



Accepted Northwest Corner Gov't Lot No. 4, Sec. 5  
Fd. Iron Pipe & Brass Cap in Mon. Case

Accepted Northeast Cor. Gov't Lot No. 4, Sec. 5  
Fd. 1" Sq. Iron Bar  
Re: R.S. No. 7422

STREET DEEDED by William A. & Mary E. Patrick to The Public  
Vol. 19 Pg. 157  
4-June-1889

R.L. & Kate T. Andrus to W.A. Patrick  
Vol. 18 Pg. 246  
18-March-1889

Accepted Southwest Corner Gov't Lot No. 4, Sec. 5  
Fd. 2" Iron Pipe

Vol. 11 Pg. 474 Anderson to Hill  
Vol. 18 Pg. 246 Andrus to Patrick  
Vol. 45 Pg. 460 Patrick to Willey  
Vol. 60 Pg. 456 Johnson to Bartow  
d.r. j.c.o.

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Everett L. Swain*  
OREGON  
JULY 8, 1966  
EVERETT L. SWAIN  
759

MAP OF SURVEY  
LOCATED IN

GOV'T LOT No. 4 IN SE 1/4 of SECTION 5, Twp. 39 S., R.1E. W.B.&M.  
JACKSON COUNTY OREGON  
for

DENNIS Mc GUIRE

\*\* RECEIVED \*\*  
Date 2/3/77 By *sw*  
This survey consists of:  
1 sheets Map  
2 pages Narrative  
JACKSON COUNTY SURVEYOR

SWAIN SURVEYING, INC.  
27 1/2 N. MAIN STREET  
ASHLAND, OREGON 97520

FEBRUARY 15, 1977  
SCALE 1" = 50'  
N. O. A. A. TRUE BEARING AT N-S & SEC. 5

- ⊙ FOUND IRON PIPE AND BRASS DISK IN MONUMENT
- FOUND MONUMENT AS SHOWN
- SET 5/8 x 30 INCH IRON PIN TAGGED E.L. SWAIN, R.L.S. 759, UNLESS OTHERWISE SHOWN

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250  
OREGON REVISED STATUTES

SURVEY FOR: Dennis McGuire  
Ashland, Oregon 97520

LOCATION: Situated in Lots 5, 6, 7 and 8 of Bartows Subdivision to the City of Ashland, in Government Lot 4 in the Southeast quarter of Section 5, Township 39 South, Range 1 East of the Willamette Base and Meridian, Jackson County, Oregon.

PURPOSE: To survey and monument the outer boundaries of Lots 5 and 6 as one unit and Lots 7 and 8 as one unit, per client's request.

PROCEDURE: Commenced this survey in the vicinity of Manzanita Street and Scenic Drive, from previously established survey control. Established a control traverse around the perimeter of the subject subdivision. Found a 3/4 inch iron pipe for the initial point of the Bartows Subdivision, as indicated on the recorded plat. The distance relationship back to the found 2 inch iron pipe situated at the accepted Southwest corner of Government Lot No. 4 in Section 5, is reasonable, compared to that shown on the recorded plat. Found some monuments in the general location of the alley along the Easterly boundary of the Bartows Subdivision. The origin of these monuments is unknown at this time.

In reviewing the deeds of record, it has become apparent that some record problems exist prior to the creation of the Bartows Subdivision. The deed record ownership of Charlotte M. Bartow, Volume 60, page 456 does not have a common boundary line with the neighbor to the East. W. A. Patrick owned the entire area and conveyed a portion of his holdings to Nellie and Emma Ewan on June 6th, 1891, per Volume 24, page 256. Then later W. A. Patrick sold what was to have been the remainder of his holdings, in this immediate area, to C. W. Willey, et ux on September 24th, 1902, per Volume 45, page 460 of the deed records. However, the two (2) descriptions take different avenues to their respective points of beginning thus resulting in a gap between the two (2) record conveyances. Therefore, W. A. Patrick or his heirs, still owns of record, a strip of land between these two (2) conveyances made by himself and his wife. When the Bartows Subdivision was created, they failed to follow the deed record boundary lines of Charlotte M. Bartow and created a gap along the Southerly boundary line, an overlap or overplattling along the Easterly boundary line and an overplattling into the street right of way of Manzanita Street, as previously conveyed by W. A. Patrick, et ux and Nellie and Emma Ewan, 27-April, 1896 per Volume 30, page 387 of the deed records. There is also a possibility that the Bartows Subdivision is overplatted along a portion of its westerly boundary line. In June of 1889 W. A. Patrick, et ux conveyed to the public a strip of land 20 feet in width for street purposes. See Volume 19, page 157 of the deed records. As of this date the City of Ashland has not been able to produce documentation to show proof positive that an ordinance vacating the Easterly 10 feet of said 20 foot strip was ever finalized. The area is shown on the accompanying map in hatched lines. Until proof positive is had to show that said strip has been in fact vacated, it will have to be treated as an overplattling of said subdivision. The exterior of said subdivision was retraced according to the plat of record and then the lots proportioned accordingly. Witness pins were set to show the direction of said lot lines in the vicinity of the alley. Scenic Drive right of way along the course reading "South 23°30'23" East" is not a problem. Therefore, the corners of said lots were set at the right of way of said drive, as shown hereon. The remainder of said subdivision is as shown on the accompanying map.

Dennis McGuire  
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**BASIS OF BEARING:**

True Meridian at the N-S centerline of Section 5 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.

February 15, 1977

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

**NOTE:**

This survey was started in November, 1976. The complexity of this job carried over for some time in trying to analyze all facets of the job. This survey was started as a certification for a different party and in the meantime the client wanted to build on these tracts, as shown hereon. In the rush of things in those days, this job has been buried and out of sight and forgotten about. A recent request for another survey in this same subdivision brought this nightmare back to the surface. Thus several years has elapsed. I am sorry if this has caused any inconveniences for the public.

