

# MAP OF SURVEY

LOCATED IN:  
NE 1/4 OF SECTION 9, TOWNSHIP 39 SOUTH, RANGE 1 EAST,  
WILLAMETTE BASE AND MERIDIAN  
CITY OF ASHLAND, JACKSON COUNTY, OREGON

BEING  
LOTS 19,20,21,& 22 IN BLOCK "I" OF THE  
MAP OF THE RAILROAD ADDITION  
TO THE TOWN OF ASHLAND

SURVEY FOR  
CORY ROSS & GREG CONAWAY  
120 SIXTH STREET  
ASHLAND, OREGON

DN 2013-042743

DATE: 3-24-2014  
SCALE: 1"= 40'

### LEGEND

- PROPERTY LINE
- CENTERLINE
- SET 5/8" X 24" IRON PIN W/CAP STAMPED PLS 2653 ALSPACH
- SET LEAD PLUG & TAG STAMPED PLS 2653
- ⊗ FOUND 3" BRASS DISC W/DRILL HOLE STAMPED "CITY OF ASHLAND SURVEY MARKER LS 2464" IN STREET MONUMENT CASING PER FS 17501
- FOUND MONUMENT AS NOTED IN STREET MONUMENT CASING
- FOUND MONUMENT AS NOTED
- ( ) PLAT RECORD, OR AS NOTED WHEN DIFFERENT THAN MEASURED
- FS FILED SURVEY--JACKSON COUNTY, OREGON
- DN DOCUMENT NUMBER, OFFICIAL RECORDS, JACKSON COUNTY, OREGON
- REF: REFERENCE

ALL DISTANCE ARE IN FEET AND DECIMALS THEREOF

### MONUMENTS

- ① 1/2" IRON PIPE, ORIGIN UNKNOWN
- ② 3/4" PINCHED TOP IRON PIPE DOWN 8", ORIGIN UNKNOWN BEARS N74°13'16"W, 0.13 FROM CORNER
- ③ 3/4" IRON PIPE DOWN 8", ORIGIN UNKNOWN BEARS S74°10'05"E, 0.09 FROM CORNER
- ④ 3/4" IRON PIPE DOWN 8", ORIGIN UNKNOWN
- ⑤ FOUND 5/8" IRON PIPE, EL SWAIN RLS 759 PER FS 7470, BEARS S74°10'20"E, 0.11 FROM CORNER
- ⑥ FOUND 5/8" IRON PIPE, D.W. EDWARDS LS 741 PER FS 10879, BEARS N74°10'20"W, 0.14 FROM CORNER

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Richard F. Alspach*  
OREGON  
JULY 19, 1994  
RICHARD F. ALSPACH  
No. 2653

Renewal 12-31-2015

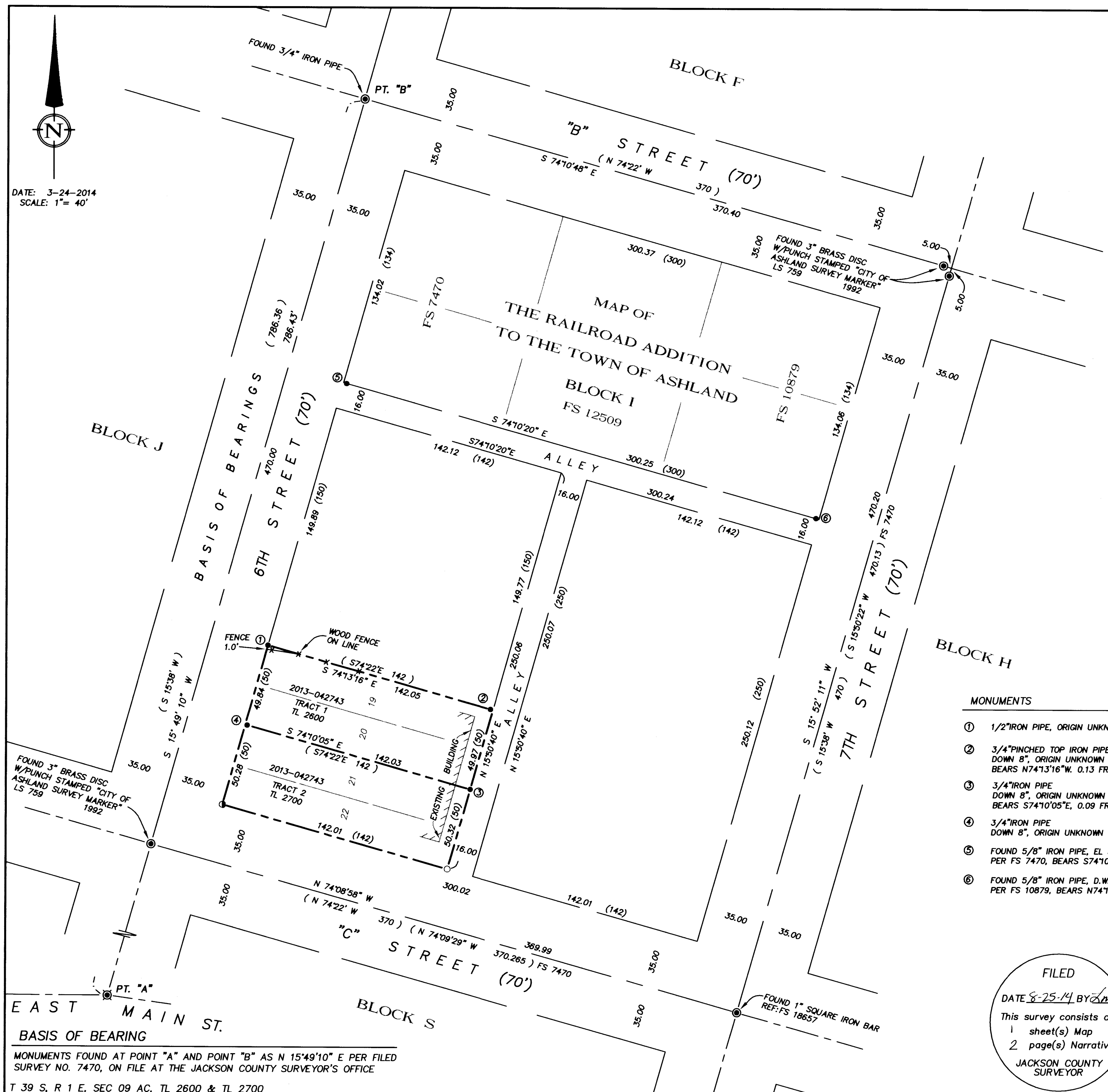
FILED  
DATE 8-25-14 BY *dm*  
This survey consists of:  
1 sheet(s) Map  
2 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

TERRASURVEY, INC.  
PROFESSIONAL LAND SURVEYORS

274 FOURTH STREET  
ASHLAND, OREGON 97520

(541) 482-6474  
terra@bisp.net

JOB NO: 946-14



MONUMENTS FOUND AT POINT "A" AND POINT "B" AS N 15°49'10" E PER FILED SURVEY NO. 7470, ON FILE AT THE JACKSON COUNTY SURVEYOR'S OFFICE

T 39 S, R 1 E, SEC 09 AC, TL 2600 & TL 2700

## PROCEDURE:

There have been three recorded surveys in Block I of the Railroad Addition, FS 7470, FS 10879, and FS 12509. All three of these surveys were done prior to 1992 and involved the northerly tier of lots north of the alley along "B" Street. Only one survey, FS 7470 surveyed the block to determine its dimensions. That survey utilized the existing centerline monument at 6<sup>th</sup> and "B" Street, monument references at 7<sup>th</sup> and "B" Street and monuments on Main Street at 6<sup>th</sup> Street and 7<sup>th</sup> Street to define the block. I'm uncertain what criteria was used to determine the location of "C" Street, I assume proportionate measure, but plat record distances from centerline intersections on "B" Street to centerline monuments on Main Street are not given on the survey map and there is no narrative.

In 1992 the city went about placing monuments at the centerline intersection locations based on previous surveys in this area. However at the 7<sup>th</sup> and "C" street location an original square iron bar was found. And at the 7<sup>th</sup> and "B" Street location a manhole occupied the centerline intersection so 5' offset monuments were set on the street center lines. The affect of finding the original monument at 7<sup>th</sup> and "C" Street changed the bearing and distance of Seventh Street and "C" Street in Block I from those used in previous surveys.

This survey proceeded to tie to these existing street centerline monuments which control the location of the streets defining the block. The block sidelines were placed at the plat record 35' from these center lines. Monuments from the existing surveys namely FS7470 and FS 10879 were located and held for the northerly line of the East - West Alley. The south line of the alley was located parallel with and 16' distant from said north line. The centerline of the North-South alley was placed midway on the south line of the block and the south line of the East-West alley and the alley given its record 16' width. The intent was to proportion the location of the lots of the subject property from the south line of the block to the south line of the East- West alley. However prior to setting pins a search was made at the proportioned corners for existing monuments not of record. This search found existing monuments near the proportioned corners at four locations. Judging from the character of the monuments (e.g. pinched top pipe) I believe that these must have been the result of a previous unrecorded survey by LE Ager. However no such survey could be found in the file of unrecorded surveys at the County Surveyors Office. None the less, proportionate measure being the choice of last resort, I accepted the existing monuments from the unrecorded survey as the property corner monuments of long standing. These monuments were held for the East -West lot lines while maintaining the proportioned location of the North -South Alley and the 35' street widths from the centerline monuments. Property corner monuments were set at the southeast and southwest corners. It should be noted that an existing one story wood frame building straddles the property line between the two tracts and is shown on the survey.

This survey was accomplished using a Topcon GPT 3002W total station and conventional surveying techniques.

April 1, 2014

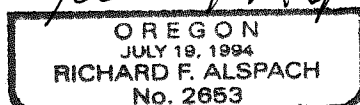
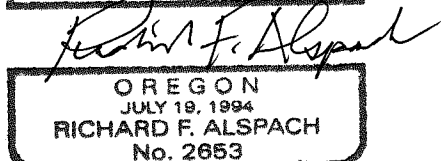
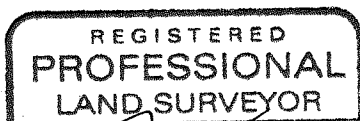
*Richard F. Alspach*

Richard F. Alspach, PLS 2653

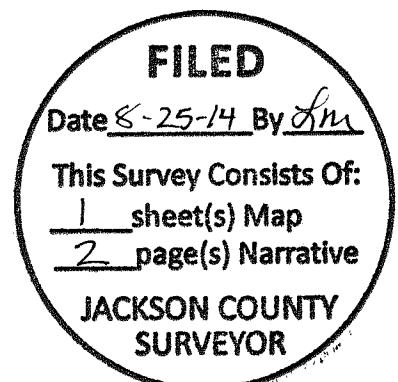
TerraSurvey Inc.

274 Fourth Street

Ashland, Oregon



Expires \_\_\_\_\_



Survey Number 21550

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

**DATE OF SURVEY:**

March 24, 2014

**SURVEYED BY:**

TerraSurvey, Inc.  
274 Fourth Street  
Ashland, Oregon

**SURVEY FOR:**

Cory Ross & Greg Conaway  
120 6<sup>th</sup> Street  
Ashland, Oregon

**LOCATION:**

Located in Block I of the Map of the Railroad Addition to the Town of Ashland in the NE 1/4, of Section 9, Township 39 South, Range 1 East of the Willamette Base and Meridian, City of Ashland, Jackson County, Oregon

**PURPOSE:**

To survey and find or set property corner monuments on the two tracts of land contained in the current deed recorded as Document No. 2013-042743 in the Official Records of Jackson County, Oregon.

**BASIS OF BEARINGS:**

The basis of bearings for this survey are found centerline monuments on 6<sup>th</sup> Street at Main Street and "B" Street as North 15°49'10" East shown on Survey No. 7470 on file at the Jackson County Surveyors Office.