

MAP OF SURVEY

LOCATED WITHIN
THE SOUTHWEST QUARTER OF THE SOUTHWEST
QUARTER OF SECTION 4, TOWNSHIP 39 SOUTH,
RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND
JACKSON COUNTY, OREGON

FOR
THE CHAPPELL 2019 LIVING TRUST
131 HELMAN STREET, ASHLAND, OR 97520

BASIS OF BEARINGS

THE BEARING OF SOUTH 25° 33' 00" WEST, BEING THE
MONUMENTED CENTERLINE OF HELMAN STREET, AS SHOWN
ON THE CITY OF ASHLAND 1888 MAP, FILED FOR RECORD AT
THE JACKSON COUNTY, OREGON SURVEYOR'S OFFICE, WAS
USED AS THE BASIS FOR ALL BEARING SHOWN HEREON.

GENERAL NOTES

1. ALL REFERENCES ARE TO JACKSON COUNTY RECORDS.
2. ALL DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED. WHEN A MEASURED DISTANCE NOTES A RECORD REFERENCE IN ITALICS, I.E. [R#], THE DISTANCE IS BOTH MEASURED AND RECORD.

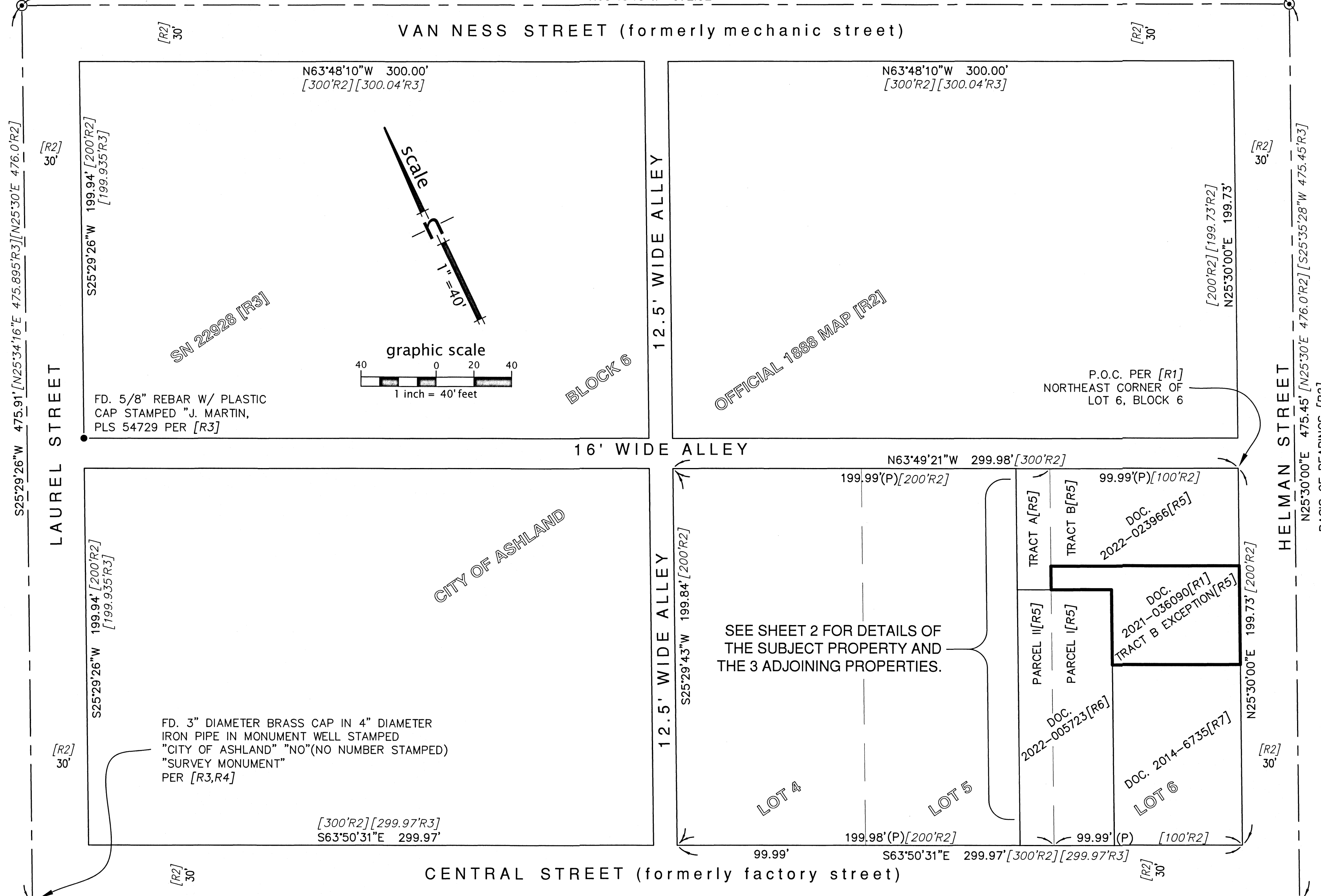
SURVEY NARRATIVE

SEE SHEET 2 FOR SURVEY NARRATIVE

FD. 3/4" IRON PIPE WITH MAG
NAIL IN MONUMENT WELL PER
[R3,R4]

[N63°45'W 672.5'R2]
[S63°43'17"E 672.51'R3]
N63°48'10"W 672.52'

FD. 3" DIAMETER BRASS CAP IN 1"
DIAMETER IRON PIPE IN MONUMENT
WELL STAMPED
"CITY OF ASHLAND" "LS 2653"
"SURVEY MONUMENT" PER [R3,R8]



REFERENCED RECORD MAPS & DOCUMENTS

- JACKSON COUNTY RECORDS
- [R1] STATUTORY WARRANTY DEED - DOC. 2021-036090
 - [R2] CITY OF ASHLAND 1888 MAP
 - [R3] MAP OF SURVEY - SURVEY NO. 22928
 - [R4] MAP OF SURVEY - SURVEY NO. 5657
 - [R5] PERSONAL REPRESENTATIVE'S DEED - DOC. 2022-023966
 - [R6] STATUTORY WARRANTY DEED - DOC. 2022-005723
 - [R7] STATUTORY WARRANTY DEED - DOC. 2014-6735
 - [R8] MAP OF SURVEY - SURVEY NO. 19366
 - [R9] WARRANTY DEED - VOL. 213, PAGE 306

LEGEND

- DOC. DOCUMENT
- FD. FOUND
- (P) PRORATED DISTANCE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- [R#] REFERENCED RECORD MAP OR DOCUMENT
- FOUND MONUMENT AS NOTED
- SET 2' LONG, 5/8" IRON BAR WITH PLASTIC CAP STAMPED "PLS 84543" "CHAPPELL"
- ⊗ SET WITNESS CORNER ON 0.50' PROLONGATION OF PROPERTY LINE - MAG NAIL WITH "+" ON HEAD & 1-1/2" DIAMETER STEEL WASHER IN CONCRETE, STAMPED "PLS 84543" "CHAPPELL"

LINE TYPES

- BOUNDARY OF SUBJECT PROPERTY
- CENTERLINE/MONUMENT LINE
- DIMENSIONING TIE
- FORMER LOT LINE - CITY OF ASHLAND 1888 MAP [R2]
- PROPERTY LINE

ASSESSOR'S PLAT NO.: 391E04CC4800

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 11, 2022
CURT C. CHAPPELL
84543 PLS

EXP. DATE: 12/31/2023

** FILED **
Date 2/11/23 By SS
This survey consists of
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

SURVEYED BY



PACIFIC CREST
SURVEYING

131 Helman Street
Ashland, Oregon 97520
(408) 375-5220

SHEET 1 OF 2

DATE: FEBRUARY 10, 2023
PCS PROJECT NO. 2023006

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

PURPOSE
TO SURVEY AND MONUMENT THAT PIECE OF LAND RECORDED AS INSTRUMENT NUMBER 2021-036090, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, PER THE REQUEST OF THE CLIENT.

PROCEDURE
UTILIZING A TRIMBLE S-7 TOTAL ROBOTIC STATION, A TRIMBLE TSC3 DATA COLLECTOR, AND A LEICA BLK 360 SCANNER, WE SURVEYED EXISTING MONUMENTATION AND PHYSICAL FEATURES WITHIN BLOCK 6 OF THE CITY OF ASHLAND OFFICIAL 1888 MAP WHICH IS BOUND BY HELMAN STREET, CENTRAL STREET, LAUREL STREET, AND VAN NESS STREET.

THE MONUMENTS AT THE CENTERLINE INTERSECTIONS OF HELMAN STREET, CENTRAL STREET, LAUREL STREET, AND VAN NESS STREET WERE FOUND AND ACCEPTED TO ESTABLISH THE STREET CENTERLINES.

THE RESOLVED CENTERLINES WERE OFFSET THE RECORD STREET HALF-WIDTHS TO CREATE THE BOUNDARY OF SAID BLOCK 6. THE BLOCK ALLEYS WERE LOCATED BY CREATING A LINE FROM THE MIDPOINTS OF OPPOSING CENTERLINES AND OFFSETTING THE RECORD ALLEY HALF-WIDTH ON EACH SIDE OF THE ALLEY CENTERLINE, THUS CREATING THE ALLEYS AND THE FOUR QUADRANTS WITHIN SAID BLOCK 6.

THE LOT LINES FOR LOTS 4, 5, AND 6, BLOCK 6 OF THE CITY OF ASHLAND OFFICIAL 1888 MAP WERE ESTABLISHED BY PRORATION.

WITH THE BLOCK LINES AND LOT 6 LINES RESOLVED, WE TURNED OUR ATTENTION TO RETRACING THE SUBJECT PROPERTY'S DEED AND THE THREE ADJOINING PROPERTIES' DEEDS. NO GORES NOR OVERLAPS WERE DISCOVERED DUE TO CONFLICTING DEED DESCRIPTIONS AS SHOWN ON THIS SHEET.

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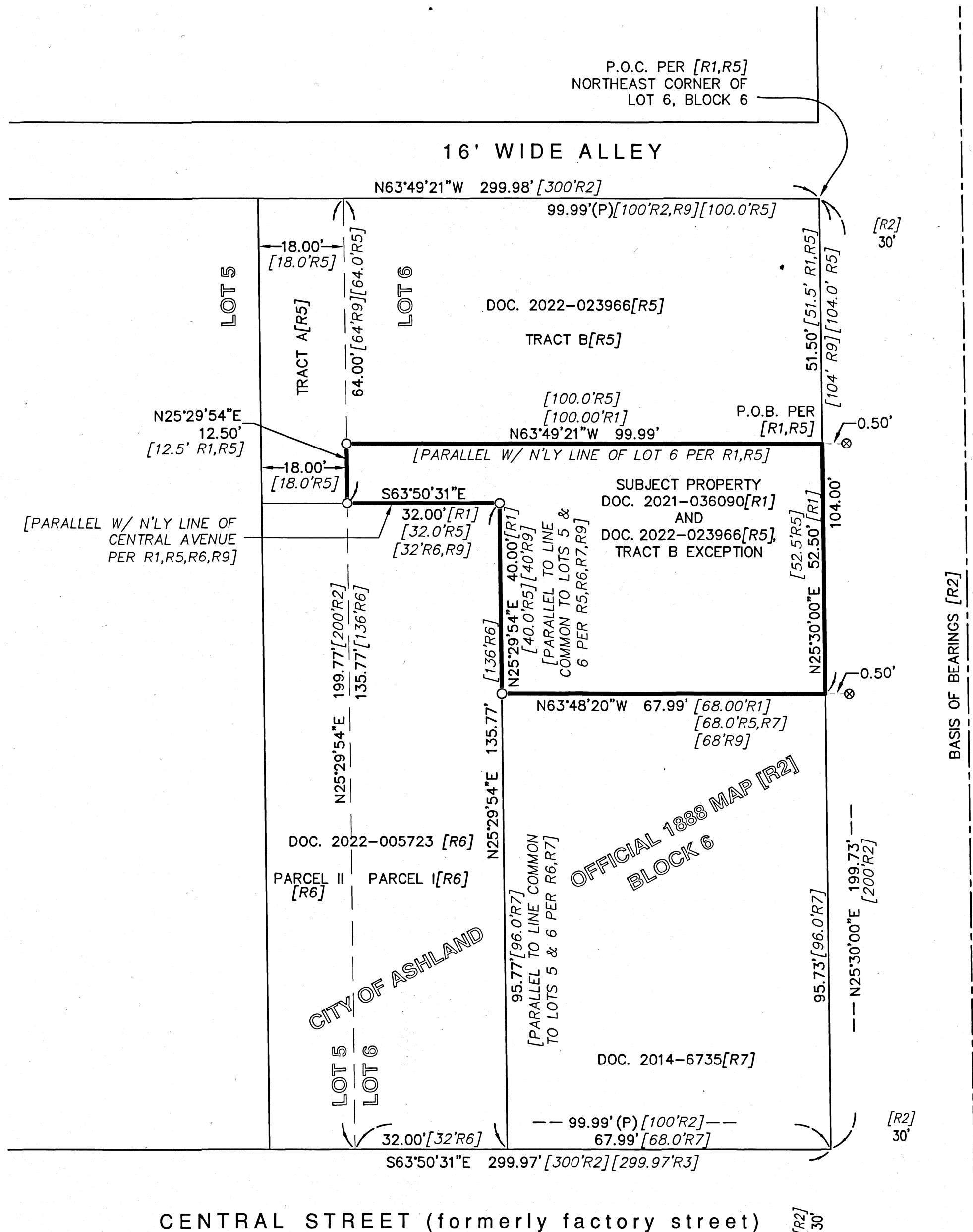
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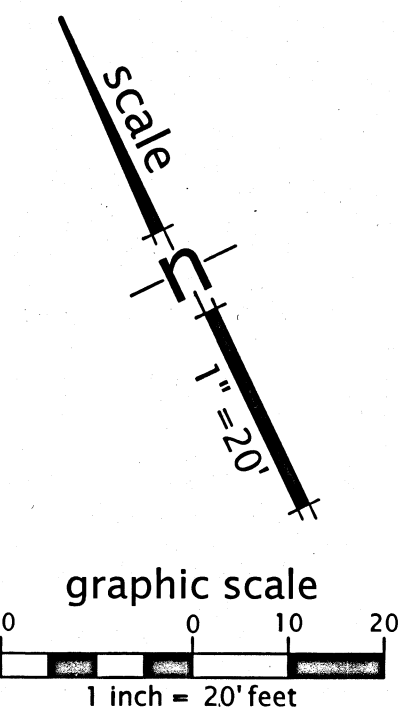
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This Survey Consist Of:
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0 page(s) Narrative
JACKSON COUNTY SURVEYOR



REGISTERED PROFESSIONAL LAND SURVEYOR
[Signature]
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JANUARY 11, 2022
CURT C. CHAPPELL
84543 PLS
EXP. DATE: 12/21/2023

SURVEYED BY

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131 Helman Street
Ashland, Oregon 97520
(408) 375-5220
SHEET 2 OF 2
DATE: FEBRUARY 10, 2023
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