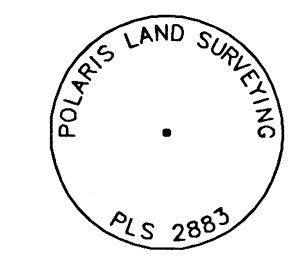


MAP OF SURVEY

LYING SITUATE IN
 NORTHWEST & NORTHEAST QUARTERS OF SECTION 15
 TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
 CITY OF ASHLAND, JACKSON COUNTY, OREGON

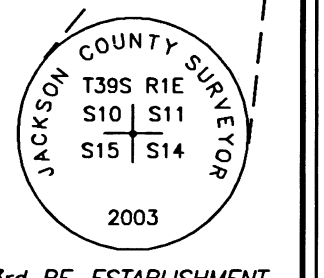
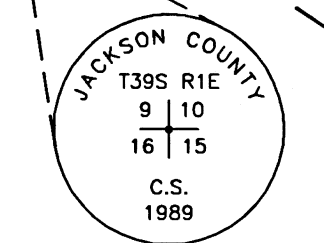
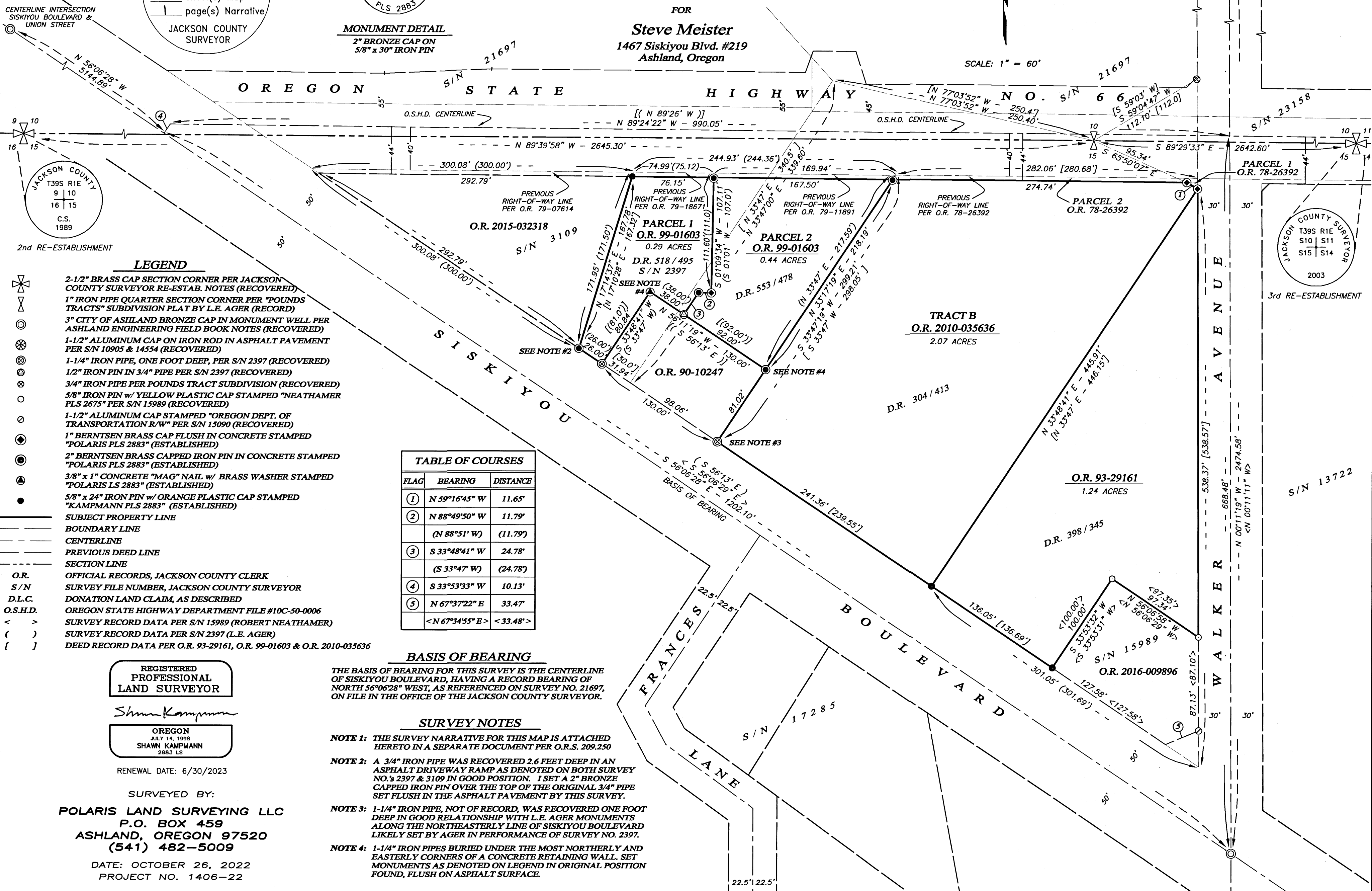
FOR
Steve Meister
 1467 Siskiyou Blvd. #219
 Ashland, Oregon

**** FILED ****
 Date 12/6/22 By PK
 This survey consists of
 1 sheet(s) Map
 1 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR



MONUMENT DETAIL
 2" BRONZE CAP ON
 5/8" x 30" IRON PIN

SCALE: 1" = 60'



LEGEND

- 2-1/2" BRASS CAP SECTION CORNER PER JACKSON COUNTY SURVEYOR RE-ESTAB. NOTES (RECOVERED)
- 1" IRON PIPE QUARTER SECTION CORNER PER "POUNDS TRACTS" SUBDIVISION PLAT BY L.E. AGER (RECORD)
- 3" CITY OF ASHLAND BRONZE CAP IN MONUMENT WELL PER ASHLAND ENGINEERING FIELD BOOK NOTES (RECOVERED)
- 1-1/2" ALUMINUM CAP ON IRON ROD IN ASPHALT PAVEMENT PER S/N 10905 & 14554 (RECOVERED)
- 1-1/4" IRON PIPE, ONE FOOT DEEP, PER S/N 2397 (RECOVERED)
- 1/2" IRON PIN IN 3/4" PIPE PER S/N 2397 (RECOVERED)
- 3/4" IRON PIPE PER POUNDS TRACT SUBDIVISION (RECOVERED)
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "NEATHAMER PLS 2675" PER S/N 15989 (RECOVERED)
- 1-1/2" ALUMINUM CAP STAMPED "OREGON DEPT. OF TRANSPORTATION R/W" PER S/N 15090 (RECOVERED)
- 1" BERTSEN BRASS CAP FLUSH IN CONCRETE STAMPED "POLARIS PLS 2883" (ESTABLISHED)
- 2" BERTSEN BRASS CAPPED IRON PIN IN CONCRETE STAMPED "POLARIS PLS 2883" (ESTABLISHED)
- 3/8" x 1" CONCRETE "MAG" NAIL w/ BRASS WASHER STAMPED "POLARIS LS 2883" (ESTABLISHED)
- 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- SUBJECT PROPERTY LINE
- BOUNDARY LINE
- CENTERLINE
- PREVIOUS DEED LINE
- SECTION LINE
- O.R. OFFICIAL RECORDS, JACKSON COUNTY CLERK
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- D.L.C. DONATION LAND CLAIM, AS DESCRIBED
- O.S.H.D. OREGON STATE HIGHWAY DEPARTMENT FILE #10C-50-0006
- < > SURVEY RECORD DATA PER S/N 15989 (ROBERT NEATHAMER)
- () SURVEY RECORD DATA PER S/N 2397 (L.E. AGER)
- [] DEED RECORD DATA PER O.R. 93-29161, O.R. 99-01603 & O.R. 2010-035636

TABLE OF COURSES

FLAG	BEARING	DISTANCE
①	N 59°16'45" W	11.65'
②	N 88°49'50" W (N 88°51' W)	11.79' (11.79')
③	S 33°48'41" W (S 33°47' W)	24.78' (24.78')
④	S 33°53'33" W	10.13'
⑤	N 67°37'22" E <N 67°34'55" E>	33.47' <33.48'>

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTERLINE OF SISKIYOU BOULEVARD, HAVING A RECORD BEARING OF NORTH 56°06'28" WEST, AS REFERENCED ON SURVEY NO. 21697, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

SURVEY NOTES

- NOTE 1:** THE SURVEY NARRATIVE FOR THIS MAP IS ATTACHED HERETO IN A SEPARATE DOCUMENT PER O.R.S. 209.250
- NOTE 2:** A 3/4" IRON PIPE WAS RECOVERED 2.6 FEET DEEP IN AN ASPHALT DRIVEWAY RAMP AS DENOTED ON BOTH SURVEY NO.'S 2397 & 3109 IN GOOD POSITION. I SET A 2" BRONZE CAPPED IRON PIN OVER THE TOP OF THE ORIGINAL 3/4" PIPE SET FLUSH IN THE ASPHALT PAVEMENT BY THIS SURVEY.
- NOTE 3:** 1-1/4" IRON PIPE, NOT OF RECORD, WAS RECOVERED ONE FOOT DEEP IN GOOD RELATIONSHIP WITH L.E. AGER MONUMENTS ALONG THE NORTHEASTERLY LINE OF SISKIYOU BOULEVARD LIKELY SET BY AGER IN PERFORMANCE OF SURVEY NO. 2397.
- NOTE 4:** 1-1/4" IRON PIPES BURIED UNDER THE MOST NORTHERLY AND EASTERLY CORNERS OF A CONCRETE RETAINING WALL. SET MONUMENTS AS DENOTED ON LEGEND IN ORIGINAL POSITION FOUND, FLUSH ON ASPHALT SURFACE.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

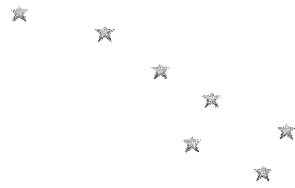
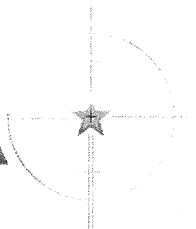
Shawn Kampmann

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: OCTOBER 26, 2022
 PROJECT NO. 1406-22



SURVEY NO. 23779

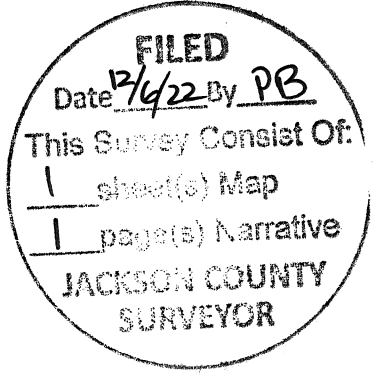
**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES**

SURVEY FOR: Steve Meister
1467 Siskiyou Boulevard #219
Ashland, Oregon 97520

LOCATION: The Northwest & Northeast Quarters of Section 15, Township 39 South, Range 1 East of the Willamette Meridian in the City of Ashland, Jackson County, Oregon.

PURPOSE: To survey and monument those tracts described within Document No.'s 93-29161, 99-01603 and 2010-035636 of the Official Records in Jackson County, Oregon.

PROCEDURE: Utilizing a Leica GS-16 GNSS receiver and Leica TS-16i robotic total station with ranging prisms, in conjunction with survey control previously established by this office during the performance of Survey No. 20697 and 19780, on file in the office of the Jackson County Surveyor, I survey and monument the Meister properties shown hereon. The subject properties lie within the solely commercial use triangular block bounded by Siskiyou Boulevard, Ashland Street (Greensprings Highway No. 66) and Walker Avenue, adjacent to Southern Oregon University. The only surveys of record in this block were performed in 1963 & 1966, along with Survey No. 15989 in 1998 at the southerly most tip of said block. Little has changed within this block since said 1960's surveys, other than two very small O.S.H.D. right-of-way takes at each end of Walker Avenue and the four foot wide strip along the south line of Ashland Street in the 1960's. None of the monuments established by Surveys 2397 & 3109 along Ashland Street remain today, although the two along Siskiyou Boulevard denoted on Survey No. 2397 were recovered and fit the right of way amazingly well. The only other monument found from the early surveys on Siskiyou Boulevard was not of record, although fit the right of way and deed record exactly. But I find a two foot discrepancy though between the monumented L.E. Ager survey on the west side of said "triangle" block (which fit the survey record and the deed call from the intersection of the south line of Ashland Street, and the northeasterly line of Siskiyou Boulevard prior to the OSHD four foot deed takes), with the deed calls that originated from the North Quarter corner between Sections 10 & 15, based on the iron pipe at the northwest corner of Walker Avenue & Ashland Street denoted on the L.E. Ager 1949 Pounds Tract plat. I elect to hold Ager monuments in the "triangle block for this survey, primarily because all the improvements and lines of possession fit incredibly well and for over 50 years have relied in its entirety on Ager's Survey No. 2397.



BASIS OF BEARING: The Basis of Bearing for this survey is the centerline of Siskiyou Boulevard, having a record plat bearing of South 56°06'28" East, as referenced on Survey No. 21697, on file in the office of the Jackson County Surveyor.

DATE: October 26, 2022

PREPARED BY: Shawn Kampmann,
Professional Land Surveyor
POLARIS LAND SURVEYING, LLC
P.O. Box 459
Ashland, Oregon 97520

(541) 482-5009



Shawn Kampmann



Renewal Date: 6/30/2023