

LEGEND

S/N SURVEY NUMBER, FILED AT THE SURVEYOR'S OFFICE, JACKSON COUNTY, OREGON.

V. P. VOLUME AND PAGE OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.

INST.No. INSTRUMENT NUMBER OF THE OFFICIAL RECORD OF JACKSON COUNTY, OREGON.

- FOUND 5/8 INCH IRON PIN MONUMENT PER S/N 20783 OR AS INDICATED.
- ⊗ FOUND 5/8 INCH IRON PIN MONUMENT PER S/N 16917.
- ⊗ FOUND 5/8 INCH IRON PIN MONUMENT PER S/N 8830.
- FOUND BRASS CAP AS INDICATED.
- SET 5/8 BY 24 INCH IRON PIN WITH ORANGE PLASTIC CAP MARKED "FRANTZ LS 50077".
- SET LEAD AND TACK W/BRASS TAG MARKED "LS50077".

- R1 IS RECORD DATA PER 1888 MAP OF THE CITY OF ASHLAND.
- R2 IS RECORD DATA PER S/N 20783.
- R3 IS RECORD DATA PER S/N 16917.
- R4 IS RECORD DATA PER S/N 97.
- R5 IS RECORD DATA PER S/N 5.
- R6 IS RECORD DATA PER S/N 19313.
- R7 IS RECORD DATA PER S/N 8803.
- R8 IS RECORD DATA PER INST.No. 2023-001912
- R9 IS RECORD DATA PER V. 56 P. 185 & 186
- R10 IS RECORD DATA PER V. 233 P. 358
- R11 IS RECORD DATA PER INSTR.No. 2023-007753
- R12 IS RECORD DATA PER V. 73 P. 126

BASIS OF BEARING IS THE SOUTH LINE OF D.L.C. 40 PER S/N 7920 AS SHOWN HEREON.

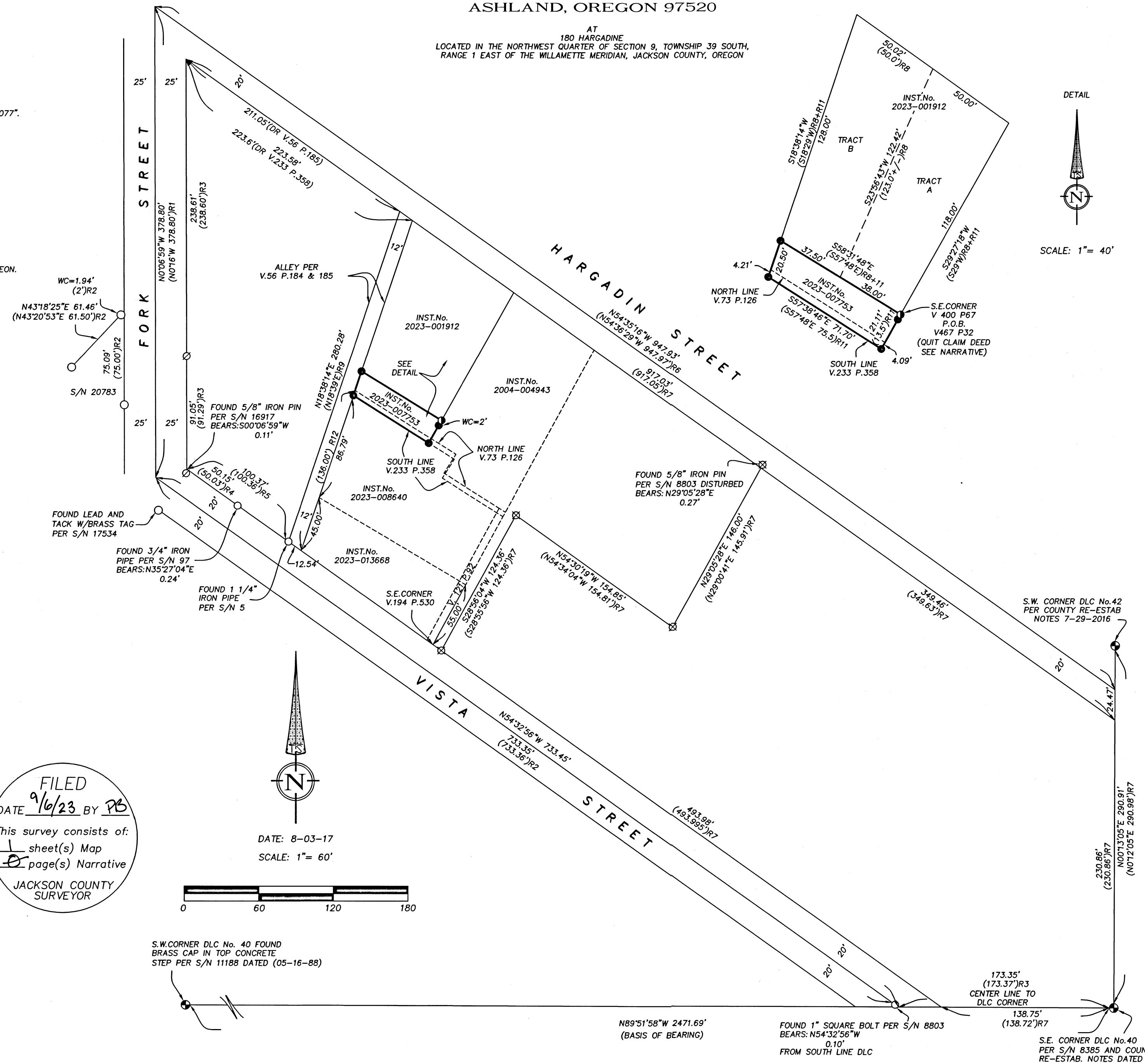
**SURVEY NARRATIVE TO COMPLY WITH
O.R.S. 209.250**

PURPOSE: TO SURVEY AND MONUMENT THAT TRACT DESCRIBED IN INSTRUMENT NUMBER 2023-007753.

PROCEDURE: IN A CLOSED TRAVERSE I TIE AND SET THE MONUMENTS AS SHOWN. I HOLD THE LINE OF FORK STREET FROM FOUND MONUMENTS AS SHOWN. THE FOUND BRASS TAG PER SURVEY NUMBER 17534 AND THE 1 1/4" IRON PIPE PER SURVEY NUMBER 5 WERE HELD ALONG WITH THE FOUND 1" BOLT FOR THE ALIGNMENT OF VISTA STREET. THE RECORD DISTANCE ALONG FORK STREET PER THE 1888 MAP OF THE CITY OF ASHLAND WAS HELD FOR THE FORK AND HARGADINE STREETS INTERSECTION. THE RECORD DISTANCE OF THE EAST LINE OF LOT 16 OF THE REVISED HARGADINE TRACT PER SURVEY NUMBER 8803 WAS HELD AND THE CENTER LINE OF HARGADINE STREET WAS CALCULATED FROM THE ABOVE MENTIONED INTERSECTION. THE RECORD DISTANCE TO THE ALLEY PER VOLUME 56 PAGE 185 WAS HELD AT THE NORTH END AND THE 1 1/4" IRON PIPE PER S/N 5 WAS HELD AT THE SOUTH END. THE ORIGINAL PARENT TRACT DESCRIBED IN VOLUME 233, PAGE 358 FOR INSTRUMENT NUMBER 2023-001912 WAS CALCULATED AND ROTATED TO THE EAST LINE OF THE ALLEY AT ITS POINT OF BEGINNING. THE TWO TRACTS IN SAID INSTRUMENT WERE RESOLVED USING MATCHING DISTANCES AND DEED CALLS AS SHOWN. THE PARENT TRACT TO THE SOUTH PER VOLUME 73, PAGE 126 FOR INSTRUMENT NUMBER 2023-008640 WAS CALCULATED AND ROTATED TO THE EAST LINE OF THE ALLEY AT ITS POINT OF BEGINNING. THIS REVEALED AN OVER LAP OF 4 FEET +/- . A QUITCLAIM DEED AS DESCRIBED IN VOLUME 467 PAGE 32 IS THE FIRST INDICATION RECOGNIZING THAT THERE IS AN OVER LAP BETWEEN THE DEEDS AND CALLS OUT A DISTANCE OF 13.5 FEET +/- TO THE NORTH LINE OF VOLUME 269 PAGE 415, BEING THE SAME AS THE NORTH LINE OF THE PARENT TRACT IN VOLUME 73 PAGE 126. SUBSEQUENT DEEDS FOR BOTH THESE TRACTS REMAIN THE SAME THROUGH VARIOUS TRANSFERS. INSTRUMENT NUMBER 73-18183 IS THE FIRST DEED FROM THE PARENT TRACT DESCRIBED IN VOLUME 73 PAGE 126 WHICH SEEMS TO ACQUIESCE THE OVER LAP TO THE SOUTH LINE OF VOLUME 233 PAGE 358 BY A CALL TO SAID LINE. INSTRUMENT NUMBERS 96-37434 AND 97-15073 BRING BOTH THE TRACTS UNDER ONE OWNERSHIP AND DESCRIBED AS PARCELS 2 AND 3 IN INSTRUMENT NUMBER 97-48981 AND BOTH THE DESCRIPTIONS CALL TO THE SOUTH LINE OF VOLUME 233 PAGE 358. ALTHOUGH THIS APPEARS TO BE BOUNDARY BY AGREEMENT, I FIND NO FORMAL TRANSFER OF THE OVERLAP BY DEED. I THEREFORE SHOW THE MONUMENTED PROPERTY DESCRIBED IN INSTRUMENT 2023-007753 AND THE OVERLAP AS DESCRIBED ABOVE.

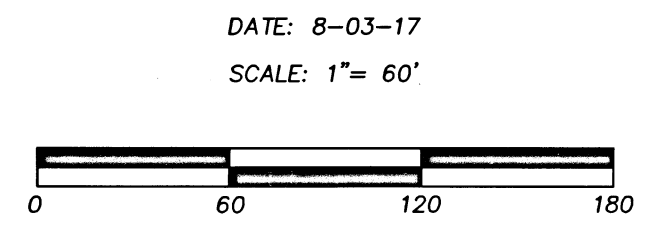
**MAP OF SURVEY
FOR
JACK GIBBS
295 E. MAIN STREET
ASHLAND, OREGON 97520**

AT
180 HARGADINE
LOCATED IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 SOUTH,
RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON



REGISTERED
**PROFESSIONAL
LAND SURVEYOR**
Fred A. Frantz
OREGON
JULY 12, 2005
FRED A. FRANTZ
No. 50077
Renewal 12-31-23

FILED
DATE 9/6/23 BY PB
This survey consists of:
1 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR



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