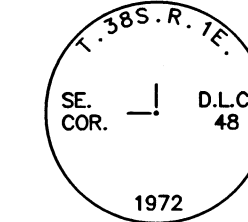


MAP OF SURVEY

FOR
ANDREW KAHN

LOCATED IN THE NORTHWEST QUARTER OF SECTION 5,
TOWNSHIP 39 SOUTH, RANGE 1 EAST,
WILLAMETTE MERIDIAN,
CITY OF ASHLAND AND JACKSON COUNTY, OREGON

DATE: 02-16-2023
SCALE: 1" = 100'



FOUND 2-1/2" BRASS
CAP FLUSH IN CONCRETE
PER JACKSON COUNTY
SECOND RE-ESTAB.

LEGEND

- BOUNDARY LINE
- ⊕ FND. 2-1/2" BRASS CAP AS NOTED
- ⊕ FND. 2" IRON PIPE PER PLEASANT VIEW SUBD. OR AS NOTED
- ⊕ FND. 3" BRASS DISK IN CONCRETE PER S/N 4899
- ⊕ FND. 5/8" REBAR WITH 1" TOP, UNKNOWN ORIGIN AND SHOWN ON S/N 13448 OR AS NOTED
- ⊕ FND. 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "RLS 638" PER S/N 8135
- ⊕ FND. 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "KAUBLE PLS 1822" PER S/N 11385 OR 11573
- ⊕ FND. 5/8" REBAR WITH RED PLASTIC CAP STAMPED "DA EDWARDS LS 2339" PER S/N 13448
- ⊕ FND. 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "SWAIN RLS 759" PER S/N 5232
- ⊕ FND. 1/2" IRON PIPE PER S/N 4087 OR AS NOTED
- ⊕ SET 5/8" X 30" REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "DROSSOS LS 90718"
- S/N SURVEY NUMBER, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, JACKSON COUNTY, OREGON
- (R1) RECORD DATA PER S/N 4087
- (R2) RECORD DATA PER S/N 11573
- (R3) RECORD DATA PER S/N 13448
- (R4) RECORD DATA PER S/N 8135
- (DR) RECORD DATA PER INST. NO. 2017-015211, OFFICIAL RECORDS JACKSON COUNTY, OREGON

T38S R1E
SEC 31 32 COR
6 5
P.S. T39S R1E 10
759 19 10

S47°07'21"E
23.18'
FOUND 1-1/2"
IRON PIPE, FLUSH,
SET BY RLS L.E.
AGER ON S/N 3621

FOUND 2-1/2"
BRONZE CAP ON A
1" IRON PIPE,
FLUSH, SET BY
RLS E. SWAIN ON
S/N 4457

ASHLAND MINE ROAD

ASHLAND MINE ROAD

FOX STREET

PLEASANT VIEW SUBD.
AND
S/N 11573

S/N 13448

S/N 3621

S/N 4899

S/N 4087
& 5232
& 23460

NARRATIVE IS A
SEPARATE DOCUMENT

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

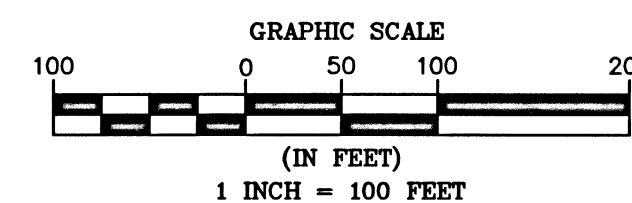
Renewal 12-31-23

BASIS OF BEARING - IS TRUE NORTH AT
THE NORTHWEST CORNER OF VICTORIA SUBD.
UNIT NO. 1, FILED AS SURVEY NUMBER 4899
AND APPLIED TO THE LINE AS SHOWN HEREIN
RESULTING IN A BEARING OF N09°12'12"E.

TERRASURVEY, INC.
PROFESSIONAL LAND SURVEYORS

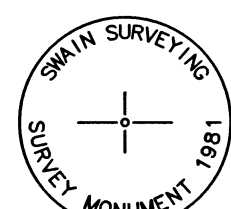
270 FOURTH STREET
ASHLAND, OREGON 97520

(541) 482-6474
terrain@bisp.net
JOB NO. 1697-23



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°51'08"E	85.94'
L2	S89°51'08"W	51.53'
L3	S19°18'30"W	22.51'

FILED
Date 3/22/23 By PB
This Survey Consists Of:
1 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY
SURVEYOR



FOUND 2-1/2"
BRONZE CAP
FLUSH, SET BY
RLS E. SWAIN ON
S/N 8936

SURVEY NARRATIVE

TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

DATE OF SURVEY:

February 16, 2023

SURVEYED BY:

Terrasurvey, Inc.
270 Fourth Street
Ashland, OR 97520

SURVEY FOR:

Andrew Kahn
1193 Ashland Mine Road
Ashland, Oregon 97520

LOCATION:

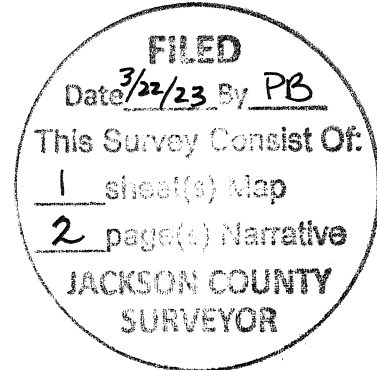
Located in the Northwest Quarter of Section 5, Township 39 South, Range 1 East, Willamette Meridian, City of Ashland and Jackson County, Oregon.

PURPOSE:

To survey and monument that tract of land described within Instrument Number 2020-028853, of the Jackson County Official Records, Oregon.

BASIS OF BEARINGS:

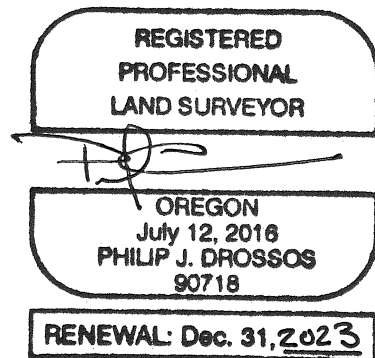
Is True North at the Northwest corner of Victoria Subdivision Unit No. 1, filed as Survey Number 4899 and applied to the line as shown herein resulting in a bearing of N09°12'12"E.



PROCEDURE:

Using a Trimble S-6 robotic total station and Trimble R-10 GPS receivers, I recovered and tied existing monuments of record. As with many of the deeds in the vicinity, including the subject property, the deed lines were established based on the North 1/16th corner and subsequent 1/16th sectional lines. Many of the original controlling GLO corners have been lost while others have been re-established based on the best available evidence. As noted on most, if not all, of the surveys in this area, the calculated positions for the 1/16 corners and lines lead to the deed lines being approximately 18' northerly and 16' easterly from the long used improvements and lines of possession. Thus I utilize the few remaining and long held monuments to place the southerly and westerly lines of the subject property. The 3/4" Iron Pipe shown on Survey Numbers 3621, 4087, and 13448 as being the southwest corner of the subject property was thoroughly searched for with no results. I hold the record distances from the recovered corners as shown on Survey Number 13448 to re-establish said position. The results of this survey fit the existing fences along the west and south lines extremely well. A letter was prepared for the client recommending a boundary line agreement with the surrounding properties to alleviate any future conflicts in this area.

MAP OF SURVEY IS A SEPARATE ONE SHEET DOCUMENT



February 16, 2023

Philip J. Drossos, PLS 90718
TerraSurvey, Inc.
270 Fourth Street
Ashland, OR 97520

