

2827-

SURVEY FOR

ASHLAND LODGE NO. 944

BENEVOLENT AND PROTECTIVE ORDER OF ELKS

Located in the N.W. 1/4, Sec. 9, T. 39 S., R. 1 E., W. M.,
and in D.L.C. No. 40, Ashland, Oregon

By: Mark E. Boyden

May 11, 1970

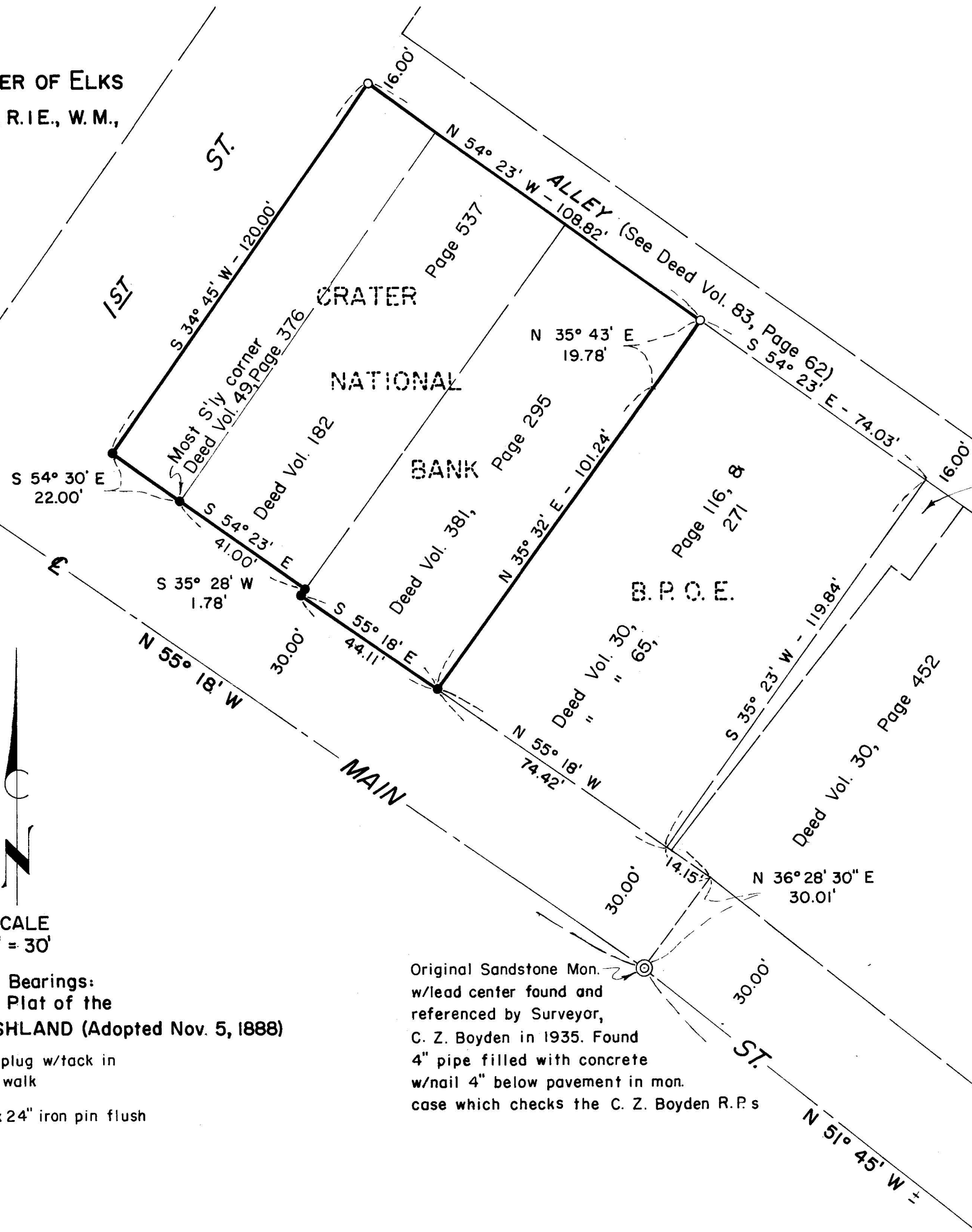
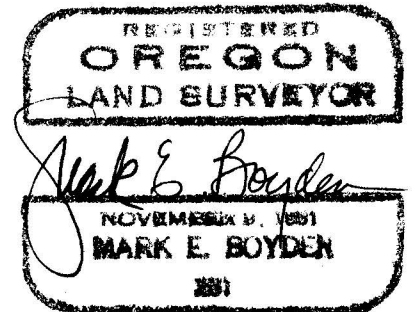
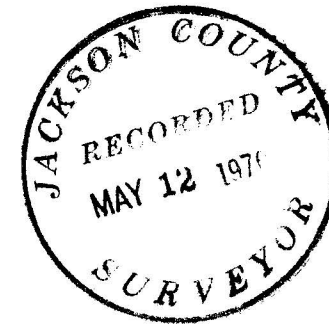
NOTE: Control for the centerline of MAIN STREET was established Westerly from the original angle point by ties to existing building lines opposite the Easterly line of the old opera house per ties shown in City Field Book 'C', Page 45

SCALE
1" = 30'

Basis of Bearings:
Official Plat of the
CITY OF ASHLAND (Adopted Nov. 5, 1888)

- Set lead plug w/tack in concrete walk
- Set 3/4"x 24" iron pin flush

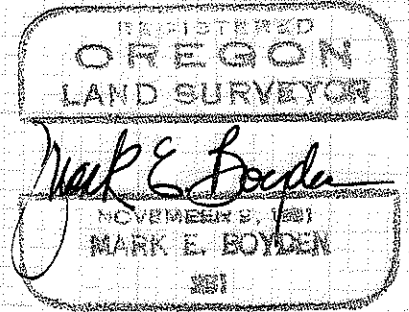
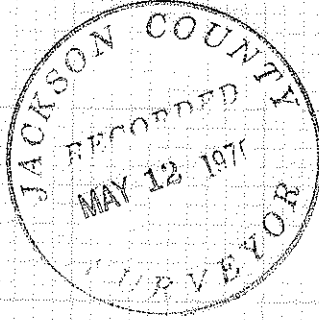
Original Sandstone Mon. w/lead center found and referenced by Surveyor, C. Z. Boyden in 1935. Found 4" pipe filled with concrete w/nail 4" below pavement in mon. case which checks the C. Z. Boyden R.P.s



Easement granted to the
ASHLAND LODGE NO. 944,
B. P. O. E. by Violet
Hadfield, ETAL.
(See Doc. No.
70-02750, O. R.)

and monumented same as shown on the map to accompany this report.

May 11, 1970



indicating some movement of the manhole rings may have taken place after the original points had been established.

Control for the Southeasterly boundary of First Street was established parallel to and 22.00 feet Northwesterly from the Southeasterly boundary of the Winters tract as surveyed April 5, 1904 (see City Field Book 'C', Page 118 and Deed Volume 49, Page 376).

The improvements survey of First Street by City Surveyor Stuart McKissick in 1911 as shown in City Field Book 20, Page 3 indicates 22.00 feet from the Norton line at Main Street as is indicated also by Deed Volume 182, Page 537.

The alley described in Deed Volume 83, Page 62 indicates that the alley was conveyed 120.00 feet Northeasterly from the Northeasterly boundary of Main Street. Computations and McKissick's survey in 1911 (City Field Book #20, Page 36) indicate that said alley line was to be established 120.00 feet Northeasterly along the Southeasterly boundary of First Street from the re-located Northeasterly boundary of Main Street.

Because of the lack of documented evidence as to where the re-located Northeasterly boundary of Main Street terminated Southeasterly from Deed Volume 49, Page 376, the alley line was run Deed Record bearing Southeasterly from First Street.

It should be noted that the Southeasterly boundary of the Crater National Bank parcel is not intended to be on the original Northwesterly boundary of the Elks property described in Deed Volume 65, Page 271, but is a boundary by mutual consent. This boundary is to be further qualified with respect to a proposed party wall agreement.

The original deeds of partitionment of the Lindsay Applegate Estate (see Deed Volume 30, Page 116 and Volume 30, Page 452) both tie to the Southwest corner of D.L.C. #42, Township 39 South, Range 1 East, but do not exactly reach a common boundary between the two parcels by computations. For the purpose of this survey, the tie to the angle point on the Northeasterly boundary of Main Street was considered the most-practical tie point to establish the location intent of the original conveyances.

From said basic data, made ties to control points shown, enclosed the subject properties by random traverse, computed the final corner positions,

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

FOR: Ashland Lodge No. 944
Benevolent and Protective Order of Elks
c/o Gerald J. Scannell, Jr.
The Tempest Court
P. O. Box 645
Ashland, Oregon 97520

PURPOSE: (1) To monument and describe that portion of the Elks property described in Deed Volume 65, Page 271, Deed Volume 381, Page 295 and in Document No. 66-07171 of the Official Records of Jackson County, Oregon proposed to be conveyed to the Crater National Bank.

(2) To describe the remaining portion of the Elks property lying Southwesterly from the alley after the conveyance to the Crater National Bank.

(3) To describe the easement granted to the Elks by Violet Hadfield, et al.

PROCEDURE: A search was made by this office, the City of Ashland Engineering Department, and the Title Company for City records regarding deeds for the widening of Main Street and a deed for the creation of First Street between Main Street and Lithia Way, but neither could be found. In City survey Book 'C', several surveys were made of properties fronting the Northeastly side of Main Street in 1903 and 1904 which indicated the street widening, and these properties were monumented on the re-located Northeastly boundary of Main Street (see Book 'C', Pages 40, 45, 118 and 128).

For lack of better authenticated documents, the Northeastly boundary of Main Street in the area of this survey was established by Deed Records (see Volume 49, Page 376, Volume 182, Page 537, Volume 381, Page 295 and in Volume 65, Page 271. The point of beginning of Deed Volume 182, Page 537 was considered to be identical with the most-Southerly corner of Deed Volume 49, Page 376.

The location of Main Street according to the City Plat adopted November 5, 1888 was established from the angle point control monument as shown on the accompanying map and ties to old building improvement lines, which agree favorably with the map sketch shown in City Field Book 'C', Page 45.

In City Field Book 'E', Pages 44 and 45, centerline control points, being drill holes in the Westerly rim of manhole rings were established after the original monuments had been destroyed by street and sewer construction. Several of these drill holes were found, but those lying Northwestly from the monument on the East boundary of D.L.C. #40 were found to 'stagger',