

MAP OF SURVEY

LOCATED AT
505 Siskiyou Boulevard
Ashland, Oregon

LYING SITUATE WITHIN
NORTHWEST & NORTHEAST QUARTERS OF SECTION 9,
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

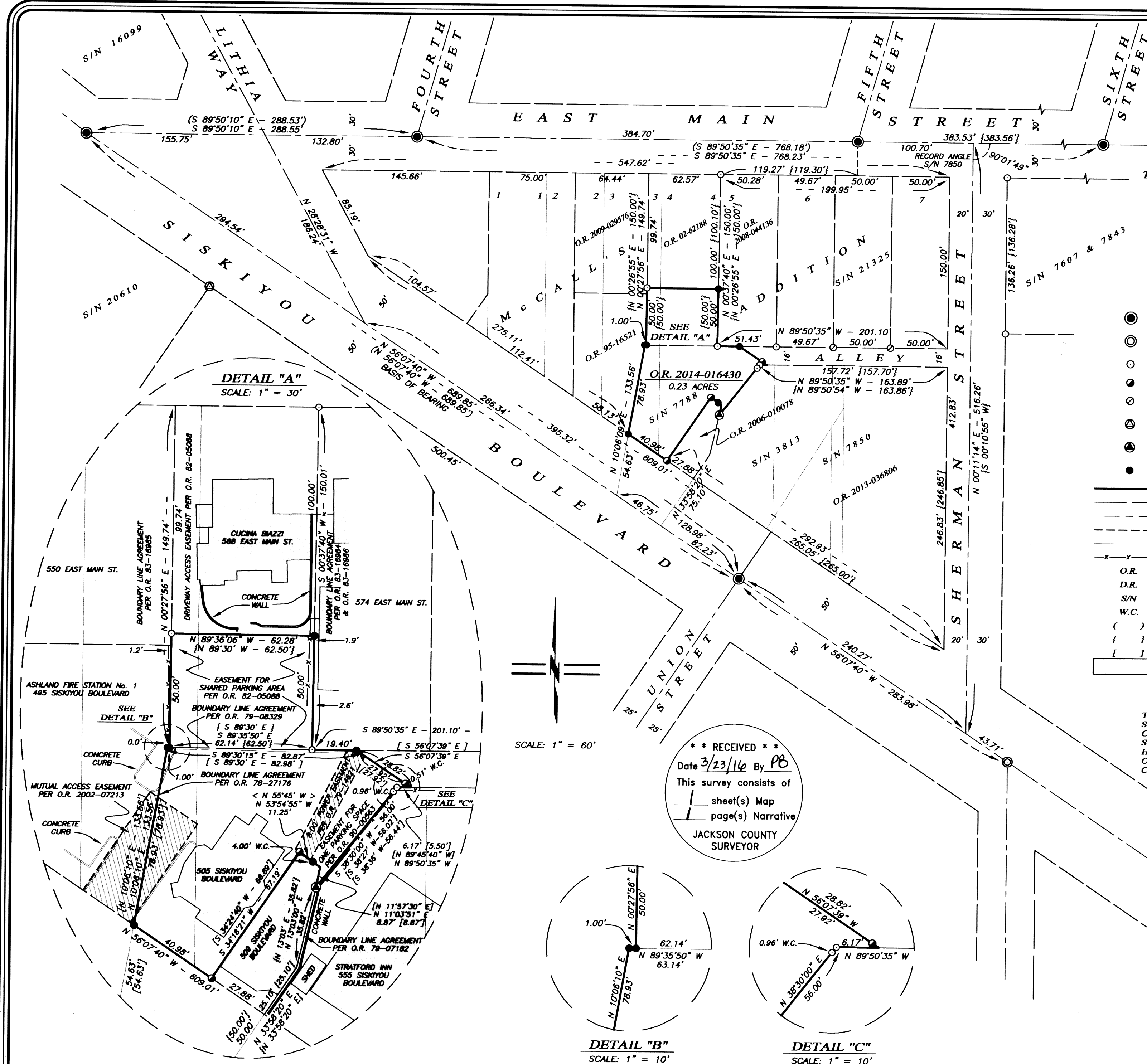
FOR
Ronald DeLuca
228 Morninglight Drive
Ashland, Oregon 97520

LEGEND

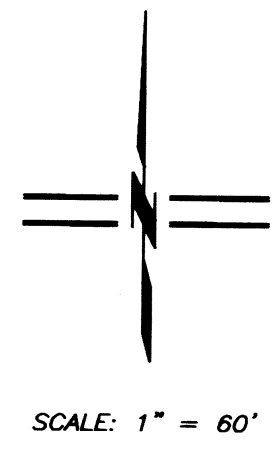
- 3" CITY OF ASHLAND CENTERLINE BRASS CAP IN MONUMENT WELL PER S/N 4267 & 20610 (RECOVERED)
- 3" CITY OF ASHLAND BRASS CAP IN MONUMENT WELL PER CITY OF ASHLAND FIELD NOTES & S/N 17071 (RECOVERED IN 2001)
- 5/8" IRON PIN, NO OTHER MARKINGS, PER S/N 3813, 7607 & 7850 (BURRELL) AND O.R. 83-16984 (RECOVERED)
- 3/4" IRON PIN, NO OTHER MARKINGS, PER S/N 7788 (RECOVERED)
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "OSMUS PLS 2464" PER S/N 21325 (RECOVERED)
- 3/8" x 1" CONCRETE (MAG) NAIL w/ 1" BRASS WASHER IN CONCRETE STAMPED "POLARIS LS 2883" PER S/N 20610 (RECORD)
- 3/8" x 1" CONCRETE (MAG) NAIL w/ 1" BRASS WASHER IN CONCRETE 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
- - - EASEMENT LINE
- - - PREVIOUS DEED LINE
- x - x - FENCELINE
- 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 4267
- { } SURVEY / DEED RECORD DATA PER S/N 7850 & O.R. 83-16984 THRU 86
- [] SURVEY / DEED RECORD DATA PER S/N 7788 & O.R. 2014-016430
- ▭ EXISTING BUILDING

BASIS OF BEARING

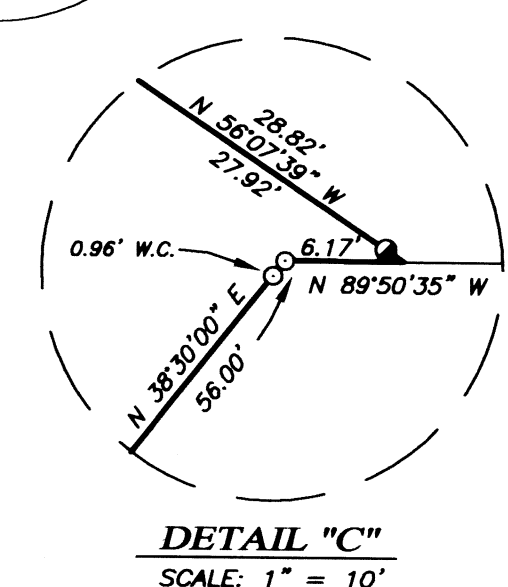
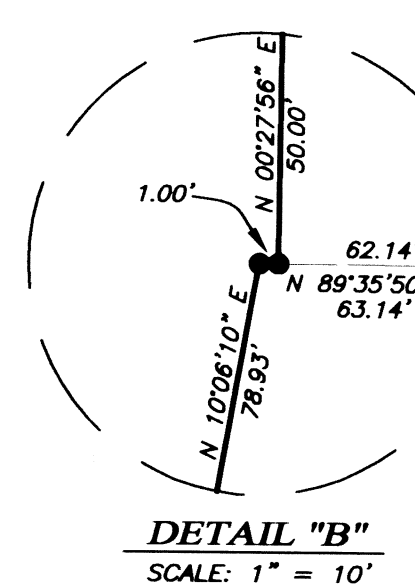
THE BASIS OF BEARING FOR THIS SURVEY WAS THE CENTERLINE OF SISKIYOU BOULEVARD BETWEEN RECOVERED CITY OF ASHLAND BRASS CAP MONUMENTS LOCATED AT THE CENTERLINE INTERSECTIONS OF SISKIYOU BOULEVARD WITH UNION STREET AND EAST MAIN STREET, HAVING A RECORD BEARING OF NORTH 56°07'40" WEST, AS REFERENCED ON SURVEY NO. 4267 & 20610, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.



DETAIL "A"
SCALE: 1" = 30'



**** RECEIVED ****
Date 3/23/16 By PB
This survey consists of
1 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY SURVEYOR

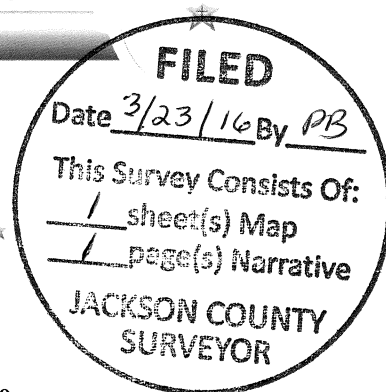


Assessor's Map No. 39 1E 09 AC, Tax Lot 14700

POLARIS LAND SURVEYING

SURVEYED BY:
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009
DATE: JANUARY 18, 2016
PROJECT NO. 885-14

REGISTERED PROFESSIONAL LAND SURVEYOR
Shawn Kampmann
OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS
RENEWAL DATE: 6/30/2017

SURVEY NO. 21932

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

SURVEY FOR: Ron DeLuca
228 Morninglight Drive
Ashland, Oregon 97520

LOCATION: The Northwest & Northeast Quarters of Section 9 in Township 39 South,
Range 1 East of the Willamette Meridian, City of Ashland, Jackson
County, Oregon.

PURPOSE: To survey and monument Tract A and Tract B of the lands described
within Instrument No. 2014-016430 of the Official Records in Jackson
County, Oregon.

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. 20610, on file in the
office of the Jackson County Surveyor, I survey the land as shown.

The subject tract lies within portions of Lots 3, 4 & 5 of McCall's Addition to the City of Ashland, Recorded on June 16, 1888 in Volume 16, Pages 71 & 72 of the Deed Records of Jackson County, Oregon. No original monuments have been found or documented within McCall's Addition, but it is bounded on all three sides by street right-of-ways with sufficient centerline monuments to determine the subject boundaries. Siskiyou Boulevard and East Main Street centerlines were surveyed and re-established by Mark Boyden by Survey No. 4267 and the 1960 relocated Sherman Street was surveyed by George Burrell in Survey No. 7850 and held for position.

There have been numerous Boundary Line Agreements made for most of the subject property lines in the late 1970's and early 1980's which are depicted hereon, as well as on Survey No.'s 7788 and 7850. The legal description for Tract A matches the survey record from Boyden's Survey No. 7788 which fit very well with the three recovered pins from that survey and Burrell's Survey No. 7850 which were held for position. A 4.00 witness corner was established because the northeast corner of the adjacent tract described within Instrument No. 2006-010078 fell right at the northeast building corner and a monument could not be placed any closer to the corner because of the building wall was right on the property line.

BASIS OF BEARING: The Basis of Bearing for this survey is the centerline of Siskiyou Boulevard, having a record plat bearing of North 56°07'40" West, as referenced on Survey No. 20610, on file in the office of the Jackson County Surveyor.

DATE: January 18, 2016

PREPARED BY: Shawn Kampmann,
Professional Land Surveyor

POLARIS LAND SURVEYING, LLC
P.O. Box 459
Ashland, Oregon 97520

(541) 482-5009

**REGISTERED
PROFESSIONAL
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RENEWAL DATE: 6/30/17