

**MAP OF SURVEY**

LOCATED AT  
**277 Almond Street**  
**Ashland, Oregon**  
 LYING SITUATE WITHIN  
 SOUTHEAST QUARTER OF SECTION 5,  
 TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN  
 CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR  
**Christopher Combs & Charlotte Hughes**  
 10670 Rochester Avenue  
 Los Angeles, CA 90024

**LEGEND**

- ⊙ 3/4" IRON PIPE IN MONUMENT WELL PER CITY OF ASHLAND ENGINEERING DEPT. FIELD NOTES & S/N 10025 (RECOVERED)
- ⊙ 2 1/2" BRONZE CAP IN MONUMENT WELL PER CITY OF ASHLAND ENGINEERING DEPT. FIELD NOTES & S/N 10025 (RECOVERED)
- ⊕ GOVERNMENT LOT CORNER LOCATED IN SECTION 5, PER S/N 7459, 7647 & 10021 (RECORD)
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "E.L. SWAIN RLS 759" PER S/N 7459 & 10021 (RECOVERED)
- ⊗ 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "L.J. FRIAR & ASSOC." PER S/N 16636 (RECOVERED)
- 5/8" x 30" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- ▲ 3/8" x 1" CONCRETE (MAG) NAIL w/ 1" BRASS WASHER STAMPED "POLARIS LS 2883" (ESTABLISHED)
- PROPERTY BOUNDARY LINE
- - - BOUNDARY LINE
- · - · - CENTERLINE
- · - · - PREVIOUS DEED LINE
- \* - \* - FENCELINE
- O.R. OFFICIAL RECORDS, JACKSON COUNTY CLERK
- D.R. DEED RECORDS VOLUME / PAGE, JACKSON COUNTY CLERK
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- W.C. WITNESS CORNER MONUMENT, AS DESCRIBED
- [ ] DEED RECORD DATA PER
- ( ) SURVEY RECORD DATA PER S/N 7459, 10021 & 12079
- < > SURVEY RECORD DATA PER S/N 16636
- { } PLAT RECORD DATA PER BARTOW'S SUBDIVISION

**BASIS OF BEARING**

THE BASIS OF BEARING FOR THIS SURVEY IS THE WEST LINE OF DONATION LAND CLAIM NO. 40, HAVING A RECORD PLAT BEARING OF NORTH 00°04'43" EAST, AS REFERENCED ON SURVEY NO. 10021, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

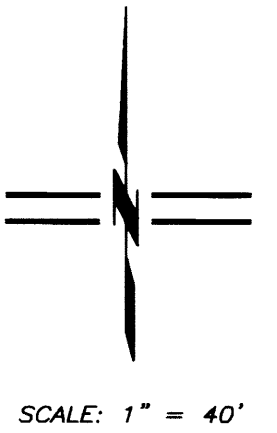
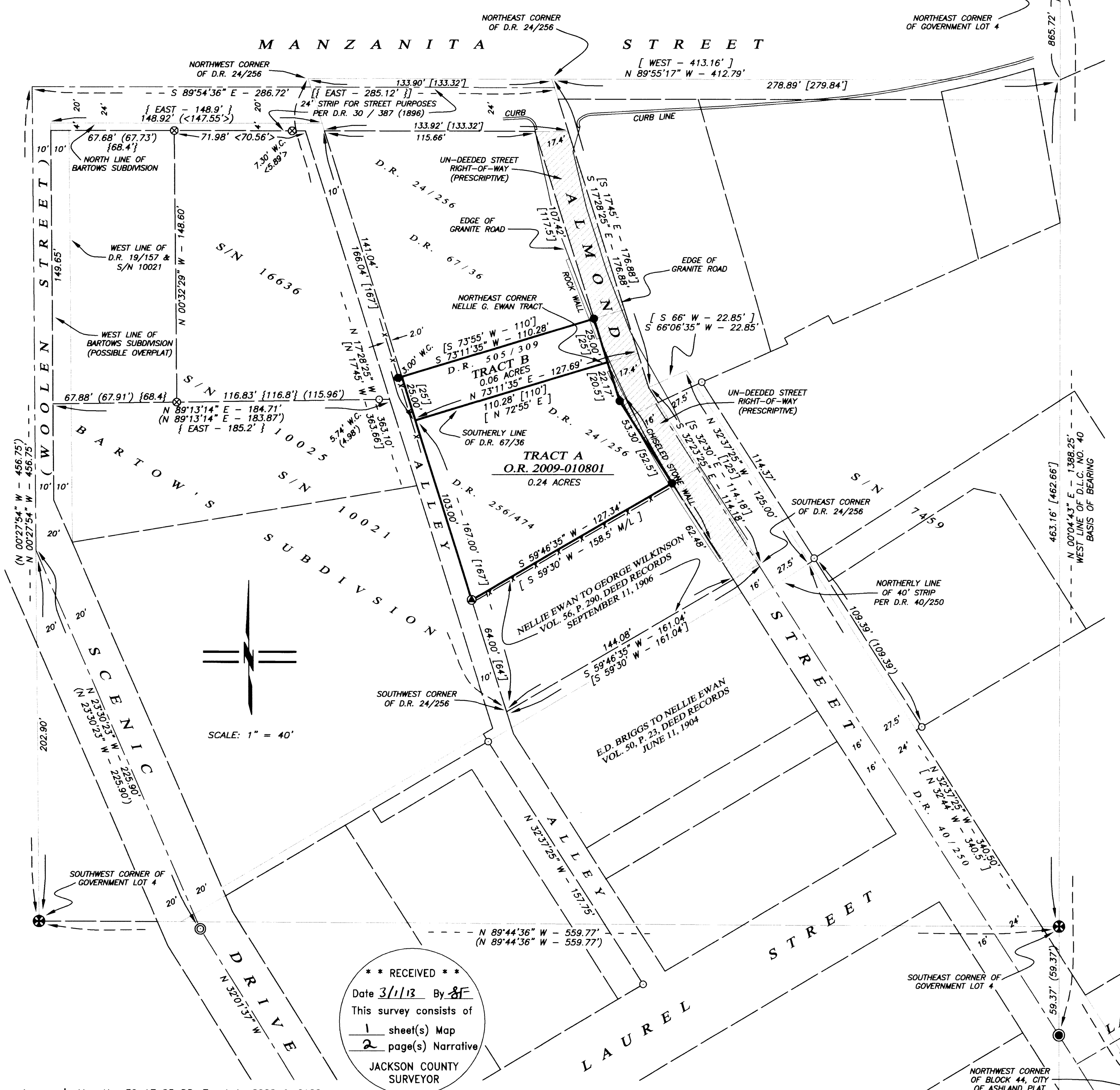
*Shawn Kampmann*

OREGON  
 JULY 14, 1988  
 SHAWN KAMPMANN  
 2883 LS

RENEWAL DATE: 6/30/2013

SURVEYED BY:  
**POLARIS LAND SURVEYING LLC**  
 P.O. BOX 459  
 ASHLAND, OREGON 97520  
 (541) 482-5009

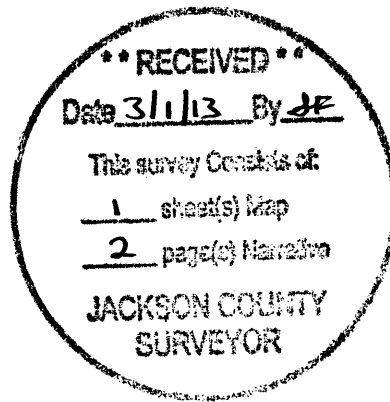
DATE: JANUARY 16, 2013  
 PROJECT NO. 733-12



**\*\* RECEIVED \*\***  
 Date 3/1/13 By RF  
 This survey consists of  
1 sheet(s) Map  
2 page(s) Narrative  
 JACKSON COUNTY  
 SURVEYOR

SURVEY NO. 21220

(continued)



strip west of said east line that was determined by holding deed calls of 110 feet wide for the north line of the parcel described in Volume 256, Page 474 and the north and south lines of that tract described in Volume 505, Page 309. From the angle point on Almond Street southerly from Manzanita Street, a 40.00 foot wide strip was held westerly of the easterly line of the tract described in 1900 within Volume 40, Page 250 and the most northeasterly 125 feet of that tract described in 1904 deed record Volume 50, Page 23, which matched almost exactly with an ancient hand chiseled stone wall along the westerly side of Almond Street, as depicted on this survey, along with the limits of the existing decomposed granite surface roadway.

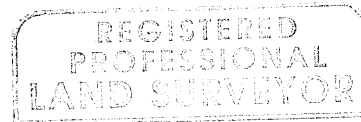
Another sidebar to this very complicated survey, were issues brought to light by Everett Swain during his performance of Survey No. 10021 in 1977 that was filed in 1984, regarding possible over platting of the record deed boundaries in the neighborhood by Bartow's Subdivision in 1914. To quote Swain's Survey Narrative, "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....In the rush of things in those days, this job was buried 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 have elapsed..." Mr. Swain documents numerous deed gaps and overlaps between the ancient deed records and Bartow's Subdivision, which abuts the westerly boundary of this survey. My findings indicate that many of those deed conflicts arose over different points of origin that did not match up exactly mathematically, as outlined in Swain's narrative. The record shows that W.A Patrick owned the entire block of land between Woolen Street (now Scenic Drive) and what is now Almond Street. Patrick conveyed a portion to Nellie & Emma Ewan in 1891 per Volume 24, Page 256 and the remainder to C.W. Willey, et ux in 1902 per Volume 45, Page 460 but where I disagree with Mr. Swain is that it is extremely unlikely that Patrick intended to create a small gap between the two tracts, therefore in my opinion, there is not a true ownership gap in the alley between the westerly line of the Ewan tract and the east line of Bartow's Subdivision. Even if a deed gap did exist, it would not affect the Ewan tract being the senior deed.

**BASIS OF BEARING:** The Basis of Bearing for this survey is the west line of Donation Land Claim No. 40 in Township 39 South, Range 1 East of the Willamette Meridian, having a record plat bearing of North 00°04'430" East, as referenced on Survey No. 10021 on file in the office of the Jackson County Surveyor.

**DATE:** January 16, 2013

**PREPARED BY:** Shawn Kampmann,  
Professional Land Surveyor

POLARIS LAND SURVEYING, LLC  
P.O. Box 459  
Ashland, Oregon 97520  
  
(541) 482-5009



*Shawn Kampmann*



RENEWAL DATE: 6/30/13

SURVEY NO. 21220

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250  
OREGON REVISED STATUTES**

**SURVEY FOR:** Chris Combs & Charlotte Hughes  
10670 Rochester Avenue  
Los Angeles, CA 90024

**LOCATION:** The Southeast Quarter of Section 5 in Township 39 South, Range 1 East of the Willamette Meridian, City of Ashland, Jackson County, Oregon.

**PURPOSE:** To survey and monument those tracts of land described within Instrument No. 2009-010801 of the Official Records of Jackson County, Oregon.

**PROCEDURE:** Utilizing an electronic Leica TCRP 1203 robotic total station with ranging prisms, I survey the lands as shown. The parent tract of the subject property is described in Warranty Deed from W.A. Patrick and Mary E. Patrick to Nellie G. Ewan & Emma Ewan, recorded on June 9, 1891 in Volume 24, Page 256 of the Deed Records in Jackson County, Oregon. No survey of record of any portion of said tract has been discovered since the date of said deed conveyance, which has subsequently been divided into four tracts. The description of said parent tract included a 24 foot wide strip that was deeded for street purposes that was recorded on April 27, 1896 as a westerly extension of Manzanita Street from Scenic Drive (formerly Woolen Street) denoted on the 1888 Official Map of Ashland, although to this day there remains a deed gap in the right-of-way between the east line of the subject tract to the west line of Donation Land Claim No. 40 that was the westerly terminus of Manzanita Street shown on said 1888 Official Map. Although limited street improvements have been made over the "un-deeded" portion of Manzanita Street, it is presumed to be, and has been accepted by the City of Ashland, as a prescriptive easement.

As early as 1904, a deed call was made to the "south line of Almond Street," in Volume 50, Page 23 for a tract being granted to Nellie Ewan which abutted the south line of her tract described in Volume 24, Page 256, then in 1906, Nellie G. Ewan conveys the southeasterly 64 feet of said tract described in Volume 24, Page 256 to George Wilkenson that makes a call "to street" and later states "reserving such portions of said land as is now or may hereafter be deeded to the City of Ashland on the East side thereof for a street" although no subsequent deed for street purposes was ever found to have been executed. Other later deeds, such as the 1908 deed described in Volume 67, Page 36, that conveys portions of the original parent tract, make calls "excepting and reserving such parts now included in boundary streets", but do not call out a specific width, nor metes and bounds descriptions that could accurately determine the intent of the land to be reserved, nor once again, were deeds found that formally dedicated land to the public for street purposes. Therefore, the limits of said "un-deeded" right-of-way for Almond Street was determined by holding the east line of the parent tract described in Volume 24, Page 256 for the east line of the street, and a 17.4 foot wide strip west of said east line that was determined by holding deed calls of