

# MINOR LAND PARTITION

LOCATED IN  
A PORTION OF LOTS 11 AND 13, SPRINGBROOK SUBDIVISION  
NW 1/4 of SEC. 17, T.37S., R. 1 W., W.M.  
CITY OF MEDFORD, JACKSON COUNTY, OREGON  
37 1W 17B TL 1000  
FOR

**A. M. SELLARDS**

1057 JANES ROAD  
MEDFORD, OREGON  
(77-079)

LD-80-43

### SURVEYOR'S CERTIFICATE

I, Roger R. Roberts, a duly registered Surveyor of the State of Oregon, do hereby certify that this map correctly represents a survey made by me or under my direction and complies with the regulations for Minor Land Partitions.

*Roger R. Roberts*  
Surveyor

### APPROVAL

I certify that, pursuant to the authority granted in Ordinance No. 4041, this plat is hereby approved.

*James M. Eichenlaub* April 25, 1985  
Medford City Planning Director Date

### RECORDER'S CERTIFICATE

Filed for record this 25 day of April, 1985, at 2:58 O'Clock P.M. and recorded in Volume 6, Page 40 of the "Minor Land Partition" records of Jackson County, Oregon.

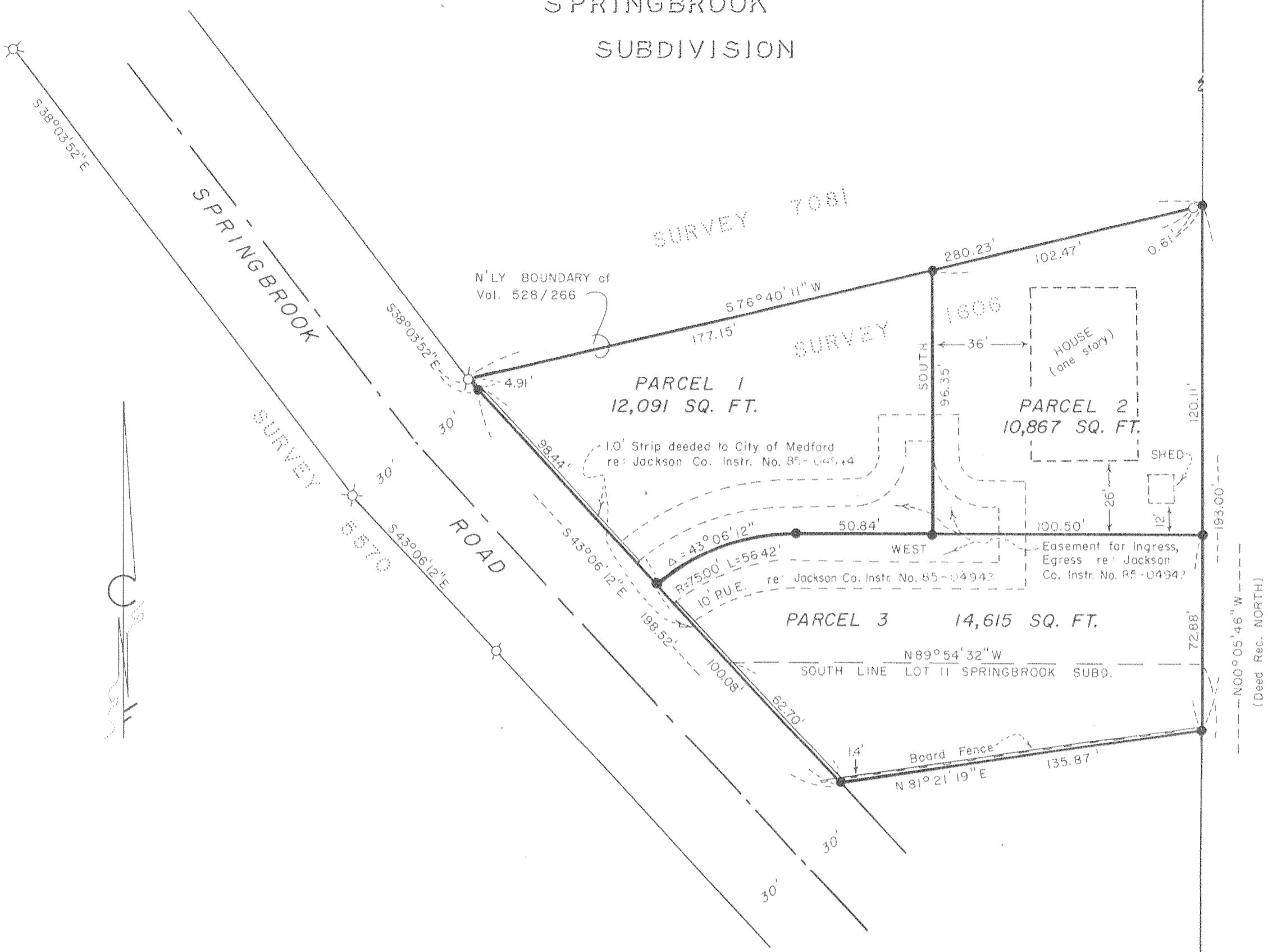
*Kathleen S. Beckett*  
County Clerk

*Marcia Petrasch*  
Deputy

Examined and approved by the Medford Irrigation District in regular session this 5th day of March, 1985.

*Harold Compton*  
President

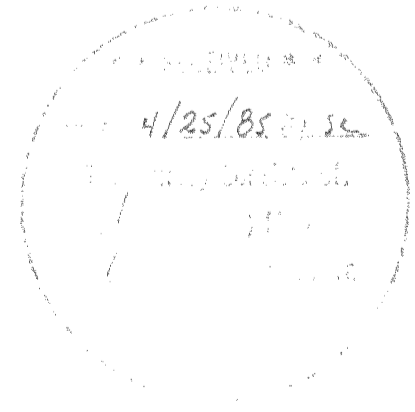
*Niana J. Porter*  
Secretary



HOFFBUHR/BATH & ASSOCIATES, INC. MEDFORD, OREGON  
BY: ROGER R. ROBERTS R.P.L.S. NO. 1656  
SCALE 1" = 40' MAY 12, 1982  
BASIS OF BEARING SURVEY NO. 7079

- = Set 5/8" x 24" Iron Pin — See Survey No. 9869
- = Fd. 1/2" Iron Pin
- = Fd. 5/8" Iron Pin
- ⊗ = Fd. 3/4" Iron Pin

*Roger R. Roberts*  
SURVEYOR



C 1/4 SEC. 17  
Fd. City Brass Cap with "H"  
CEDAR LINKS DR.  
0.58' (See Narrative)

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250  
OREGON REVISED STATUTES

**SURVEY FOR:** A. M. Sellards  
1057 Janes Road  
Medford, Oregon 97501

**LOCATION:** A portion of Lots 11 and 13 of Springbrook Subdi-  
vision, in the Northwest one-quarter (1/4) of  
Section 17, Township 37 South, Range 1 West,  
Willamette Meridian, City of Medford, Jackson  
County, Oregon

**PURPOSE:** Minor Land Partition

**PROCEDURE:** The exterior boundary was determined according to the description in Jackson County Instrument No. 79-27111. This description commences at the center one-quarter (1/4) corner, then proceeds Northerly along the centerline of Section 17 and the East line of Springbrook Subdivision. A review of past surveys indicates some confusion over the location of the center one-quarter (1/4) corner. The sandstone, referred to in many surveys, is no longer available, having been destroyed by construction in about 1974. The brass cap that was West of the stone 0.69 feet was also destroyed at that time, and there is some doubt as to the accuracy of the brass cap that now replaces the original. Survey 8525 (by this office) and Survey 7079 established the East line of Springbrook Subdivision (and, therefore, the West line of Tropic Isles Estates) by found monumentation, and a Southerly prolongation of that line now falls 0.58 feet East of the present brass cap monument. This is probably the most accurate representation of the location of the stone monument. Since a stone is called for on the 1928 plat of Springbrook Subdivision and the 1909 plat of Stewart Acres as marking the center one-quarter (1/4) corner, this location was accepted for the purpose of this survey as the center of Section 17.

The deed description, at one point, calls for the Southwest corner of Lot 11 of Springbrook Subdivision. The Southeast corner of Lot 11 was located first by using proportionate measurements for the lot corners along the North-South centerline of Section 17. Then the bearing of South line was computed by holding the South line of Lot 6 of Springbrook Subdivision as being parallel with the North boundary of the subdivision and proportioning between Lot 6 and the South boundary of the subdivision. From the resultant bearing the angle between the South line of Lot 11 and the centerline of Section 17 was calculated and used to determine the bearing for this survey.

**Basis of bearing--North-South centerline of Section 17 as shown on Survey 7079**

April 25, 1985

**NOTE:** This narrative is the same as that on file with Survey #9869

REGISTERED  
**PROFESSIONAL**  
LAND SURVEYOR

*Roger R. Roberts*

OREGON  
JULY 16, 1978  
**ROGER R. ROBERTS**  
1454

Roger R. Roberts  
Hoffbuhr/Bath & Associates, Inc.  
219 North Oakdale  
Medford, Oregon 97501

**\*\* RECEIVED \*\***  
Date 4/25/85 By JK  
This survey Consists of:  
1 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR