

LOCATION OF DESTROYED IRON PIPE CALLED OUT IN LOCAL DEED DESCRIPTIONS AND ACCEPTED AS THE NORTHEAST CORNER OF THE WEST 1/2 OF SECTION 16 PER S/N 5492 & 20489 (SEE SURVEY NARRATIVE OF S/N 5492 & 20489)

TRUE N.E. CORNER OF THE WEST 1/2 OF S.E. 1/4 OF N.E. 1/4 OF SECTION 16 PER S/N 5492 & 6867

PROSPECT STREET

MAP OF SURVEY

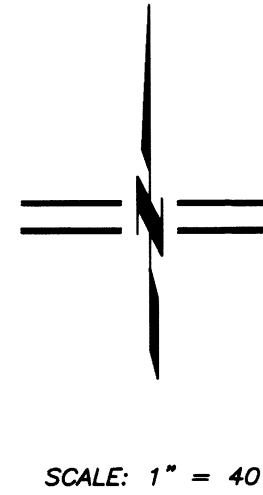
LYING SITUATE WITHIN  
NORTHEAST QUARTER OF SECTION 16  
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN  
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR  
**Gary Christlieb Trust**

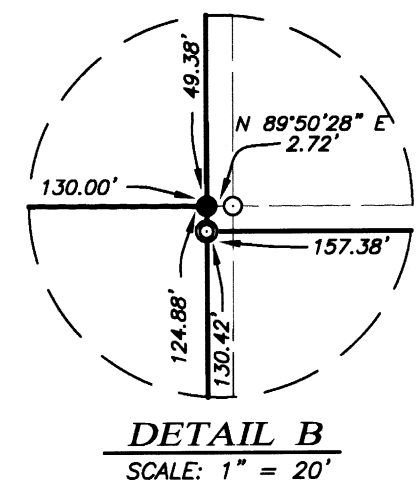
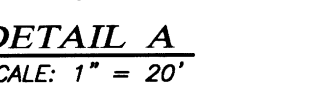
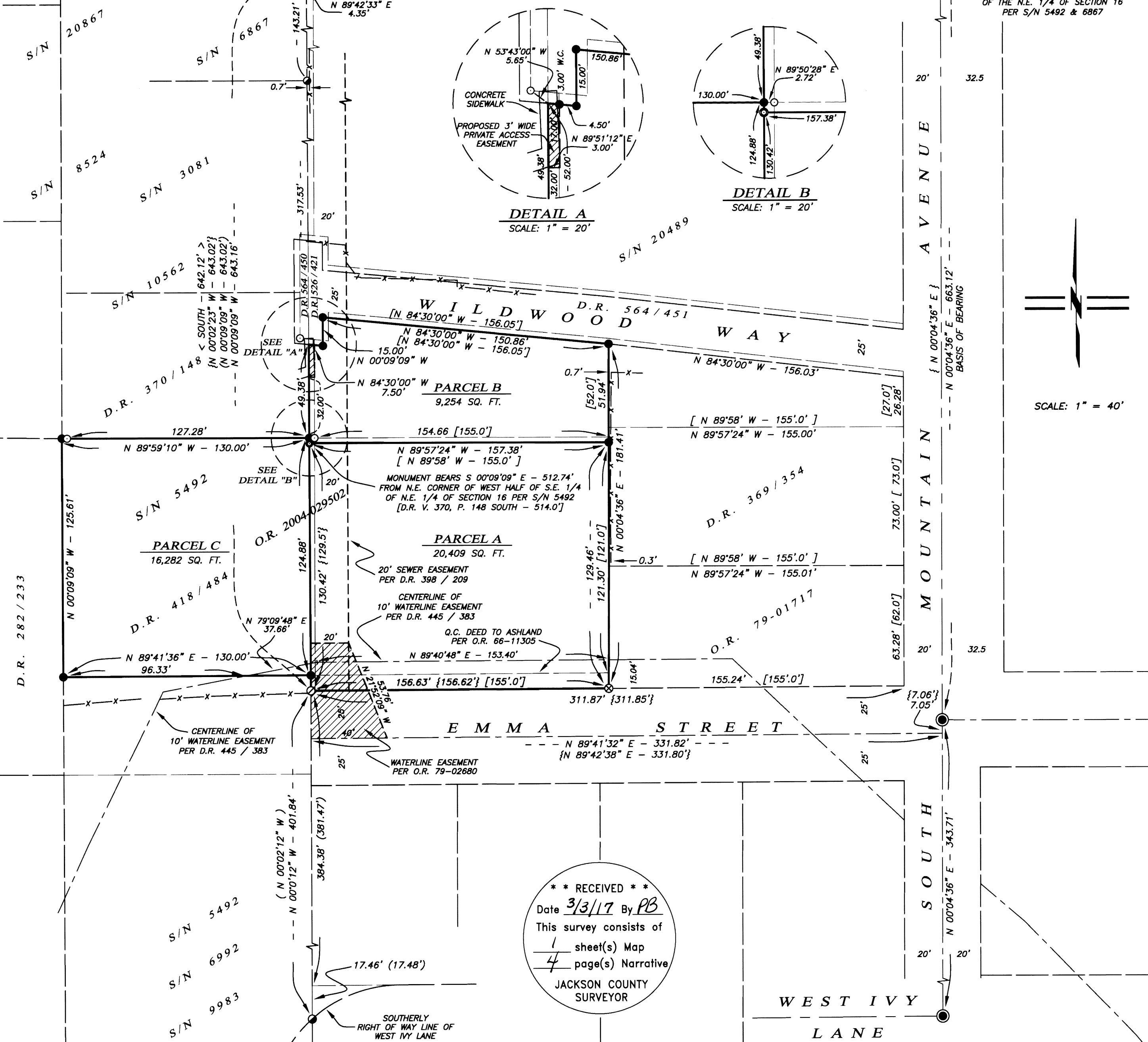
1065 Emma Street  
Ashland, Oregon

LEGEND

- 3" BRONZE CAP w/ PUNCH IN MONUMENT WELL STAMPED "CITY OF ASHLAND SURVEY MARKER" (RECOVERED)
- ⊙ 5/8" IRON BOLT IN ASPHALT PAVEMENT PER S/N 20487, 10562 & 2486 (RECOVERED)
- 3/4" IRON PIN, NO OTHER MARKINGS, PER S/N 3081 AND CITY OF ASHLAND ENGINEERING FIELD NOTES AND MAP (RECOVERED)
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "SWAIN RLS 759" PER S/N 6867 & 9983 (RECOVERED)
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "BURRELL RLS 638" PER S/N 10562 (RECOVERED)
- ⊙ 3/4" IRON PIPE, NO OTHER MARKINGS, PER S/N 10562 AND CITY OF ASHLAND ENGINEERING FIELD NOTES AND MAP (RECOVERED)
- ⊗ 1/2" IRON PIPE, ORIGIN UNKNOWN, PER CITY OF ASHLAND ENGINEERING FIELD NOTES AND MAP (RECOVERED)
- ◆ RECORD 3/4" IRON PIPE PER S/N 3081 & 6867 (OBLITERATED)
- 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 - FENCE LINE
- O.R. OFFICIAL RECORDS, JACKSON COUNTY RECORDER
- D.R. DEED RECORDS VOLUME / PAGE, JACKSON COUNTY RECORDER
- W.C. WITNESS CORNER MONUMENT, AS DESCRIBED
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- ( ) SURVEY RECORD DATA PER S/N 5492, 6867 & 9983 (SWAIN)
- { } SURVEY DATA PER ASHLAND ENGINEERING STREET RECORDS
- < > SURVEY RECORD DATA PER S/N 3081 (THOMAS)
- [ ] DEED RECORD DATA PER O.R. 2004-029502, OR AS DESCRIBED
- ▨ QUIT CLAIM DEED TO ASHLAND PER O.R. 66-11305
- ▨ VARIABLE WIDTH WATERLINE EASEMENT PER O.R. 79-02680



SCALE: 1" = 40'



**\*\* RECEIVED \*\***  
Date 3/3/17 By PB  
This survey consists of  
1 sheet(s) Map  
4 page(s) Narrative  
JACKSON COUNTY SURVEYOR

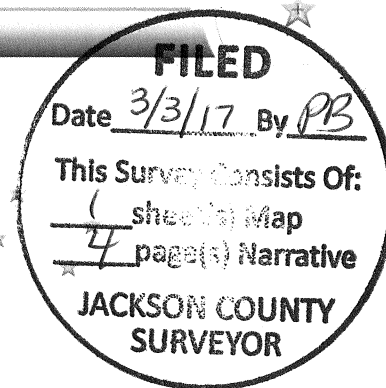
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Shawn Kampmann*

OREGON  
JULY 14, 1998  
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 24, 2017  
PROJECT NO. 884-14

SURVEY NO. 22186

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

- SURVEY FOR:** Gary Christlieb Trust  
1065 Emma Street  
Ashland, Oregon 97520
- LOCATION:** The Northeast Quarter of Section 16, Township 39 South, Range 1 East, Willamette Meridian, City of Ashland, Jackson County, Oregon.
- PURPOSE:** To survey and monument those tracts of land described within Instrument No. 2004-029502 of the Official Record in Jackson County, Oregon, along with the right of way for Emma Street lying west of South Mountain Avenue and to resolve numerous survey and deed conflicts identified in previous surveys converging in this area.
- PROCEDURE:** Utilizing a Leica TCRP 1203 robotic total station and ranging prisms, in conjunction with survey control established by this office during the performance of Survey No.'s 20489, 20867 & 21824, I survey the subject tracts as shown hereon. As previously explained with great detail in the narratives for Survey No.'s 3081, 5492, 6867, 20489 and 20867, almost all the historic deeds in this vicinity have calls commencing from the "Northeast Corner of the West Half of the Southeast Quarter of the Northeast Quarter of Section 16..." Without restating all the gory details of the history again herein, essentially the point of commencement for these historic deed descriptions were written from a pipe unrelated to the actual "Northeast Corner." The result was that numerous monuments were set along what was intended to be a fractional north-south section line, but was actually nearly four and a half feet westerly from the "true" fractional line if established by classical sectional subdivision methods. In 1973, surveyor Everett Swain subdivided Section 16 in Survey No. 5492 by said classical methods and discovered differences in the position of said described Corner, not only in the east-west direction, but also in the north-south axis as well. But many local improvements had been built in this entire area for close to fifty years before this technical problem came to light, including public road rights of way. As it relates to this survey, all the long standing improvements relied upon monuments established and denoted on Survey No. 3081 & 5492, although some more recent surveys established new monuments along a somewhat parallel north-south line approximately 4.5 feet east of the

**PROCEDURE (cont.):** long established and monumented west line of the East Half of the Southeast Quarter of the Northeast Quarter of said Section. This survey abuts both sides of said north-south line and the deed calls match extremely well in most cases with the old monumented lines that would otherwise not fit well at all if applied to the location of the "true" fractional section line as subdivided by Swain in 1971. Swain even holds this line for later subsequent surveys, apparently for the same reason as denoted on Survey No.'s 6992 & 9983.

I also researched the Ashland Engineering Department street records and found some old maps prepared from the field notes along Emma Street west of South Mountain Avenue which also held said historic monumented line. I am also filing copies of these City sketch maps with this survey for the record. My surveyed measurements fit nearly exactly with the City Engineering Department's locations which I also reference on this survey map.

I did have a conflict with the surveyed location of Wildwood Way as denoted on Survey No. 10562 performed in 1986. Typically, I try to hold previously established monuments if I encounter minor discrepancies between my measurements and a previous survey, but because that survey held the "true" fractional section line paralleling the old established line, I could not resolve the subject property boundaries with the other adjoiners and right of way for Emma Street and Wildwood Way by holding the more recent monumented positions from that survey. When I lay out Wildwood Way by the deeded descriptions, it fits much better with my surveyed parcel locations and also the unpaved, established travelled way is closer to the center of the right-of-way as resolved by this survey. Therefore regrettably, I elect to not utilize positions per Survey No. 10562 because otherwise I can't satisfactorily resolve the subject property boundaries with all the other elements, original monuments and City Engineering survey data. For whatever reason, Survey No. 10562 ignored the original iron pipes that he denotes on his map which are the same ones along the original north-south line that I held for this survey.

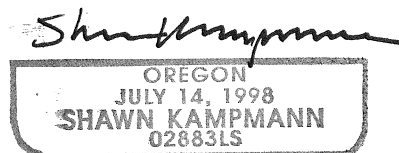
**BASIS OF BEARING:** The Basis of Bearing for this survey is the centerline of South Mountain Avenue, having a record plat bearing of North 00°04'36" East, as referenced on Survey No. 6992, on file in the office of the Jackson County Surveyor and identical to the attached City of Ashland Engineering Department mapping data.

**DATE:** January 24, 2017

**PREPARED BY:** Shawn Kampmann,  
Professional Land Surveyor

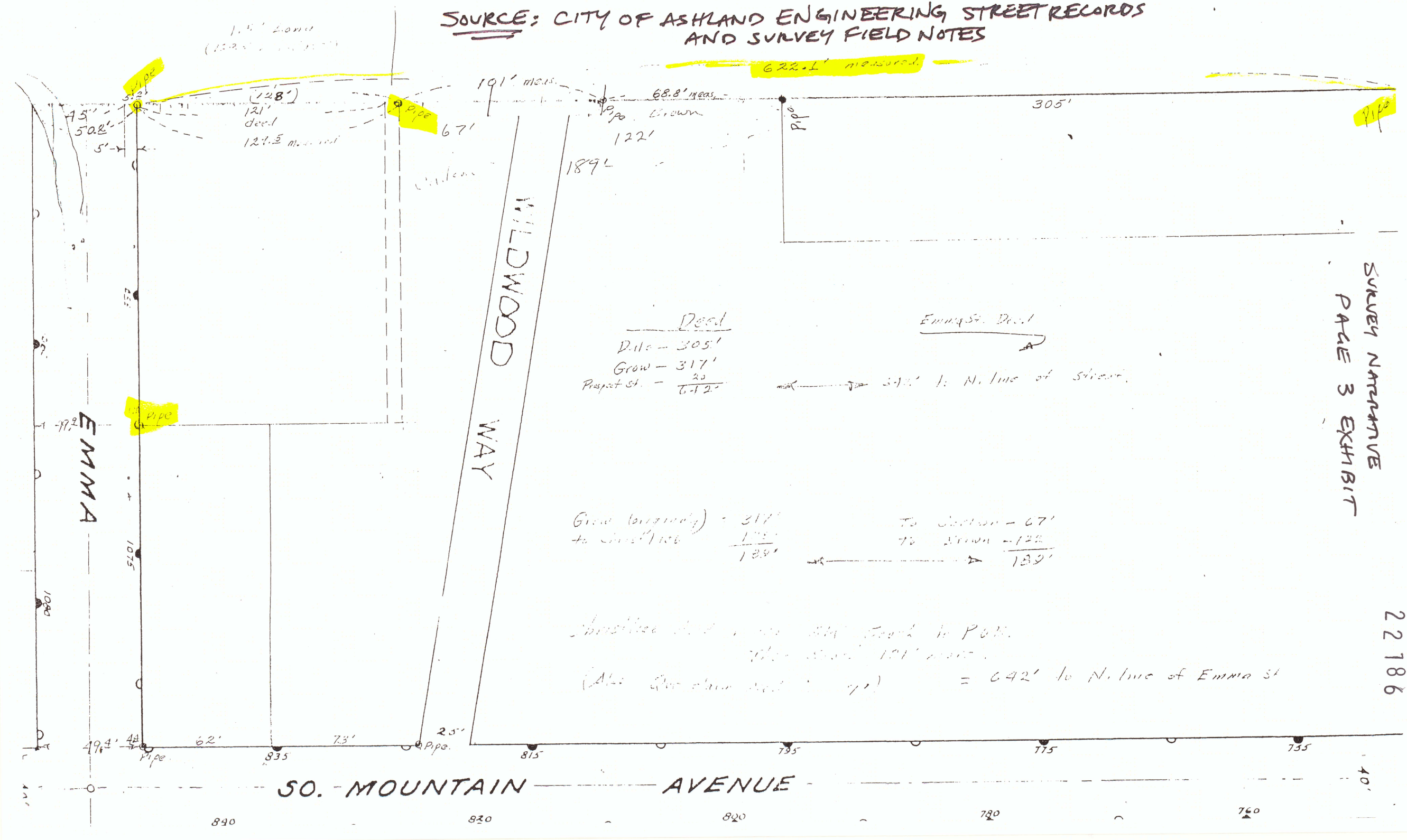
POLARIS LAND SURVEYING, LLC  
P.O. Box 459  
Ashland, Oregon 97520

(541) 482-5009



Renewal Date: 6/30/2017

SOURCE: CITY OF ASHLAND ENGINEERING STREET RECORDS AND SURVEY FIELD NOTES



1.5' Zone  
(1525' ...)

622.1' measured

Dead  
Dills - 305'  
Grow - 317'  
Propert St. -  $\frac{20}{6.12}$

Emma St. Dead  
572' N. line of street

Grow (original) = 317'  
to street line  $\frac{175}{189}$

To Section - 67'  
to street - 122'  
 $\frac{189}{189}$

Another dead end from P.O.B.  
This street 191' long.  
(Also from chain ... ) = 642' to N. line of Emma St

SURVEY NARRATIVE  
PAGE 3 EXHIBIT

22186

SO. MOUNTAIN AVENUE

EMMA

WILDWOOD WAY

75' 50.2' 5' 3.7' 128' 121' dead 121.5' measured 67' 191' meas. 68.8' meas. 122' 189' 305' 37.2' 107.5' 100' 49.4' 48' 62' 73' 25' Pipe 835 815 795 775 755 40' 840 820 820 780 760

