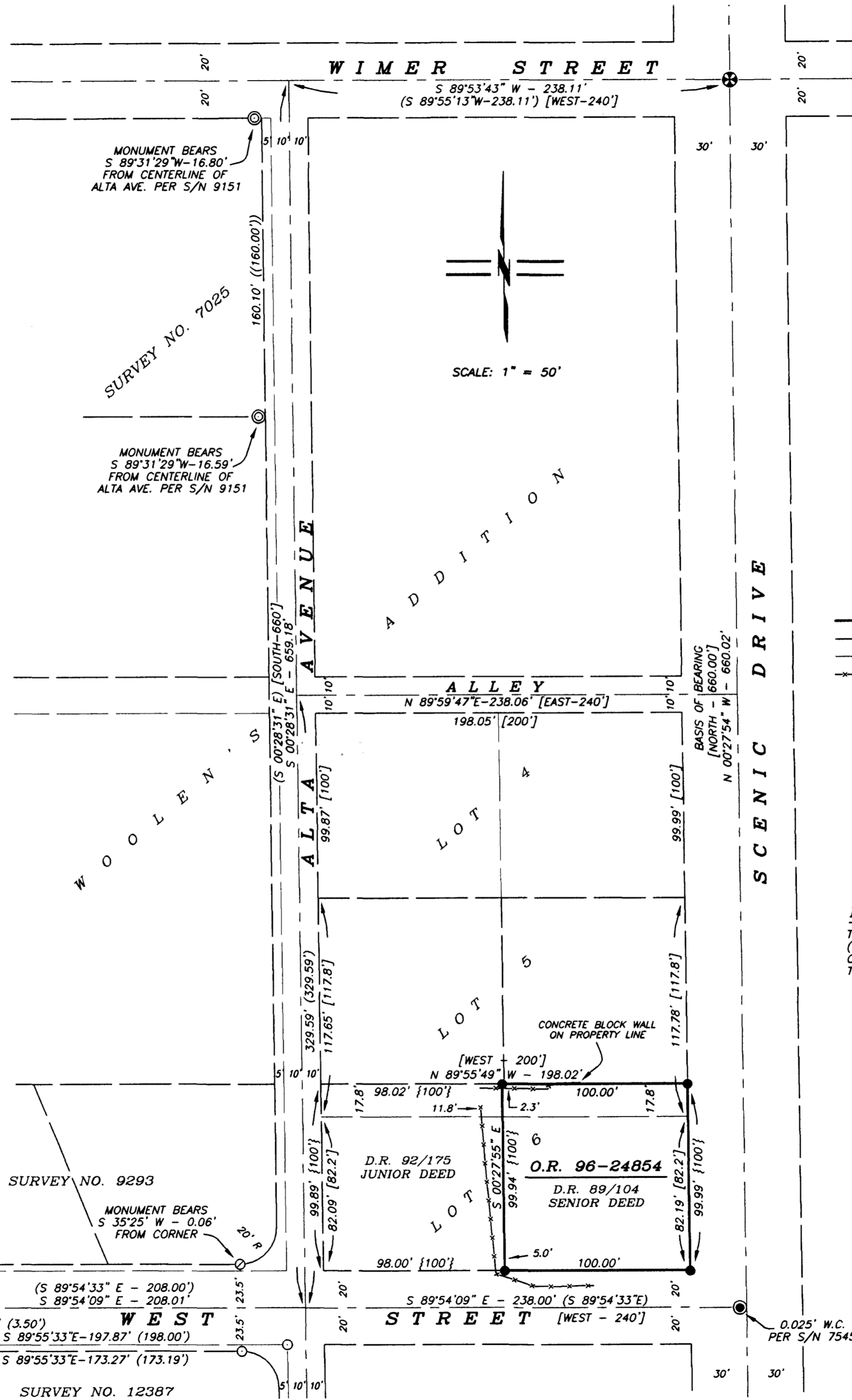


**SURVEY NARRATIVE  
TO COMPLY WITH O.R.S. 209.250**

**PURPOSE:** TO SURVEY AND MONUMENT THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 96-24854 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LOCATED IN THE SOUTHEAST QUARTER OF TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN SAID COUNTY, ALSO LYING SITUATE IN PORTIONS OF LOTS 5 & 6 OF WOOLEN'S ADDITION TO THE CITY OF ASHLAND, ACCORDING TO THE OFFICIAL PLAT OF RECORD.

**PROCEDURE:** MONUMENTS SHOWN ON HEREON WERE FIELD SURVEYED UTILIZING A NIKON DTM-520 ELECTRONIC TOTAL STATION AND RANGING PRISMS. IT WAS DISCOVERED IN THE PERFORMANCE OF THIS SURVEY THAT OVER THE COURSE OF MANY YEARS, IN WHICH NUMEROUS RE-CONVEYANCES HAVE OCCURRED, THAT THE LEGAL DESCRIPTIONS OF THE WERBLOW'S PROPERTY BEING SURVEYED AND THAT OF THE ADJOINING HOLSTEIN PROPERTY TO THE WEST, HAD BEEN SLIGHTLY CHANGED ENOUGH TIMES TO CAUSE DOUBT AS TO THE ACTUAL LOCATION OF THE COMMON LINE WHICH SPLITS THE TWO PARCELS. THE ORIGINAL PARENT TRACT OF THESE TWO PARCELS WAS LOT 6 OF WOOLEN'S ADDITION TO THE CITY OF ASHLAND, SAID LOT BEING 200 FEET WIDE AND 82.2 FEET IN DEPTH. ON DECEMBER 16, 1910, THE SOUTH 17.8 FEET OF LOT 5, ALSO 200 FEET WIDE, WAS CONVEYED TO R.G. MORRIS ET UX, THE OWNERS OF LOT 6, AS DESCRIBED WITHIN VOLUME 84, PAGE 268 OF THE DEED RECORDS OF JACKSON COUNTY. LOT 6 IS BOUNDED BY WOOLEN STREET (NOW SCENIC DRIVE) TO THE EAST, WEST STREET TO THE SOUTH AND ALTA AVENUE TO THE WEST. ON AUGUST 16, 1911, MORRIS CONVEYS THE EAST 100 FEET OF LOT 6 AND THE SOUTH 17.8 FEET OF THE EAST 100 FEET OF LOT 5 TO S.A. HELMAN, THE PREDECESSOR IN TITLE TO WERBLOW, AS DESCRIBED IN VOLUME 89, PAGE 104 OF SAID DEED RECORDS. MORRIS RETAINS THE REMAINING 100 FEET TO THE WEST ACCORDING TO THE PLAT RECORD OF LOTS 5 & 6 BEING 200 FEET WIDE. IT WAS NOT STATED IN THE CONVEYANCE FROM MORRIS TO HELMAN THAT THE INTENT WAS THE EAST HALF OF SAID LOTS, ALTHOUGH SOME DEEDS IN INTERIM YEARS WERE CHANGED TO CALL OUT THE EAST OR THE WEST HALF OF THESE LOTS. THIS FACT BECOMES RELEVANT THOUGH FOR THE REASONS FOLLOWING: IN 1978, SURVEYOR EVERETT SWAIN DID A RETRACEMENT OF THE EXTERIOR BOUNDARY OF WOOLEN'S ADDITION (SURVEY NO. 7545), APPARENTLY BECAUSE OF A LACK OF ORIGINAL MONUMENTATION COULD BE FOUND OF THE BLOCK OR LOT CORNERS. THE LINES RUNNING EAST-WEST WERE FOUND TO BE CONSIDERABLY SHORTER THAN THE WOOLEN PLAT RECORD WHEN MEASURED, AND THE INTERIOR BLOCKS WERE THEN LAID OUT BY PROPORTIONAL METHODS BY THIS SURVEY. IN 1979, SURVEYOR HAROLD CENTER SURVEYS A TRACT FOR A MINOR LAND PARTITION (SURVEY NO. 7025) ALONG THE WEST SIDE OF ALTA AVENUE AND ESTABLISHES THAT RIGHT OF WAY BASED ON CITY OF ASHLAND REFERENCE TIES FOUND ON PAGE 124 OF THE "ASHLAND STREET INTERSECTION BOOK". A SKETCH ON PAGE 124 ILLUSTRATES TIES TO CENTERLINE INTERSECTION POINTS OF ALTA AVENUE WITH WIMER AND WEST STREETS, BUT NOT TO ANY ACTUAL MONUMENT AND ACTUALLY STATES "NO PIPE" AT THE LOCATION. THIS SEEMED UNUSUAL TO ME BECAUSE MOST OTHER REFERENCES IN THE SAME BOOK SHOW TIES TO DESCRIBED MONUMENTS FOUND ON THE GROUND. WHEN CENTER MEASURES TO THE REFERENCE INTERSECTION POINTS FROM MONUMENTS HE RECOVERS AT THE CENTERLINE INTERSECTIONS OF SCENIC DRIVE WITH WIMER & WEST STREETS, HE FINDS THE DISTANCE BETWEEN SCENIC AND ALTA TO BE 240 FEET, WHICH MATCHES THE WOOLEN PLAT RECORD, AND HOLDS IT FOR POSITION. THEN IN 1981, SURVEYOR VERLYN THOMAS RETRACES THE SAME EXTERIOR BOUNDARY OF WOOLEN'S ADDITION (SURVEY NO. 9151) AND COMES TO THE SAME RESOLUTION AS SWAIN AS TO THE DEFICIENCY IN THE MEASURED EAST-WEST LINES AND ALSO USES PROPORTIONAL METHODS TO LAY OUT THE INTERIOR BLOCKS. THIS RESULTED IN THE ACTUAL PROPORTIONED WIDTH OF LOTS 5 & 6 TO BE TWO FEET SHORTER THAN THE PLAT RECORD MEASUREMENT OF 200 FEET. IN SUBSEQUENT SURVEYS PERFORMED BY D.W. EDWARDS, D.A. EDWARDS, CHARLES HURST AND OTHERS WITHIN WOOLEN'S ADDITION, THE PROPORTIONED BLOCKS AS DETERMINED BY SWAIN & THOMAS WERE UTILIZED. I CHECKED WITH JIM OLSON, THE LONG-TIME CITY OF ASHLAND SURVEYOR, TO SEE IF HE KNEW OF ANY EVIDENCE IN THE CITY'S FILES WHICH MAY INDICATE THE CITY REFERENCES USED BY CENTER WERE TIED TO ACTUAL ORIGINAL MONUMENTATION. HE COULD NOT REMEMBER OR FIND ANY EVIDENCE TO SUPPORT THE CITY REFERENCES SHOWN ON PAGE 124. THEREFORE, I HOLD THE EAST 100 FEET OF LOTS 5 & 6 FOR THE WIDTH OF THE WERBLOW PARCEL AS CALLED OUT IN SAID VOLUME 89, PAGE 104 WHICH IS THE SENIOR DEED, LEAVING A REMAINING WIDTH OF 98 FEET FOR THE HOLSTEIN PARCEL WEST OF WERBLOW. THE DEPTH OF SAID PARCELS WAS DETERMINED BY FIRST PROPORTIONING THE NORTH-SOUTH LINES OF THE ORIGINAL LOTS 1 THROUGH 6 OF WOOLEN'S ADDITION, THEN TAKING OFF 17.8 FEET OF PROPORTIONED LOT 5 PER SAID DEED RECORD VOLUME 84, PAGE 268.

**\*\* RECEIVED \*\***  
Date 5-22-03 By KS  
This survey consists of  
1 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR



**MAP OF SURVEY**  
LYING SITUATE IN  
**PORTIONS OF LOTS 5 & 6 OF THE  
WOOLEN'S ADDITION TO THE CITY OF ASHLAND**  
LOCATED WITHIN  
**SOUTHEAST QUARTER OF SECTION 5,  
TOWNSHIP 39 SOUTH, RANGE 1 EAST, W.M.  
JACKSON COUNTY, OREGON**  
FOR  
**STEVE & ANNA WERBLOW**  
319 SCENIC DRIVE  
ASHLAND, OREGON

- LEGEND**
- ⊕ 3" BRASS CAP IN MONUMENT WELL MARKED "CITY OF ASHLAND NO. 24" ACCEPTED NORTHWEST CORNER OF GOVT. LOT 4 (RECOVERED)
  - 3/4" IRON PIPE 8" DEEP IN ASPHALT PER S/N 7545, 9151, 12387, 12540 AND CITY OF ASHLAND REFERENCES (RECOVERED)
  - 1 1/2" ALUMINUM CAP ON 5/8" IRON PIN MARKED "LS 1071" PER S/N 7025 (RECOVERED)
  - 5/8" IRON PIN w/ YELLOW PLASTIC CAP MARKED "D.W. EDWARDS PLS 741" PER S/N 12387 (RECOVERED)
  - 5/8" COPPER PLUG IN CONCRETE PER S/N 9293 (RECOVERED)
  - 5/8"x 24" IRON PIN w/ ORANGE PLASTIC CAP MARKED "KAMPMANN PLS 2883" (ESTABLISHED)
  - PROPERTY LINE
  - - - BOUNDARY LINE
  - - - CENTERLINE
  - - - FENCELINE
  - S/N JACKSON COUNTY SURVEYOR FILE NUMBER
  - W.C. WITNESS CORNER AS DESCRIBED
  - O.R. OFFICIAL RECORDS, JACKSON COUNTY RECORDER
  - D.R. DEED RECORD VOLUME/PAGE, JACKSON COUNTY RECORDER
  - ( ) SURVEY RECORD S/N 12387 & 12540
  - (( )) SURVEY RECORD S/N 7025
  - { } DEED RECORD PER 89/104 & 92/175
  - [ ] PLAT RECORD OF WOOLEN'S ADDITION TO CITY OF ASHLAND

**BASIS OF BEARING**  
THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTERLINE OF SCENIC DRIVE (FORMERLY WOOLEN STREET) IN THE CITY OF ASHLAND, HAVING A RECORD BEARING OF NORTH 00°27'54" WEST, AS REFERENCED ON SURVEY NO. 7545, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

**REGISTERED  
PROFESSIONAL  
LAND SURVEYOR**

*Shawn Kampmann*

**OREGON**  
JULY 14, 1998  
SHAWN KAMPMANN  
02883 LS

RENEWAL DATE: 6/30/2003

SURVEYED BY:  
**POLARIS LAND SURVEYING LLC**  
P.O. BOX 459  
ASHLAND, OREGON 97520  
(541) 482-5009  
DATE: MAY 20, 2003  
PROJECT NO. 095-03