

LEGEND

- 2-1/2" BRASS CAP STAMPED "CITY OF ASHLAND LS 759" IN MONUMENT WELL PER S/N 13095 (RECOVERED)
- ⊙ LEAD AND TACK IN CONCRETE TAGGED "RLS 759" PER S/N 4030 BY EVERETT L. SWAIN (RECOVERED)
- 5/8" IRON PIN w/ PLASTIC CAP STAMPED "SWAIN RLS 759" PER S/N 4030, 4349 & 7452 (RECOVERED)
- ⊖ 3/4" TEE BAR TAGGED "RLS 759" PER S/N 4030 BY EVERETT L. SWAIN (RECOVERED)
- ⊗ CRIMPED TOP IRON PIPE, OR AS OTHERWISE DESCRIBED, PER TIMBER LINE SUBDIVISION BY L.E. AGER (RECOVERED)
- ◇ 5/8" IRON PIN, NO CAP, ORIGIN UNKNOWN (RECOVERED)
- 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)

- SUBJECT PROPERTY LINE
- BOUNDARY LINE
- CENTERLINE
- PREVIOUS DEED LINE
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- O.R. OFFICIAL RECORDS, JACKSON COUNTY CLERK
- W.C. WITNESS CORNER MONUMENT, AS DESCRIBED
- [] SURVEY RECORD DATA PER TIMBER LINE SUBDIVISION
- () SURVEY RECORD DATA PER S/N 4030, 4349 & 7452 (SWAIN)
- { } SURVEY RECORD DATA PER S/N 20621 (FRANTZ)

MAP OF SURVEY

LYING SITUATE WITHIN
SOUTHWEST QUARTER OF SECTION 15
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR
Mary Lou Lopreste
1475 Pinecrest Terrace
Ashland, Oregon 97520

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Shawn Kampmann

OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2023

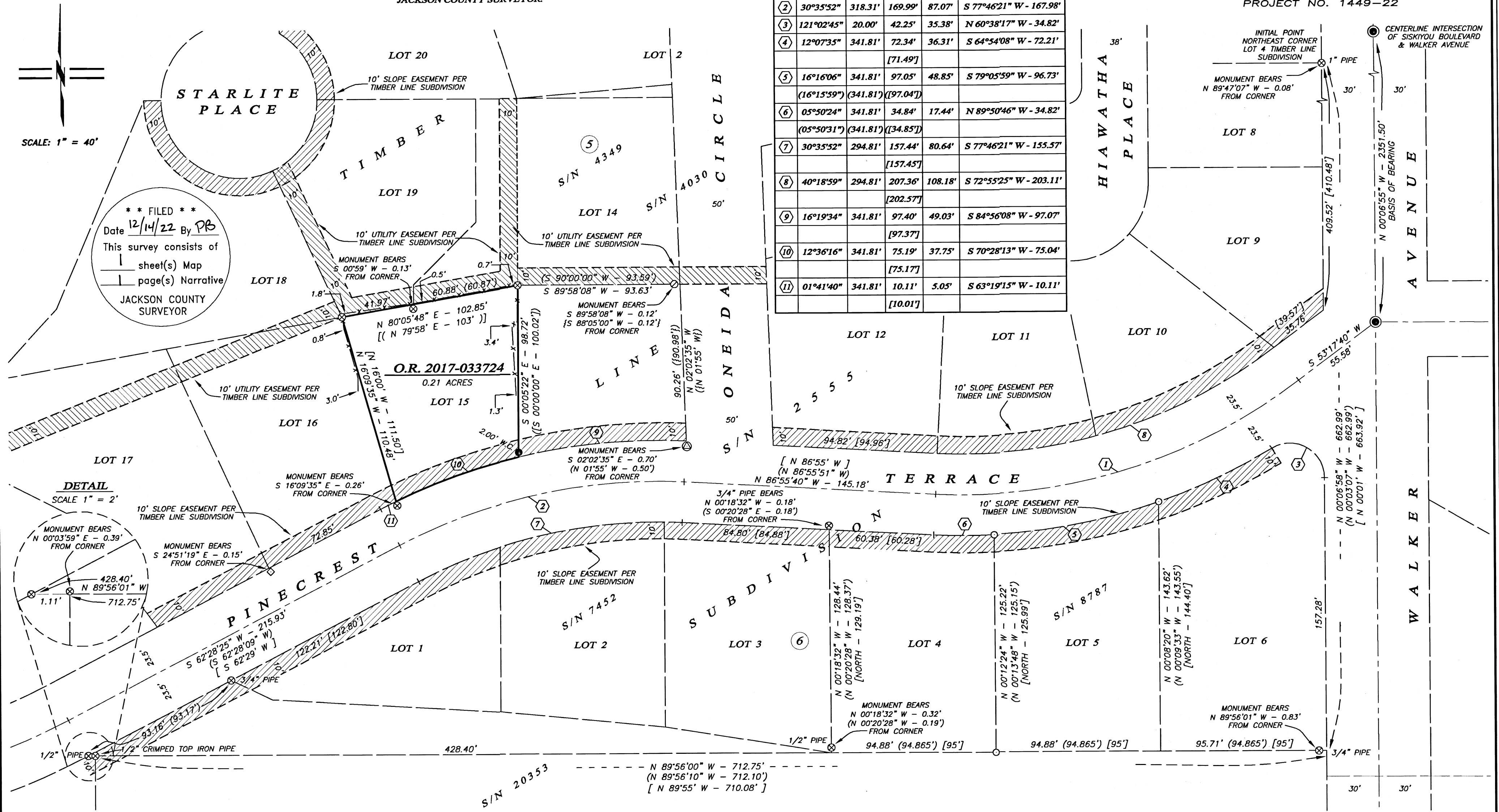
SURVEYED BY:
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009

DATE: OCTOBER 13, 2022
PROJECT NO. 1449-22

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTERLINE OF WALKER AVENUE FROM PEACHEY ROAD TO SISKIYOU BOULEVARD, HAVING A RECORD BEARING OF NORTH 00°06'55" WEST, AS REFERENCED ON SURVEY NO. 23292, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

FLAG	Δ	R	A	T	CHORD
①	40°16'47"	318.31'	223.78'	116.74'	S 72°56'02" W - 219.20'
②	30°35'52"	318.31'	169.99'	87.07'	S 77°46'21" W - 167.98'
③	121°02'45"	20.00'	42.25'	35.38'	N 60°38'17" W - 34.82'
④	12°07'35"	341.81'	72.34'	36.31'	S 64°54'08" W - 72.21'
			[71.49']		
⑤	16°16'06"	341.81'	97.05'	48.85'	S 79°05'59" W - 96.73'
	(16°15'59")	(341.81')	(97.04')		
⑥	05°50'24"	341.81'	34.84'	17.44'	N 89°50'46" W - 34.82'
	(05°50'31")	(341.81')	(34.85')		
⑦	30°35'52"	294.81'	157.44'	80.64'	S 77°46'21" W - 155.57'
			[157.45']		
⑧	40°18'59"	294.81'	207.36'	108.18'	S 72°55'25" W - 203.11'
			[202.57']		
⑨	16°19'34"	341.81'	97.40'	49.03'	S 84°56'08" W - 97.07'
			[97.37']		
⑩	12°36'16"	341.81'	75.19'	37.75'	S 70°28'13" W - 75.04'
			[75.17']		
⑪	01°41'40"	341.81'	10.11'	5.05'	S 63°19'15" W - 10.11'
			[10.01']		



**** FILED ****
Date 12/14/22 By PB
This survey consists of
1 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

DETAIL
SCALE 1" = 2'
MONUMENT BEARS
N 00°03'59" E - 0.39'
FROM CORNER
428.40'
N 89°56'01" W
712.75'
1.11'

SURVEY NO. 23784

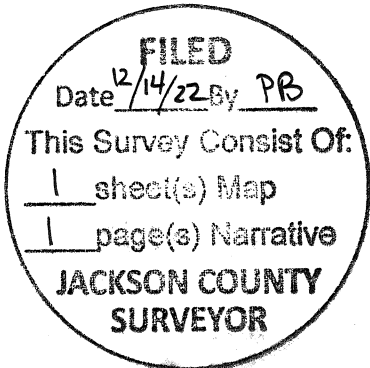
**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES**

SURVEY FOR: Mary Lou Lopreste
1475 Pinecrest Terrace
Ashland, Oregon 97520

LOCATION: The Southwest Quarter of Section 15, Township 39 South, Range 1 East, Willamette Meridian, City of Ashland, Jackson County, Oregon.

PURPOSE: To survey and monument Lot 15 of Timber Line Subdivision, described within Document No. 2017-033724 of the Official Records in Jackson County, Oregon. Narrative is a separate document from the Map of Survey

PROCEDURE: Utilizing a Leica GS-16 GNSS receiver and Leica TS-16i robotic total station with ranging prisms, I survey and monument the lands as shown. Timber Line Subdivision was recorded on July 28, 1964 in Volume 9, Page 45 of the Plat Records in Jackson County, Oregon. Many errors exist on that subdivision plat, the most noticeable in this area being the right of way of Pinecrest Terrace varies from 45' to 41', when plat record says it should be 47'. Iron pipe monuments recovered in this subdivision, typical of the type used by L.E. Ager, fit neither side of the right of way very well. Block 6 has been largely resolved by Everett L. Swain on Surveys 7452 and 8787, while portions of Block 5 have also been resolved by Swain on Surveys 4030 and 4349, but none of those surveys addressed the width of the right of way of Pinecrest Terrace between each block. Monuments recovered on Block 6 from the original subdivision and from Swain's surveys fit well with Swain's resolution and the centerline monument at Walker Avenue and Peachey Road, with the exception of the iron pipe monument recovered at the northwest corner of Lot 4, which seems to be offset in the opposite direction as indicated on Survey No. 7452. Holding the resulting south right of way line of Pinecrest Terrace and off-setting this line 47 feet fit the monuments found on the north right of way within a few tenths, although the lead & tack witness corner set by Swain at the southeast corner of Lot 14 seems to be a 0.50' witness corner in the opposite direction as shown on Survey No. 4030. Monuments recovered at the corners of the subject property fit well with plat record and were held. The southeast corner of the subject tract was determined by proportioning the found distance between found monuments on either side against plat record for the arc distances. Utility boxes located at the corner location resulted in a 2.00' witness corner being set.

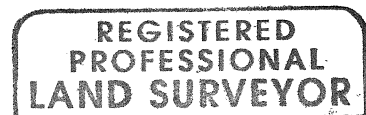


BASIS OF BEARING: The Basis of Bearing for this survey is the centerline of Walker Avenue from Peachey Road to Siskiyou Boulevard, having a record bearing of North 00°06'55" West, as referenced on Survey No. 23292, on file in the office of the Jackson County Surveyor.

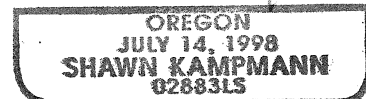
DATE: October 20, 2022

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