

**LEGEND**

R.S.	RECORDED SURVEY
No.	NUMBER
Fd.	FOUND
G.I.	GALVANIZED IRON
B.I.	BLACK IRON
exp.	EXPOSED
Re:	REFERENCE
V.	VOLUME
P.	PAGE
d.r. j.c.o.	DEED RECORD OF JACKSON COUNTY, OREGON
cor.	CORNER
SE	SOUTHEAST
SW	SOUTHWEST
D.L.C.	DONATION LAND CLAIM
d.r.	DEED RECORD
chs.	CHAINS
Doc.	DOCUMENT
o.r. j.c.o.	OFFICIAL RECORD OF JACKSON COUNTY, OREGON
&	AND
R/W	RIGHT OF WAY

**NOTE:**  
Existing power poles are situated on the extension of the westerly boundary line, which may or may not create a small overhead electrical wire encroachment, due to the fact there is no dedicated or deeded right of way access in this immediate area

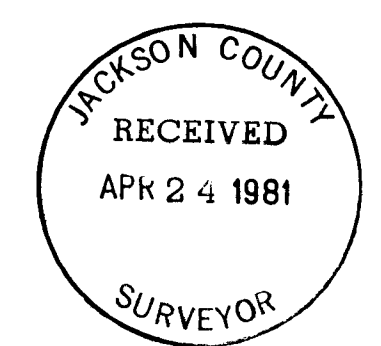
**MAP OF SURVEY**

LOCATED IN  
LOT 4 & A PORTION OF LOTS 3 & 5 OF THE REVISED PLAN OF LOTS 3, 4, 5 & 6 OF THE HARGADINE TRACT  
& A PORTION OF LOT 2 OF THE HARGADINE TRACT IN D.L.C. NO. 40 IN THE NW 1/4 OF SEC. 9, TWP. 39S., R. 1E.W.M.  
JACKSON COUNTY OREGON

**CHARLES L. HOWE**

SWAIN SURVEYING, INC. ASHLAND, OREGON  
SCALE: 1" = 30'  
BASIS OF BEARING: MARCH 24, 1981  
N.O.A.A. TRUE BEARING AT N-S& SEC. 9

FOUND MONUMENT AS SHOWN  
ORIGIN UNKNOWN UNLESS OTHERWISE SHOWN  
SET 5/8 x 24 INCH IRON PIN TAGGED RLS 759



DETAIL "A"  
SCALE: 1" = 10'

DETAIL "B"  
NO SCALE

Mr. Charles L. Howe  
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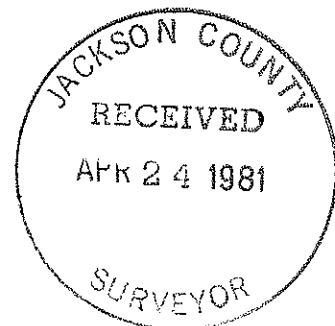
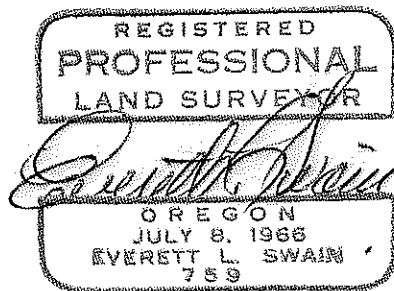
development and Mr. Howe's property, I found as stated hereinabove various encroachments as well as a 5/8 inch iron pin with my identification cap attached thereto considerable out of its original position. This was puzzling as the concrete block retaining wall was found to fit the retraced property line, between the two (2) property owners, very closely. With much construction activity having taken place in the immediate area, it was suspected that the pin had been removed or dislodged by said construction activity and that some individual, other than myself, had taken it upon themselves to position said pin as they saw fit. In order to prove this theory, an undisturbed construction batter board was found to exist partially covered over with blackberry vines. Upon examination a string line notch and pencil mark was found on the batter board. This position was tied and evaluated to the latitude position of the "Ravenwood Townhomes, amended", boundary line. It was found that comparing the distance from the right of way Vista Street (East Fork) to the notch on the found batter board, record distance fits within  $0.15' \pm$  of a foot. Also, the identification cap shows definite signs of damage by blows to the top of said identification cap by a blunt object. Therefore, I am putting the affected landowners on notice, by this narrative, that the evidence found shows beyond reasonable doubt, that the location of the property corner of "Ravenwood Townhomes, amended, as set by me, was in its proper location at the time the construction batter boards were set. Who replaced my 5/8 inch iron pin in the wrong location, I am not aware of. However, it would be reasonable to assume, that the fence builders did so due to the fact that said pin is contiguous to and Northerly of the concrete placed around the fence corner post.

Other information is as shown on the accompanying map.

Basis of Bearing was derived from the National Oceanic and Atmospheric Administration (formerly Coast & Geodetic Survey) survey net, as established in 1968 and on file in the office of the Jackson County Surveyor.

March 24, 1981

Swain Surveying, Inc.  
27 1/2 N. Main Street  
Ashland, Oregon 97520



SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250  
OREGON REVISED STATUTES

- SURVEY FOR: Mr. Charles L. Howe  
P. O. Box 393  
Crescent City, California 95531
- LOCATION: Situated in Lot 4 and a portion of Lots 3 and 5 of the Revised Plan of Lots 3, 4, 5 and 6 of the Hargadine Tract and a portion of Lot 2 of the Hargadine Tract in Donation Land Claim No. 40 in the Northwest quarter of Section 9, Township 39 South, Range 1 East of the Willamette Base and Meridian, Jackson County, Oregon.
- PURPOSE: To survey the land owned by the client and set forth in Document No. 74-03694 and Document No. 74-04054 of the Official Records of Jackson County, Oregon.
- PROCEDURE: First a review of the platted Hargadine Tract, the Revised Plan of Lots 3, 4, 5 and 6 of Hargadine Tract and that document filed in Volume 15, page 372 of the Deed Records of Jackson County, Oregon was undertaken. There is, of course, a replatting of Lots 3, 4, 5 and 6 of the Hargadine Tract into Lots 3, 4, 5, 6, 15 and 16 as shown on the Revised Hargadine Tract. There is a difference in the overall distance shown along the Northeasterly right of way of East Fork Street of 1.84 feet between the two (2) Hargadine Tract plats. When reviewing Volume 15, page 372 of the Deed Records of Jackson County, Oregon in relation to said right of way distance it is found that a third distance shows up along with a bearing attempting to control the line common to Lots 3 and 4. However, the plat of the "Revised Hargadine Tract" shows distances for each lot that was replatted. It was felt that Volume 15, page 372 was probably well intentioned, however, land sales by the developers wherein only the original Hargadine Tract plat and the Revised Plan of Lots 3, 4, 5 and 6 of the Hargadine Tract plat was filed for record, at the time of the sales, would control the ownerships of said sales, where called for. Utilizing the "Map of the Hargadine Tract" and the "Revised Plan of Lots 3, 4, 5 and 6 of the Hargadine Tract", then applying a proportional value for the lot dimensions of record, shows a reasonable fit with the improvements in the field. Therefore, Volume 15, page 372 was not utilized in any way for this survey.

The deeds call for an alley along the Northwesterly boundary of the the subject property. In researching the City of Ashland records as well as the deed records nothing could be found which would indicate that an alley had in fact been deeded to the public. There is a 5 foot strip deeded to the City of Ashland for street purposes, lying Northerly of the subject property. The ownerships of the properties of record and Westerly thereof, are shown graphically. There is an access route and an electrical transmission lines situated in the close proximity of the strip shown on the map as being vested in the U.S. National Bank, between Vista and Hargadine Streets.

When establishing the most Southeasterly boundary line of the subject property, it was found that in the development of the Ravenwood Townhomes, amended, A Planned Unit Development", as now recorded, has encroached with their fences, heat pump, etc. The concrete block retaining wall fits very closely to the property line as set forth on the ground by me. At this time I would like to go into some explanation about Detail "B" as shown on the accompanying map. I surveyed the boundary lines for the "Ravenwood Townhomes, amended," development. In returning to the boundary line common to said