

AMY'S COTTAGE ADDITION

1/4 COR - Secs 3 & 2 (cross on sidewalk)

E-W & SEC. 3 N 89° 15' 15" E

185.31

107.42

DR: 101-455

S 24° 26' E

151.25

N 54° 51' E

167.26

S 35° 05' 30" E

209.35

S 35° 05' 30" E

60.09

HAZEL ST.

7th St.

5th St.

existing fence lines

CONCRETE MONUMENT

IRON PIPE

IRON PIN

SCALE: 1" = 40'

HAZEL ST.

7th St.

5th St.

SURVEY FOR  
JOE A. MANN  
IN THE CITY OF CENTRAL POINT, ORE  
SEC. 3 T 37 S R 2W  
MAR. 1950.

REGISTERED  
OREGON  
LAND SURVEYOR

*C. Z. Boyden*

MARCH 10, 1944  
C. Z. BOYDEN  
7





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L. W. Bates (Continued)

from the intersection of the said D.L.C. line with the Easterly boundary of Riverside Avenue.

Then surveyed and staked the property as shown on the plat to accompany this report.

It is possible only when considering the overall picture of the original tracts described in Deed Records Volume 22, Page 521, and Volume 57, Page 61, and the subsequent deeds to the present date which fall within the said tracts as above described in said Deed Records that an equitable boundary line can be established.

Due to the changes in the ties and true course of the D.L.C. line bounding the property on the North, together with the many locations and courses given for the old County Road (now Riverside Avenue), the present record descriptions would show many gaps, overlaps and other discrepancies if accepted unconditionally.

The theory used for the location of the property boundaries was based upon the fact that an east and west line should run parallel to the adjoining D.L.C. line which in fact runs N. 89°-56' E.

The location of the old County Road (now Riverside Avenue) which originally ran at many different locations and courses was subject to change over the period of years. Riverside Avenue as now located by monuments has fixed the location for this date, which monuments have been in place for the past twenty years; therefore, each property fronting on the said Riverside Avenue was considered to have a record frontage when applied to the present location of Riverside Avenue. This is the only equitable solution for the location of the division lines.

The L. W. Bates survey is a part of the said solution and is submitted for the consideration of all who may be concerned.

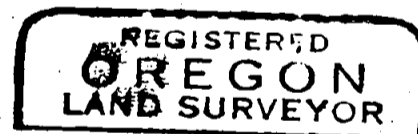
December - 1949

Survey No. 225For Joe A. Mann

Purpose: To establish the outside boundaries of the Mann property in Central Point, and lay out a 60 foot tract, as directed.

Procedure: Found the official centerline street monuments at 5th & 7th on Hazel Street, and from the re-established 1/4 corner to Sections 3 and 2, and the C.E. 1/16 corner of section 3, Township 37 South, Range 2 West. Located the intersection of the Northerly line of Hazel Street with the centerline of section 3 projected, and found at said intersection a 1 1/2" iron bolt. From said bolt, the point of beginning of (DR 317 - 155), ran record distances both along the Northerly line of Hazel Street and along the centerline of section 3, allowing these lines and distances to control over the course and distance of the Westerly boundary of said tract. The small triangular tract described in DR 101-455 was excepted from the above description, and was laid out similar to the above tract, allowing the record distances along Hazel Street and the center of section line to control the course and distance of the Western boundary.

Monumented the outside boundary and the 60-foot tract as shown on the attached plat, and marked all pipes with No. "7".



*C. Z. Boyden*  
 MARCH 10, 1944  
 C. Z. BOYDEN  
 7

