

SURVEY FOR
BONER ET. AL.

TOWN OF PHOENIX ORE.

SECTIONS 10 & 15. T38SRIW

SEPT. 1950.

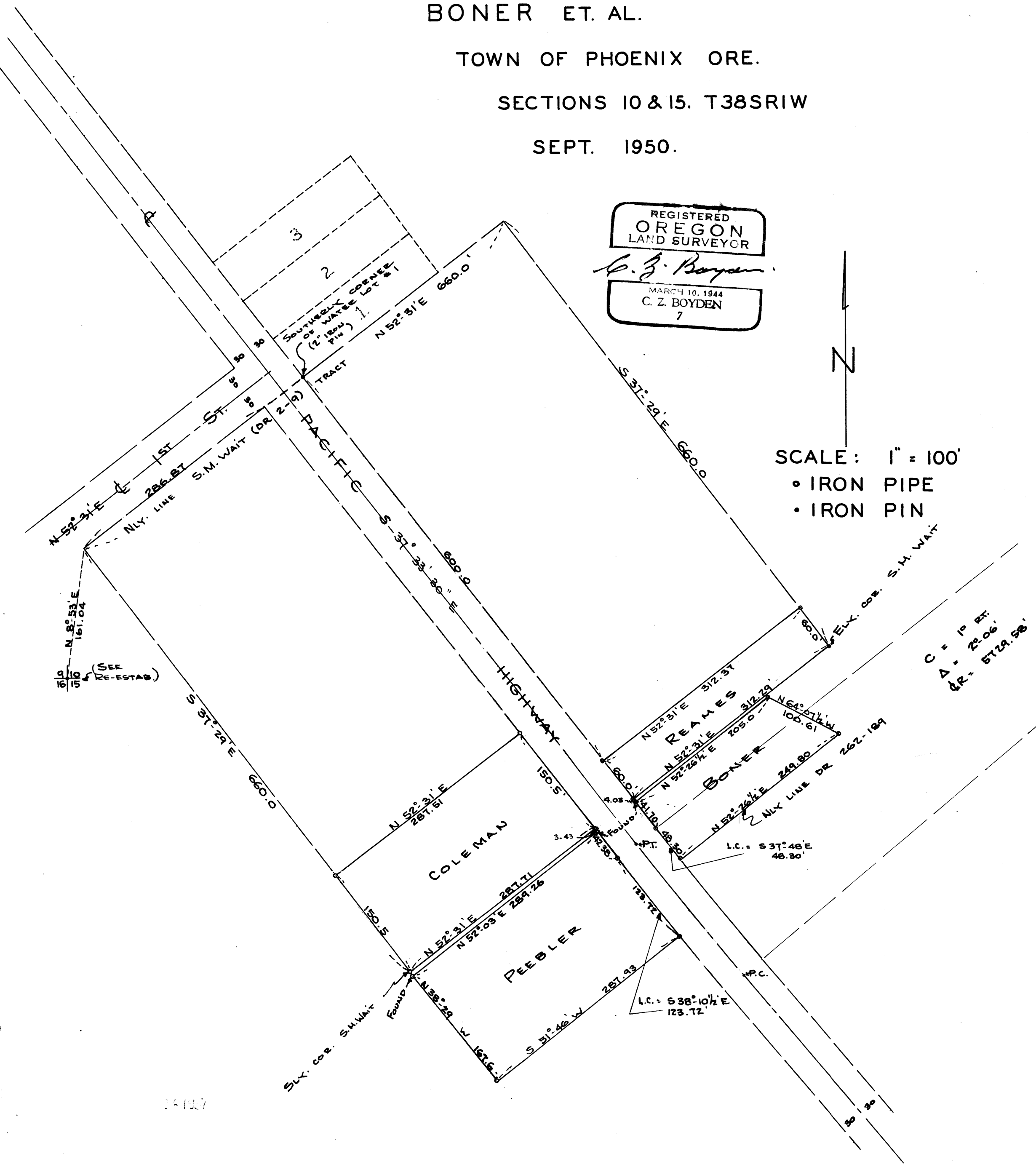
REGISTERED
OREGON
LAND SURVEYOR

C. Z. Boyden

MARCH 10, 1944
C. Z. BOYDEN
7



SCALE: 1" = 100'
• IRON PIPE
• IRON PIN



16107

SURVEY NARRATIVE TO COMPLY WITH SECTION 87-330

OREGON STATE LAW - 1947

317

SURVEY NO. _____

FOR: BONER, COLEMAN, PEEBLER & REAMS

PURPOSE: To establish the boundaries of the properties of the above listed owners, said properties located in the Town of Phoenix, Oregon.

PROCEDURE:

The report of Surveyor Sewall Truax in surveying the S. M. Wait tract described in Jackson County Deed Records, Volume 2, Page 9, indicates that there was a Townsite of Phoenix as early as the year of 1856. Also, deeds exchanged as early as 1858 make reference to streets and designate tracts of land by lot numbers only.

The oldest available record plat of the Town of Phoenix was made in 1872 by Surveyor Milton Lindley by order of Samuel Colver who was the one-time owner of all the lands therein. Said plat is referred to as a report of survey made for Samuel Colver.

In view of the above-stated conditions, the surveyor must accept that the properties and lots deeded prior to the preparation of the above-mentioned plat were the same and conform to the said plat as shown thereon. Also, since both surveyors, Truax and Lindley, state that meridian control was taken by compass needle, minor variations are expected in the running of the same lines.

For the purpose of this survey, it was accepted that the Northwesterly line of the S. M. Wait tract and the Southeasterly line of 1st Street, as monumented, are the same line, and that Water Lot No. 1 is bounded on the Southeast by the S. M. Wait tract and on the Southwest by the Northeasterly boundary of Main Street (now Pacific Highway No. 99). From these controls, the Southwesterly corner of Water Lot No. 1 was established and record measurements were taken to property division lines, which measurements verify this as a commonly accepted point of commencing.

SURVEY NO. 317

FOR: BONER, COLEMAN, PEEBLER & REAMS (Continued)

From the aforementioned controls and the distance tie to the section corner to Sections 9, 10, 15 and 16, the S. M. Wait tract was determined and the Southerly and Easterly corners established as shown on the map to accompany this report.

The Reames and Coleman tracts were established according to their record descriptions limited by the boundaries of the said Wait tract.

The monument for the point of beginning of the Boner description was found in good condition, and, from said monument, the tract was staked as shown on the accompanying map.

The two pipe monuments described in the record description of the Peebler tract were found in good condition; also, monuments were found at the other corners, which boundaries agree with the description. The boundary along the Highway right-of-way was adjusted to follow the Highway boundary, and the Southeasterly boundary of the tract was thus extended 0.83 to intersect the right-of-way line.

September - 1950



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