

1/4 CORNER

9
16

BRASS CAP IN MONUMENT CASE
GCDB 340500
REFER TO C.S. 21963 AND RE-ESTAB
SPECIAL CORNER BOOK P. 7

LEGEND

- THESE STANDARD SYMBOLS CAN BE FOUND IN THE DRAWING.
- C.S. FILED SURVEY NUMBER (JACKSON COUNTY SURVEYOR'S OFFICE)
 - {} {} CURRENT COUNTY TAX LOT NUMBER
 - ROAD CENTERLINE OR RIGHT-OF-WAY LINES
 - BOUNDARY MARKED THIS SURVEY FOR THE SHELDON PROP
 - SUBDIVISION C.S. 910
 - OTHER SURVEYS
 - EXISTING FENCE- NORTH-SOUTH FENCES ARE APPROXIMATELY 2 FEET TOO FAR EASTERLY
SOUTH FENCE WILL BE MOVED TO THE PROPERTY LINE
 - [] RECORD DATA FROM C.S. 6349 (4-23-76) OR 12096 (6-20-90) EVERETT SWAIN PLS 759
 - () RECORD DATA FROM C.S. 910 (AGER LS 21 DATED 10-28-1956)
 - (()) RECORD DATA FROM C.S. 21963 (4-22-2016) BAROTT LS 2332
 - ((()) RECORD DATA FROM C.S. 15659 (2-1998) D.HUCK LS 2023
 - ⊙ FOUND IRON PIPE AS NOTED
 - ⊠ BRASS CAP IN MONUMENT CASE- CITY OF ASHLAND
 - ⊗ FOUND IRON PIN & YELLOW PLASTIC CAP- C.S. 6349 AND C.S. 12096
 - △ CALCULATED POINT- NOTHING FOUND OR SET
 - SET 5/8"X24" IRON PIN WITH 1 3/4-INCH MORASSE GREEN PLASTIC CAP



EQUIPMENT: LEICA GS14 GNSS (GPS) RECEIVER AND LEICA TCRP1203 ROBOTIC TOTAL STATION.

LOCATED IN
TOWNSHIP 39 SOUTH,
RANGE 1 EAST, NE 1/4
OF SECTION 16, IN
THE CITY OF
ASHLAND, JACKSON
COUNTY, OREGON



50 FT 0 FT 25 FT 50 FT 100 FT 200 FT

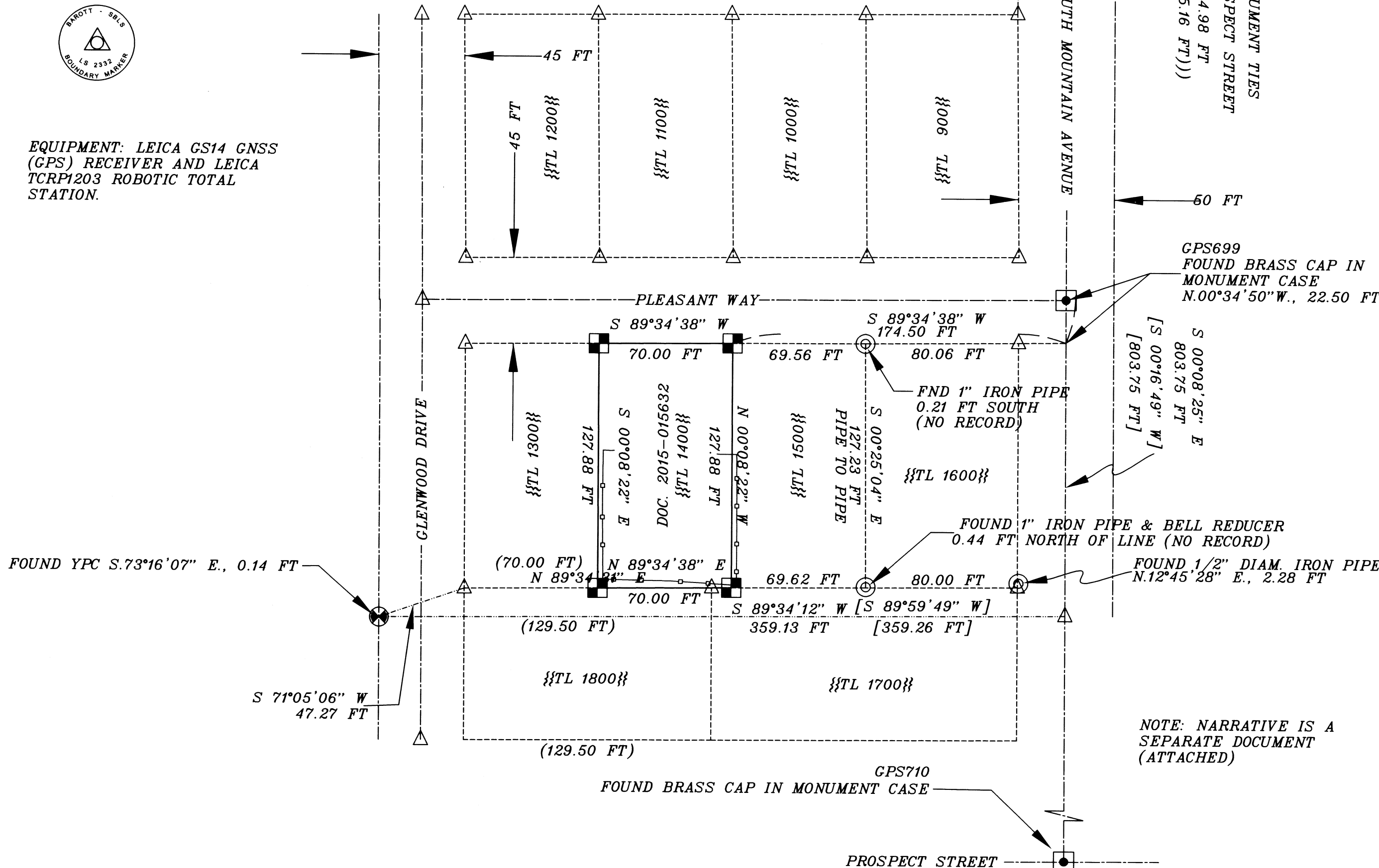
BASIS OF BEARING: GRID, OREGON COORDINATE REFERENCE SYSTEM (OCRS) - GRANTS PASS-ASHLAND ZONE.

CENTERLINE MONUMENTS: NAD83(2011) EPOCH 2010.00 UTILIZING OREGON DEPARTMENT OF TRANSPORTATION'S REAL TIME NETWORK ADJUSTED SOLUTIONS. ELEVATIONS ARE NAVD88 UTILIZING GEOID 12A. EQUIPMENT INCLUDES A LEICA GS14 GNSS RECEIVER.

GPS712 (MOUNTAIN-ASHLAND)
LATITUDE 42°11'07.70323"N
LONGITUDE 122°41'57.35855"W
ELEVATION 2076.16 FT

GPS699 (MOUNTAIN-PLEASANT)
LATITUDE 42°11'01.40615"N
LONGITUDE 122°41'57.40153"W
ELEVATION 2156.60 FT

GPS710 (MOUNTAIN-PROSPECT)
LATITUDE 42°10'54.61551"N
LONGITUDE 122°41'57.44649"W
ELEVATION 2238.32 FT



NOTE: NARRATIVE IS A SEPARATE DOCUMENT (ATTACHED)

RECEIVED

DATE 8/4/17 BY PB

This survey consists of:
1 sheet(s) Map
5 page(s) Narrative

JACKSON COUNTY SURVEYOR

S B L S
STEPHAN BAROTT LAND SURVEYING

REGISTERED PROFESSIONAL LAND SURVEYOR

1446 ST. ANDREW WAY
MEDFORD, OR 97504

Stephan Barott

OREGON
JULY 28, 1988
STEPHAN L. BAROTT
2332
RENEWS: DECEMBER 31, 2017

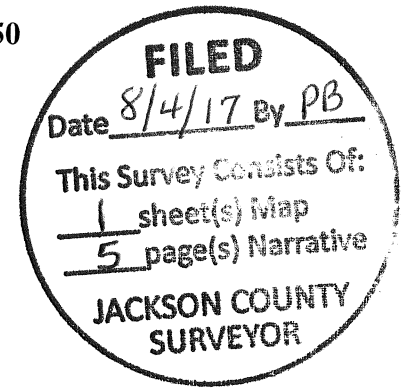
PHONE: 541-776-1272
CELL: 541-510-8278
e-mail: sbarott@charter.net

MAP OF SURVEY		
DRAWN SBL S	DATE 07-20-17	PAUL & ANNE SHELDON 1080 PLEASANT WAY ASHLAND, OR 97520 39-1E-16AA-1400
APPROVED	DATE	PROJECT NO. 2017-13
SCALE 1"=50'	SHEET 1 OF 1	

**Survey Narrative to Comply with
Oregon Revised Statutes, Paragraph 209.250**

SURVEYED FOR: PAUL AND ANNE SHELDON
1080 PLEASANT WAY
ASHLAND, OR 97520

SURVEYED BY: STEPHAN BAROTT LAND SURVEYING
1446 ST. ANDREW WAY
MEDFORD, OREGON 97504



LOCATION: Township 39 South, Range 1 East, Northeast 1/4 Section 16, Willamette Meridian, in the City of Ashland, Jackson County, Oregon. (Jackson County Tax Records 39-1E-16AA- TL1400)

BASIS OF BEARING: Grid Bearing utilizing the Oregon Coordinate Reference System (OCRS) Grants Pass-Ashland Zone. GPS Coordinates are NAD83(2011) Epoch 2010.00.

PURPOSE: The purpose of this survey is to identify the Sheldon property described in OR 2015-015632 of the Official Records of Jackson County, Oregon.

HISTORY OF SURVEYS: The history of surveys of T.39 S., R.1 E. pertaining to this survey is as follows:

The exterior boundaries and sub-divisional lines of the township that included said Section 16 was surveyed by Turner and Howard, U.S. Deputy Surveyors, in 1870-71. Refer to Government Contract No. 142 dated September 2, 1870.

The portion of the City of Ashland for this current survey was subdivided by L.E.Ager, LS No. 21 as shown in Survey No. 910 dated 10-28-1956. This survey is the basis of most of the property descriptions for this portion of Ashland, Oregon. During this survey, Ager identified the centerlines of Ashland Street, South Mountain Avenue, and Prospect Street. Ager also identified right-of-way limits for Glenwood Drive and a portion of Fern Street (now known as Pleasant Way). The intent of the Ager Survey No. 21 was "To block out tracts and streets and describe the same." Ager did not label the parcels he created as "Block and Lot, but showed the dimensions of each. Ager stated "iron pipes have been set at all property corners and street angle points."

Everett Swain, RPLS 759 created parcels along Glenwood Drive during Minor Land Partition recorded in Volume 1 at Page 42 of "Minor Land Partitions" in Jackson County, Oregon. This partition was filed as Survey No. 6349 dated April 23, 1976. During this survey, Swain located the centerline of Ashland Street and South Mountain Avenue. The Northeast corner of Parcel No. 1 of said partition was referenced with a survey tie to the center of South Mountain Avenue.

In addition to this survey, refer to Partition Plat No. P-56-1990 and filed as Survey No. 12096 by Swain, dated June 20, 1990. Refer to the most Easterly Southeast corner of Parcel No. 1 of this partition plat as being identical with the Northeast corner of Parcel 1 of Survey No. 6349.

Survey Narrative to Comply with Oregon Revised Statutes, Paragraph 209.250

Darrell Huck, PLS 2023, of Hoffbuhr & Associates, Inc. created lots during his survey for University Terrace Subdivision (11R/74) and filed as Survey No. 15659 dated 2-19-1998. During this survey, Huck identified the centerline of Ashland Street, South Mountain Avenue, and Prospect Street. Huck also noted a centerline monument found in the center of South Mountain Avenue at the intersection with Pleasant Way.

This office filed a Map of Survey for a parcel adjacent to Beach Street which is located Westerly of this current project area. During this survey, I identified the centerline of Ashland Street and Beach Street and noted Geodetic Positions for several found monuments. These GPS locations include the Section Corner for Section 9, 10, 15, and 16 and the one-quarter corner for Sections 9 and 16 which identify the centerline of Ashland Street. Refer to filed survey No. 21963 dated 4-22-2016.

No other surveys pertinent to this current survey are of record.

PROCEDURE: Prior to commencement of this survey, Deed Records and filed surveys were reviewed for consistency. No obvious ambiguities were found.

Most of the property descriptions for this area of Ashland refer to the centerline of Ashland Street and South Mountain Avenue as a controlling factor. Most of them follow the general description of the Ager Survey No. 21. However, at some point in time, without the benefit of an official planning actions, a few of the Ager parcels were modified somewhat. My clients parcel is one example.

Comparing Survey No. 910 with the current ownership is as follows:

Survey 910 (1956)

Beginning at the Southeast corner of Fern Street (now Pleasant Way) and its intersection with South Mountain Avenue, the distances along the south boundary of Pleasant Way are 110.0 Feet, 109.5 feet, and 70.0 feet to the intersection of Glenwood Drive.

Current (2017)

The current distance and ownership lines are 80.0 feet, 69.5feet, 70.0 feet, and 70.0 feet. The current ownership in general agrees with the current tax lot maps. Current deed descriptions also agree with the physical location of the properties, for the most part.

Many of the existing fences in the area do not follow the true property boundaries. Several of these parcels include landscaping to include terrace features. It appears that many of the original boundaries followed terraces or rock walls in some locations. It appears newer fences were moved away from these rock walls, causing them to not follow the true property boundaries today.

My client's parcel located at 1080 Pleasant Way is similar to this description. The newer wooden fences on the East and West boundaries are approximately 2 feet too far to the East. The south boundary fence is not straight at all, and is over four feet too far to the north at some locations. At the true property boundary, I found another terrace, rock wall, and evidence of an old fence near the line.

**Survey Narrative to Comply with
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It appears the existing fences, over time, were built at convenient locations and not necessarily along the true property boundaries.

Due to the extensive landscaping over the years, most of the 1956 corners are buried or missing. I did not find the original monuments marking my client's property. I did find two iron pipes as noted approximately 70 feet to the East, but could not find any record of them being officially established.

Control for this survey was Ashland Street and South Mountain Avenue. Surveys by Everett Swain verified the positions as shown in Survey No. 910.

Having the survey control found and verified, I established the four corners of my client's parcel. Monuments marking the boundary are 5/8-inch X 24-inch long iron pins with green plastic Morasse caps, 1 3/4-inch diameter marked as shown on the Map of Survey.

Monuments as shown on the map of survey were tied using survey grade GPS or an electronic total station. Control points established along these lines are marked with 1/2"x15" iron pins with blue or pink plastic caps marked "SBLS CONTROL." Other control points are marked with a 3-inch long steel nail marked SURVEY MARK on a 1-inch nail head and a 1 1/2-inch diameter stainless steel washer stamped "BAROTT-SBLS LS2332." Several miscellaneous GPS control points were also established and are on file with this office.

GPS control was established utilizing a Leica GS14 Real Time Kinematic (RTK) GNSS (GPS) receiver utilizing Oregon Department of Transportation's (ODOT) GPS network solutions or known as "ORGN." Adjustment is NAD83(2011- Epoch 2010.00) and vertical is NAVD88 utilizing Geoid12A. Distances and coordinates are international feet. The coordinate system used is Oregon Coordinate Reference System (OCRS) Grants Pass-Ashland Zone.

EQUIPMENT:

Equipment utilized throughout this survey includes a Leica TCRP-1203 Electronic Robotic Total Station and Leica GS14 GNSS (GPS) receiver.

MONUMENTS ACCEPTED FOR CONTROL AND MONUMENTS ESTABLISHED: Index numbers are shown on the Map of Survey.

1. One-Quarter Corner for Section 9 and 16- GCDB 340500

At the corner point, I found a 2 1/2-inch diameter brass cap monument on a 1-inch diameter galvanized iron pipe in a monument case, marked as follows:

T39S R1E

1/4S 9
16
C.S. 1960

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(record per County re-establishment notes and survey 1711 for special corner. I did not re-measure accessories). Refer to Survey No. 21963 for the geodetic coordinates

2. The Section Corner for Sections 9, 10, 15, and 16 Township 39 South, Range 1 East, W.M.- GCDB 400500

T39S R1E

9	10
16	15

CS 1989

(record per County re-establishment notes Series II, Book I, Page 73-74. I did not re-measure accessories). Refer to Survey No. 21963 for the geodetic coordinates.

3. Centerline monument for South Mountain Avenue located Southerly from the intersection of South Mountain Avenue and Ashland Street.

At the corner point, I found a 2 ½-inch diameter brass cap monument in a monument case. Said point bears South 0°08'22": East, 0.86 feet from the intersection of Ashland Street.

Brass Cap marked:

MOUNTAIN-ASHLAND
PLS 2653

2005
CITY OF ASHLAND
SURVEY MARKED

4. Centerline monument for South Mountain Avenue and Prospect Street.

At the corner point, I found a 2 ½-inch diameter brass cap monument in a monument case.

Brass Cap marked:

CITY OF ASHLAND

1998
SURVEY MARKER

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Oregon Revised Statutes, Paragraph 209.250**

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Stephan Barott

OREGON
JULY 26, 1988
STEPHAN L. BAROTT
2332

RENEWS: DECEMBER 31, 2017

DATE OF SURVEY: July 20, 2017