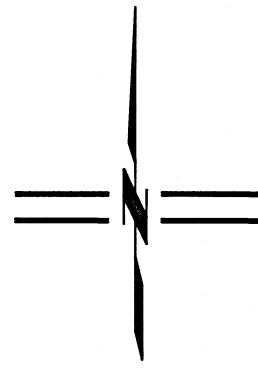


BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTERLINE OF GRANITE STREET, HAVING A RECORD PLAT BEARING OF NORTH 22°00'00" EAST, AS REFERENCED ON SURVEY NO. 22497, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.



SCALE: 1" = 40'

**** RECEIVED ****
Date 7/29/21 By PB
This survey consists of
1 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY SURVEYOR

MAP OF SURVEY

LYING SITUATE WITHIN
NORTHEAST QUARTER OF SECTION 8
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR
Evergreen Acres, LLC
3300 University Boulevard, Suite 218
Winter Park, Florida

LEGEND

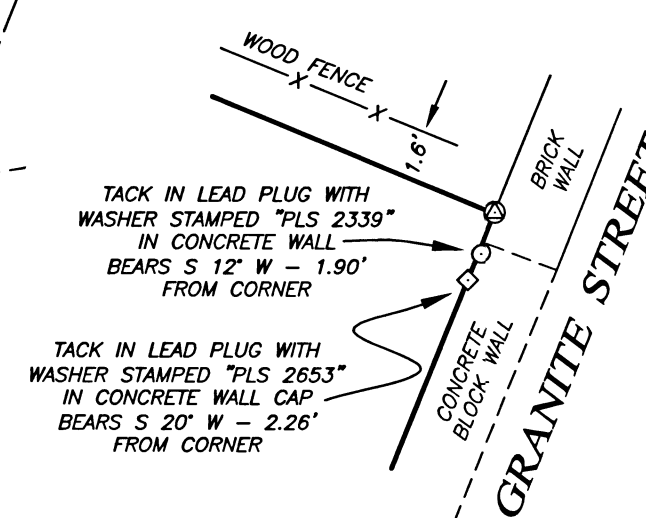
- 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- ⊗ 1" BERTSEN BRASS DISK DRILLED FLUSH IN CONCRETE STAMPED "POLARIS PLS 2883" (ESTABLISHED)
- ⊙ 3" BRONZE CAPPED IRON PIPE IN MONUMENT WELL PER CITY OF ASHLAND ENGINEERING FIELDBOOK AND S/N 22497 (RECOVERED)
- ⊖ 2-1/2" BRONZE CAPPED IRON PIPE IN MONUMENT WELL PER CITY OF ASHLAND ENGINEERING FIELDBOOK AND S/N 22497 (RECOVERED)
- ⊕ 2-1/2" BRONZE CAPPED IRON PIPE 3" DEEP IN ASPHALT PER CITY OF ASHLAND ENGINEERING FIELDBOOK AND S/N 22497 (RECOVERED)
- ⊗ 1" IRON PIPE TAGGED "RLS 759", OR AS OTHERWISE DESCRIBED PER S/N 4347, 4660 & 22497 (RECOVERED)
- 5/8" PIN w/ RED PLASTIC CAP STAMPED "PLS 2339" OR AS OTHERWISE DESCRIBED PER S/N 13314 (RECOVERED)
- ◇ TACK & WASHER "PLS 2653" ON CONCRETE WALL PER S/N 18514 (RECOVERED)
- SUBJECT PROPERTY LINE
- - - BOUNDARY LINE
- - - CENTERLINE
- - - PREVIOUS DEED LINE
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- D.R. DEED RECORD VOLUME/PAGE, JACKSON COUNTY CLERK
- P.P. PROPORTIONAL MEASUREMENT
- () SURVEY RECORD DATA PER S/N 4347, 4660 & 6707
- { } SURVEY RECORD DATA PER S/N 13314
- { { } } SURVEY RECORD DATA PER S/N 18514
- < > SURVEY RECORD DATA PER S/N 22338
- [] PLAT RECORD DATA PER McCALL'S 1888 MAP OF ASHLAND
- [[]] DEED RECORD DATA PER O.R. 95-25921

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

PURPOSE: TO SURVEY AND MONUMENT THAT TRACT OF LAND DESCRIBED WITHIN DOCUMENT NO. 95-25921 IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

PROCEDURE: UTILIZING AN ELECTRONIC LEICA TS-16 ROBOTIC TOTAL STATION AND RANGING PRISMS, I SURVEY AND MONUMENT THE SUBJECT TRACT AS SHOWN. THE SUBJECT PROPERTY IS DESCRIBED IN DEED RECORD VOLUME 251, PAGE 429 AS BEING THE EASTERLY 120 FEET OF LOT 6, BLOCK 8 OF McCALL'S 1888 OFFICIAL MAP OF ASHLAND, RECORDED ON MARCH 26, 1892 IN VOLUME 1, PAGE 81 OF THE DEED RECORDS IN JACKSON COUNTY. A NOTE ON McCALL'S 1888 MAP INDICATES THAT STATES THAT LOT 7 WAS SOLD PRIOR TO THE SUBDIVISION OF BLOCK 8 AND THEREFORE IS NOT TO BE PROPORTIONED AGAINST BY FUTURE SURVEYS. THIS WOULD ONLY AFFECT THE NORTHERLY LINE OF LOT 7, AS PUBLIC RIGHTS OF WAY ABOUT THE WESTERLY, SOUTHERLY AND EASTERLY SIDES OF SAID LOT (SEE NARRATIVE DESCRIBED ON SURVEY NO. 22497 FOR ADDITIONAL INFORMATION). MONUMENTS RECOVERED AROUND BLOCK 8 DENOTED ON SURVEY NO. 22497 WERE RE-CHECKED BY THIS SURVEY AND FOUND IN GOOD CONDITION. THE NORTHERLY LINE OF THE SUBJECT PROPERTY WAS PREVIOUSLY SURVEYED AND MONUMENTED BY SURVEY NO. 13314. HOWEVER THE LOT PROPORTIONING WAS DONE INCORRECTLY WHICH INCLUDED LOT 7, AND MADE AN ASSUMPTION THAT THE WIDTH OF LOT 5 SHOWN ON THE OFFICIAL 1888 MAP OF ASHLAND WAS INCORRECT. NO DOCUMENTATION OR PROOF TO THAT AFFECT WAS OFFERED. THE CITY COUNCIL ADOPTED THE 1888 McCALL MAP AS THE "OFFICIAL MAP OF ASHLAND" AND HAS BEEN UTILIZED AS SUCH SINCE THEN. ALTHOUGH CONSIDERED, I DIDN'T FIND IT COMPELLING ENOUGH TO DISMISS THE DIMENSIONS LAID OUT ON THE "OFFICIAL MAP."

DETAIL (NOT TO SCALE)



REGISTERED PROFESSIONAL LAND SURVEYOR

Shawn Kampmann
OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2023

SURVEYED BY:
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009

DATE: JULY 1, 2021
PROJECT NO. 1361-21