

# MAP OF SURVEY

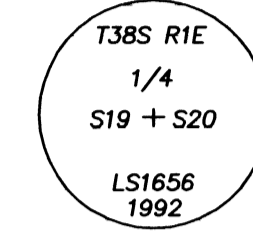
LOCATED IN:  
SE 1/4 OF SECTION 19, TOWNSHIP 38 SOUTH, RANGE 1 EAST,  
WILLAMETTE BASE AND MERIDIAN  
JACKSON COUNTY, OREGON

SURVEY FOR  
KATHLENE O'LEARY  
1800 VALLEY VIEW ROAD  
ASHLAND, OREGON

### LEGEND

- SURVEYED PROPERTY LINE
  - SET 5/8" X 24" IRON PIN W/CAP STAMPED PLS 2653 ALSPACH
  - ✕ FOUND 5/8" IRON PIN W/CAP STAMPED R ROBERTS LS1656 PER FS 13322
  - FOUND MONUMENT AS NOTED
  - ( ) PLAT RECORD, OR AS NOTED WHEN DIFFERENT THAN MEASURED
  - DN DOCUMENT NUMBER, OFFICIAL RECORDS, JACKSON COUNTY, OREGON
  - FS FILED SURVEY-JACKSON COUNTY, OREGON
  - REF: REFERENCE
  - DRJCO DEED RECORDS JACKSON COUNTY, OREGON
- ALL DISTANCE ARE IN FEET AND DECIMALS THEREOF

1/4 CORNER  
FOUND 2-1/2" BRASS  
CAP STAMPED:



REF:FS 13322

20  
19

1329.84

S00°01'18"W  
( N 00°00'56" E )R1

BEARS S89°04'01"W, 0.09  
FROM CORNER

PT. "A"  
1/16 CORNER  
9" DEEP

O'LEARY  
DN 00-29480 (PARCEL 1)  
38-1E-20  
TL 403

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

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

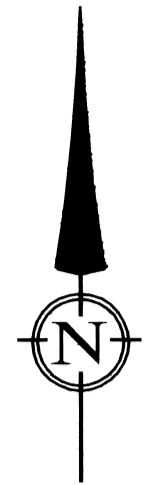
Renewal 12-31-2015

**TERRASURVEY, INC.**  
PROFESSIONAL LAND SURVEYORS

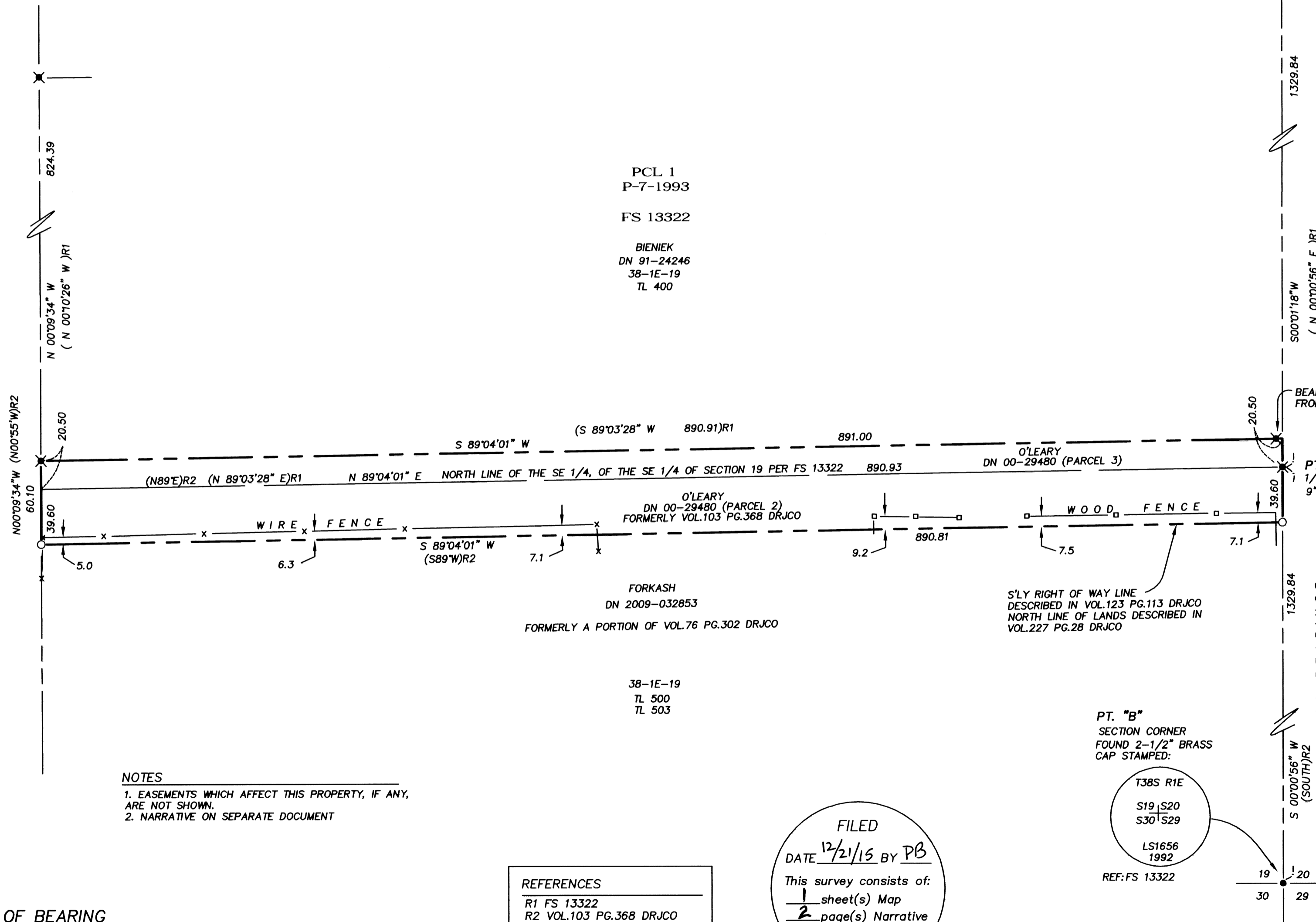
274 FOURTH STREET  
ASHLAND, OREGON 97520  
(541) 482-6474  
terrain@bisp.net

JOB NO: 1043-15

DATE: 12-4-2015  
SCALE: 1" = 60'



VALLEY VIEW ROAD (60')



PCL 1  
P-7-1993  
FS 13322  
BIENIEK  
DN 91-24246  
38-1E-19  
TL 400

FORKASH  
DN 2009-032853  
FORMERLY A PORTION OF VOL.76 PG.302 DRJCO  
38-1E-19  
TL 500  
TL 503

S'LY RIGHT OF WAY LINE  
DESCRIBED IN VOL.123 PG.113 DRJCO  
NORTH LINE OF LANDS DESCRIBED IN  
VOL.227 PG.28 DRJCO

NOTES  
1. EASEMENTS WHICH AFFECT THIS PROPERTY, IF ANY,  
ARE NOT SHOWN.  
2. NARRATIVE ON SEPARATE DOCUMENT

REFERENCES  
R1 FS 13322  
R2 VOL.103 PG.368 DRJCO

FILED  
DATE 12/21/15 BY PB  
This survey consists of:  
1 sheet(s) Map  
2 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

### BASIS OF BEARING

MONUMENTS FOUND AT POINT "A" AND POINT "B" AS S 00°00'56" W PER FILED SURVEY NO. 13322, ON FILE AT THE JACKSON COUNTY SURVEYOR'S OFFICE

## PROCEDURE:

The subject property is a 60.1 foot wide strip of land extending westerly from the easterly line of Section 19 to the easterly Right of Way line of Valley View Road. It is comprised of two legal descriptions. One being a 20.5 foot wide strip described in Parcel 3 in the current deed (DN 00-29480) and the other a 39.6 foot wide strip described in Parcel 2 of said deed.

The 20.5 foot wide strip, originally granted by deed recorded in DN 76-03443, was surveyed and monumented as part of a partition plat filed as Survey No. 13322. That survey established the SE corner of Section 19, broke down the section and determined the East-West 1/16th line in the Southeast quarter of the section. I utilized that survey to determine said Parcel 3 as well as the remainder of the subject property described in Parcel 2 of the deed.

Parcel 2 of the subject property was created in 1910 by deed recorded in Volume 103 at Page 368 of Deed Records. This deed describes a strip of land 39.6 feet wide south of and contiguous with the 1/16 line of Section 19. It extends from the east line of Section 19 to the centerline of Valley View Road. To survey this portion I held the 1/16 corner established by FS 13322 for position and the found monuments from FS 13322 on the northerly line of the 20.5 foot wide strip for bearing. The southerly line of said parcel was placed parallel with and deed record 39.6 feet distant south of the 1/16 line. Monuments found from FS 13322 were held for the east line of Section 19. The easterly Right of Way line of Valley View Road was determined by extending the Right of Way line per found monuments from FS 13322 southerly. As in FS 13322 this matches the physical centerline of the road.

Monuments were placed at the intersection of said southerly line with the east section line and with the easterly Right of Way line of Valley View Road.

A wire fence and a wooden rail fence were located and distances from the surveyed southerly line are shown.

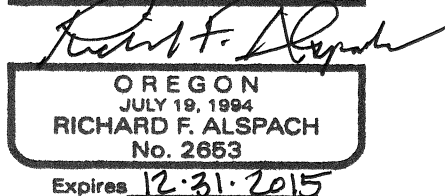
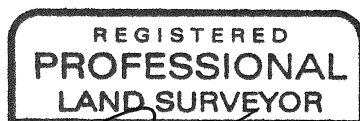
It should be noted that recorded surveys conducted in this area prior to the establishment of the southeast corner of Section 19 by Filed Survey No. 13322 tended to utilize existing fence lines as control. This, they state, is due to the lack of monuments remaining from the original surveys and the economical considerations associated with the proper re-establishment of sectional corners. As a result property surveys in the area placed monuments at fence corners and lines of occupation and made no claim as to their relevance to sectional lines described in the deeds. These surveys made it known in their narratives that fence lines do not represent sectional lines and that such boundaries would be subject to change when the southeast corner of Section 19 was properly established.

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

December 4, 2015



Richard F. Alspach, PLS 2653  
TerraSurvey Inc.  
274 Fourth Street  
Ashland, Oregon



Survey Number 21866

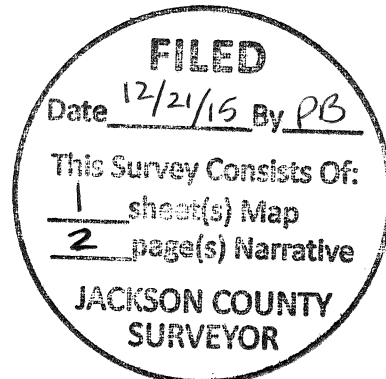
**SURVEY NARRATIVE**  
TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

DATE OF SURVEY:

December 4, 2015

SURVEYED BY:

TerraSurvey, Inc.  
274 Fourth Street  
Ashland, Oregon 97520



SURVEY FOR:

Kathlene O'Leary  
1800 Valley View Road  
Ashland, Oregon 97520

LOCATION:

Located in the SE 1/4 of Section 19, Township 38 South, Range 1 East, Willamette Base and Meridian, Jackson County, Oregon

PURPOSE:

The purpose of this survey is to survey and monument the strip of land described in Document Number 2000-29480 Official Records Jackson County Oregon as Parcel 3 and Parcel 2.

BASIS OF BEARINGS:

The Basis of Bearings for this survey is the east line of the SE 1/4 of the SE 1/4 of Section 19, Township 38 South, Range 1 East, Willamette Base and Meridian as South 00°00'56" West per found monuments from Filed Survey No.13322 at the South 1/16 corner common to Sections 19 & 20 and the Southeast corner of Section 19.