

DATE: 8-22-2016
SCALE: 1" = 50'

MAP OF SURVEY

A PORTION OF
LOT 1, BLOCK 23 OF THE CHITWOOD TRACT
IN THE CITY OF ASHLAND
LOCATED IN:
NW 1/4 OF SECTION 9, TOWNSHIP 39 SOUTH, RANGE 1 EAST,
WILLAMETTE BASE AND MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

SURVEY FOR
CITY OF ASHLAND
20 EAST MAIN STREET
ASHLAND, OREGON

LEGEND

- SURVEYED PROPERTY LINE
- - - CENTERLINE
- SET LEAD PLUG & TAG STAMPED PLS 2653
- FOUND MONUMENT AS NOTED IN STREET MONUMENT CASING
- FOUND MONUMENT AS NOTED
- ◆ FOUND LEAD PLUG & TAG (L+T) AS NOTED
- ⊗ POSITION OF MONUMENT, AS NOTED, PREVIOUSLY TIED BUT NOT FOUND THIS SURVEY
- () 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
- IP IRON PIN

ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF

NOTES

1. TIED MONUMENT THIS SURVEY. CURRENTLY UNDER RECENTLY CONSTRUCTED CONCRETE SIDEWALK
2. TIED MONUMENT IN 2001. CURRENTLY UNDER CONCRETE SIDEWALK

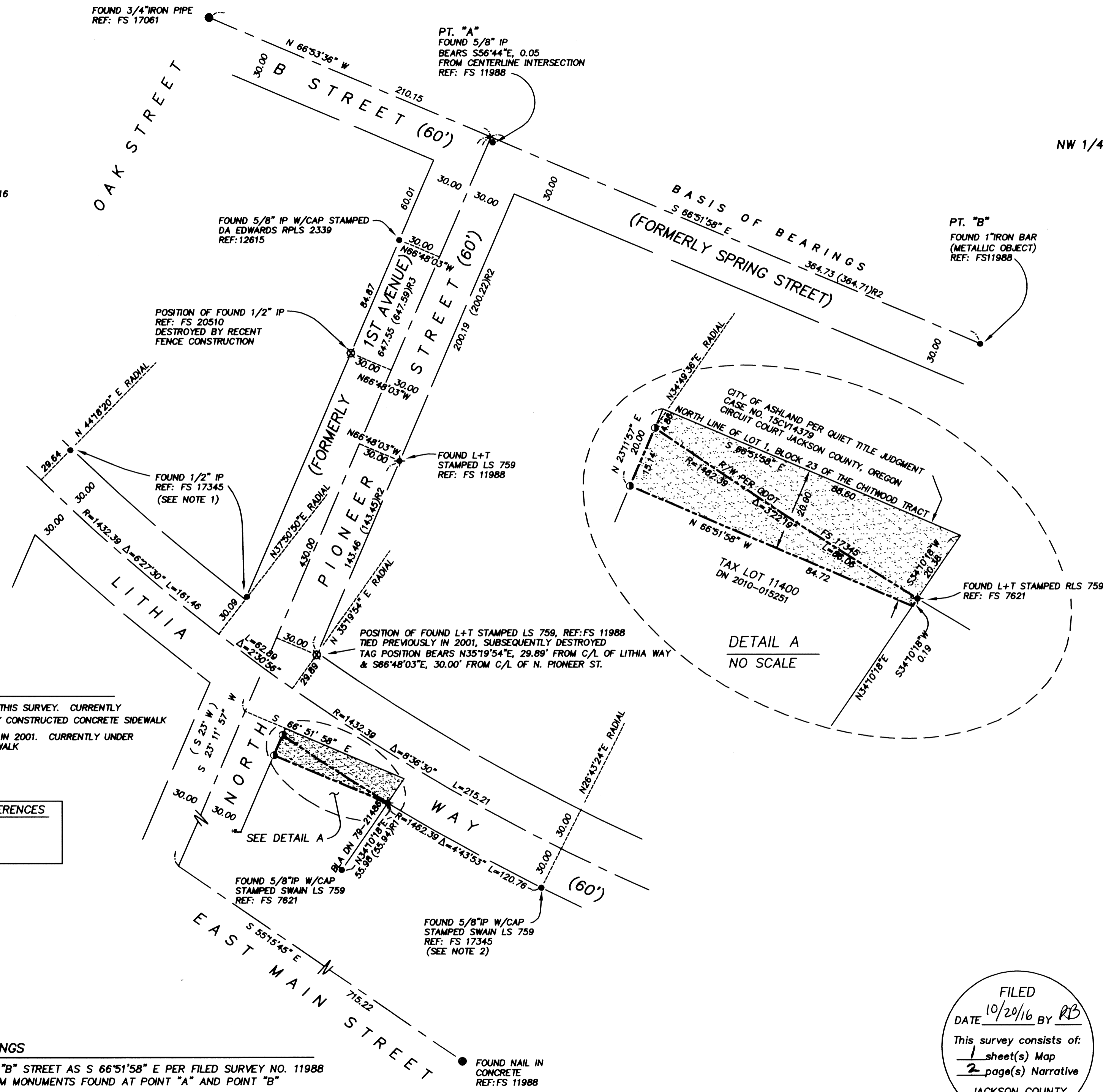
SURVEY REFERENCES

- R1 FS 7621
- R2 FS 11988
- R3 FS 20510

BASIS OF BEARINGS

THE CENTERLINE OF "B" STREET AS S 66°51'58" E PER FILED SURVEY NO. 11988 AS DETERMINED FROM MONUMENTS FOUND AT POINT "A" AND POINT "B"

T 39 S, R 1 E, SEC 09 BA



REGISTERED
PROFESSIONAL
LAND SURVEYOR
Richard F. Alspach
OREGON
JULY 19, 1994
RICHARD F. ALSPACH
No. 2653
Renewal 12-31-2017

FILED
DATE 10/20/16 BY RB
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
terrain@bisp.net
JOB NO: A289-14

Survey Number 22098

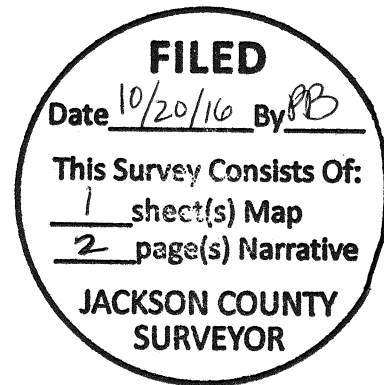
SURVEY NARRATIVE
TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

DATE OF SURVEY:

AUGUST 22, 2016

SURVEYED BY:

TerraSurvey, Inc.
274 Fourth Street
Ashland, Oregon



SURVEY FOR:

City of Ashland
20 East Main Street
Ashland, Oregon

LOCATION:

Located in the NW 1/4 of Section 9, Township 39 South, Range 1 East, Willamette Base and Meridian, City of Ashland, Jackson County, Oregon

PURPOSE:

The purpose of this survey was to monument that portion of City property remaining from the "C" Street Extension in 1904 at the southeast corner of North Pioneer Street and Lithia Way.

BASIS OF BEARINGS:

The Basis of Bearings for this survey is the centerline of "B" Street as South 66°51'58" East per Filed Survey No. 11988.

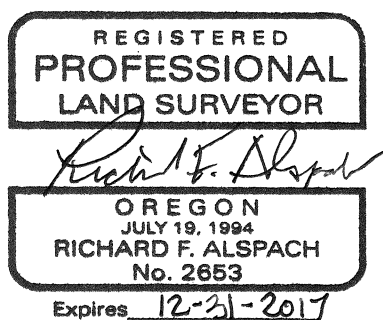
PROCEDURE:

In October of 1904 the city council of the City of Ashland approved the formation of a street commission for the purpose of extending "C" Street from 2nd Street westerly to 1st Avenue. This created the extension of "C" Street and it remained as such until the mid 1950's when the State Highway Commission began purchasing property for the realignment of the northbound route of the Pacific Highway creating what is now Lithia Way. Lithia Way more or less replaced the "C" Street extension except for a small triangular piece located between current Tax Lot 11400 (DN 2010-015251) and the Lithia Way Right of Way at the southeast corner of the intersection of Lithia Way with North Pioneer Street (formerly 1st Avenue).

The current deed for Tax Lot 11400 (DN 2010-015251) starts at the northwest corner of Lot 1, Block 23 of the Chitwood Tract, describes a portion of said lot and cites an exception of a 20' strip off the northerly side for the "C" Street extension from 2nd Street to 1st Avenue. Previous deeds dating back to 1905 (Vol.52 Pg. 560) have the same citation often with the phrase "sold to the City of Ashland". This suggests that perhaps the land was deeded to the city but a search for such a deed found none. So to remove any cloud on the title the city sought and obtained a judgement for the 20' strip through a Quiet Title Action (Jackson County Circuit Court Case No. 15CV14379). Using control and found monuments from previous surveys conducted in the area this survey proceeded to tie additional monuments in order to define the subject property. Monuments used by Filed Survey No. 11988 to established B Street (formerly Spring Street) were also used by this survey for that purpose. North Pioneer Street was determined from sideline monuments found from Filed Survey No.'s 11988, 12615, & 20510. A tie was made using the record bearing per Filed Survey No. 11988 from the centerline monument at the angle point in East Main Street to intersect the centerline of North Pioneer Street. The north line of Lot 1, Block 23 of the Chitwood Plat was established at the plat record distance south along North Pioneer Street and held parallel with the centerline of B Street. The south line of the subject property was placed at 20 feet right angle distance from the north line of said Lot 1. The west line is of course North Pioneer Street and the east line is the boundary line agreement(DN 79-21486) and its northerly extension as determined from monuments found from Filed Survey No. 7621.

This survey was started in 2014 and many of the monuments that were visible and present at that time have since been destroyed or paved over. Those monuments have been identified on the map

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



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