

Survey Number 17674

SURVEY NARRATIVE
TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

DATE OF SURVEY:

September 5, 2002

SURVEYED BY:

TerraSurvey, Inc.
274 Fourth Street
Ashland, Oregon 97520

SURVEY FOR:

Laura Westerman
252 Timberlake Drive
Ashland, Oregon 97520

LOCATION:

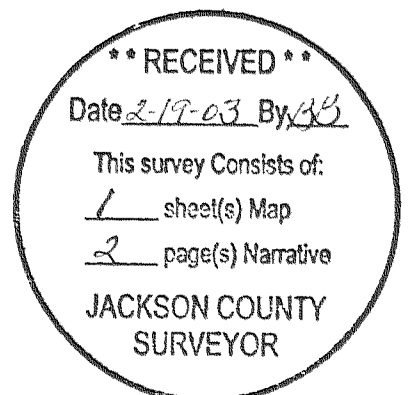
Located in Government Lot 4, Section 5, Township 39 South, Range 1 East,
Willamette Meridian, City of Ashland, Jackson County Oregon

PURPOSE:

The purpose of this survey was to survey and monument the exterior boundary of the lands described in the deed to Laura Westerman recorded as Document Number 02-04181 in the Official Records of Jackson County, Oregon.

BASIS OF BEARINGS:

Monuments found at Laurel Street & Almond Street and Wimer Street & High Street as South 00°04'43" West, being the westerly line of Donation Land Claim Number 40 per the Partition Plat filed as Survey Number 16168 in the office of the Jackson County Surveyor.



MAP OF SURVEY

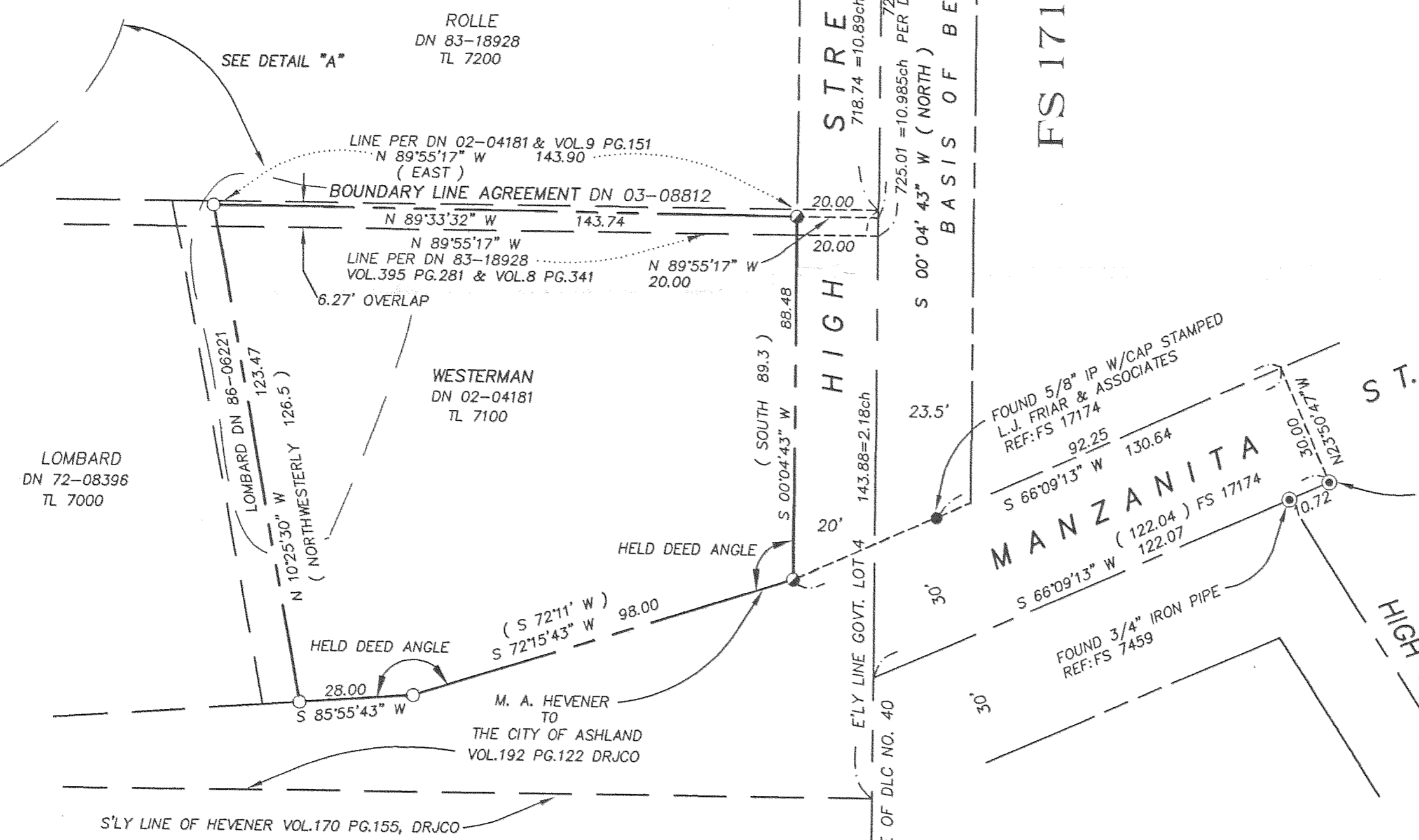
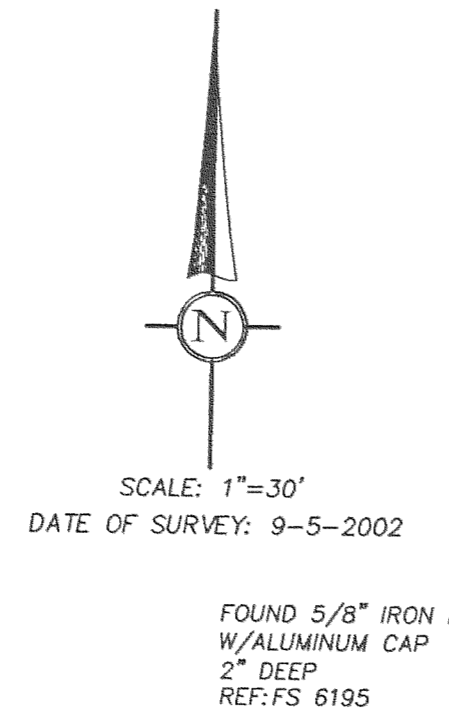
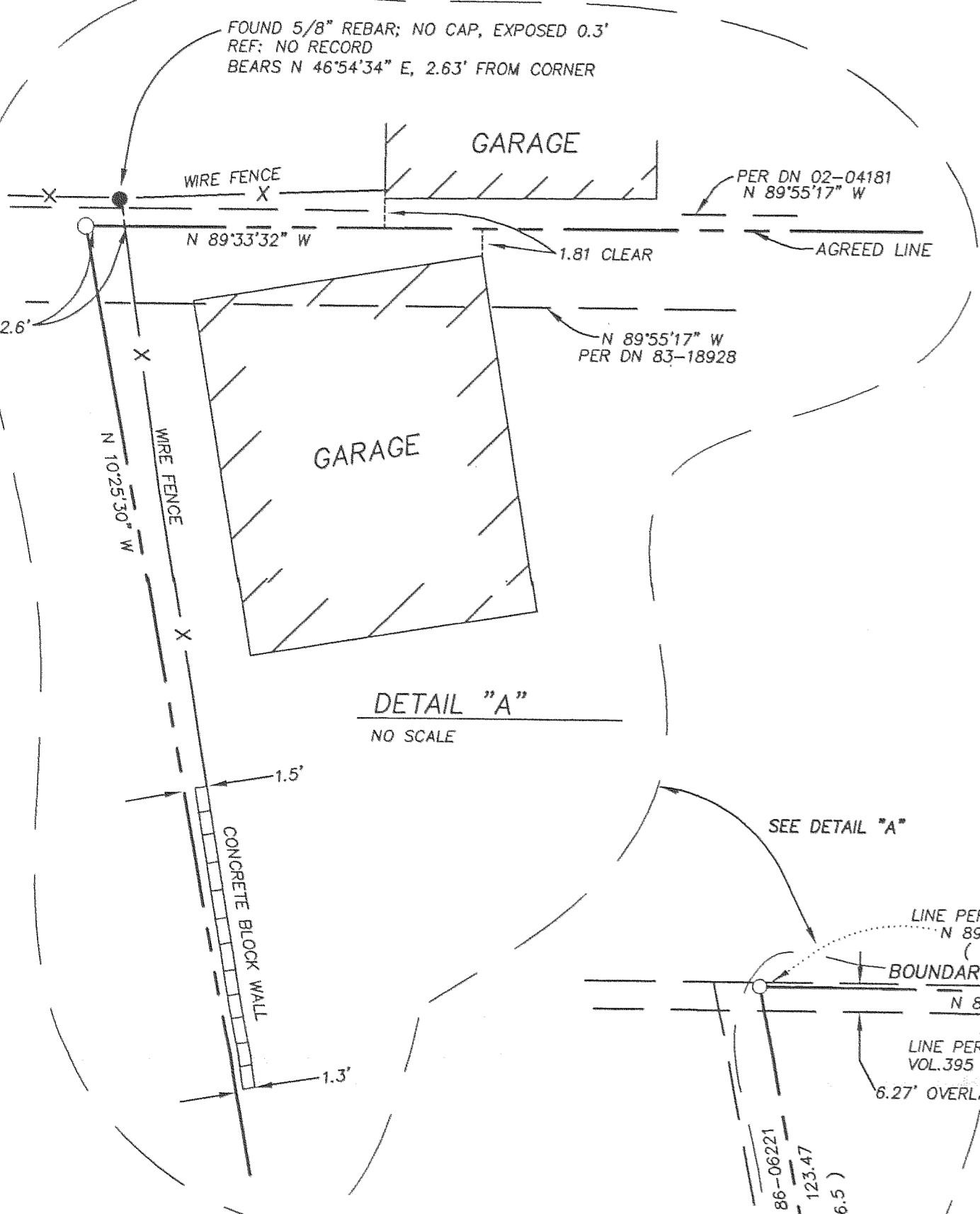
LOCATED IN:
 GOVERNMENT LOT 4, SECTION 5,
 TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
 CITY OF ASHLAND, JACKSON COUNTY, OREGON

SURVEY FOR:
 LAURA WESTERMAN
 252 TIMBERLAKE DRIVE
 ASHLAND, OREGON 97520

DOC. NO. 02-04181

LEGEND

- SURVEYED PROPERTY LINE
 - CENTERLINE
 - SET 5/8" X 30" IRON PIN W/CAP STAMPED 'PLS 2653 ALSPACH'
 - SET 3/16" DRILL HOLE W/LEAD PLUG AND BRASS TAG STAMPED "ALSPACH PLS 2653"
 - ⊙ FOUND MONUMENT, AS NOTED, IN STREET MONUMENT CASE
 - FOUND MONUMENT AS NOTED
 - () RECORD DATA WHEN DIFFERENT FROM MEASURED
 - FS FILED SURVEY
 - DN DOCUMENT NUMBER, OFFICIAL RECORDS, JACKSON COUNTY, OREGON
 - VOL., PG. DEED RECORDS, JACKSON COUNTY, OREGON
 - REF REFERENCE
- ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF



I CERTIFY THAT THIS SURVEY WAS PREPARED WITH ARCHIVAL QUALITY MATERIALS AS REQUIRED BY ORS 209.250. SPECIFIC PRODUCTS USED ARE HEWLETT PACKARD INK #51640A ON CONTINENTAL MYLAR #JPC-AM2.

Richard F. Alspach
 RICHARD F. ALSPACH, PLS 2653

BASIS OF BEARING
 MONUMENTS FOUND AT POINT "A" AND POINT "B" AS S 00°04' 43" W, BEING THE WEST LINE OF DLC NO. 40 PER THE PARTITION PLAT FILED AS SURVEY NO. 16168 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR

RECEIVED
 DATE 2-19-03 BY *BO*
 This survey consists of:
 1 sheet(s) Map
 2 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR

NOTES
 1. THE PROPERTY LINE SURVEYED AND MONUMENTED REPRESENTS THE PROPERTY BOUNDARY AS DESCRIBED IN THE NOTED DOCUMENT. OWNERSHIP OF AREAS BETWEEN THIS SURVEYED LINE AND LINES OF LONG STANDING OCCUPATION IS UNCERTAIN.

TERRASURVEY, INC.
 PROFESSIONAL LAND SURVEYORS

274 FOURTH STREET
 ASHLAND, OREGON 97520
 (541) 482-6474
 terrain@bisp.net
 JN 247-02

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
Richard F. Alspach
 OREGON
 JULY 19, 1994
 RICHARD F. ALSPACH
 No. 2853
 Expires 12-31-2003

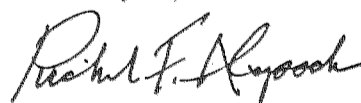
PROCEDURE:

Using control and found monuments from a previous survey (FS 16168) I located the accepted northeast corner of Government Lot 4 and established the westerly line of Donation Land Claim Number 40. Additionally Monuments from Filed Survey Number 7422, Filed Survey Number 17174, and Filed Survey Number 6195 were located. Filed Survey Number 7422 was used to control the location of Manzanita Street. The accepted Government Lot Corner was held for the deed call point of commencement and the westerly line of DLC No.40, being synonymous with the easterly line of Government Lot 4 was held for bearing from the point of commencement. Deed record angles from the westerly line of DLC No. 40 were held to establish the bearings of the north and south lines of the subject property. In as much as the subject property is senior to the westerly properties and the deed bearing of the westerly line is undefined, deed record distances along the north and south lines were held to establish the location of the westerly line.

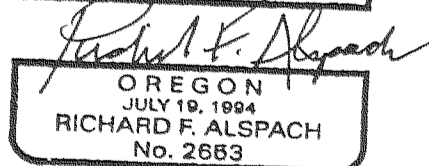
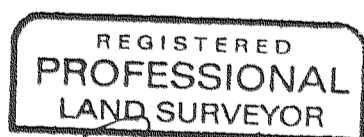
A review of the adjoining deeds disclosed a 6.27 foot overlap along the north line which prompted a search to determine seniority. A research of the past history of this area shows that this line was first established by the deed from W. T. Leeke to J. Q. Willits recorded February 12, 1879 in Volume 8, Page 341 of Deed Records. The legal description in that deed is a proportionate description describing the south half of a larger parcel. This division and ownership is shown on the "Map of Ashland" surveyed by M. L. McCall in August 1879. A short time later after several changes in ownership L. L. Rogers conveyed the east half of this south half to J. Q. Willits by deed recorded December 14, 1880 in Volume 9, Page 151 of Deed Records. This deed describes the property by a metes and bounds description with a distance call in chains from the Government Corner to this south half division line. I hypothesize that there is a transposed number in this distance call. What should read as 10.98 chains (8.80ch +2.185ch) actually reads as 10.89chains. However I am not certain of this. The 10.89 chain call could be the result of a survey of that south half division line since the deed calls out to a "post" at this location. Furthermore the deed to the subject property calls out "to the north line of the east half of the old Willits Lot". An inspection of the 1879 "Map of Ashland" places this line at neither 10.89ch. nor 10.98ch. from the Government Corner. Leading to further uncertainty is the fact that the lines of occupation in the form of garages and a small portion of an old concrete wall indicates that historically previous owners of the adjoining properties have acquiesced to a totally different line, albeit this line more closely resembles the junior line by my blunder theory. However it should be noted that there is no clear line of occupation along the entire north line such as an old fence or solid wall.

I offer the foregoing to show that I am uncertain as to where the true line between the two adjoining properties lies and to suggest that this is a good situation for a boundary line agreement between the adjoining parties to resolve this problem. I approached my client and the adjoining property owners with my uncertainties and recommended a resolution by a Boundary Line Agreement. They were amenable to such a solution expressing that they did not know where the common boundary line was located but have assumed that in ran between the two garages. Therefore I monumented a line which runs from the end of the existing old concrete retaining wall on the east to the westerly property line which equally splits the distance between the two garage foundations. I prepared a Boundary Line Agreement document which was signed by the affected owners and recorded.

February 19, 2003



Richard F. Alspach, PLS
TerraSurvey, Inc.
274 Fourth Street
Ashland, Oregon 97520

Expires 12-31-2003