

MAP OF SURVEY 24-053

LOCATED WITHIN THE N.E. 1/4 OF THE N.E. 1/4 OF SEC 15,
T39S, R1E, WILLAMETTE MERIDIAN
ASHLAND, JACKSON COUNTY, OREGON
FOR THE ESTATE OF NANCY A. JOHNSON
1882 and 1896 ASHLAND, ASHLAND, OR 97520

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

PURPOSE: TO SURVEY AND MONUMENT THE PIECES OF LAND
RECORDED AS INSTRUMENT NUMBERS 70-02153[R2] & 70-02154[R5],
OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, PER THE REQUEST
OF THE CLIENTS.

PROCEDURE: UTILIZING A TRIMBLE R10 GPS RECEIVER, THE OREGON
REAL-TIME NETWORK, AND A TSC5 DATA COLLECTOR WE SURVEYED
EXISTING MONUMENTATION AND PHYSICAL FEATURES WITHIN THE
BLOCK BOUNDED BY NORMAL AVENUE, ASHLAND STREET (HWY. 66),
PARK STREET, AND FREMONT STREET, AND THE EAST LINE OF D.L.C.
NO. 45.

THREE OF THE DEED DESCRIPTIONS; 70-02153[R2], 70-02154[R5],
AND DOC. 70-02152[R6] BEGIN AT THE INTERSECTION OF THE SOUTH
LINE OF STATE HIGHWAY #66 AND THE EAST LINE OF D.L.C. NO. 45,
WHICH IS COINCIDENT WITH THE EAST LINE OF NORMAL AVENUE. THIS
LINE WAS ESTABLISHED BETWEEN THE FOUND SOUTHEAST AND
NORTHEAST CORNERS OF D.L.C. NO. 45.

ASHLAND STREET (HWY. 66) WAS ESTABLISHED FROM RECORD
INFORMATION SHOWN ON O.D.O.T. HIGHWAY MAP "PARK STREET -
PACIFIC HIGHWAY SECTION"[R8]. THE RECORD DISTANCE OF 1507.89'
ALONG THE EAST LINE OF D.L.C. NO. 45 TO ESTABLISH THE
BEGINNING OF THE HIGHWAY STATION LINE, STA. 23+98.19 AND THE
NE CORNER OF SEC. 15 T39S R1E WAS HELD FOR THE NORTHERLY
ALIGNMENT OF THE STATION LINE. THIS ALIGNMENT LINE WAS OFFSET
30 FEET SOUTHERLY TO CREATE THE FORMER SOUTHERLY
RIGHT-OF-WAY LINE OF ASHLAND STREET (HWY. 66).

DUE TO THE MINIMAL AMOUNT OF RIGHT-OF-WAY MONUMENTATION
FOUND SHERWOOD AVENUE, FREMONT STREET, AND PARK STREET, THE
CURBS WERE SPLIT TO ESTABLISH SAID RIGHTS-OF-WAY. SEE CURB
SPLIT NOTE FOR METHODOLOGY. THIS METHOD WORKS WELL WITH THE
FOUND MONUMENTATION ON THE NORTHERLY RIGHT-OF-WAY OF
FREMONT STREET AND THE WESTERLY RIGHT-OF-WAY LINE OF PARK
STREET.

THE WESTERLY LINE OF 70-02153[R2] AND DOC. 70-02152[R6] WAS
ESTABLISHED BY OFFSETTING THE EASTERLY LINE OF SHERWOOD
AVENUE THE RECORD WIDTH OF LOTS 1-4 OF THE NORPARK
SUBDIVISION[R1] 100 FEET.

THE SOUTHERLY LINE OF 70-02153[R2] AND 70-02154[R5] WERE
ESTABLISHED BY HOLDING THE RECORD DISTANCE OF 150.0' FROM THE
FORMER SOUTHERLY RIGHT-OF-WAY LINE OF ASHLAND STREET (HWY.
66). THIS WAS CONFIRMED BY DOC. 70-02152[R6].

THE NORTHERLY LINE OF DOC. 2016-016810[R4], THE CURRENT DEED
DESCRIPTION OF THE PROPERTY TO THE SOUTH OF THE SUBJECT
PROPERTIES (AS RETRACED BY CS 7314[R5]), WORKS ITS WAY FROM
THE SOUTH WHICH CREATES A GAP BETWEEN THE THREE
PROPERTIES AT THEIR COMMON NORTHERLY/SOUTHERLY LINE. A CHAIN
OF TITLE ON THE PROPERTY TO THE SOUTH OF OUR SUBJECT
PROPERTY REVEALED DOCUMENT 70-02152[R6], WHICH IN THE
PARCEL #3 DESCRIPTION, DESCRIBES THE BOUND OF ALL THREE
PARCELS (THE PARENT PARCEL) AND THEN EXCEPTS OUT THE TWO
SUBJECT PARCELS. THIS WOULD MAKE THE SUBJECT PARCELS SENIOR,
THUS RECEIVING THEIR FULL DEPTH OF 150.0' PROVING A GAP DOES
NOT EXIST AT THE COMMON NORTHERLY/SOUTHERLY LINE.

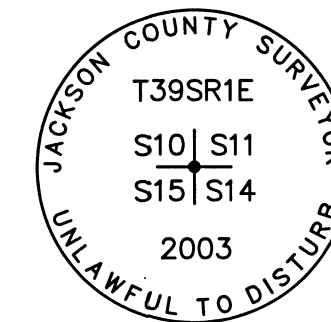
THE EASTERLY/WESTERLY LINE COMMON TO THE SUBJECT PARCELS,
70-02153[R2] AND 70-02154[R5], WAS ESTABLISHED VIA PRORATION
DUE TO THE FACT THAT THEY WERE CONVEYED SIMULTANEOUSLY.

NOTE REGARDING CURB SPLITS

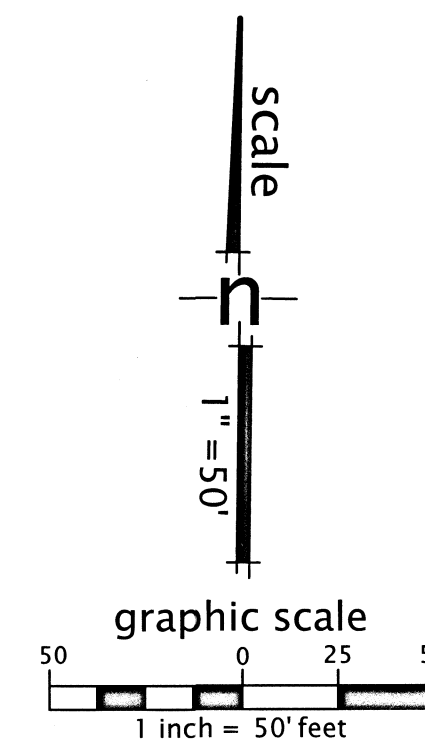
FACE OF CURBS WERE MEASURED AT APPROXIMATELY 50-FOOT INTERVALS ON EACH
SIDE OF PARK AVENUE, SHERWOOD STREET, AND PARK STREET AND A BEST-FIT
CURB LINE WAS CREATED USING SAID MEASUREMENTS FOR EACH OF THE SIX CURB
LINES. NO INDIVIDUAL CURB MEASUREMENT WAS MORE THAN 0.03', MEASURED AT
RIGHT ANGLES, FROM ITS RESPECTIVE BEST-FIT CURB LINE. THE BEARINGS FOR
EACH BEST-FIT CURB LINE PAIR WERE AVERAGED TO DETERMINE THE RESPECTIVE
STREET'S CENTERLINE BEARING. THE CENTERLINE WAS THEN PLACED EQUIDISTANT
FROM EACH RESPECTIVE BEST-FIT CURB LINE.

CENTERLINE/STATIONING
LINE PER [R8]

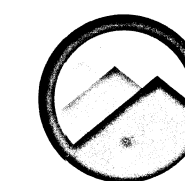
N.E. CORNER SEC 15 T39S R1E,
FD. 2.5" DIA BDM IN CONC. W/
PUNCH PER [R8]



FD. 5/8" IRON BAR W/ PLASTIC CAP
"THOMAS LS 505" PER [R5]
BENT WESTERLY, SHOT AT BEND.
FALLS ON R.O.W. LINE 7.04' SOUTH OF
RESOLVED CORNER LOCATION.



SURVEYED BY



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

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 11, 2022
CURT C. CHAPPELL
84543 PLS

EXPIRES: 12/31/2025

DATE: APRIL 19, 2024
PCS PROJECT NO. 2023077

SHEET 1 OF 1

BASIS OF BEARINGS

THE BEARING OF NORTH 00° 04' 00" WEST, BEING THE
MONUMENTED EASTERLY LINE OF D.L.C. #45, AS SHOWN ON
THE MAP OF SURVEY NO. 21697[R7], 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.

REFERENCED MAPS & DOCUMENTS

- JACKSON COUNTY RECORDS
- [R1] NORPARK SUBDIVISION VOL. 43 PLATS, PG 43
 - [R2] DOC. 70-02153 (SUBJECT PROPERTY)
 - [R3] DOC. 70-02154 (SUBJECT PROPERTY)
 - [R4] DOC. 2016-016810
 - [R5] MAP OF SURVEY, CS NO. 7314
 - [R6] DOC. 70-02152
 - [R7] MAP OF SURVEY, CS NO. 21697
 - [R8] O.D.O.T. HIGHWAY MAP "PARK STREET - PACIFIC
HIGHWAY SECTION" "GREEN SPRINGS HIGHWAY" MAR.
1971, REV. APR. 2006, DRG. NO. 9B-8-22

LEGEND

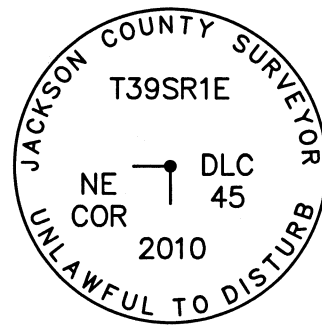
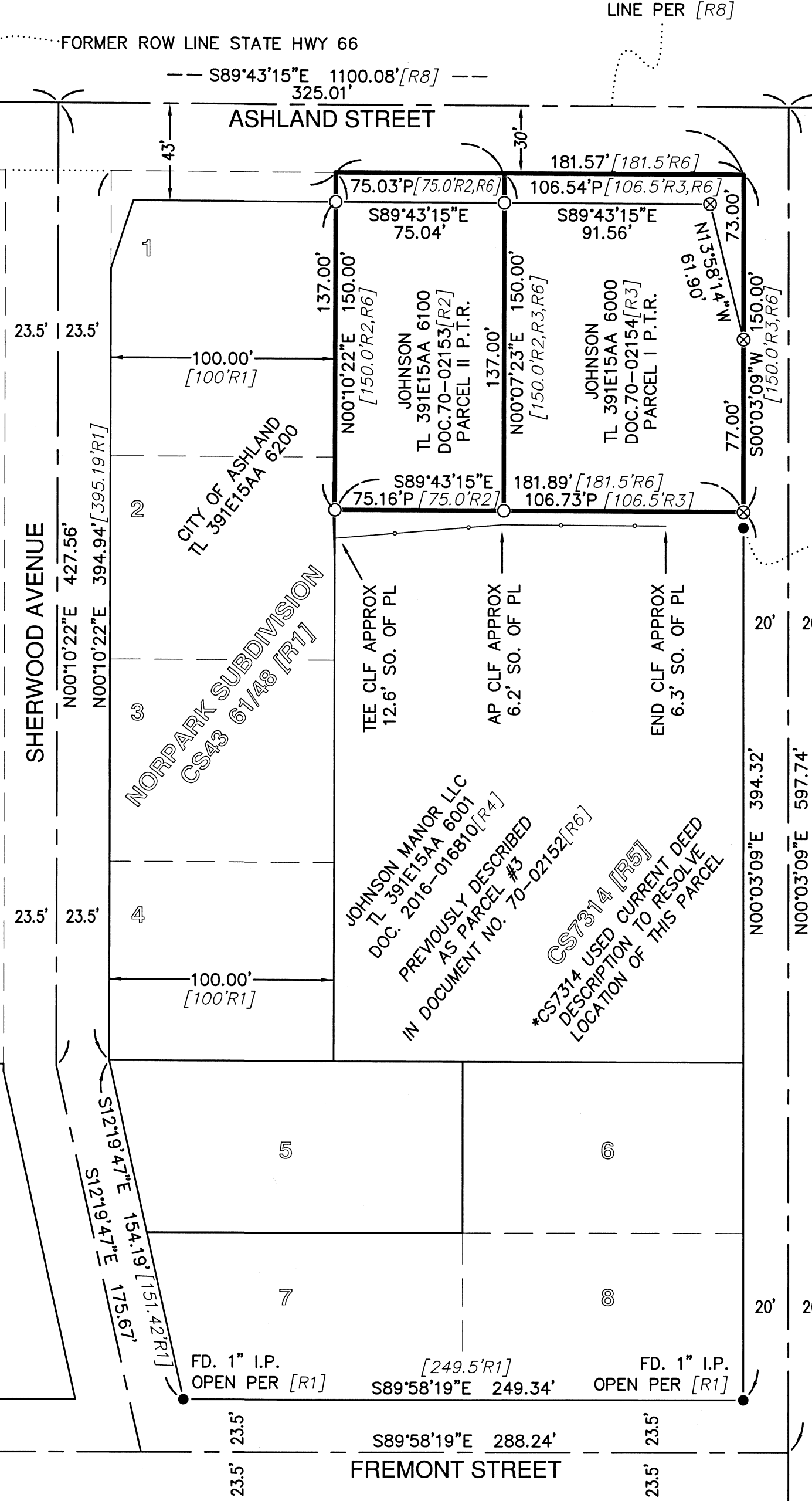
- [C#R#] CACL'D FROM REFERENCED RECORD MAP OR DOCUMENT
- CLF CHAIN LINK FENCE
- DOC. DOCUMENT
- FD. FOUND
- P. PRORATED DISTANCE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- PTR PER TITLE REPORT
- [R#] REFERENCED RECORD MAP OR DOCUMENT
- FOUND MONUMENT AS NOTED
- SET 2' LONG, 5/8" IRON BAR WITH PLASTIC CAP
STAMPED "PLS 84543" "CHAPPELL"
- ⊗ SET MAG NAIL WITH "+" IN HEAD AND 1.5" DIA
WASHER, STAMPED "PLS 84543" "CHAPPELL"

BOUNDARY OF SUBJECT PROPERTY

PROPERTY LINE/RIGHT-OF-WAY LINE

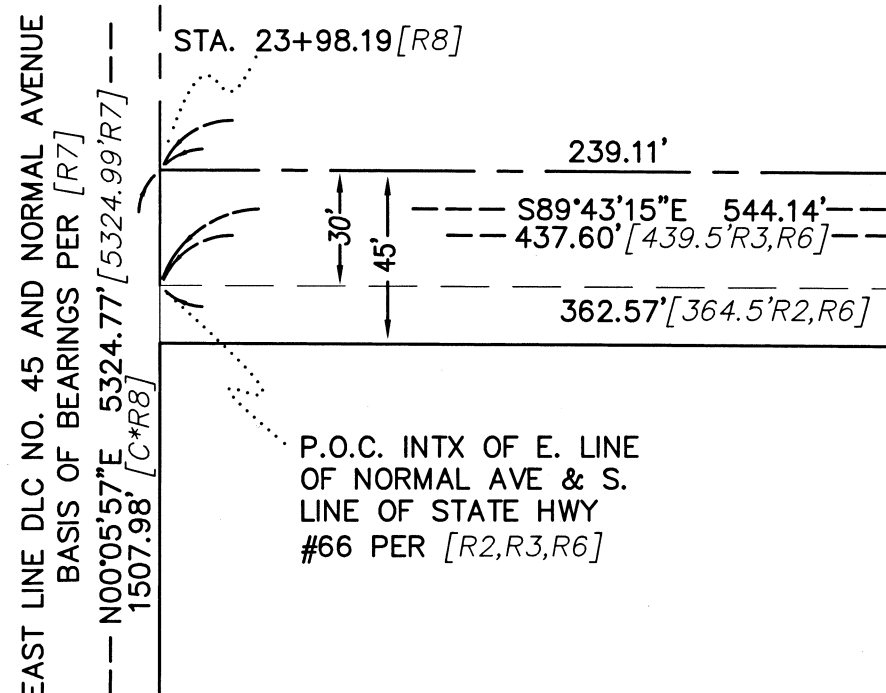
FORMER PROPERTY LINE NORPARK SUBDIVISION [R1]

ASSESSOR'S PLAT NOS.: 391E15AA 6000 & 6001



N.E. CORNER DLC NO. 45
FD. 2.5" DIA BDM IN CONC. W/
PUNCH, STAMPED CS 1988
PER [R7]

STA. 23+98.19[R8]



P.O.C. INTX OF E. LINE
OF NORMAL AVE & S.
LINE OF STATE HWY
#66 PER [R2,R3,R6]

S.E. CORNER DLC NO. 45
FD. 2.5" DIA BDM IN CONC. W/
PUNCH, STAMPED CS 1988
PER [R1,R7]

SHERWOOD AVENUE

CITY OF ASHLAND
TL 391E15AA 6200

NORPARK SUBDIVISION
CS43 6743 [R1]

JOHNSON MANOR LLC
TL 391E15AA 6001
PREVIOUSLY DESCRIBED
AS PARCEL #3
IN DOCUMENT NO. 70-02152[R6]

CS7314 [R5]
USED CURRENT DEED
DESCRIPTION TO RESOLVE
LOCATION OF THIS PARCEL

PARK STREET

FREMONT STREET

FD. 1" I.P. OPEN PER [R1] S89°58'19"E 249.34' OPEN PER [R1]