

MAP OF SURVEY

LYING SITUATE WITHIN

SOUTHEAST QUARTER OF SECTION 14
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
JACKSON COUNTY, OREGON

FOR

Evergreen Acres LLC

2630 Siskiyou Boulevard
Ashland, Oregon

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: TO SURVEY AND MONUMENT THOSE TRACTS OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2015-026147 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

PROCEDURE: UTILIZING AN ELECTRONIC LEICA TCRA 1203 ROBOTIC TOTAL STATION WITH RANGING PRISMS AND A LEICA 1200 SMART ROVER GNSS RECEIVER OPERATING ON THE OREGON DEPARTMENT OF TRANSPORTATION (ODOT) ORGN NETWORK, IN CONJUNCTION WITH SURVEY CONTROL PREVIOUSLY ESTABLISHED BY THIS OFFICE DURING THE PERFORMANCE OF SURVEY NO. 18872 & 21696, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, I SURVEY AND MONUMENT THE LAND AS SHOWN. THE SUBJECT PROPERTY IS DESCRIBED AS THREE PARCELS WITHIN SAID INSTRUMENT NO. 2016-001455, WITH ALL BEING BOUNDED ALONG THE NORTHEASTERLY SIDE BY SISKIYOU BOULEVARD (OREGON STATE HIGHWAY 99) AND ALONG THE SOUTH BY THE SOUTHEAST QUARTER OF SECTION 14. PARCEL 2, DESCRIBED IN THE PREVIOUSLY MENTIONED DEED, AS WELL AS THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 14, WAS SURVEYED IN 1974 BY EVERETT SWAIN AS DENOTED ON SURVEY NO. 5661. MONUMENTS RECOVERED FROM SAID SURVEY FIT VERY WELL WITH THE SURVEY RECORD AND WERE HELD FOR POSITION. THE SOUTHEASTERLY LINE OF PARCEL 3 WAS SURVEYED AND MONUMENTED BY AN UNRECORDED SURVEY BY THE LATE L.E. AGER, WITH SAID MONUMENTS BEING HELD FOR POSITION BY SURVEY NO. 20657, AS WELL AS THIS SURVEY. THE LINE SEPARATING PARCEL 1 AND PARCEL 3 IS THE WEST LINE OF THAT TRACT OF LAND DESCRIBED IN VOLUME 106, PAGE 159 OF THE DEED RECORDS, WHICH WAS DETERMINED FROM SURVEY CONTROL PREVIOUSLY ESTABLISHED BY THIS OFFICE IN THE PERFORMANCE OF SURVEY NO. 19843 & 20641.

SCALE: 1" = 100'

LEGEND

- ⊠ 2-1/2" BRASS CAP QUARTER SECTION CORNER PER JACKSON COUNTY SURVEYOR RE-ESTAB. NOTES (RECOVERED)
- ⊙ 1/2" IRON PIN - NO MARKINGS - OSHD STATION 109+28.2 P.S. PER S/N 4033 (RECOVERED)
- ⊙ 5/8" IRON PIN w/ CAP STAMPED "FRANTZ LS 50077" PER S/N 20657 (RECOVERED)
- ⊙ 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "RLS 759" PER S/N 5561 (RECOVERED)
- △ 5/8" IRON PIN - NO MARKINGS - PER UNRECORDED SURVEY BY L.E. AGER, AS DENOTED ON S/N 16349 (RECOVERED)
- ◇ 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "RLS 638" PER S/N 6780 (RECOVERED)
- ⊙ COMPUTED EAST 1/16 SECTION CORNER PER S/N 5661 (RECORD)
- 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- — — — — PROPERTY BOUNDARY LINE
- — — — — BOUNDARY LINE
- — — — — CENTERLINE
- — — — — PREVIOUS DEED LINE
- - - - - EASEMENT LINE
- x - x - x - FENCE LINE
- O.R. OFFICIAL RECORDS, JACKSON COUNTY CLERK
- D.R. DEED RECORDS VOLUME / PAGE, JACKSON COUNTY CLERK
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- () SURVEY RECORD DATA PER S/N 5661
- { } SURVEY RECORD DATA PER S/N 20657
- < > SURVEY RECORD DATA PER S/N 19719
- (()) SURVEY RECORD DATA PER S/N 16349
- [] DEED RECORD DATA PER O.R. 2016-001455
- ▭ EXISTING BUILDING
- ▨ EASEMENT AREA, AS DESCRIBED

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 14, HAVING A RECORD PLAT BEARING OF NORTH 89°34'48" WEST, AS REFERENCED ON SURVEY NO. 5661, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Shawn Kampmann
OREGON
JULY 14, 1988
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2017

SURVEYED BY:
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009

DATE: JANUARY 12, 2016
PROJECT NO. 998-15

**** RECEIVED ****
Date 6/8/16 By PB
This survey consists of
1 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

CITY OF ASHLAND
139S R1E
14
23
1/4 CNR
1969