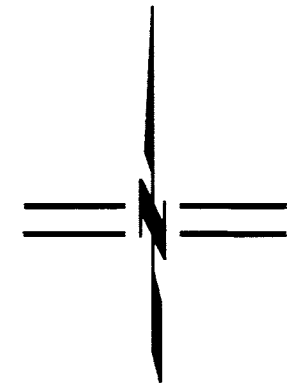


BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTERLINE OF CHURCH STREET IN THE CITY OF ASHLAND, HAVING A RECORD PLAT BEARING OF NORTH 59°27'40" EAST, AS REFERENCED ON SURVEY NO. 20526, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

CENTERLINE INTERSECTION OF NORTH MAIN STREET & HELMAN STREET



SCALE: 1" = 40'

MAP OF SURVEY

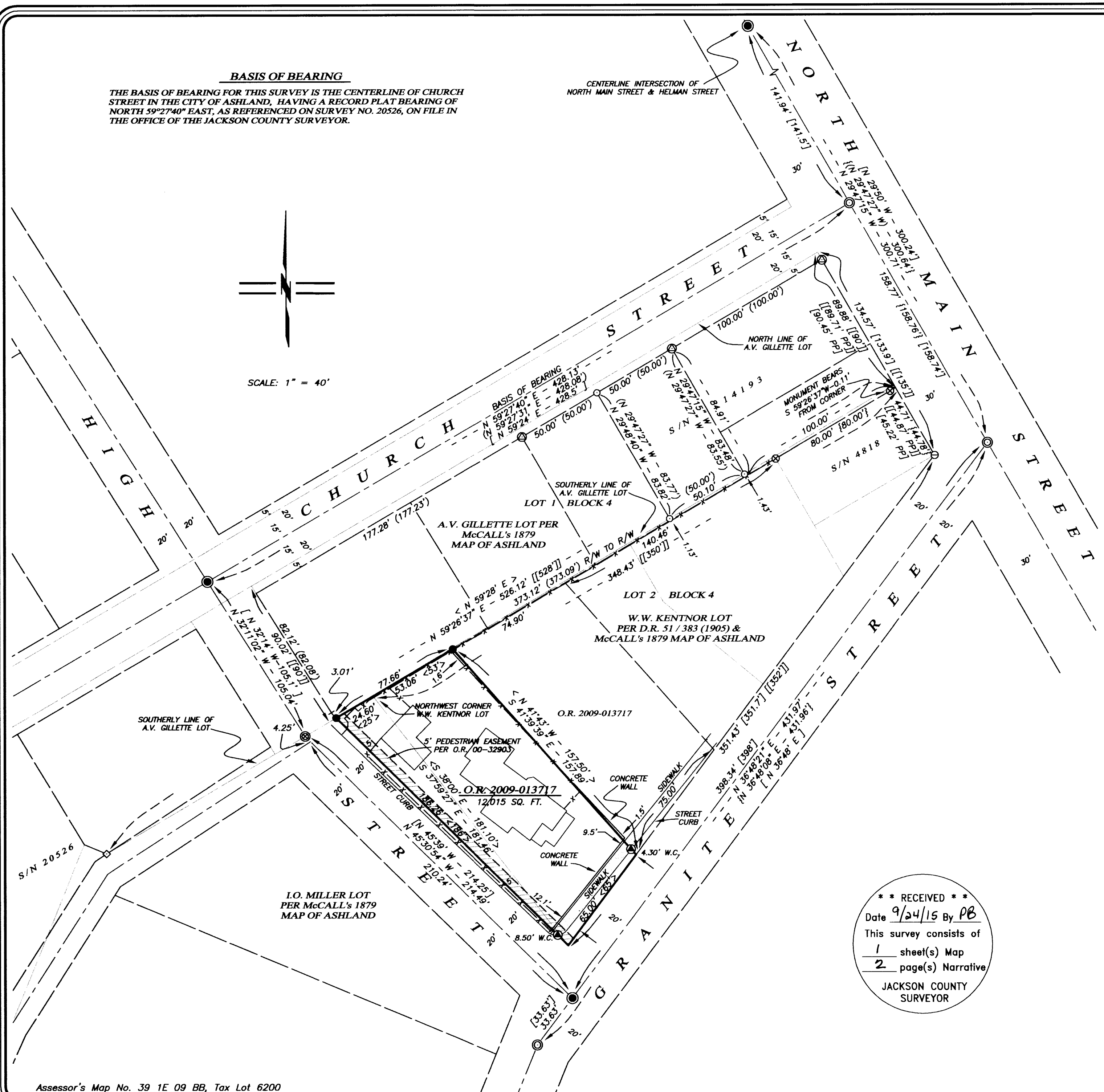
LYING SITUATE WITHIN
NORTHWEST QUARTER OF SECTION 9
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR
Jon & Esther Phelps

25 Granite Street
Ashland, Oregon

LEGEND

- 3" BRASS CAP IN MONUMENT WELL PER S/N 20526 & CITY OF ASHLAND ENGINEERING FIELD BOOK NOTES (RECOVERED)
- ⊙ 3/4" IRON PIPE IN MONUMENT WELL PER S/N 20526 & CITY OF ASHLAND ENGINEERING FIELD BOOK NOTES (RECOVERED)
- ⊗ 1" SQUARE IRON ROD IN GRAVEL ROAD PER S/N 20526 & CITY OF ASHLAND ENGINEERING FIELD BOOK NOTES (RECOVERED)
- ⊗ 1-1/2" ALUMINUM CAP ON 5/8" IRON PIN w/ PUNCH STAMPED "SWAIN L.S. 759" PER S/N 4818 (RECOVERED)
- ⊗ TACK IN LEAD PLUG w/ 1" BRASS WASHER IN CONCRETE SIDEWALK STAMPED "L.S. 759" PER S/N 4818 (RECOVERED)
- ⊗ 5/8" IRON PIN w/ RED PLASTIC CAP STAMPED "D.A. EDWARDS LS 2339" PER S/N 14193 (RECOVERED)
- ⊗ TACK IN LEAD PLUG w/ 1" BRASS WASHER IN CONCRETE SIDEWALK STAMPED "LS 2339" PER S/N 14193 (RECOVERED)
- ⊗ 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" PER S/N 20526 (RECORD)
- ⊗ 1" BERTSEN BRASS DISC IN CONCRETE CURB STAMPED "POLARIS PLS 2883" (ESTABLISHED)
- 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- — — — — PROPERTY BOUNDARY LINE
- — — — — BOUNDARY LINE
- — — — — CENTERLINE
- — — — — PREVIOUS DEED LINE
- — — — — EASEMENT LINE
- x-x-x-x- FENCE LINE
- O.R. OFFICIAL RECORDS, JACKSON COUNTY RECORDER
- D.R. DEED RECORDS VOLUME / PAGE, JACKSON COUNTY RECORDER
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- PP PROPORTIONAL MEASUREMENT OF PLAT RECORD DISTANCE
- R/W RIGHT-OF-WAY
- () SURVEY RECORD DATA PER S/N 12799 & 14193 (D.A. EDWARDS)
- { } SURVEY RECORD DATA PER S/N 4818 (EVERETT SWAIN)
- < > DEED RECORD DATA PER O.R. 2015-028062
- [] PLAT RECORD DATA PER McCALL's 1888 MAP OF ASHLAND
- [[]] PLAT RECORD DATA PER McCALL's 1879 MAP OF ASHLAND
- ▭ EXISTING BUILDING



**** RECEIVED ****
 Date 9/24/15 By PB
 This survey consists of
 1 sheet(s) Map
 2 page(s) Narrative
 JACKSON COUNTY SURVEYOR

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

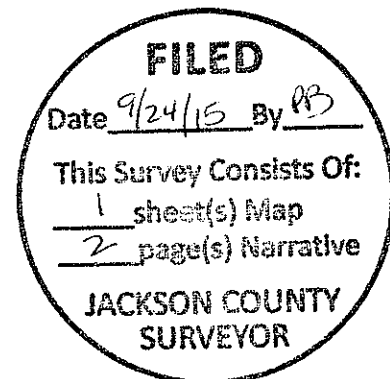
Shawn Kampmann

OREGON
 JULY 14, 1998
 SHAWN KAMPMANN
 2883 LS

RENEWAL DATE: 6/30/2017

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

DATE: AUGUST 20, 2015
 PROJECT NO. 970-15



SURVEY NO. 21810

PROCEDURE (cont.) In 1906, McCall sets a monument for an angle point on the centerline of the 40 foot wide southeasterly extension of High Street between the south line of the A.V. Gillette tract and Granite Street. I hold the line between said McCall monument on High Street to my proportioned corner for Lots 1 & 2 along North Main Street as the common line between said Lots in Block 4. I find that this line matches almost exactly with a long standing fenceline between Lots 1 & 2, as well as the southeasterly wall line of the historic Central Hotel building denoted on the 1888 Ashland Sanborn Fire Map. Holding this line also fits extremely well with the deed calls to the Gillette and Kentnor lots for the subject property being surveyed herein.

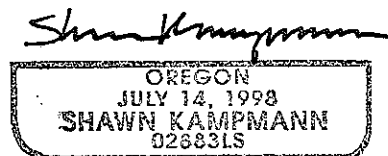
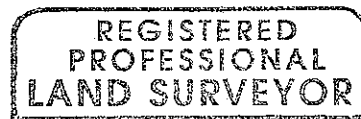
There was one last anomaly found along the southeasterly line of the subject tract, where street improvements including curb and sidewalk, encroach up to 12 feet into the subject tract. Swain's narrative in Survey No. 4818 indicated that a revised alignment by the city for Granite Street was noted around 1902, but no field notes, survey maps or right-of-way deeds could be found to describe how or what was actually done, if anything. I also thoroughly researched the city's street records and came up with the same result.

BASIS OF BEARING: The Basis of Bearing for this survey is the centerline of Church Street in the City of Ashland, having a record plat bearing of North 59°27'40" East, as referenced on Survey No. 20526 on file in the office of the Jackson County Surveyor.

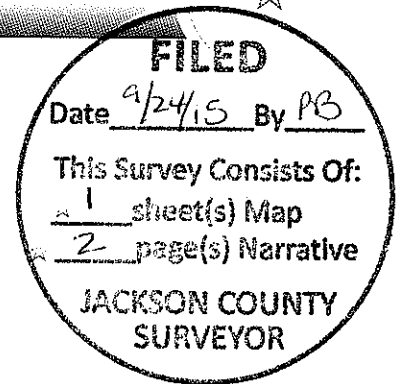
DATE: August 20, 2015

PREPARED BY: Shawn Kampmann,
Professional Land Surveyor

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



RENEWAL DATE: 6/30/17



SURVEY NO. 21810

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

SURVEY FOR: Jon & Esther Phelps
25 Granite Street
Ashland, Oregon 97520

LOCATION: The Northwest Quarter of Section 9 in Township 39 South, Range 1 East of the Willamette Meridian, City of Ashland, Jackson County, Oregon.

PURPOSE: To survey and monument that tract of land described within Instrument No. 2015-028062 of the Official Records in Jackson County, Oregon.

PROCEDURE: Utilizing an electronic Leica TCRP 1203 robotic total station with ranging prisms, in conjunction with survey control previously established by this office during the performance of Survey No. 20526, on file in the office of the Jackson County Surveyor, I survey the land as shown.

The subject tract lies within Lot 2, Block 4, per McCall's 1888 Official Map of Ashland, which denotes the right-of-way width of Church Street as 40 feet, whereas McCall's Map of 1879 shows Church Street as 30 feet wide. This is worth noting because the origin of the deed calls for many properties in this area were described by landowner names on McCall's Map of 1879 and those calls have not changed since, now 135 years later. The subject tract and adjoiners make calls to the W.W. Kentnor and A.V. Gillette tracts and the right-of-way lines for Granite and High Streets to control the property boundaries. Survey No.'s 4818 & 14193, the only two surveys of record within said Block 4, bounded by North Main, Church, High & Granite Streets, noted that Block 4 differed in width between Church & Granite streets by approximately five feet between field surveyed street centerline monuments controlling said Block 4 and McCall's 1888 Map. There was also a lesser difference of 1.1 feet in the width of Block 4 along North Main Street between McCall's 1879 & 1888 maps.

In Survey No. 14193, Edwards proportions out the five foot difference between Lots 1 & 2 of Block 4 per the 1888 map, which results in the historic buildings along North Main Street encroaching over two feet outside of the deed boundaries. Swain suggests a boundary line agreement in Survey No. 4818, apparently because of the same issue. I plot the limits of the 30 foot right-of way for Church Street as shown on the 1879 Map, as well as the 40 foot right of way as shown on the 1888 Map. Since the deed calls are based on the 1879 Map, I proportion against the 1879 plat record for the 90 foot width of the A.V. Gillette lot and the 45 foot width of the W.W. Kentnor lot along North Main Street based on the 30 foot Church Street right-of-way from the 1879 Map. This resolution fit extremely well (between 0.1 & 0.2 feet) with the existing building corners which I hold for the east common corner between said Lots 1 & 2.