

MAP OF SURVEY

LOCATED IN
NORTHWEST QUARTER OF SECTION 10
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
JACKSON COUNTY, OREGON

FOR

DENNIS RYAN
115 CALIFORNIA STREET
ASHLAND, OREGON 97520

**** RECEIVED ****
Date 1-17-03 By DD
This survey consists of:
1 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

LEGEND

- ⊗ DONATION LAND CLAIM CORNER - RECORD S/N 16165
- ⊙ 3" CITY OF ASHLAND BRASS CAP CENTERLINE MONUMENT IN MONUMENT WELL (RECOVERED)
- ⊙ 3/4" IRON PIPE PER S/N 2398 (RECOVERED)
- 1" SQUARE IRON BOLT PER S/N 2398 (RECOVERED)
- ⊗ 5/8" IRON PIN w/ YELLOW PLASTIC CAP MARKED "BOVA LS 2418" PER S/N 16435 (RECOVERED)
- 5/8" IRON PIN PER S/N 4335 (RECOVERED)
- ⊕ 5/8" IRON PIN PER S/N 4682 (RECOVERED)
- ⊙ 1" DIAMETER SMOOTH IRON PIN - ORIGIN UNKNOWN (RECOVERED)
- 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP MARKED "KAMPMANN PLS 2883" (ESTABLISHED)
- PROPERTY DESCRIBED WITHIN SURVEY NARRATIVE
- BOUNDARY LINE
- CENTERLINE
- RECORD DEED LINE
- FENCELINE
- () RECORD SURVEY REFERENCE DATA, S/N 16435 (OR AS INDICATED)
- [] RECORD SURVEY REFERENCE DATA PER S/N 4335
- { } RECORD SURVEY REFERENCE DATA PER S/N 2398
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- O.R. OFFICIAL RECORDS OF JACKSON COUNTY, OREGON
- D.R. DEED RECORDS, VOLUME/PAGE, JACKSON COUNTY, OREGON

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

PURPOSE: TO SURVEY THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 92-16429 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE IN DONATION LAND CLAIM NO. 39 AND THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON.

PROCEDURE: MONUMENTS RECOVERED AND ESTABLISHED WERE FIELD SURVEYED UTILIZING A NIKON DTM-520 TOTAL STATION. THE BASIS OF BEARING WAS S/N 16435. THIS SURVEY WAS INITIATED BY THE CLIENT, DENNIS RYAN, FOR THE PURPOSE OF DETERMINING OWNERSHIP BOUNDARIES OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 92-16429 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, WHICH IS LOCATED AT 115 CALIFORNIA STREET IN ASHLAND. A LONG HISTORY OF DEED DISCREPANCIES HAVE EXISTED IN THIS AREA FOR MANY YEARS, AND WAS MOST NOTORIOUSLY BROUGHT TO LIGHT DURING THE PERFORMANCE OF SURVEY NO. 4335, CONDUCTED BY VERLYN THOMAS IN 1970, AND ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR. SINCE THAT TIME, SURVEYS CONDUCTED IN THIS BLOCK HAVE BEEN CONDUCTED BY CHARLES HURST, THE CITY OF ASHLAND AND JOSEPH BOVA (FILED SURVEY NO.s 4682, 16165 & 16435), AND HAVE ALL CONCLUDED THAT A 30 FOOT DISCREPANCY EXISTS BETWEEN RECORD DEED LINES AND LINES OF OCCUPANCY. THIS IS EVIDENCED BY VIRTUALLY ALL FENCELINES AND STRUCTURES BUILT ON THE WEST SIDE OF CALIFORNIA STREET BETWEEN QUINCY STREET AND EAST MAIN STREET. MUCH RESEARCH, FIELD INVESTIGATION AND ANALYSIS WAS DONE IN THE PERFORMANCE OF THIS SURVEY IN AN ATTEMPT TO FIND THE SOURCE OF THE PROBLEM AND TO DETERMINE IF IT COULD BE RECTIFIED. THE PROBLEM APPEARS TO BEEN INITIATED STARTING WITH A CONVEYANCE FROM T.J. DOWNING TO S.E. DECKER ON FEBRUARY 22, 1906, BY A WARRANTY DEED RECORDED IN VOLUME 54, PAGE 484, OF THE DEED RECORDS OF SAID COUNTY. THE NORTH LINE OF SAID CONVEYANCE WAS CALLED OUT TO BE 414 FEET NORTH OF THE SOUTH LINE OF DONATION LAND CLAIM NO. 39, WHICH FALLS 30 FEET SOUTH OF WHAT IS PRESENTLY QUINCY STREET. ON MARCH 7, 1906, T.J. DOWNING THEN CONVEYED A TRACT OF LAND TO WILLIAM M. ABBOTT, WHICH MAKES A CALL 414 FEET NORTH OF THE SOUTH LINE OF DONATION LAND CLAIM NO. 39, TO THE NORTHEAST CORNER OF SAID DECKER TRACT, AGAIN FALLING 30 FEET SOUTH OF THE SOUTH LINE OF QUINCY STREET. ON JULY 25, 1906, T.J. DOWNING THEN CONVEYED A TRACT TO C.V. PEEBLER AS DESCRIBED IN VOLUME 56, PAGE 64, OF WHICH THE SOUTH LINE IS CALLED AS BEING 439 FEET NORTH OF SAID SOUTH LINE OF D.L.C. NO. 39, AND ALSO RESERVES THE SOUTHERLY 25 FEET AS A DEDICATION FOR STREET PURPOSES. THIS 25 FOOT STRIP ALSO FALLS 30 FEET SOUTH OF THE SOUTH LINE OF QUINCY STREET. ON OCTOBER 8, 1912, DOWNING RECORDED A QUIT CLAIM DEED "INTENDED AS A CORRECTION OF A FORMER DEED, AS SHOWN AT VOLUME 54, PAGE 540." (DOWNING TO ABBOTT). THIS CORRECTION ADDED 30 FEET TO THE NORTH OF THE ORIGINAL CONVEYANCE, WHICH IF CARRIED FORTH ON THE OTHER AFOREMENTIONED CONVEYANCES FROM DOWNING, WOULD MATCH THE LINES OF OCCUPATION OF VIRTUALLY ALL OF THE PROPERTIES ON THE WEST SIDE OF CALIFORNIA STREET, NORTH OF QUINCY STREET. THIS "INTENDED" CORRECTION CONVINCES ME THAT A 30 FOOT ERROR WAS MADE IN WHAT DOWNING HAD INTENDED TO CONVEY IN THE PRECEDING DOCUMENTS AS EVIDENCED BY THE LOCATION OF IMPROVEMENTS MADE OVER THE COURSE OF MANY YEARS TO THE AFFECTED PROPERTIES. THE CENTERLINE OF IOWA STREET FOLLOWS THE SOUTH LINE OF D.L.C. NO. 39, AND THE HALF WIDTH OF IOWA STREET IS 30 FEET. IT IS LIKELY THAT THIS 30 FOOT DISCREPANCY ORIGINATED BY FAILING TO ACCOUNT FOR THIS HALF WIDTH OF IOWA STREET. THE DEED RECORD CALLS TO THE NORTH LINES OF THE DECKER AND ABBOTT TRACTS WAS 414 FEET, WHICH IS ALSO THE RECORD DISTANCE OF THE BLOCK BETWEEN IOWA AND QUINCY. THIS WOULD ALSO EXPLAIN THE CALLED FOR STREET DEDICATION IN VOLUME 56, PAGE 64, BEING 30 FEET SOUTHERLY FROM THE ACTUAL LOCATION OF QUINCY STREET. RESULTANT CONVEYANCES MAKING CALLS TO THIS DOCUMENT HAVE PERPETUATED THIS PROBABLE 30 FOOT DEED ERROR EVER SINCE. CONSEQUENTLY, DURING MY FIELD INVESTIGATION, I DISCOVERED A 1" IRON ROD OF UNKNOWN ORIGIN, WHICH WAS FOUND TO BE 30 FEET NORTHERLY OF THE NORTHEAST CORNER OF THAT TRACT DESCRIBED IN VOLUME 62, PAGE 73, WHICH WAS A CONVEYANCE MADE FROM T.J. DOWNING TO HUGHES EAST ON NOVEMBER 25, 1907. THE POINT OF BEGINNING FOR THIS DOCUMENT WAS THE NORTHWEST CORNER OF THE C.V. PEEBLER TRACT CALLED OUT IN VOLUME 56, PAGE 64. THEN THE DESCRIPTION FOLLOWS THE NORTH LINE OF SAID TRACT, TO THE WEST LINE OF CALIFORNIA STREET AS DESCRIBED IN VOLUME 61, PAGE 516, AND CONTINUES NORTH ALONG SAID WEST LINE OF CALIFORNIA STREET TO A "STAKE". IT IS MY PROFESSIONAL JUDGEMNET THAT THIS 1" DIAMETER IRON ROD, IS THE CALLED OUT "STAKE" LYING 30 FEET NORTH OF THE DEED CALL. AFTER CAREFUL EVALUATION OF ALL THE AVAILABLE EVIDENCE, I PLACE THE MONUMENT SHOWN HEREON, AT THE INTERSECTION OF THE WEST LINE OF CALIFORNIA STREET WITH THE LINE OF OCCUPANCY BETWEEN TAX LOTS 2100 & 2000.

REGISTERED PROFESSIONAL LAND SURVEYOR
Shawn Kampmann
OREGON
JULY 14, 1998
SHAWN KAMPMANN
02883 LS
RENEWAL DATE: 6/30/2003

SURVEYED BY:
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PROJECT NO. 021-00

