

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,R7]

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 LOIS VAN AKEN & BLAKE MORSE 140 & 148 CENTRAL AVENUE, 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

- ALL REFERENCES ARE TO JACKSON COUNTY RECORDS.
- 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 TO COMPLY WITH O.R.S. 209.250

PURPOSE: TO SURVEY AND MONUMENT THE PIECES OF LAND RECORDED AS INSTRUMENT NUMBERS 2007-037798 [R1] & 2022-034178 [R5], OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, PER THE REQUEST OF THE CLIENTS.

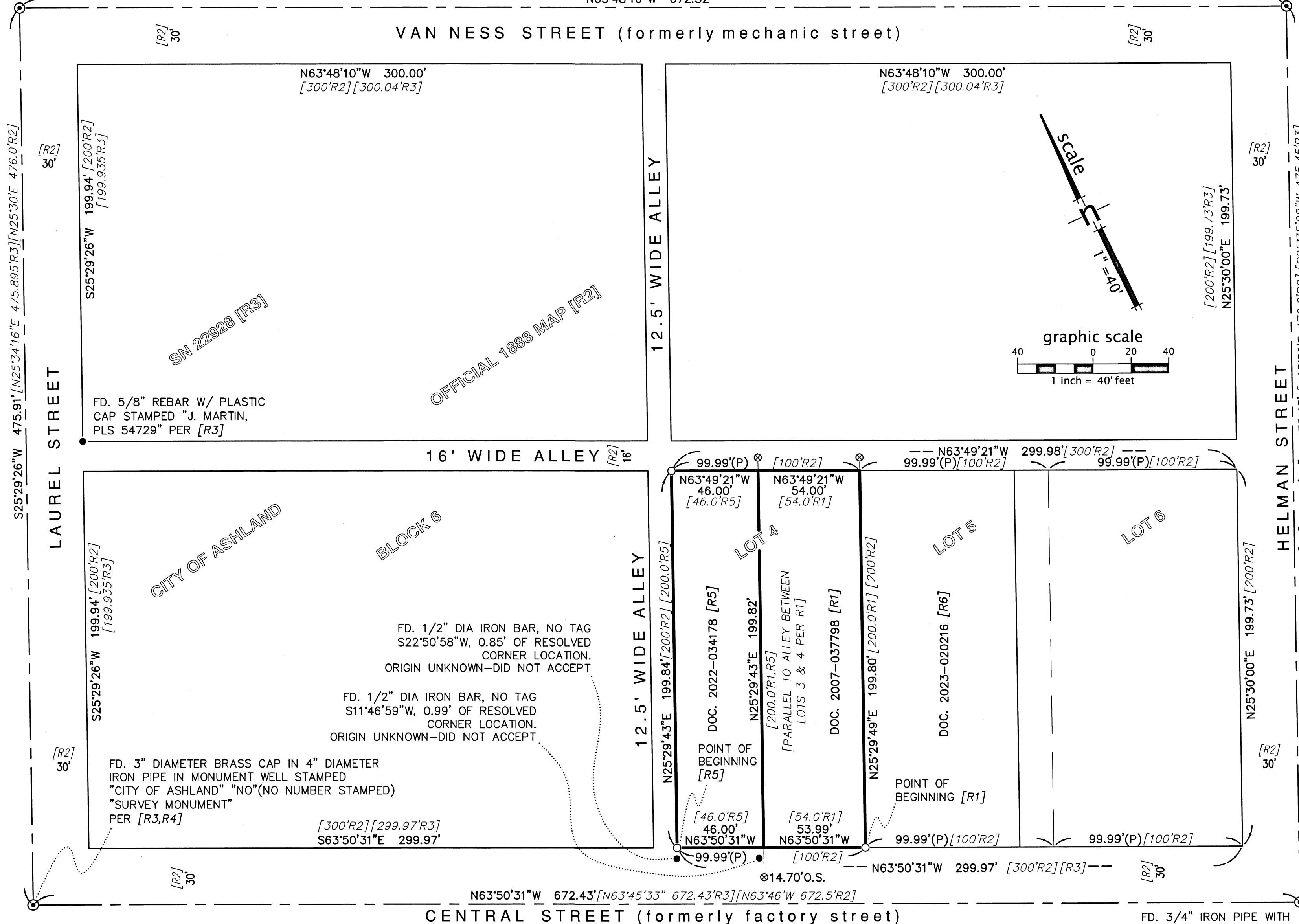
PROCEDURE: UTILIZING A TRIMBLE S-7 TOTAL ROBOTIC STATION AND A TRIMBLE TSC3 DATA COLLECTOR, WE SURVEYED EXISTING MONUMENTATION AND PHYSICAL FEATURES WITHIN BLOCK 6 OF THE CITY OF ASHLAND OFFICIAL 1888 MAP WHICH IS BOUND BY HELMAN STREET, CENTRAL STREET, LAUREL STREET, AND VAN NESS STREET.

THE MONUMENTS DESCRIBED HEREON 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.

THE RECORD DISTANCE OF 54.0' ALONG THE SOUTHERLY SIDE OF THE ALLEY FROM THE NORTHEASTERLY CORNER OF LOT 4, TOGETHER WITH THE CALL "PARALLEL TO ALLEY BETWEEN LOTS 3 & 4", BOTH PER DOC. 2007-037798 [R1], WERE HELD TO ESTABLISH THE LINE COMMON TO SAID DOC. 2007-037798 [R1] AND THE LANDS DESCRIBED IN DOC. 2022-034178 [R5]. THIS WORKED NICELY WITH THE RECORD DISTANCE OF 46.0' ALONG THE NORTHEASTERLY AND SOUTHWESTERLY LINES OF SAID DOC. 2022-034178 [R5]. NO GOES NOR OVERLAPS WERE DISCOVERED BY USING THIS METHOD.



REFERENCED RECORD MAPS & DOCUMENTS

- JACKSON COUNTY RECORDS
- [R1] WARRANTY DEED - DOC. 2007-037798
  - [R2] CITY OF ASHLAND 1888 MAP
  - [R3] MAP OF SURVEY - SURVEY NO. 22928
  - [R4] MAP OF SURVEY - SURVEY NO. 5657
  - [R5] STATUTORY WARRANTY DEED - DOC. 2022-034178
  - [R6] BARGAIN & SALE DEED - DOC. 2023-020216
  - [R7] MAP OF SURVEY - SURVEY NO. 19366

DATE: DECEMBER 8, 2023  
PCS PROJECT NO. 2023072  
TAX MAP AND LOT NOS.: 391E04CC 4300 & 4400

LEGEND

- DOC. DOCUMENT
- FD. FOUND
- (P) PRORATED DISTANCE
- [R#] REFERENCED RECORD MAP OR DOCUMENT
- FOUND MONUMENT AS NOTED
- SET 2' LONG, 5/8" IRON BAR WITH PLASTIC CAP STAMPED "PLS 84543" "CHAPPELL" FLUSH
- SET WITNESS CORNER ON 1.00' (UNLESS OFFSET DISTANCE NOTED OTHERWISE) 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

\*\* FILED \*\*  
Date 1/22/24 By PB  
This survey consists of  
1 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR  
OREGON  
JANUARY 11, 2022  
CURT C. CHAPPELL  
84543 PLS

SURVEYED BY

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

EXP. DATE: 12/31/2025

SHEET ONE OF ONE