

SURVEY FOR:
BEN TREIGER
450 SISKIYOU BLVD., #1
ASHLAND, OR 97520

SURVEY BY:
L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
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DATE:
FEBRUARY 27, 2023

MAP OF SURVEY

In Lot 19, ASHLAND HOMESTEAD ASSOCIATION & located in the S.W. 1/4 of Sec. 10, T.39S., R.1E., W.M. City of Ashland Jackson County, Oregon

LEGEND:

- = FD. BRASS CAP IN MONUMENT WELL PER FS12710, 18063, 18986, 19440 & 21843.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. KAMPMANN PLS2883 PER FS21843.
- = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- 0.5WC = 0.50' WITNESS CORNER MONUMENT.
- () = RECORD DATA PER DOC. 2021-041023, ORJCO.
- [FS] = FILED SURVEY #.
- [] = RECORD DATA PER FS12710 & FS18063.
- < > = RECORD DATA PER AHA.
- X- = FENCE LINE.
- AHA = ASHLAND HOMESTEAD ASSOCIATION.
- IP = IOWA PLACE (FS21843).
- { } = RECORD DATA PER FS21843.
- CPT = COMMON PROPERTY TRACT.

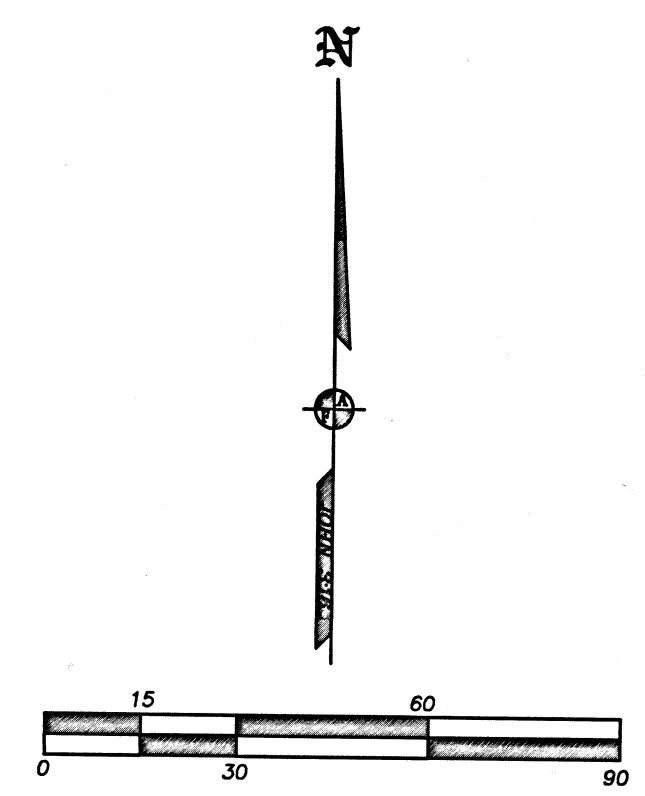
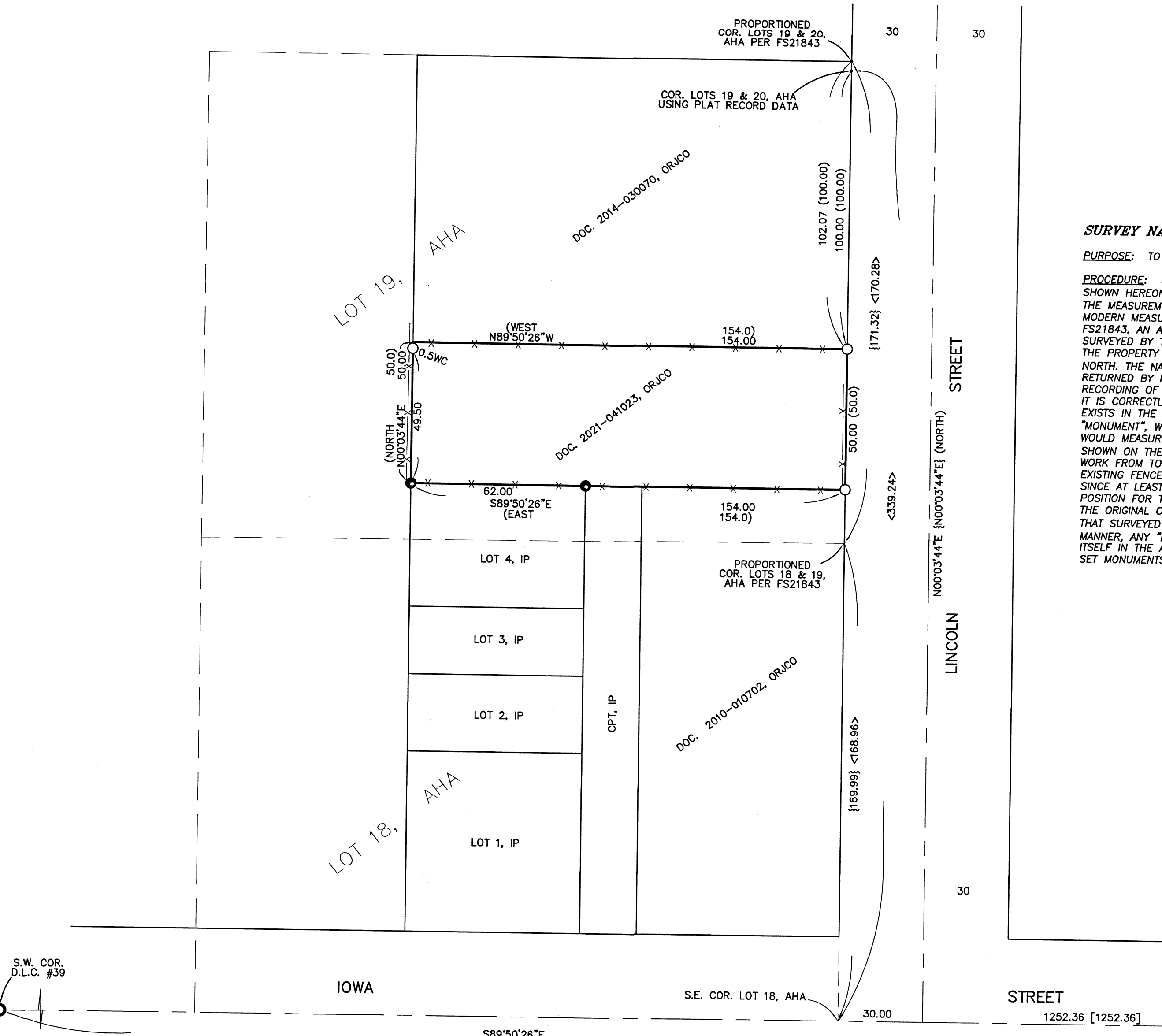
BASIS OF BEARINGS:

SOUTH LINE D.L.C. 39 PER FS21843 AS SHOWN HEREON.
UNIT OF MEASUREMENT = FEET SCALE: 1" = 30'

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

PURPOSE: TO SURVEY AND MONUMENT THE CORNERS OF THAT TRACT SET FORTH IN DOC. 2021-041023, ORJCO.

PROCEDURE: USING TRIMBLE R10 G.P.S. RECEIVERS AND TRIMBLE S6 ROBOTIC TOTAL STATION, MADE TIES TO MONUMENTS OF RECORD AS SHOWN HEREON TO CONTROL THE R/W AND THE SUBJECT TRACT. IN REVIEWING THE SUBJECT DEED AND ADJOINING DEEDS RELATIVE TO THE MEASUREMENTS SHOWN ON THE PLAT OF ASHLAND HOMESTEAD ASSOCIATION (AHA) THEY ALL FIT TOGETHER LIKE A PUZZLE. IT IS WHEN MODERN MEASUREMENTS ARE TAKEN RELATIVE TO THE PLAT, THAT AN APPARENT PROBLEM ARISES. AS NOTED ON THE NARRATIVE OF FS21843, AN APPARENT DEED HIATUS EXISTS BETWEEN THE NORTH LINE OF THE PROPERTY SURVEYED BY FS21843 AND THE TRACT BEING SURVEYED BY THIS SURVEY. THE NARRATIVE GOES ON TO EXPLAIN THIS APPARENT HIATUS BEING DUE TO THE FACT THAT THE DEED FOR THE PROPERTY SURVEYED BY FS21843 BEGAN FROM THE SOUTH AND THE PROPERTY BEING SURVEYED BY THIS SURVEY BEGAN FROM THE NORTH. THE NARRATIVE ALSO NOTES THAT ORIGINAL PLAT DISTANCES WERE APPROXIMATELY 1' SHORTER THAN THE PROPORTIONAL DISTANCES RETURNED BY ITS SURVEY AND THAT THE ORIGINAL SUBDIVISION MONUMENTS WERE EITHER NOT SET OR HAVE BEEN OBLITERATED SINCE THE RECORDING OF THE PLAT IN 1887. ALL OF THIS I ABSOLUTELY AGREE WITH AND I HAVE NO ISSUE WITH THE NORTH LINE OF FS21843 AS IT IS CORRECTLY SURVEYED ACCORDING TO THE DEED FOR ITS PROPERTY. THE ONLY DISAGREEMENT I HAVE IS THAT AN APPARENT HIATUS EXISTS IN THE CASE OF THIS SURVEY. IF ONE WERE TO USE STRICTLY DEED RECORD DIMENSIONS FROM THE CLOSEST SOUTHERLY "MONUMENT", WHICH IN THIS CASE WOULD BE IOWA STREET, TO POSITION THE S.E. & N.E. CORNERS OF THE SUBJECT TRACT AND THEN WOULD MEASURE DEED RECORD NORTHERLY PER DOC. 2014-030070, ORJCO, YOU COME TO A POSITION THAT AGREES WITH THE DISTANCES SHOWN ON THE AHA PLAT FOR THE N.E. CORNER OF LOT 19. IN MY OPINION, THIS "MONUMENT" IS ALL THE ORIGINAL OWNERS HAS TO WORK FROM TO LAY OUT THEIR PROPERTIES AND WHAT WAS DONE ON THE SUBJECT TRACT. THIS IS EVIDENCED BY THE LOCATIONS OF THE EXISTING FENCE LINES ON THE NORTH & SOUTH LINES OF THE SUBJECT TRACT. THESE FENCES HAVE BEEN IN THEIR CURRENT LOCATION SINCE AT LEAST 1998 AND CAN BE SEEN ON THE CITY OF ASHLAND AERIAL MAPPING DONE IN 1998. IT IS ONLY WHEN A PROPORTIONAL POSITION FOR THE N.E. CORNER OF LOT 19 IS INTRODUCED THAT THIS APPARENT HIATUS ARISES. THEREFORE HOLDING TO WHAT I BELIEVE THE ORIGINAL OWNERS DID TO LAYOUT THEIR PROPERTIES, I HOLD THE SOUTH LINE OF THE SUBJECT TRACT AS BEING THE NORTH LINE OF THAT SURVEYED BY FS21843 AND THEN HOLD DEED RECORD 50.0' NORTH TO ESTABLISH THE NORTH LINE OF THE SUBJECT TRACT. IN THIS MANNER, ANY "ERROR" BETWEEN THE PLAT LOCATION AND THE PROPORTIONED LOCATION OF THE N.E. CORNER OF LOT 19 WILL MANIFEST ITSELF IN THE ADJOINING PROPERTY TO THE NORTH AND THUS KEEPING HARMONY IN THE NEIGHBORHOOD. WITH THE BOUNDARY RESOLVED I SET MONUMENTS AS SHOWN HEREON.



REGISTERED PROFESSIONAL LAND SURVEYOR

J. Friar

OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE: 6-30-23

FILED

Date 4/4/23 By SS

This Survey Consists Of:

1 sheet(s) Map

0 page(s) Narrative

JACKSON COUNTY SURVEYOR