



# PACIFIC CREST SURVEYING

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

SHEET 1 OF 2

DATE: AUGUST 1, 2023  
PCS PROJECT NO. 2023045

### LINE TABLE

NO.	BEARING	LENGTH
L1	S54°34'04"E	12.54'
L2	S54°36'24"E	12.53'
L3	S28°55'05"W	61.64' [55.70'R5]
L4	S54°36'24"E	9.26'
L5	S54°34'04"E	15.30'
L6	S28°55'05"W	55.54'

### REFERENCED MAPS & DOCUMENTS

- JACKSON COUNTY RECORDS  
 [R1] INSTRUMENT NO. 2023-007753  
 [R2] MAP OF SURVEY NO. 16917  
 [R3] MAP OF SURVEY NO. 5  
 [R4] MAP OF SURVEY NO. 97  
 [R5] INSTRUMENT NO. 2023-008640  
 [R6] MAP OF SURVEY NO. 8803  
 [R7] DOCUMENT: VOL. 56, PAGE 185  
 [R8] DOCUMENT: VOL. 233, PAGE 358  
 [R9] DOCUMENT: VOL. 452, PAGE 361  
 [R10] INSTRUMENT NO. 2023-013668  
 [R11] DOCUMENT: VOL. 231, PAGE 260  
 [R12] DOCUMENT: VOL. 194, PAGE 530  
 [R13] INSTRUMENT NO. 01-24180  
 [R14] DOCUMENT: VOL. 122, PAGE 525  
 [R15] INSTRUMENT NO. 2004-004943  
 [R16] MAP OF SURVEY NO. 23978  
 [R17] DOCUMENT: VOL. 56, PAGE 184



6-FOOT WIDE PRIVATE ALLEY  
PER VOL. 122/525[R14]

### LEGEND

- BDM BRASS DISK MONUMENT AS DESCRIBED  
 [C\*#] CAC'L'D FROM REFERENCED RECORD MAP OR DOCUMENT  
 DOC. DOCUMENT  
 FD. FOUND  
 P.O.B. POINT OF BEGINNING  
 P.O.C. POINT OF COMMENCEMENT  
 [R#] REFERENCED RECORD MAP OR DOCUMENT  
 SFN SEARCHED FOR, FOUND NOTHING

- FOUND MONUMENT AS NOTED
- FOUND 5/8" IRON PIN W/ PLASTIC CAP STAMPED "FRANTZ LS 50077" PER [R16]
- SET 2' LONG, 5/8" IRON BAR WITH PLASTIC CAP STAMPED "PLS 84543" "CHAPPELL"

BOUNDARY OF SUBJECT PROPERTY

CENTERLINE/MONUMENT LINE

DIMENSIONING TIE

PROPERTY LINE/RIGHT-OF-WAY LINE

### MAP OF SURVEY

LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN  
CITY OF ASHLAND, JACKSON COUNTY, OREGON  
FOR BRUCE & SAUNDRA HAYES  
104 SOUTH 1ST STREET, ASHLAND, OREGON

### BASIS OF BEARINGS

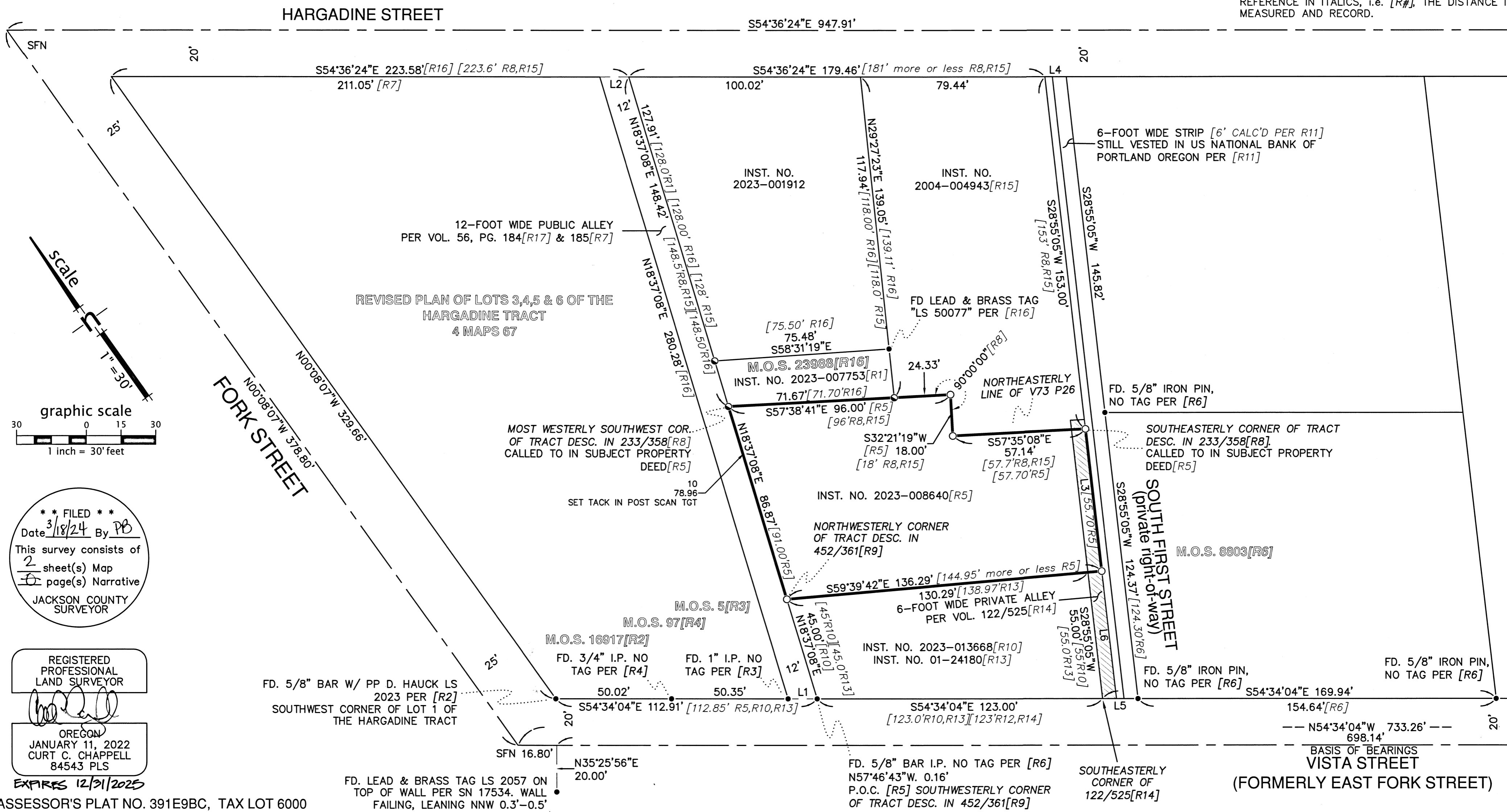
THE BEARING OF SOUTH 54° 34' 04" EAST, BEING THE CENTERLINE OF VISTA STREET (FORMERLY EAST FORK STREET), AS SHOWN ON MAP OF SURVEY NO. 8803 [R6], OFFICIAL RECORDS OF JACKSON COUNTY, STATE OF OREGON, WAS USED AS THE BASIS FOR ALL BEARING SHOWN HEREON.

### SURVEY NARRATIVE

SEE SHEET 2 FOR SURVEY NARRATIVE.

### 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.



SFN 20'

25'

scale

1" = 30'

graphic scale

30 0 15 30

1 inch = 30 feet

\*\*\* FILED \*\*\*  
 Date 3/18/24 By PB  
 This survey consists of  
 2 sheet(s) Map  
 4 page(s) Narrative  
 JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

*[Signature]*

OREGON  
 JANUARY 11, 2022  
 CURT C. CHAPPELL  
 84543 PLS

EXPIRES 12/31/2025

ASSESSOR'S PLAT NO. 391E9BC, TAX LOT 6000

see match line "a" on sheet 2

MAP OF SURVEY

LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN  
CITY OF ASHLAND, JACKSON COUNTY, OREGON  
FOR BRUCE & SAUNDRA HAYES  
104 SOUTH 1ST STREET, ASHLAND, OREGON

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

**PURPOSE**  
TO SURVEY AND MONUMENT THAT PIECE OF LAND RECORDED AS INSTRUMENT NUMBER 2023-008640, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, PER THE REQUEST OF THE CLIENT.

**PROCEDURE**  
UTILIZING A TRIMBLE S-7 TOTAL ROBOTIC STATION, A TRIMBLE TSC3 DATA COLLECTOR, A TRIMBLE R10 ROVER, AND A LEICA BLK 360 SCANNER, WE SURVEYED EXISTING MONUMENTATION AND PHYSICAL FEATURES WITHIN LOTS 1, 2, & 3 OF THE "REVISED PLAN OF LOTS 3, 4, 5, & 6 OF THE HARGADINE TRACT", VOLUME 4 OF MAPS, PAGE 67 WHICH IS BOUND BY HARGADINE STREET, FORK STREET, AND VISTA STREET.

FOUND MONUMENTS ON THE CENTERLINE AND THE RIGHT-OF-WAY LINES OF VISTA STREET (FORMERLY EAST FORK STREET) WERE USED TO ESTABLISH SAME.

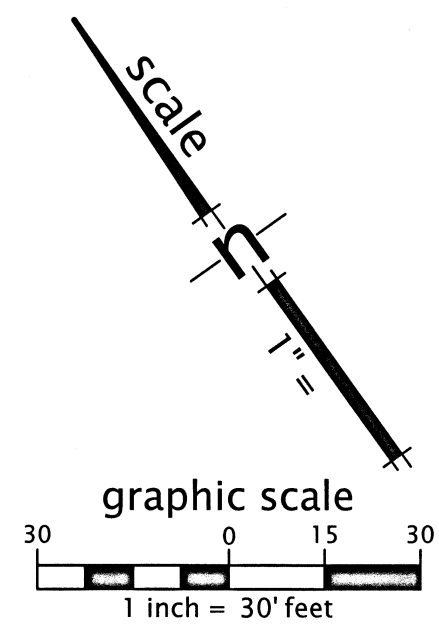
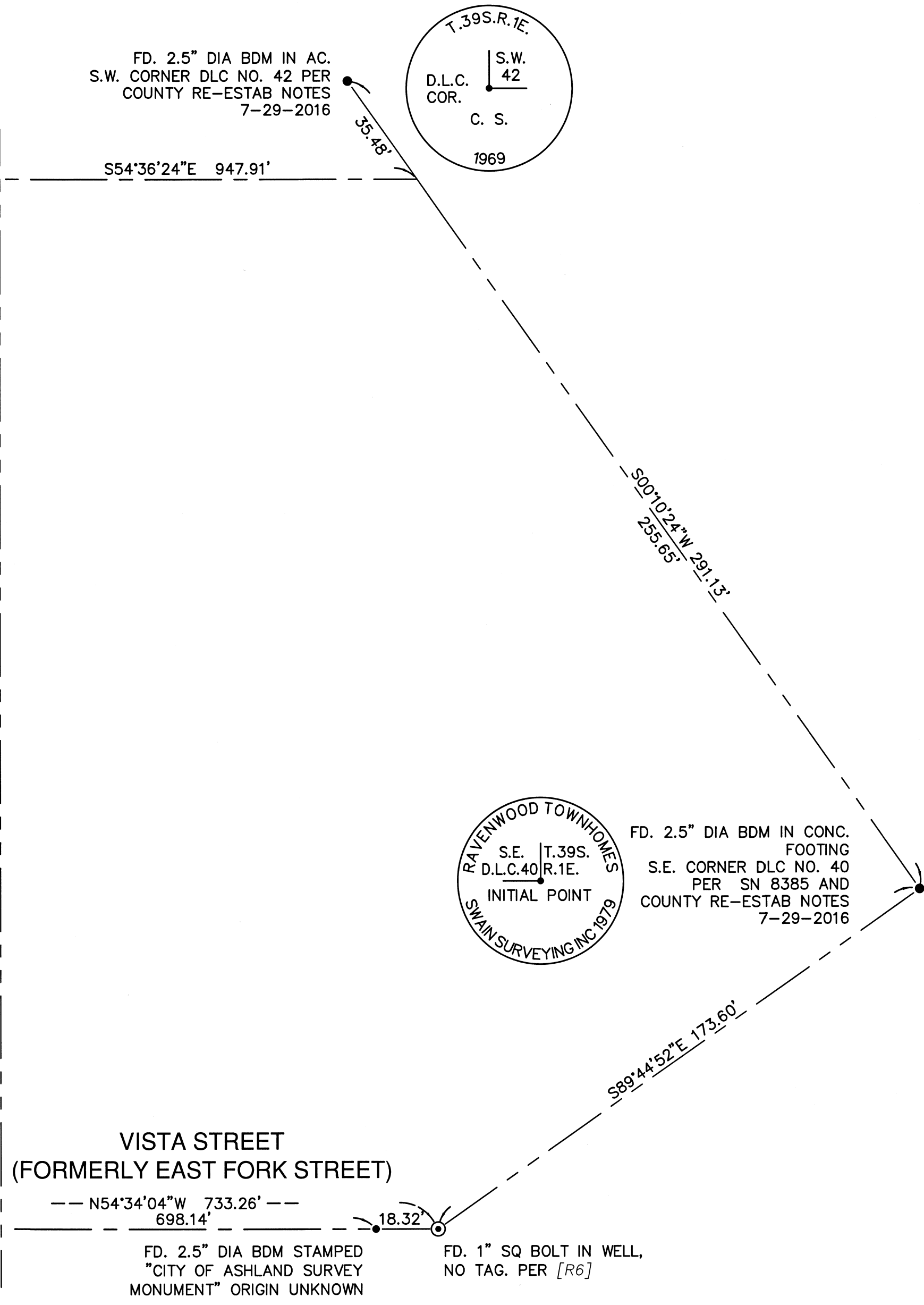
FOUND MONUMENTS ALONG THE SOUTHEASTERLY LINE OF THE PUBLIC ALLEY DESCRIBED IN DOCUMENTS 56/184 [R17] AND 56/185 [R7] TO ESTABLISH SAME.

FOUND MONUMENTS OF RECORD PER M.O.S. 8803 [R6] ALONG THE SOUTHEASTERLY LINE OF THE 6-FOOT WIDE [6' CALC'D PER R11] PRIVATE ALLEY (STILL VESTED IN US NATIONAL BANK OF PORTLAND OREGON PER 231/260[R11]) WERE USED TO ESTABLISH THE LOCATION OF SAID 6-FOOT WIDE PRIVATE ALLEY, THE BEARING OF THE SOUTHEASTERLY LINE OF THE SUBJECT PROPERTY, AND THE BEARING OF THE 6-FOOT WIDE PRIVATE ALLEY PER VOL. 122/525[R14].

THE SOUTHWESTERLY LINE OF THE SUBJECT PROPERTY WAS ESTABLISHED BY HOLDING RECORD DISTANCES PER [R5,R10,R13] ALONG THE RESOLVE ALLEY LINES.

IN THE PROCESS OF RESOLVING THE NORTHEASTERLY LINE OF THE SUBJECT PROPERTY, THE SUBJECT PROPERTY'S ORIGINAL PARENT TRACT (73/126), AND THE ORIGINAL PARENT TRACT OF THE PARCELS TO THE NORTHEAST 233/358 [R14], REVEALED AN OVERLAP OF FOUR FEET, PLUS OR MINUS. A QUITCLAIM DEED AS DESCRIBED IN VOLUME 467, PAGE 32 IS THE FIRST INDICATION RECOGNIZING THAT THERE IS AN OVERLAP 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 OF THE AFOREMENTIONED TRACTS REMAIN THE SAME THROUGH VARIOUS TRANSFERS. INSTRUMENT 73-18183 IS THE FIRST DEED FROM THE PARENT TRACT DESCRIBED IN VOLUME 73, PAGE 126 THAT APPEARS TO ACQUIESCE THE OVERLAP TO THE SOUTH LINE OF 233/358 [R14] 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 DEED DESCRIPTIONS CALL TO THE SOUTH LINE OF 233/358 [R14]. ALTHOUGH THIS APPEARS TO BE BOUNDARY BY AGREEMENT, NO FORMAL TRANSFER OF THE OVERLAP WAS FOUND. THAT SAID, THE SOUTH LINE OF 233/358 [R14] WAS HELD AS THE COMMON BOUNDARY LINE BETWEEN THE SUBJECT PROPERTY'S ORIGINAL PARENT TRACT (73/126), AND THE ORIGINAL PARENT TRACT OF THE PARCELS TO THE NORTHEAST 233/358 [R14], AS MONUMENTED AND MAPPED ON M.O.S. 23978[R16].

see match line "a" on sheet 1  
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**FILED**  
Date 3/18/24 By PB  
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2 sheet(s) Map  
2 page(s) Narrative  
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