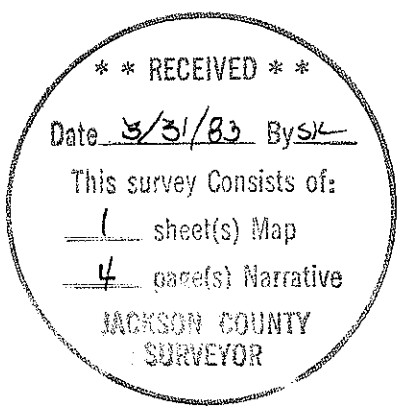
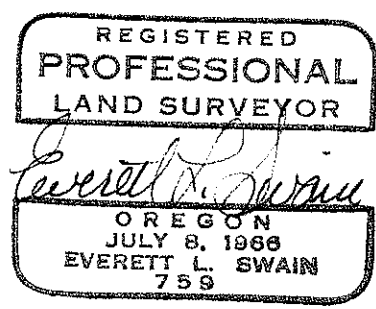


BASIS OF BEARING:

True Meridian at the N-S centerline of Section 9 as derived from the National Oceanic and Atmospheric Administration (formerly Coast and Geodetic Survey) survey net established in 1968 and filed in the office of the Jackson County Surveyor.

March 16, 1983

Swain Surveying, Inc.
27 1/2 N. Main Street
Ashland, Oregon 97520



course of N.0°29'E., S.0°29'E. which is an apparent mistake. It probably should have been S.0°29'W. Anyway he goes to Iowa Street which is where he started previously, according to field book titled 'A' (valuable) at page 102. According to field book titled 'A' (valuable) he did not set monuments. In the description of Morton Street per the large survey book titled 'Ashland Surveys' he now calls for monuments at the centerline angle point at the South line of the cemetery and at the centerline of Iowa Street. He states he continues on to the South boundary line of the Alaska Addition and did not mark that terminus point. Further, I sought information from the Official City of Ashland map, accepted and adopted on November 5, 1888. This map has both an erroneous distance shown along the North tier of lots and an erroneous bearing along the Westerly boundary line of said addition; I am saying, in effect, that due to the Prachts Alaska Addition being attested to by M.L. McCall as having been correctly surveyed by himself in July of 1888 and all the remainder of surveys of Morton Street having taken place thereafter, leaves me with the feeling that the monument found at what is commonly referred to as Morton and Iowa Streets, cannot control the location of Morton Street as platted in the Prachts Alaska Addition. Therefore, to position the lot boundaries within this subdivision the present location of Liberty, Iowa and Holly Streets has been accepted, as found monumented, along with the position of the Westerly boundary as reestablished and heretofore explained.

I have also established an Engineer's centerline along Morton Street because the present street improvements and found monumentation shows that the monument, as presently exists at Iowa and Morton Streets, has in the past been utilized for the street positioning. In essence there will be two (2) centerlines along Morton Street. The platted centerline and the centerline for the existing improvements. Various deed records are shown on the accompanying map in order that further clarification may be made if required by other surveyors. There may be claims of adverse possession by existing or future landowners. If this is the case, then the affected parties should seek legal counsel. The one old building that was tied to this survey and being on Lot 5 of Block 2, now will enjoy more breathing room along its Westerly exterior. Survey No. 6861 was reviewed. The fact that existing monumentation along Liberty Street was either overlooked or not shown, right of way widths not shown, lack of distances and/or bearings on all lines shown, made this survey extremely difficult to analyze. In any event, I cannot concur with the theory that the Westerly boundary line of said addition should be established record distance Westerly of Morton Street, when there was admittedly a distance shortage between Morton and Liberty Streets, as said streets are presently monumented. The dedicated interior streets of a subdivision usually do not control the position of the outer boundary of a platted subdivision. Also, the control point shown at the center of Morton and Alaska Streets was never truly identified as having been found or set by said surveyor. The implication is that the point was found per city street intersection data. In checking with the Ashland City Surveyor, he has no information about this particular intersection point. Therefore, I had to conclude that the surveyor set this point and that it is parallel with Iowa Street. However, there is no bearing shown on Alaska Street to verify this conclusion. Also, said survey shows the distance along the Northerly boundary line of Lot 3, Block 2 of said addition as being 54.75 feet. This, according to plat record distance, is 0.50 of a foot greater than it should be. In any event, this survey was not taken to seriously because of the apparent lack of research and survey data shown on the map.

The retracement of the property along Harrison was much easier to resolve. The only problem encountered is the existing fence along the Easterly boundary line of the client's original ownership. However, this has been explained to the client so that he may take whatever steps he feels are appropriate, if any.

The remainder of the survey is as shown on the accompanying map.

of a foot in departure is the result. However, McCall's bearings on the South, North and Westerly boundaries are not as shown on the recorded map. The outer boundary distances are the same, however. One interesting lot dimension shows up on the West boundary line of Lot 3 of Block 2 as being 109 1/2 feet. It is interesting to observe that McCall adjusted his lot dimensions, North and South, to fit the deed record bearings of East and West but did not adjust the distance in chains along the Westerly boundary line to correspond. This distance, in chains, was left to correspond with the bearings he had actually observed or used to make his initial calculation. Additionally McCall's dimension along the Southerly boundary line of Lot 4 of Block 3 would have been 46.38 feet instead of the 46 1/2 feet had he held his outer boundary measurements. He adjusted the Westerly boundary line of said addition by one (1) minute to accommodate a lot distance of 46 1/2 feet. Also, Alaska Street shows a bearing which is identical to the bearing shown on McCall's worksheet. Therefore, he intended for Alaska Street to be parallel to the Southerly boundary line of the said addition and not on a nine (9) minute skew as the record would indicate. The resultant position of the outer boundary of Prachts Alaska Addition was established by holding the summation of the lot distances along the North and South boundaries and departing Westerly from Liberty Street, as found monumented, along the Southerly right of way of Iowa Street and along the Northerly right of way of Holly Street. Computing a closure along the Westerly boundary line resulted in a distance of within a 0.01 of a foot of the total of the record lot dimensions and a bearing that is within thirty-seven (37) seconds of plat record. It should be noted that in utilizing Liberty Street as an anchor point for departure, our survey bearing is forty-four (44) seconds different than McCall's bearing of S.0°11'E. Then Morton Street, as computed, has a bearing that is within fifty (50) seconds of what is shown on the recorded plat. McCall did not show a bearing for Morton Street on his survey worksheet. However, utilizing McCall's lot distances, as shown on his worksheet, and utilizing the bearing on Liberty Street of S.0°11'E. I verify the bearing of S.0°29'W. as shown for Morton Street on the recorded plat. The key to this puzzle was the two (2) bearings on Liberty Street. McCall mixed record bearings with resurveyed values and the platted results were less than favorable. However, being able to review his calculation sheet shows what his original intent was and when holding, for the most part, his distances as shown on the lots and street right of ways, the results are very good. Max Pracht and his wife platted less than their original ownership along the Southerly and Westerly boundary lines. Therefore, as far as the record is concerned, there should not be a problem with this retracement procedure.

There is a slight problem, as far as street location is concerned, with Morton Street. It appears that past persons or surveyors have utilized the monument at Morton and Iowa Street, as a controlling point for Morton Street Southerly of Iowa Street. Prachts Alaska Addition was executed on the 10th day of July, 1888. That means the survey must have taken place prior to that time. I have not uncovered any information which would point toward Iowa and Morton Streets, Southerly of Iowa Street, having been monumented at that time. Prachts Alaska Addition did not dedicate Iowa Street. In McCall's field book title 'A' (valuable), at page 102 he shows his survey of Morton Street, per the City of Ashland 1888 survey. Although there is no date shown on this particular page, reading previous pages and later pages would suggest that perhaps this survey was completed between the dates of October 22 and October 25, 1888. In any event, McCall starts on the South line of Donation Land Claim No. 39 and gives the course of Morton Street as N.0°29'E.; thence he goes to the angle point at the cemetery; thence deflects 7°18' and goes to monument in the center of Main Street. No mention has been made of surveying through Prachts Alaska Addition, at this time. I also found in the large survey book titled 'Ashland Surveys' that McCall shows Morton Street to have been surveyed starting at a monument on the center line of Main Street and then proceeding Southerly as heretofore mentioned, except he called his previous

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

- SURVEY FOR: Ronald D. Lamb
288 Harrison Street
Ashland, Oregon 97520
- LOCATION: Situated in a portion of Lots 1, 2 and 3 of Block 3 of Prachts Alaska Addition to the City of Ashland and in the Southeast quarter of Section 9, Township 39 South, Range 1 East of the Willamette Base and Meridian Jackson County, Oregon.
- PURPOSE: To survey, monument and prepare legal descriptions for the parcel configurations as directed by the client and shown on the accompanying map.
- PROCEDURE: The area where this survey is situated, does not have a current and complete survey record. A search was made and secured for the following information: recorded surveys, street monumentation, City of Ashland street intersection ties, subdivision plats from the County Surveyor's office, copies of plats from the Ashland City Surveyor's office, a copy of McCall's worksheet for Prachts Alaska Addition, a copy of Prachts Alaska Addition as recorded in Volume 16, page 187 of the Deed Records of Jackson County, Oregon, McCall's field books, titled on the front, 'A' (valuable) and '1' or 'A', McCall's large book titled 'Ashland Surveys', Official City of Ashland survey map, accepted and adopted November 5, 1888 by the common council of said city and past and present deeds of record affecting said Prachts Alaska Addition, as well as the land immediately west thereof.

Centerline monuments along Harrison, Iowa, Holly, Liberty and Pennsylvania Streets were tied to a control traverse. Monuments found along the approximate rights of way, origin unknown at this time, were also tied to the survey control traverse. Also, tied were monuments set in the course of Recorded Survey No. 6861. Monuments at Alaska and Holly Streets as well as Pennsylvania Avenue, per City of Ashland intersection ties, were found by me in 1971. My references were recovered and utilized for these previously found monuments. After the initial survey data was computed, the location of the outer boundary of the Prachts Alaska Addition was reviewed. The map of said addition, on file in the County Surveyor's office was copied from the deed records. Inasmuch as two (2) bearings are shown for Liberty Street, it was decided to obtain a copy of the map as filed in Volume 16, page 187 of the deed records. This map also shows the double bearing. In computing the closure of the outer boundary of said addition, an error of closure of 0.67 of a foot in latitude and 0.68 of a foot in departure was revealed. In reviewing the lot dimensions versus the outer boundary measurements, which are given in chains, there is a slight difference. Also, the bearing of Alaska Street is 9 minutes different than either the North or South boundaries, yet the lot dimensions, North and South, would suggest that Alaska Street should bear East and West. With the double bearing on Liberty Street, the questionable bearing on Alaska Street, the lot dimensions not corresponding to the outer boundary distances and the mathematical closure not looking real good, I turned to searching the records held by the Ashland City Surveyor. A calculation sheet of M.L. McCall's, for Prachts Alaska Addition, revealed some very interesting facts. First of all, McCall shows the same two (2) bearings on Liberty Street. The final answer for that question is that one bearing is deed record and the other was McCall's survey bearing. When computing the outer boundary of McCall's worksheet, disregarding the S.0°15'E. deed record bearing on Liberty Street, a closure in latitude of 0.15 of a foot and 0.03