

Narrative of Survey

purpose: to establish property line and property corner monuments procedure: an OPUS X-90 static receiver was used in conjunction with a Nikon DTM-522 total station to perform this survey. the fence lines were badly out of position and it was recommended to mutually reestablish the fences on the boundary line.

The exception being at the Southwest property corner it was mutually agreed to leave the planter bed in place until next year or when funds allow to re-landscape this area with the property line in mind. Filed Surveys 18872 and 21696 were retraced with very favorable results less than 0.01' differences in some cases. A 5' witness corner was set at the Northeast corner due to a wet & boggy area too unstable for monument placement.

MAP OF SURVEY

LYING WITHIN THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE BASE & MERIDIAN, JACKSON COUNTY, OREGON

FILED Date 9/16/15 By PB This Survey Consists Of: 1 sheet(s) Map & page(s) Narrative JACKSON COUNTY SURVEYOR

Legend

- = found: 5/8" iron rod with red plastic cap marked: D.Huck LS2023 as per f.s. 12200
⊙ = found: 5/8" iron rod with a orange plastic cap marked: Kampman LS2883 as per f.s. 18872 & f.s. 21696
○ = set: 5/8" iron rod with a yellow plastic cap marked: STEWART LS 2057
f.s.= filed survey found in the Jackson County Surveyor's Office
O.R.J.Co.= Official Records of Jackson County, Oregon

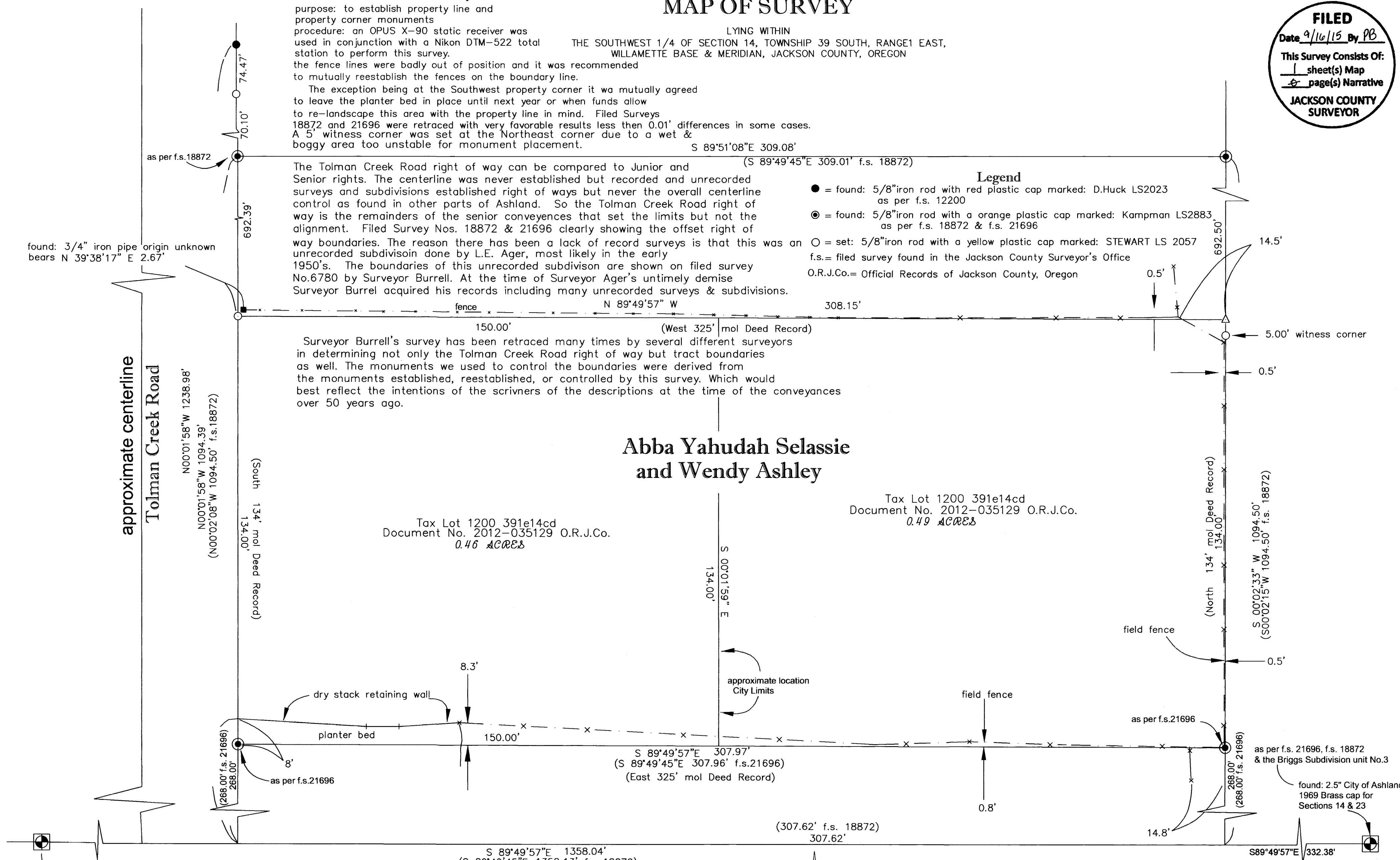
The Tolman Creek Road right of way can be compared to Junior and Senior rights. The centerline was never established but recorded and unrecorded surveys and subdivisions established right of ways but never the overall centerline control as found in other parts of Ashland. So the Tolman Creek Road right of way is the remainders of the senior conveyances that set the limits but not the alignment. Filed Survey Nos. 18872 & 21696 clearly showing the offset right of way boundaries. The reason there has been a lack of record surveys is that this was an unrecorded subdivision done by L.E. Ager, most likely in the early 1950's. The boundaries of this unrecorded subdivision are shown on filed survey No.6780 by Surveyor Burrell. At the time of Surveyor Ager's untimely demise Surveyor Burrell acquired his records including many unrecorded surveys & subdivisions.

Surveyor Burrell's survey has been retraced many times by several different surveyors in determining not only the Tolman Creek Road right of way but tract boundaries as well. The monuments we used to control the boundaries were derived from the monuments established, reestablished, or controlled by this survey. Which would best reflect the intentions of the scrivners of the descriptions at the time of the conveyances over 50 years ago.

Abba Yahudah Selassie and Wendy Ashley

Tax Lot 1200 391e14cd Document No. 2012-035129 O.R.J.Co. 0.46 ACRES

Tax Lot 1200 391e14cd Document No. 2012-035129 O.R.J.Co. 0.49 ACRES



found: 3/4" iron pipe origin unknown bears N 39°38'17" E 2.67'

approximate centerline Tolman Creek Road

N00°01'58"W 1238.98' N00°01'58"W 1094.39' (N00°02'08"W 1094.50' f.s.18872)

(South 134' mol Deed Record) 134.00'

dry stack retaining wall planter bed 8.3' 8'

S 89°49'57"E 1358.04' (S 89°49'45"E 1358.13' f.s 18872)

S 89°49'57"E 307.97' (S 89°49'45"E 307.96' f.s.21696) (East 325' mol Deed Record)

(307.62' f.s. 18872) 307.62'

(North 134' mol Deed Record) 134.00'

S 00°02'33" W 1094.50' (S00°02'15" W 1094.50' f.s. 18872)

as per f.s. 21696, f.s. 18872 & the Briggs Subdivision unit No.3

found: 2.5" City of Ashland 1969 Brass cap for Sections 14 & 23

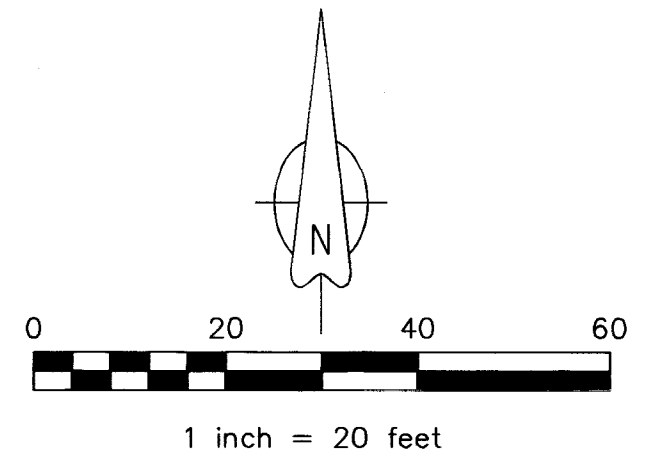
S89°49'57"E 332.38'

found: 2.5" brass disk in broken monument case for centerline Green Meadows Way as per the Briggs Subdivision Unit No 3

Basis of Bearings True Meridian at the South 1/4 corner of Section 14 as derived from GPS observations (NAD 1983) theta = -1°29'07" OPUS scale factor of 1.0004487 used for grid to ground conversion epoch 2010.00 NAD83(2011)

REGISTERED PROFESSIONAL LAND SURVEYOR Martin C. Stewart

OREGON July 15, 1983 MARTIN C. STEWART 2057 RENEWAL DATE June 30, 2016



ASSESSOR'S MAP Number: 39-1e-14cd Tax Lot 1200

MARTIN C. STEWART SURVEYING & FORESTRY LAND SURVEYING & TIMBER CRUISING Martin C. Stewart PLS 2057 2585 E. Main Street ASHLAND, OREGON 97535 PHONE: (541) 301-2096 EMail: Marty.Stewart1@gmail.com JOB #: 06-001 PREPARED FOR: ABBA YAHUDAH & WENDY ASHLEY DATE: 06/12/2015 DRAWN BY: MCS CHECKED BY: JDP FILE NAME: ABBA-1.DWG & ABBA.CRD SHEET 1 OF 1