

# MAP OF SURVEY

LYING SITUATE WITHIN  
 NORTHWEST QUARTER OF SECTION 9  
 TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN  
 CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR  
**Ron DeLuca**  
 40 North Main Street  
 Ashland, Oregon

## LEGEND

- ⊙ 3/4" IRON PIPE IN MONUMENT WELL PER CITY OF ASHLAND ENGINEERING FIELD BOOKS, S/N 21810 & S/N 21775 (RECORD)
- ⊗ 2" BRONZE DISC IN CONCRETE SIDEWALK STAMPED POLARIS LAND SURVEYING - PLS 2883, PER S/N 21437 (RECORD)
- ⊙ 1" BERNTSEN BRASS DISC IN CONCRETE SIDEWALK STAMPED POLARIS PLS 2883, PER S/N 22397 (RECORD)
- 5/8" IRON PIN w/ WHITE PLASTIC CAP STAMPED "SWAIN RLS 759" PER S/N 8463 & 21775 (RECORD)
- 5/8" IRON PIN w/ RED PLASTIC CAP STAMPED "D.A. EDWARDS RPLS 2339" PER S/N 12556 & 21775 (RECORD)
- ⊗ TACK IN LEAD PLUG & 1" BRASS TAG STAMPED "LS 2464" PER S/N 21252 (RECOVERED)
- ⊗ 3/8" x 1" CONCRETE (MAG) NAIL w/ 1" BRASS WASHER STAMPED "POLARIS LS 2883" PER S/N 22397 & 21437 (RECORD)
- ⊙ 1" BERNTSEN BRASS DISC IN CONCRETE SIDEWALK STAMPED POLARIS PLS 2883 (ESTABLISHED)
- 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- ◇ CALCULATED POINT FROM DEEDS OR PLAT RECORD DATA
- SUBJECT PROPERTY LINE
- - - ABANDONED PROPERTY LINE ADJUSTMENT LINE (SEE NOTE 4)
- BOUNDARY LINE
- CENTERLINE
- - - PREVIOUS DEED LINE
- - - EASEMENT 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
- W.C. WITNESS CORNER ON PROLONGATION OF LINE, AS DESCRIBED
- TR. TRACT DESIGNATION PER O.R. 2016-041088, AS DESCRIBED
- STA O.S.H.D. HIGHWAY STATION, AS DESCRIBED
- O.S.H.D. OREGON STATE HIGHWAY DEPARTMENT
- ( ) SURVEY RECORD DATA PER S/N 22114
- (( )) SURVEY RECORD DATA PER S/N 21437 & 22397
- { } O.S.H.D. RECORD DATA PER D.R. 423/157 & DRWG NO. 68-1-20 (1941)
- [ ] DEED & PLAT RECORD DATA PER 1879-1892 "MAP OF ASHLAND"
- ▨ "BEAVER SLIDE" RAMP (SEE SURVEY NOTE NO. 2)
- ▨ DISCRETE LEGALLY CREATED PARCEL REMNANTS

FLAG	Δ	R	A	T	CHORD
①	25°25'00"	1145.90'	508.33'	258.42'	S 42°6'56" E - 504.17'
②	15°09'00"	1115.90'	295.06'	148.40'	S 39°12'32" E - 294.20'
③	12°45'33"	80.00'	17.82'	8.94'	N 66°32'37" E - 17.78'
④	29°16'35"	60.00'	30.66'	15.67'	N 68°40'22" E - 30.33'
⑤	12°01'04"	1115.90'	234.06'	117.46'	N 40°46'30" W - 233.63'
⑥	03°07'57"	1115.90'	61.01'	30.51'	N 33°12'00" E - 61.00'

**SURVEY NOTES**

1. PROPERTY CORNER AT THE INTERSECTION OF THE NORTHWESTERLY LINE OF NORTH MAIN STREET WITH THE SOUTHEASTERLY LINE OF WATER STREET BEARS S 31°36' E - 1.13' [SOUTHEASTERLY -1.21'] FROM O.S.H.D. STA 4+37.53, 30' LEFT, PER D.R. 235/358

2. LIMITS OF "BEAVER SLIDE" RAMP LYING WITHIN SUBJECT PROPERTY BOUNDARY CREATED AS TEMPORARY CONSTRUCTION ACCESS FOR 1950's LITHIA WAY VIADUCT PROJECT.

3. THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTERLINE OF OAK STREET HAVING A RECORD PLAT BEARING OF NORTH 23°11'39" EAST, AS REFERENCED ON SURVEY NO. 21775, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

FLAG	BEARING	DISTANCE
①	S 88°09'37" W	21.12'
②	N 44°21'05" W	13.00'
③	N 44°21'05" W	23.61'
④	N 54°02'05" E	24.97'
⑤	S 23°47'07" W	38.79'
⑥	S 23°47'07" W	24.23'
⑦	N 82°14'00" E	46.46'
⑧	N 32°54'00" W	28.82'
⑨	S 58°00'00" W	23.60'

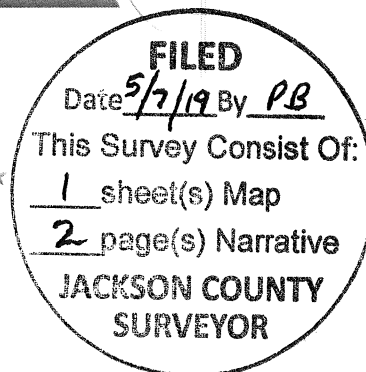
Assessor's Map No. 39 1E 09 BB, Tax Lots 10100, 10600 & 10801

**POLARIS LAND SURVEYING**

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Shawn Kampmann*  
 OREGON  
 JULY 14, 1989  
 SHAWN KAMPMANN  
 2883 LS  
 RENEWAL DATE: 6/30/2019

**\*\* RECEIVED \*\***  
 Date 5/7/19 By PB  
 This survey consists of  
 1 sheet(s) Map  
 2 page(s) Narrative  
 JACKSON COUNTY SURVEYOR

SURVEYED BY:  
**POLARIS LAND SURVEYING LLC**  
 P.O. BOX 459  
 ASHLAND, OREGON 97520  
 (541) 482-5009  
 DATE: APRIL 4, 2019  
 PROJECT NO. 1136-17

SURVEY NO. 22814

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

**SURVEY FOR:** Ron Deluca  
2289 Morninglight Drive  
Ashland, Oregon 97520

**LOCATION:** Block 3 of the City of Ashland, located within the Northwest Quarter of Section 9, Township 39 South, Range 1 East, Willamette Meridian, City of Ashland, Jackson County, Oregon.

**PURPOSE:** To survey and monument the tracts of land described within Instrument No. 2016-041088 of the Official Record in Jackson County, Oregon.

**PROCEDURE:** Utilizing electronic Leica TCRA 1203 and TS-16i robotic total stations with ranging prisms, in conjunction with survey control previously established by this office during the performance of Survey No.'s 21775, 21810, 21437, 20613, 20123 & 19999 on file in the office of the Jackson County Surveyor, I survey and monument the parcel as shown. The subject property and adjoiners lie within Block 3, City of Ashland, based on City Surveyor M.L. McCall's Map of Ashland compiled between 1879 and 1888, with the 1888 map being adopted by the Ashland City Council on November 5, 1888 as the "Official Map of Ashland" and filed for record on March 26, 1892 in Volume 1, Page 81 of the Plat Records in Jackson County. There have been no filed surveys of record in this portion of Block 3 that affect this survey since the original plat almost 140 years ago. With Block 3 being among the first blocks created in town, many of the tracts in the current deed descriptions are still referred to by the original owner named tracts only found on the 1879 & 1883 maps. The subject property deed includes 12 different tracts, and within each of these are also calls to additional tracts. The construction and resolution of deed conflicts, inaccuracies, gores and hiatus encountered in this survey were challenging, but despite the former, when said and

**PROCEDURE: (continued)**

done, the ancient record data fit surprising well against the above referenced record surveys by this office. Original monuments have been long lost for the centerline intersections of North Main Street with Water Street and along East Main Street between the Plaza and Second Street. I determine the right of way between Helman and Water Street by prolonging the bearing between reference monuments recovered for the centerline intersections of North Main Street with Helman, Church and Granite Streets to an angle point determined by the centerline intersection of the 57.0 foot wide right of way between Block 1 and Block 3 per the Ashland 1879 map. I project the bearing of Water Street southwesterly to intersect North Main Street based on Survey No.'s 19999 & 21775. To determine the centerline angle point intersection of North Main Street with East Main Street to the intersection with Oak Street, I calculate a perpendicular offset of 30 feet from the original right of way width prior to a 1904 street dedication per Volume 50, Page 272, Deed Records, as determined by Survey No. 21437. Oak Street right of way was previously determined by Survey No.'s 19206, 19999 & 21775. Lithia Way was determined by O.S.H.D. deed record data from Volume 423, Page 157 and monuments recovered by Survey No. 21775. The right of way for the "O.S.H.D. Relocated Line thru Block 3, City of Ashland, Pacific Highway" dated August, 1941, Drwg 68-1-20 was determined by utilizing said map and deed record data from Volume 235, Page 358 based on holding record data for Station 8+20.14 being O.S.H.D. record 31.87 feet along the westerly line of Oak Street from the southeast corner of Lot 10, Block 3 and it's orientation measured to Station 4+37.53, 30.00 feet left which bears southeasterly, 1.21 feet from the intersection of the southeasterly line of Water Street with the northwesterly line of North Main Street, which fit within 0.08 feet from the deed record. The subject tract resultant parcels were determined by utilizing deed record, plat record and survey record data as denoted hereon. I survey and monument the property boundaries as shown.

**BASIS OF BEARING:** The Basis of Bearing for this survey is the centerline of Oak Street, having a record plat bearing of North 23°11'39" East, as referenced on Survey No. 21775, on file in the office of the Jackson County Surveyor.

**DATE:** April 4, 2019

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

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

(541) 482-5009

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Shawn Kampmann*  
OREGON  
JULY 14, 1998  
SHAWN KAMPMANN  
02883LS

Renewal Date: 6/30/2019