

MAP OF SURVEY

LOCATED IN:
THE SOUTHEAST AND NORTHEAST QUARTERS OF SECTION 15,
TOWNSHIP 39 SOUTH, RANGE 1 EAST
OF THE WILLAMETTE BASE AND MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

August 28, 2015
Scale: 1" = 30'

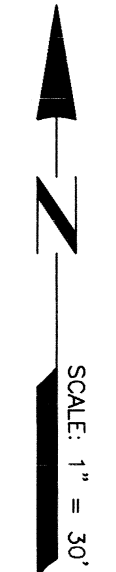
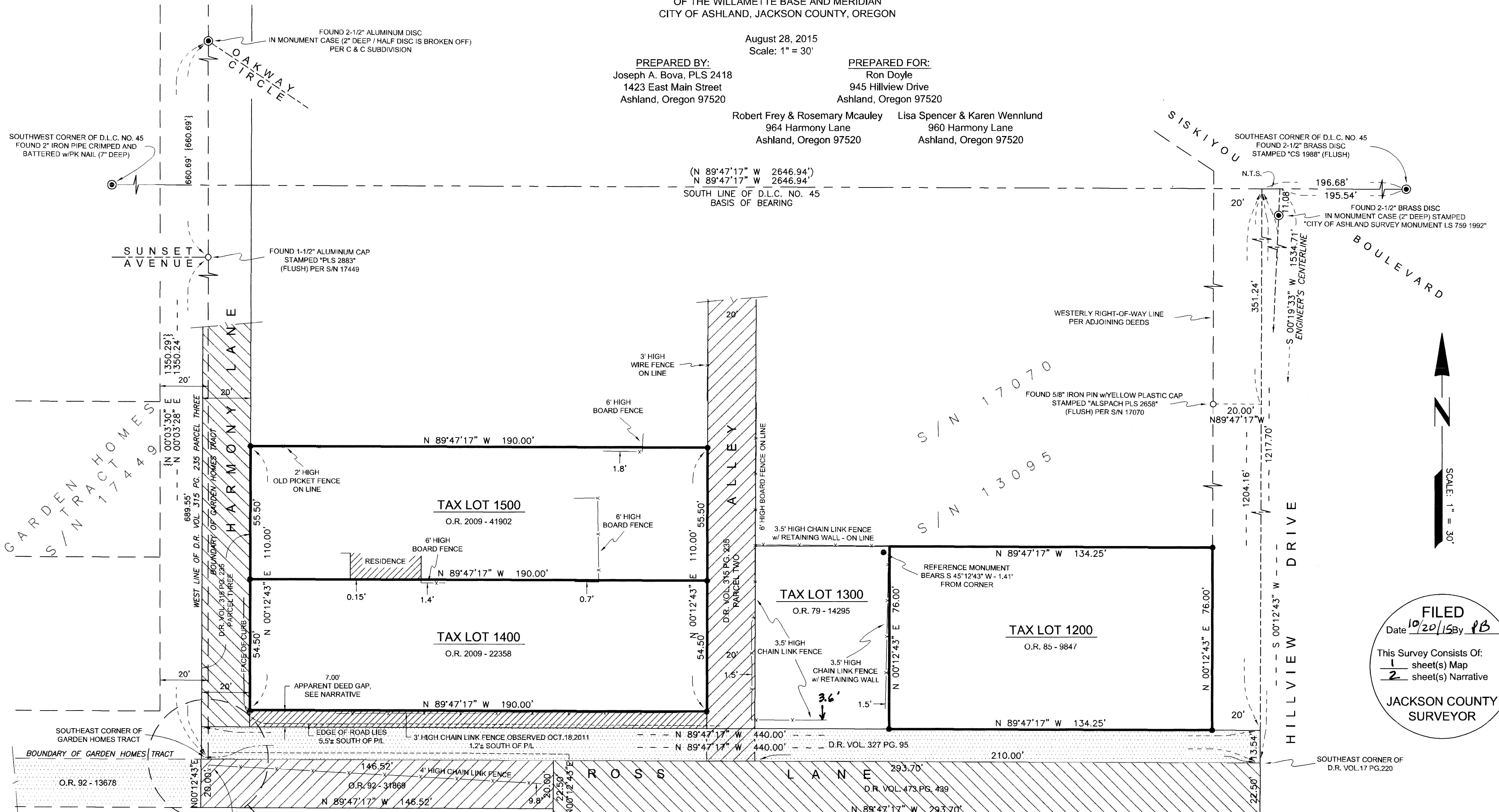
PREPARED BY:
Joseph A. Bova, PLS 2418
1423 East Main Street
Ashland, Oregon 97520

PREPARED FOR:
Ron Doyle
945 Hillview Drive
Ashland, Oregon 97520

Robert Frey & Rosemary McAuley
964 Harmony Lane
Ashland, Oregon 97520

Lisa Spencer & Karen Wennlund
960 Harmony Lane
Ashland, Oregon 97520

(N 89°47'17" W 2646.94')
(N 89°47'17" W 2646.94')
SOUTH LINE OF D.L.C. NO. 45
BASIS OF BEARING



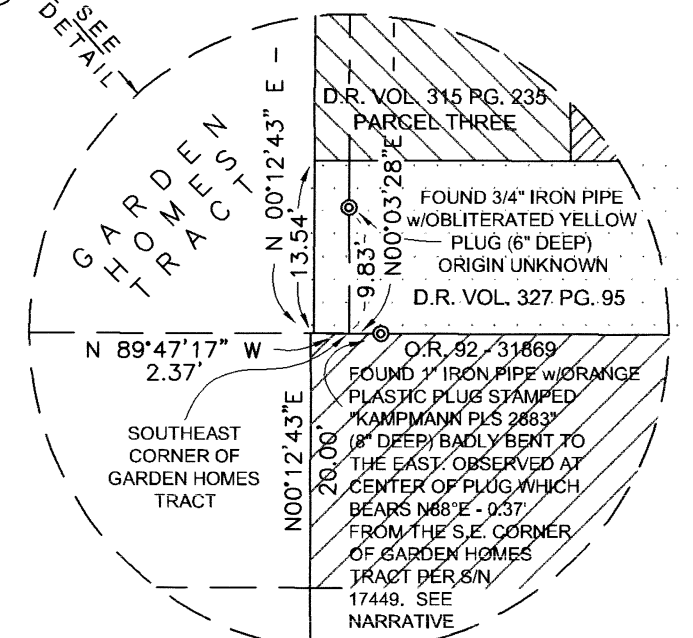
FILED
Date 10/20/15 By JB
This Survey Consists Of:
1 sheet(s) Map
2 sheet(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Joseph A. Bova
JOSEPH A. BOVA
2418
RENEWAL DATE: 12/31/2015

- ### LEGEND
- FOUND DISC w/PUNCH MARK, AS NOTED.
 - FOUND IRON PIPE, AS NOTED.
 - FOUND 5/8" IRON PIN, AS NOTED.
 - SET 5/8"x24" IRON PIN w/YELLOW PLASTIC CAP STAMPED "BOVA LS 2418".
 - ▲ SET LEAD PLUG & TACK w/BRASS WASHER STAMPED "LS 2418".
 - ▲ DONATION LAND CLAIM.
 - D.L.C. DEED RECORDS OF JACKSON COUNTY, OREGON.
 - N.T.S. NOT TO SCALE.
 - O.R. OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
 - S/N FILED SURVEY AT THE OFFICE OF THE JACKSON COUNTY SURVEYOR'S OFFICE.
 - [.....] RECORD PER S/N 13095.
 - [.....] RECORD PER S/N 17070.
 - [.....] RECORD PER S/N 17449.
 - 1.0' INDICATES THE DISTANCE AND WHICH SIDE FROM THE BOUNDARY LINE THAT A FENCE OR RESIDENCE IS LOCATED.

NOTES

BASIS OF BEARINGS: SOUTH LINE OF D.L.C. 45
NARRATIVE IS A SEPARATE DOCUMENT.



"west 20 feet to the West line of Peachey Lane", (in some deeds referred to as Hillview Drive). Furthermore, to utilize the engineer's centerline created on SN 13095 for right-of-way determination would introduce unnecessary gaps and overlaps along the easterly margins of these parcels. Because of these two circumstances, this survey holds and refers to the "westerly right-of-way line per adjoining deeds" in this vicinity. Indeed, SN 17070 also follows this procedure for determining the westerly line of Hillview Drive. This westerly "right-of-way" line of Hillview Drive hereon was determined by it's relationship to the monumented Hillview Drive engineer's centerline, the course calls from the southeast corner of DLC 45 as per filed surveys numbered 13095 and 17070, and the commencing calls of adjoining deeds.

Harmony Lane within Garden Homes Tract-Clarks Addition to the City of Ashland, and the southeast corner thereof was established by projecting it's centerline from the aluminum disc at Oakway Circle through the 1-1/2" aluminum cap at Sunset southerly to the northing of the found bent 1" iron pipe set on SN 17449. This overall distance, (1350.25') compares favorably with that shown on SN 17449, (1350.29'). The southerly extent of this centerline is also the southeast corner of Garden Homes Tract. In searching for said southeast corner, a 3/4" iron pipe with an obliterated yellow plastic plug of unknown origin was found 9.83 feet northerly. After research at the City of Ashland Engineering Department, it appears that this is a monument set by Everett Swain and reported as found on a City of Ashland LID study of the area in City of Ashland Engineering Department project number C90T25AD in 1991. Said 3/4" pipe lies on the above projected centerline. Harmony Lane west of this centerline was created by Garden Homes Tract, Harmony Lane east of this line was created prior to the platting of Garden Homes Tract by Deed Record Volume 315 Page 235, PARCEL NO. THREE and overlaps to the west of Harmony Lane as created by Garden Homes by 2.77 feet meaning the right of way width of Harmony Lane in this vicinity is 37.23 feet. These two "halves" of Harmony Lane diverge as they extend to the north, creating a gap of 0.47 feet at the north end of Deed Record Vol 315 Page 235, PARCEL NO. THREE.

With the exception of one area, all the descriptions of conveyances within the parent 12 acre parcel mentioned above that are depicted on this survey close against each other and are preceded by a clear chain of title. The exception to this is a 7 foot wide strip bounded by conveyances OR 2009-22358 (current tax lot number 1400) on the north, Volume 327 Page 95 on the south, and Volume 315 Page 235 PARCELS TWO AND THREE (the alley and Harmony Lane) on the east and west. Based on chain of title work delivered in July of 2011 by Gary Laney of First American Title and later work delivered in August of 2015 by Dwayne Rudisill of First American title, the last vesting of this strip lies with Richard C. Joy and Jeanne A. Joy as a part of the their acquisition of the original 12 acre parcel from Brantley et al. via Deed Record Volume 254 Page 390 in 1944.

Some of the preliminary field work for this survey was executed in July and October of 2011. Observations to monuments were made utilizing a Leica TCR705 total station and ranging prisms. Utilizing this data combined with the filed surveys and conveyances mentioned above facilitated the computation of parcel corners, and monuments were set as shown.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 23, 1990
JOSEPH A. BOVA
2418

RENEWAL DATE 12/31/2015

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

DATE OF SURVEY:

August 28, 2015

SURVEY FOR:

Ron Doyle
945 Hillview Drive
Ashland, OR 97520

Robert Frey and Rosemary Mcauley
964 Harmony Lane
Ashland, OR 97520

Lisa Spencer and Karen Wennlund
960 Harmony Lane
Ashland, OR 97520

SURVEY BY:

Joseph A. Bova, PLS 2418
1423 E Main Street
Ashland, OR, 97520

LOCATION:

The Southeast and Northeast quarters of Section 15 in Township 39 South, Range 1 East of the Willamette Base and Meridian

PURPOSE:

To survey and monument three parcels, namely those described in Instrument Numbers 85-9847, 2009-22358, and 2009-41902 of the Official Records of Jackson County.

BASIS OF BEARING:

The south line of Donation Land Claim Number 45 as North 89°47'17" West per Survey Number 13095 as filed at the office of the Jackson County Surveyor.

PROCEDURE:

On May 24th, 1888, via Deed Record Volume 17 Page 220, W.H. Atkinson, etal conveyed to Eliza D. Cook a 12 acre parcel which is the parent to all the subject parcels and adjoining right-of-way fragments encompassed by this survey. Bearing interpretation for the cardinal direction calls within these parcel descriptions is discussed in SN 13095 and followed in SN 17070 as holding record angle off the south line of DLC 45. Said procedure is followed here as well.

The present day Hillview Drive overlays the vaguely described Peachy Lane in the Road Petition of 1923 recorded in Commissioner's Journal Volume 18, Pages 565, 566, 577, and 578, and subsequently corrected in Volume 22, Pages 434 and 435. Survey number 13095 devotes considerable space to discussion of Hillview Drive and encourages the use of the engineer's centerline, (by observation being the centerline of street improvements), monumented thereon for determining the location of the Hillview Drive right-of-way lines, with a caveat that "...there could be many circumstances needing review." I believe this survey warrants review of "circumstances". All the deeds for parcels along the westerly side of Hillview Drive from Siskiyou Boulevard to Ross Lane include calls from a line constituting the easterly line of Volume 17 Page 220 reading

