" iron pipe. On the official plat of Ashland Acres there is a statement that reads, "All acreages are net acreage with roads and canals out. Lot distances are generally net". Looking at the results of the Pierson survey and as Pierson ties through to the east line of DLC 44 and shows distances from the 2" pipe that agree with the original plat to acceptable limits I assume that the distance along the north line of Lot 34 is a gross measurement, that includes the road indicated along the east side of said Lot on the original plat. Although the monuments set by Kampmann are primarily calculated from record information and could vary had the survey tied through to the DLC line, they are know and accepted to be the monuments for the property and I hold them as found. I tie the iron pin set by Pierson at the northeast corner of Lot 40 and the northeast corner of Section 3 and after a diligent search for the southeast corner of DLC 47, I calculate the DLC line using a distance-distance intersection from the record information shown by Pierson on survey number 8466 from said iron pin and the northeast section corner. I also tie the found pipes per survey number 1627 that appear on the Pierson plat. The results are shown on the accompanying plat and are well within the limits of acceptability. The south lines of Lots 33 and 34 are held parallel to East Nevada Street, as calculated from the found 5/8" iron pin set by Swain per survey number 4352 and the 2" iron pipe previously mentioned, and projected from the found wood post at the southeast corner of Lot 33 to intersect the east line of DLC 47.



Survey Number 21497

SURVEY NARRATIVE

TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

DATE OF SURVEY:

June 2, 2014

SURVEYED BY:

Terrasurvey, Inc.
274 Fourth Street
Ashland, Oregon 97520

SURVEY FOR:

Gary Ghidnelli
645 Weller Lane
Ashland, Oregon 97520

LOCATION:

Located in Lots 33, 34, 35 and 36 of Ashland Acres in the Northwest, Northeast and Southeast Quarters of Section 3, Township 39 South, Range 1 East of the Willamette Meridian, Jackson County, Oregon.

PURPOSE:

To survey and monument that tract described in Instrument Number 2014-006744 of the Official Records of Jackson County, Oregon.

BASIS OF BEARINGS:

Bases of Bearing is between the found wood post at the southwest corner of Lot 33 and the found 2 inch diameter iron pipe at the northwest corner of said lot 33 per filed survey number 3523 at the Jackson County Surveyor's Office. Said bearing being North $0^{\circ}11'30''$ West.

PROCEDURE:

Utilizing an electronic total station, distance prisms and electronic data collector, I tie the monuments and set the property corners as shown.

In 1966 L.E. Ager per survey number 3523 sets a 2" iron pipe for the northwest corner of Lot 33 of Ashland Acres by distance-distance intersection using record distances from a found 1 1/4 inch iron pipe he accepts as the northeast corner of said Lot and a found wood post accepted for the southwest corner of said Lot.

In 1970 E.L. Swain per survey number 4352, traverses from the Northwest corner of DLC 44, north thru the wood post at said southwest corner and extends this line northerly to north line of East Nevada Street, he notes the 2" iron pipe set by Ager to be off this line by over 5 feet. He then monuments a 5 acre parcel on the north line of East Nevada Street from previously tied control along said street. However he does not indicate that he ties through to the East line of DLC 47 which bounds Ashland Acres on the east.

In 1980 John Pierson performs an extensive survey of Lots 33 to 40 in Ashland Acres, and establishes the East line of DLC47 from the found brass cap at the southeast