



MAP OF SURVEY
 LOCATED WITHIN
 THE SOUTHWEST QUARTER OF SECTION 9,
 TOWNSHIP 39 SOUTH, RANGE 1 EAST,
 WILLAMETTE MERIDIAN
 CITY OF ASHLAND JACKSON CO., OREGON

FOR
 MORIAZ BERNARD M &
 JENSEN CHRISTINA A REV TRUST
 249 HILLCREST STREET, ASHLAND, OR 97520

BASIS OF BEARINGS
 THE BEARING OF NORTH 89° 54' WEST, BEING THE MONUMENTED CENTERLINE OF IOWA STREET, AS SHOWN ON SURVEY MAP NO. 4333[R3], FILED FOR RECORD AT THE JACKSON COUNTY 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 TO COMPLY WITH O.R.S. 209.250
PURPOSE
 TO SURVEY AND MONUMENT THAT PIECE OF LAND RECORDED AS INSTRUMENT NUMBER 2023-008842, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, PER THE REQUEST OF THE CLIENT.

PROCEDURE
 UTILIZING A TRIMBLE S-7 TOTAL ROBOTIC STATION AND A TRIMBLE TSC3 DATA COLLECTOR WE SURVEYED EXISTING MONUMENTATION AND PHYSICAL FEATURES WITHIN BLOCK 52 OF THE SUMMIT ADDITION TO ASHLAND OREGON OFFICIAL 1888 MAP WHICH IS BOUND BY TERRACE STREET, IOWA STREET, MEADE STREET, AND HOLLY STREET.

THE MONUMENTS AT THE CENTERLINE INTERSECTIONS OF TERRACE STREET, IOWA STREET, MEADE STREET, HILLCREST STREET, AND HOLLY 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 52.

THE LOT LINES FOR LOT 10 THROUGH LOT 18, BLOCK 52 OF THE SUMMIT ADDITION TO ASHLAND OREGON OFFICIAL 1888 MAP WERE ESTABLISHED BY PRORATION.

Ⓐ REGARDING THE SOUTHERLY LINE OF THE SUBJECT PROPERTY: THE SUBJECT PROPERTY'S DEED (DOCUMENT 2023-008842[R6]) INCLUDES THE NORTH 37.0 FEET OF LOT 17. THE ADJOINING DEED TO THE SOUTH (DOCUMENT 1989-19566[R7]), INCLUDES THE SOUTH 13.0 FEET OF LOT 17. DUE TO AN EXCESS IN BLOCK 52 IN THE NORTH-SOUTH DIRECTION, A 0.03' TO 0.04' GAP WOULD BE CREATED BY USING PARALLEL OFFSETS FROM THE RESPECTIVE NORTH AND SOUTH LINES OF LOT 17. WE BELIEVE IT WAS NOT THE INTENT TO CREATE A GAP BETWEEN THE TWO LOTS AND AS SUCH, WE ESTABLISHED THE COMMON LINE VIA PRORATION.

**** 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
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SHEET 1 OF 1
 DATE: SEPTEMBER 12, 2023
 PCS PROJECT NO. 2023057