

MAP OF SURVEY

390 KEARNEY STREET ASHLAND, OREGON 97520

FOR
REBECCA HUTCHISON
390 KEARNEY ST.
ASHLAND, OR 97520

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9,
TOWNSHIP 39 SOUTH, RANGE 1 EAST,
WILLAMETTE MERIDIAN,
CITY OF ASHLAND, JACKSON COUNTY, OREGON

SURVEY NARRATIVE
TO COMPLY WITH O.R.S. 209.250

DATE: 05-05-2020
SCALE: 1" = 50'

PURPOSE:
TO SURVEY AND MONUMENT THE BOUNDARY OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2019-022482 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

PROCEDURE:
USING A TRIMBLE S-6 ROBOTIC TOTAL STATION AND TRIMBLE R-10 GPS RECEIVERS, I RECOVERED AND TIED EXISTING MONUMENTS OF RECORD AS SHOWN HEREIN. THE PARENT PARCEL OF THE SUBJECT PROPERTY WAS CREATED IN SEPTEMBER, 1946 AND DESCRIBED IN VOL. 272 PG. 502. IN AUGUST, 1955, THE SUBJECT PROPERTY WAS SOLD AND DESCRIBED IN VOL. 414 PG. 432. AS THE PARENT PARCEL IS THE SENIOR DEED TO THE ADJOINING PROPERTIES, I HOLD THE DEED RECORD CALLS FOR THE LINES AS SHOWN HEREIN.

THE NORTH LINE OF THE SUBJECT PROPERTY WAS DETERMINED BY HOLDING THE DEED RECORD DISTANCE BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY (R/W) OF HARRISON ST. WITH THE NORTH R/W OF ALTAMONT ST. AND GOING NORTH ALONG THE WEST R/W OF HARRISON ST. A DISTANCE OF 175 FEET NORTH ALONG, THEN WEST AT RIGHT ANGLES TO THE EAST R/W OF KEARNEY ST. THE WEST AND EAST LINES WERE DETERMINED BY HOLDING THE BEARING BETWEEN THE RECOVERED CENTERLINE MONUMENTS FOR KEARNEY ST. AS SHOWN HEREIN. THE SOUTHEAST CORNER OF THE ABUTTING NORTHERLY PROPERTY FALLS 0.05' WESTERLY OF THE NORTHEAST CORNER OF THE SUBJECT PROPERTY. S/N 23086 ESTABLISHED SAID SOUTHEAST CORNER AND I HOLD SAID CORNER AND SHOW THE SMALL DEED DIFFERENCES HEREIN.

LEGEND

- BOUNDARY LINE
- ⊗ FOUND 3" CITY OF ASHLAND BRASS CAP IN MONUMENT CASE STAMPED "CITY OF ASHLAND SURVEY MONUMENT" PER S/N 5298 OR AS NOTED
- ⊙ FOUND 3/4" IRON PIN IN MONUMENT CASE PER S/N 5298
- ⊕ FND. 2-1/2" BRASS DISK IN MONUMENT CASE STAMPED "T395 R1E 1/2 9/16 1960" PER S/N 1711 AND JACKSON COUNTY SECOND RE-ESTAB. NOTES
- ⊙ FOUND 5/8" IRON PIN WITH ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2833" PER S/N 23086
- ⊙ SET 5/8" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "DROSSOS LS 90718"
- X — FENCE LINE
- D.R. VOL./PG VOLUME & PAGE, DEED RECORDS, JACKSON COUNTY, OREGON
- S/N SURVEY NUMBER, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, JACKSON COUNTY, OREGON
- (R1) RECORD DATA PER S/N 5298
- (R2) RECORD DATA PER S/N 23086
- (DR) RECORD DATA PER 272/502, 414/432, 475/450, 384/249

FILED
Date 6/26/2020 By PH
This Survey Consists Of:
1 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 12, 2016
PHILIP J. DROSSOS
No. 90718

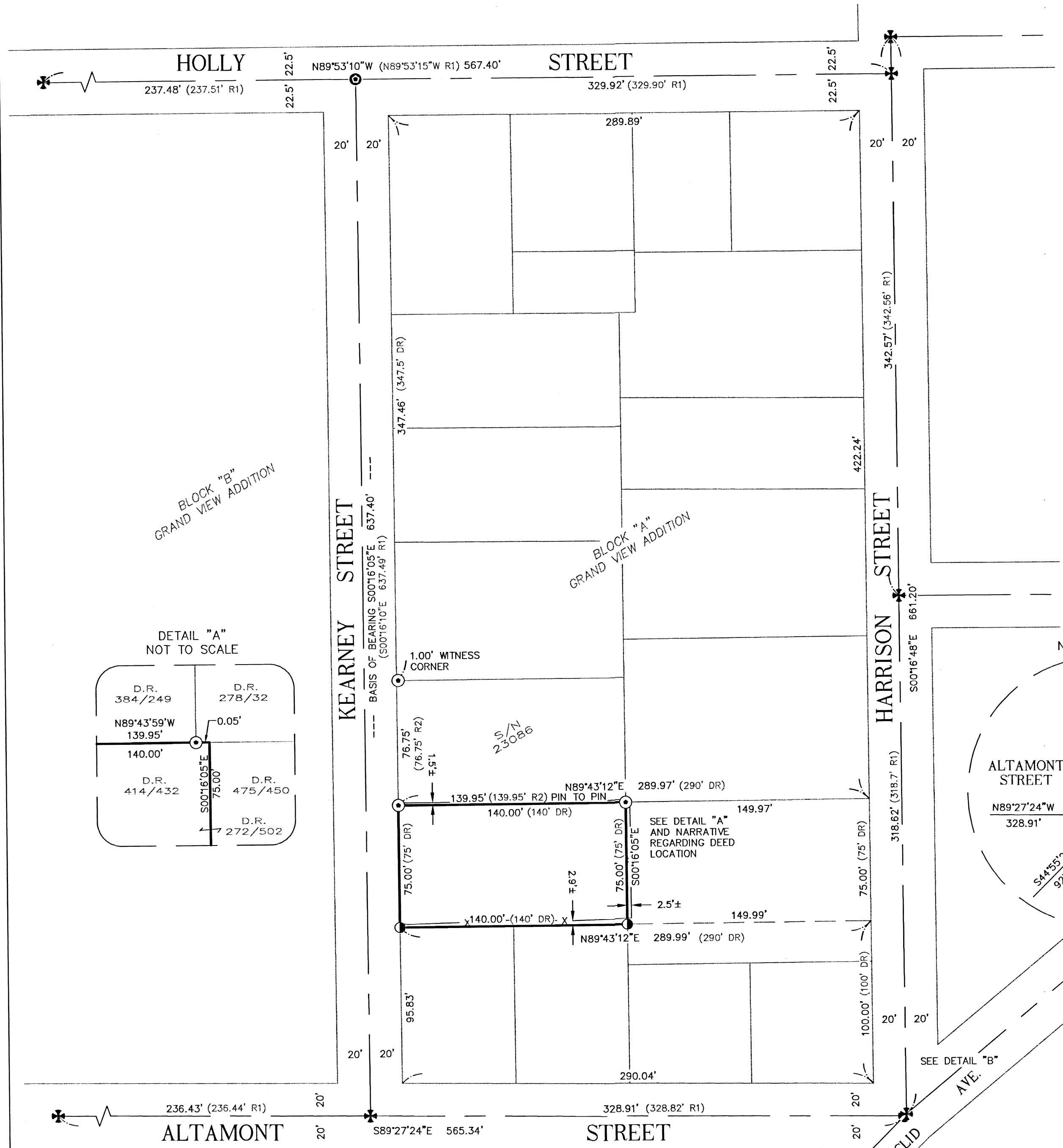
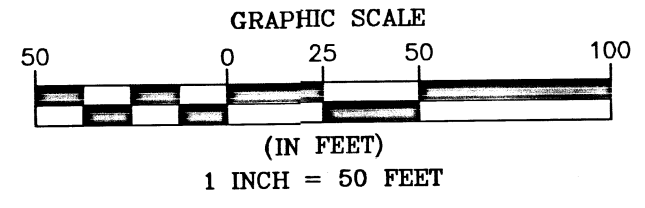
Renewal 12-31-21

TERRASURVEY, INC.

PROFESSIONAL LAND SURVEYORS

274 FOURTH STREET
ASHLAND, OREGON 97520

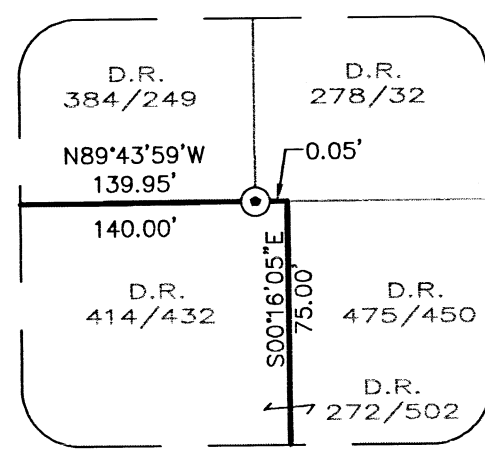
(541) 482-6474
terrain@bisp.net
JOB NO. 1329-20



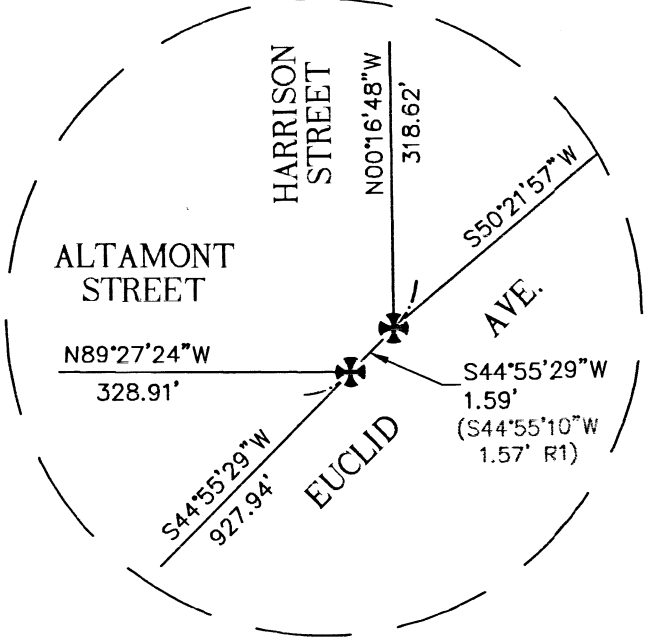
BLOCK "B"
GRAND VIEW ADDITION

BLOCK "A"
GRAND VIEW ADDITION

DETAIL "A"
NOT TO SCALE



DETAIL "B"
NOT TO SCALE



BASIS OF BEARING WAS DETERMINED BY HIGH PRECISION GPS OBSERVATIONS (NAD83 (2011) EPOCH 2010.00) APPLIED TO THE CENTERLINE OF KEARNEY ST. BETWEEN THE RECOVERED CENTERLINE MONUMENTS SHOWN HEREIN RESULTING IN A BEARING OF N00°16'05"W.

ASSESSOR'S MAP NO. 39 1E 09 DC, TAX LOT 3800

1/4 CORNER
SEC. 9/16