

Fd. Pipe in Monument Case

HOLLY STREET
(formerly Montana Avenue)

North-South centerline of SW 1/4 of Section 9

Common Boundary per

Charles H. Hargadine to Martha W. Hargadine Vol. 10 P. 424 July 5, 1883

Lindsay Applegate to L. Martin Vol. 13 P. 174 August 24, 1886

Fd. 3/4" G. I. Pipe at NW cor. Coeur D'Alene Subdivision, as monumented

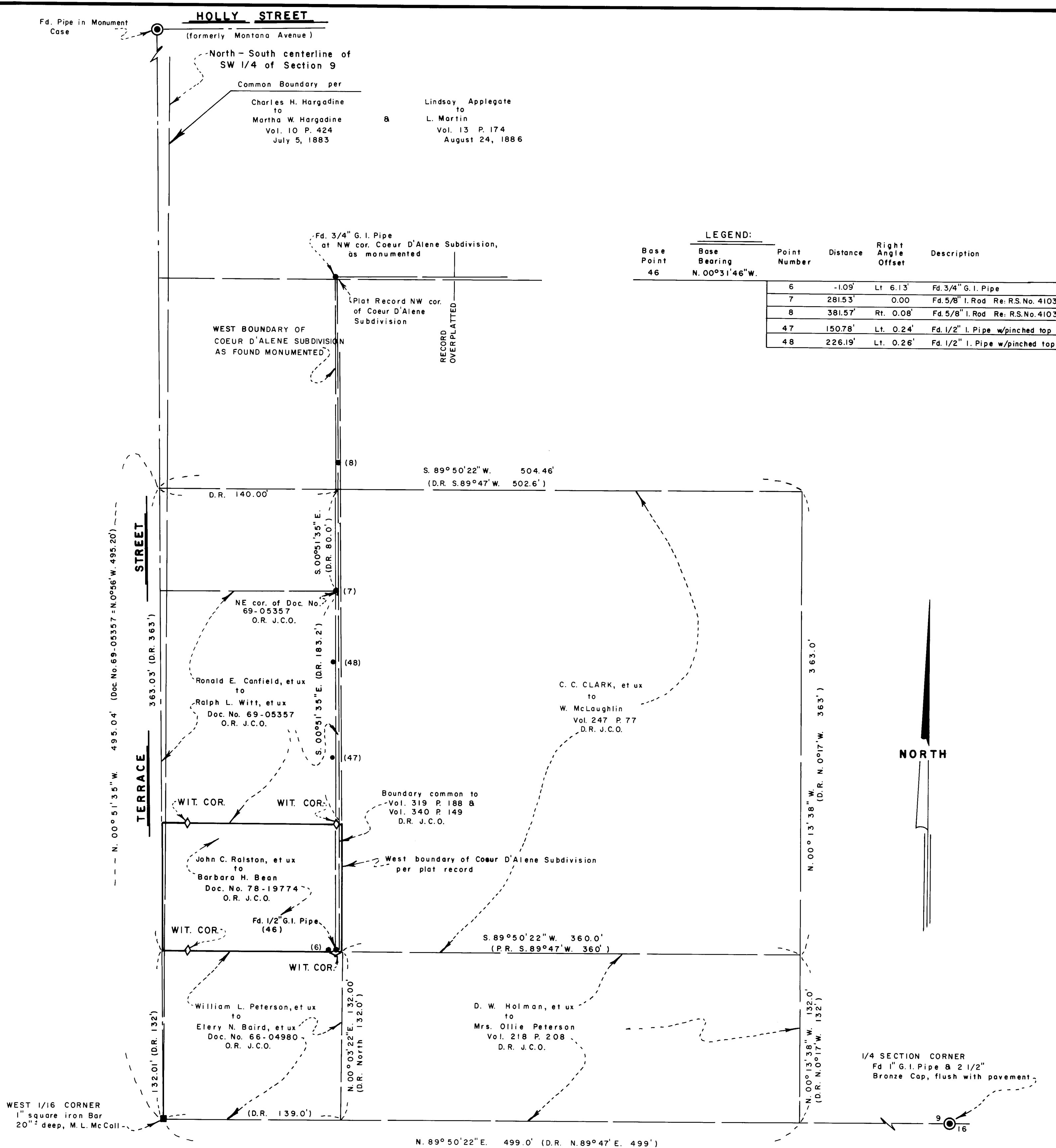
Plat Record NW cor. of Coeur D'Alene Subdivision

WEST BOUNDARY OF COEUR D'ALENE SUBDIVISION AS FOUND MONUMENTED

RECORD OVERPLATTED

LEGEND:

Base Point	Base Bearing	Point Number	Distance	Right Angle Offset	Description
46	N. 00°31'46"W.	6	-1.09'	Lt. 6.13'	Fd. 3/4" G. I. Pipe
		7	281.53'	0.00	Fd. 5/8" I. Rod Re: R.S.No. 4103
		8	381.57'	Rt. 0.08'	Fd. 5/8" I. Rod Re: R.S.No. 4103
		47	150.78'	Lt. 0.24'	Fd. 1/2" I. Pipe w/pinched top
		48	226.19'	Lt. 0.26'	Fd. 1/2" I. Pipe w/pinched top



**** RECEIVED ****
 Date 3/15/83 By SE
 This survey consists of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY SURVEYOR

MAP OF SURVEY
 LOCATED IN
 SW 1/4 OF SEC. 9, TWP. 39S., R. 1 E. W. M.
 JACKSON COUNTY OREGON
 for
BARBARA H. BEAN
 P. O. BOX 1353
 ASHLAND, OREGON 97520

SWAIN SURVEYING, INC.
 27 1/2 N. MAIN STREET
 ASHLAND, OREGON 97520
 SCALE: 1" = 50'
 BASIS OF BEARING:

JANUARY 31, 1983

TRUE MERIDIAN AT N-S & SEC. 9
 (derived from N.O.A.A. net)

REGISTERED PROFESSIONAL LAND SURVEYOR

 OREGON
 JULY 6, 1968
 EVERETT L. SWAIN
 759

- ⊙ FOUND MONUMENT AS SHOWN
- FOUND MONUMENT AS SHOWN
- ◇ SET 5/8 x 24 INCH IRON PIN TAGGED WIT COR RLS 759

SURVEY NO. 9548

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

SURVEY FOR: Barbara H. Bean
P.O. Box 1353
Ashland, Oregon 97520

LOCATION: Situated in the Southwest quarter of Section 9, Township 39 South,
Range 1 East of the Willamette Base and Meridian, Jackson County,
Oregon.

PURPOSE: To survey and monument that tract or parcel of land as set forth in
Document No. 78-19774 of the Official Records of Jackson County,
Oregon per clients request.

PROCEDURE: A copy of Recorded Survey No. 4103 and a copy of the Coeur D'Alene
Subdivision, as now recorded, was secured. After acquiring copies
of deeds for adjoiner properties, as called for in the client's
deed, an analyzation was made of the relationship of the various
deed record boundaries to see if compatibility existed between
said boundary lines. It became apparent that discrepancies existed
in many cases. Recorded Survey No. 4103 indicates that the monumentation
found for Coeur D'Alene Subdivision was not compatible with plat
record. Therefore, it was deemed necessary to recover the monumentation
of said Coeur D'Alene Subdivision, as well as those monuments as set
in the course of Recorded Survey No. 4103. This gathered data was
combined with information previously established by this office and
then analyzation of the deeds of record with the found monuments or
purported monuments was undertaken. It became apparent that overlaps,
gaps, overlapped subdivision boundaries and the lack of dedicated
or conveyed street rights of way existed. The latitude position of
the client's property was determined; however, it became apparent
that witness corners along the Easterly and Westerly boundary lines
were warranted. The witness corners along the Westerly boundary line,
were set where the possible Easterly right of way of Terrace Street
might someday be conveyed to the City of Ashland. The witness corners
along the Easterly boundary line were set at the location of the
Westerly boundary line of Coeur D'Alene Subdivision, as found
monumented. This Westerly boundary as found, overplats its official
record location by a considerable amount. This condition was not
resolved. There may be conditions existing for the claim of adverse
possession, but this condition would need to be reviewed with an
attorney. Anyway, the parcel of land was monumented, as shown on
the accompanying map, and conditions shown thereon in relation to the
various deed record boundaries and found monuments.

BASIS OF BEARING:

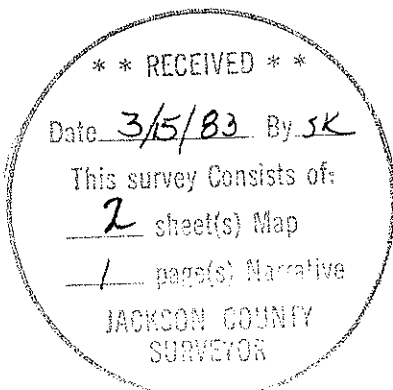
True Meridian at the N-S centerline of Section 9 as derived from
the National Oceanic and Atmospheric Administration (formerly
Coast and Geodetic Survey) survey net established in 1968 and filed
in the office of the Jackson County Surveyor.

March 14, 1983

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Everett L. Swain
OREGON
JULY 8, 1986
EVERETT L. SWAIN
759



NE	Northeast
NW	Northwest
WSW	West Southwest
Vol.	Volume
P.	Page
Fd.	Found
G.	Galvanized
I.	Iron
Re:	Reference
R.S.	Recorded Survey
No.	Number
Lt.	Left
Rt.	Right
cor.	corner
D.R.	Deed Record
Doc.	Document
D.R. J.C.O.	Deed Record of Jackson County, Oregon
O.R. J.C.O.	Official Record of Jackson County, Oregon
PROP.	Property

HOLLY STREET

(formerly Montana Avenue)
Fd. Pipe in Monument Case

WEST BOUNDARY LINE
SE 1/4 of SW 1/4 of Section 9

BOUNDARY LINE COMMON TO
Vol. 10 P. 424, D.R. J.C.O.
July 5, 1883
&
Vol. 13 P. 174, D.R. J.C.O.
August 24, 1886

STREET
1,320.52' (McCall 1322.17')

N. 00° 51' 35" W. (D.R. N. 0° 56' W.)
99.825' (D.R. 100.0')

TERRACE
132.01' (D.R. 132')

NORTH

SCALE
1" = 20'

'Survey for dedication of an extension of TERRACE STREET Ashland, Oregon'

M. L. McCall field book No. 1 or 'A', page 75
April 11, 1891
no width specified

WEST 1/16 CORNER
1" square iron Bar
20" deep, M.L. McCall

East boundary of TERRACE STREET
per Vol. 20 P. 399
D.R. J.C.O.
December 2, 1889
Fordyce Roper, et ux
&
H.B. Carter, et ux
to
City of Ashland
right of way width not specified

N. 89° 50' 22" E. 139.00'
(D.R. N. 89° 47' E. 139.00')

N. 89° 50' 22" E. 1,335.10'

Fd. 3/4" G.I. Pipe, open top, 12" deep, NW cor. COEUR D'ALENE SUBDIVISION, as found monumented
Fd. 1/2" I. Pipe, pinched top 0.26' COEUR D'ALENE SUBDIVISION

West boundary of Vol. 319 P. 188, Senior Deed & East boundary of Vol. 340 P. 149, Junior Deed

Fd. 1/2" I. Pipe, pinched top COEUR D'ALENE SUBDIVISION 0.24'

Fd. 3/4" G.I. Pipe, open top, 12" deep, N.W. cor. COEUR D'ALENE SUBDIVISION, as found monumented

MONUMENTED WESTERLY BOUNDARY OF COEUR D'ALENE SUBDIVISION

DEED RECORD
East boundary Vol. 340 P. 149, D.R. J.C.O. &
West boundary Vol. 319 P. 188, D.R. J.C.O.

Fd. 3/4" G.I. Pipe mushroom top N. 84° 05' W. 6.17'
Fd. 1/2" G.I. Pipe

D.R. S.W. Cor. of Vol. 319, Pg. 188 & Common Cor. Vol. 340, Pg. 149 d.r. j.c.o.

DETAIL
Scale: 1" = 2'

Scale: 1" = 2'

RECORD OVERLAP
Record East boundary of B.H. Bean property Doc. No. 78-19774

Plat record West boundary Coeur D'Alene Subdivision

D.R. WSW cor. Coeur D'Alene Subdivision

D.R. NE cor. Doc. No. 66-04980

TERRACE STREET

West boundary line SE 1/4 of SW 1/4 of Section 9

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West boundary line SE 1/4 of SW 1/4 of Section 9

West boundary line SE 1/4 of SW 1/4 of Section 9

West boundary line SE 1/4 of SW 1/4 of Section 9

RECORD SW COR. OF RALPH L. WITT PROP. PER DOC. NO. 69-05357 & NW COR. OF BARBARA H. BEAN PROP. PER DOC. NO. 78-19774 O.R. J.C.O.

S. 89° 50' 22" W. (D.R. S. 89° 47' W. 140')
120.00'

SE COR. OF RALPH L. WITT PROP. PER DOC. NO. 69-05357 O.R. J.C.O.

NE COR. OF BARBARA H. BEAN PROP. PER CALL IN DOC. NO. 78-19774 O.R. J.C.O.

0.455' overlap

COEUR D'ALENE SUBDIVISION (as found monumented)

D.R. gap

overplatted

overplatted

WSW COR. OF COEUR D'ALENE SUBDIVISION PER RECORD & SE COR. BARBARA H. BEAN PROP. PER CALL IN DOC. NO. 78-19774 O.R. J.C.O.

NORTH BOUNDARY OF MRS. OLLIE PETERSON PROP. VOL. 218 P. 208 D.R. J.C.O.

NE COR. DOC. NO. 66-04980 O.R. J.C.O. William L. Peterson, et ux to Elery N. Baird, et ux

NORTH BOUNDARY OF MRS. OLLIE PETERSON PROP. PER VOL. 218 P. 208 D.R. J.C.O.

D.R. SW COR. OF VOL. 319 P. 188 & COMMON COR. VOL. 340 P. 149 D.R. J.C.O.

See detail

Easterly boundary of Doc. No. 66-04980 D.R. J.C.O.

1/4 SECTION CORNER
Fd. 1" G.I. Pipe & 2 1/2" Bronze Cap, flush with pavement

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 8, 1966
EVERETT L. SWAIN
759