

# MAP OF SURVEY

LOCATED IN:  
 the Northeast Quarter of Section 8,  
 Township 39 South, Range 1 East  
 of the Willamette Base and Meridian in  
 Block 8 of the "Map of the City of Ashland"  
 Dated November 5, 1888  
 City of Ashland, Jackson County, Oregon  
 May 26, 2017 Scale 1" = 30 Feet

**SURVEYED BY:**  
 Joseph A. Bova, PLS 2418  
 1423 East Main Street  
 Ashland, Oregon 97520

**SURVEYED FOR:**  
 Robert L. Janssen  
 78 Pine Street  
 Ashland, Oregon 97520

## LEGEND

- SET 5/8"x30" IRON PIN WITH YELLOW PLASTIC CAP MARKED "BOVA LS 2418"
- ▲ SET LEAD AND TACK WITH BRASS WASHER STAMPED "LS 2418"
- △ FOUND 3/4" IRON PIPE, 6" DEEP IN MONUMENT CASE, ORIGIN UNKNOWN, ACCEPTED ON F.S. 4660
- FOUND 5/8" IRON PIN WITH RED PLASTIC CAP MARKED "DA EDWARDS LS 2339", ORIGIN FS 14136
- ⊗ FOUND 2-1/2" DIAMETER BRASS CAP WITH PUNCH MARK, ORIGIN FS 4660
- ⊙ FOUND BRASS CAP WITH PUNCH MARK IN MONUMENT CASE, NO FILED SURVEY ORIGIN, UNLESS NOTED OTHERWISE
- FOUND 5/8" IRON PIN WITH YELLOW PLASTIC CAP MARKED "D McMAHAN LS 1913", ORIGIN FS 12581
- FS FILED SURVEY NUMBER AT JACKSON COUNTY SURVEYOR'S OFFICE
- [ ] PLAT RECORD DATA PER "MAP OF THE CITY OF ASHLAND" DATED NOVEMBER 5, 1888
- OR OFFICIAL RECORDS OF JACKSON COUNTY, OREGON
- VP VOLUME & PAGE OF DEED RECORDS OF JACKSON COUNTY, OREGON
- x-x- 6' BOARD FENCE

## SURVEY NARRATIVE

TO COMPLY WITH PARAGRAPH 209.250 OREGON REVISED STATUTES

**PURPOSE:** To survey the boundary of the property conveyed in Instrument Number OR 79-11346.

**PROCEDURE:** Utilizing a Leica TCR705 total station with ranging prisms, and Filed Surveys numbered 4660, 12581, 14136 monuments were found and observed as shown. Survey number 4660 established the precedent of treating Block 8 north of the alley as a discreet Block, (see narrative in said survey). That procedure has been followed ever since, and in this survey as well. The resulting Block is well established with no significant discrepancies, and the Lot lines were proportioned as shown. The following discussion is somewhat academic in that the disparities resolved amount to negligible positions on the ground. The easterly line of the subject deed calls to the easterly line of V125 P565, which in turn calls to the westerly line of the "Bevier" tract. Chain of title work by First American Title found this tract to be the conveyance in V125 P211, which describes the westerly line as 101 feet distant from the westerly line of Lot 2, hence that line is held on this survey. The current deed for the adjoining parcel to the south, OR 2015-15794, calls for it's northwesterly corner to be 75.00 feet northeasterly of the southwest corner of Lot 3, thus overlapping the subject deed. Chain of title work revealed that it's parent deed, V216 P403, held it's northwesterly corner 25 feet southwesterly of the northwesterly corner of Lot 3, same as the subject, hence the 25 foot call for the southwest corner of the subject deed is held. The current deed for the adjoining parcel to the north, OR 94-32558, calls to V258 P536 for it's southerly line. Said deed describes the same line as the subject deed's northerly line, so this line is in harmony with both parcels.

**BASIS OF BEARING:** The centerline of Pine Street as referenced on Filed Survey number 12581.



2-1/2" DIAMETER, STAMPED  
 "SWAIN SURVEYING RLS 759 1971"  
 4" DEEP, ORIGIN FS 4660

FILED  
 Date: 7/24/17 By: JB  
 This Survey Consists Of:  
 sheet(s) Map  
 sheet(s) Narrative  
 JACKSON COUNTY  
 SURVEYOR

FS 4623  
 FS 4660  
 FS 13578

2-1/2" DIAMETER WITH CROSS  
 STAMPED "PROP COR 1971"  
 FLUSH IN TOP OF CONCRETE WALL

2-1/2" DIAMETER WITH CROSS  
 STAMPED "RLS 759 1971"  
 3" DEEP

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
  
 OREGON  
 JANUARY 23, 1980  
 JOSEPH A. BOVA  
 2418

RENEWAL DATE: 12/31/2017