

# MINOR LAND PARTITION

LOCATED IN THE SE 1/4 OF SECTION 16, T.36 S., R.4 W., W.M.  
ROGUE RIVER, JACKSON COUNTY, OREGON

DECEMBER 2, 1986

### LEGEND

- FOUND MONUMENT AS INDICATED
  - ✕ FOUND 5/8" REBAR WITH PLASTIC CAP (SEE FILED SURVEY No. 6747)
  - SET 5/8" X 24" REBAR WITH PLASTIC CAP MARKED "KAISER R.L.S. 803"
- W.C. = WITNESS CORNER

### SURVEY FOR

MAXINE G. WOOD  
P.O. BOX 1289  
ROGUE RIVER, OREGON

### SURVEY BY

BOYDEN SURVEYORS  
108 MISTLETOE STREET  
MEDFORD, OREGON

### SURVEYORS CERTIFICATE

I, GARY D. KAISER, A DULY REGISTERED SURVEYOR OF THE STATE OF OREGON, CERTIFY THAT THIS MAP CORRECTLY REPRESENTS THE SURVEY MADE UNDER MY DIRECTION AND COMPLIES WITH THE REGULATIONS OF "MINOR LAND PARTITIONS".

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

GARY D. KAISER  
OREGON  
JULY 16 1967  
GARY D. KAISER  
305

### APPROVAL

APPROVED THIS 5th DAY OF DECEMBER, 1986 (SEE CITY OF ROGUE RIVER RESOLUTION No. 86-493-R).

CITY RECORDER

### RECORDERS CERTIFICATE

FILED FOR RECORD THIS 10 DAY OF December, 1986 AT 2:05 O'CLOCK P. M. IN VOLUME 7, PAGE 45 OF "MINOR LAND PARTITIONS" IN JACKSON COUNTY, OREGON.

Ruthless J. Burkett COUNTY CLERK  
Jay A. Ramirez DEPUTY

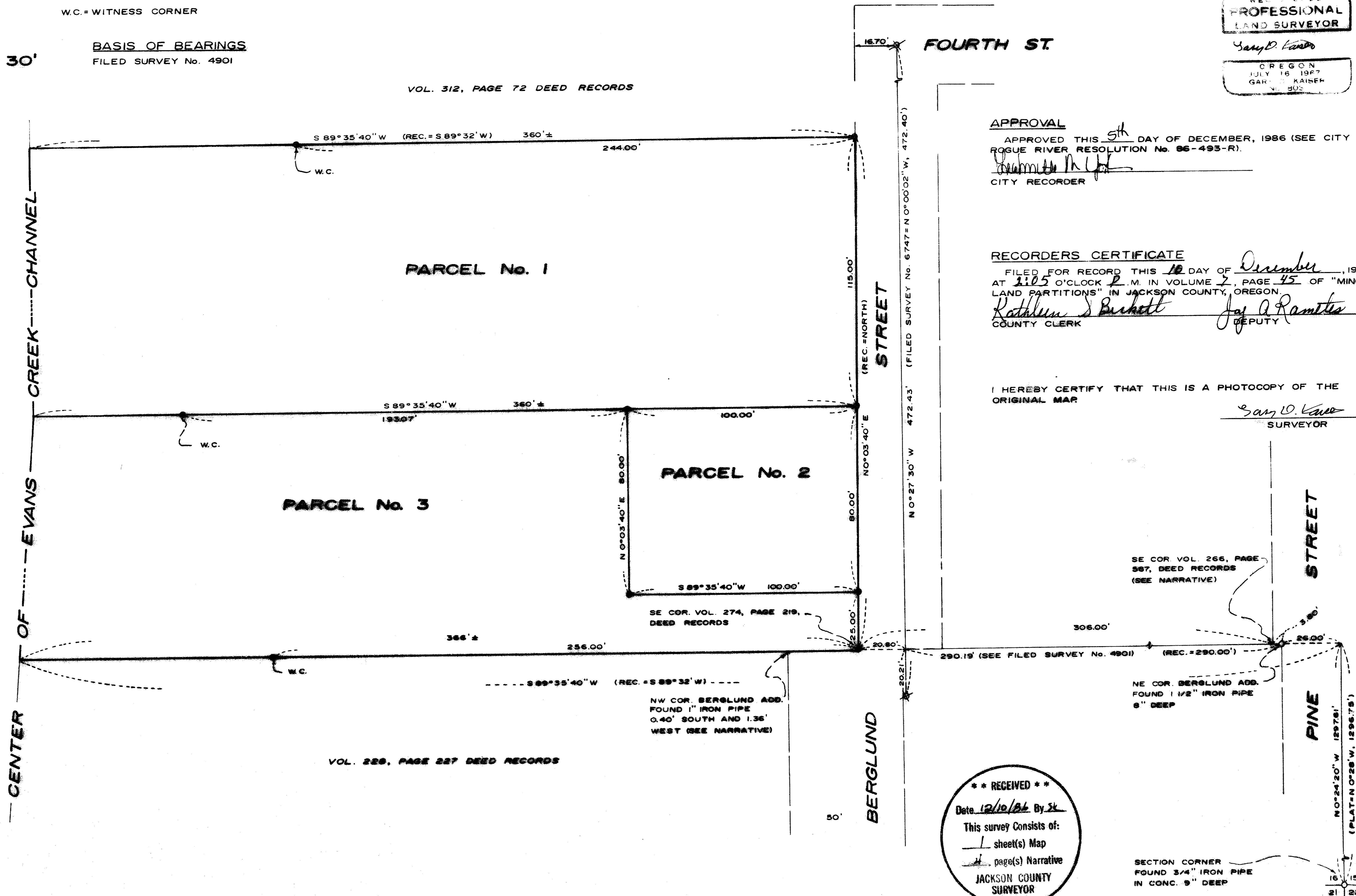
I HEREBY CERTIFY THAT THIS IS A PHOTOCOPY OF THE ORIGINAL MAP

GARY D. KAISER  
SURVEYOR

SCALE: 1" = 30'

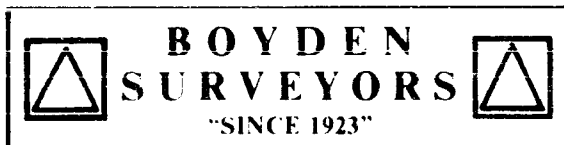
BASIS OF BEARINGS  
FILED SURVEY No. 4901

VOL. 312, PAGE 72 DEED RECORDS



\*\* RECEIVED \*\*  
Date 12/10/86 By JK  
This survey consists of:  
1 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

SECTION CORNER  
FOUND 3/4" IRON PIPE  
IN CONC. 9" DEEP



MARK E. BOYDEN  
RPLS ORE 281

108 MISTLETOE ST., MEDFORD, OREGON 97501  
PHONE (503) 773-6000

GARY D. KAISER  
RPLS ORE 803

SURVEY NO. 10752

SURVEY NARRATIVE TO COMPLY WITH ORS 209.250

SURVEY FOR: MAXINE G. WOOD  
P.O.Box 1289  
Rogue River, Oregon

SURVEY BY: BOYDEN SURVEYORS  
108 Mistletoe Street  
Medford, Oregon

LOCATION: SE 1/4 of Section 16, T.36S., R.4W., W.M.  
Rogue River, Jackson County, Oregon

BASIS OF BEARINGS: Filed Survey No. 4901

DATE: December 2, 1986

PURPOSE: To monument and describe 3 parcels created  
by an approved Minor Land Partition (see  
City of Rogue River Resolution No. 86-493-R).  
This is a partition of that tract described  
in Volume 274, Page 219 Deed Records, less  
that tract described in Volume 312, Page  
72, Deed Records.

PROCEDURE:

Utilizing a one-second Theodolite and E.D.M. equipment,  
ties were made to monuments indicated as found, and control  
points were left in the vicinity of positions monumented.

The 7/8" X 40" iron pin called for the Southeast corner  
of that tract conveyed from Harriet L. Hartzell to Carl Magerle  
by Deed Recorded in Volume 266, Page 587 Deed Records was set  
in 1940, by C.Z. Boyden on a survey for Harriet L. Griffin  
(see book A-2, Page G-23 in the County Surveyor's Office).  
C.Z. Boyden set said 7/8" X 40" iron pin on the North boundary  
of BERGLUND ADDITION (recorded) 3.80 feet Westerly from the  
1 1/2" iron pipe found set for the Northeast corner of said  
addition (said 1 1/2" iron pipe by computation agrees with  
C.Z. Boyden 1940 location). C.Z. Boyden also set a 1" X 40"  
iron pipe for the Northwest corner of said addition on the

Harriet L. Griffin survey, which was found by this office in 1972, lying horizontal when making a survey for H.W. Hawkins (see Filed Survey No. 4901). This pipe (or a similar one) was found driven flush near the Northwest corner of said addition on this survey (see annexed map). From available monumentation, the procedure utilized to retrace the C.Z. Boyden 1940 survey of the North boundary of BERGLUND ADDITION and the North boundary of that tract described in Volume 228, Page 227 Deed Records, was accomplished by, turning a 90° angle through the said 1 1/2" iron pipe found set for the Northeast corner of said addition from a point 26.00 feet Easterly and backsighting the corner to Sections 15, 16, 21, and 22. The Southeast corner of the subject tract, being the Southeast corner of that tract conveyed from Carl Megerle to G.R. Wood, by Deed recorded in Volume 274, Page 219 Deed Records, was established Deed Record distance Westerly from the Southeast corner of said tract described in Volume 266, Page 587, Deed Records because of its senior status. We then ran Deed Record angle and distance Northerly to establish the Northeast corner of the subject tract, being the Southeast corner of that tract conveyed from G.R. Wood to Josephine V. Chamberlin, by Deed recorded in Volume 312, Page 72, Deed Records. The North boundary of the subject tract was located parallel with the South boundary as indicated in said conveyance to Josephine V. Chamberlin (Deed, Volume 312, Page 72).

This procedure conflicts with the location of that parcel conveyed from Carl Magerle to the City of Rogue River by Deed recorded in Volume 284, Page 267, Deed Records (designated by City ordinance No. 391 being recorded in Instrument No. 84-01059 of the Official Records of said County as Berglund Street and Fourth Street). The Westerly boundary of said conveyance (now Berglund Street), was intended to be coincident with the Easterly boundary of said senior conveyance, Volume 274, Page 219 Deed Records as is indicated by the description in enclosed Exhibit 'A' as signed by said Carl Magerle. Consequently said conveyance to the City of Rogue River (Volume 284, Page 267, Deed Records) inaccurately described Berglund Street as it was intended to be conveyed.

A part of the purpose of Filed Survey No. 6747 was to monument the center line of Berglund Street. It appears that this was attempted without retracing said 1940 survey as recorded in Book A-2 in the County Surveyor's Office. It is indicated by the narrative that the basis of the street location was said Volume 284, Page 267 Deed Records, which, as stated above, is not an accurate description of what was intended to be conveyed for street purposes. As a result of these procedures, the center line of said street, as found to be monumented, does not agree by a substantial amount with the center line as located on this survey (see annexed map). Consequently said found monumentation set on Filed Survey No. 6747 for the center line of Berglund Street was not utilized for street control.

The Westerly boundary (Evans Creek Boundary) was controlled by the existing Evans Creek Channel as referred to on said previous 1940 survey.

The new interior partition boundaries were located per the client's instruction and the City of Rogue River approval.

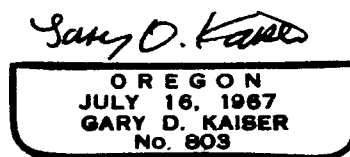
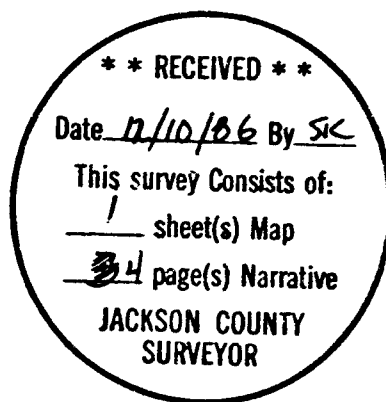


EXHIBIT 'A'

10752

20 November 1986

Rogue River, Oregon

This is to certify that, on 18 April 1946, Glen R. Wood and Maxine G. Wood relinquished to me their interest in the following unrecorded property which they had purchased from me in 1944. And at that time it was their and my intentions that the said property should be conveyed to the city of Rogue River to be used as a street. And it was never at any time theirs or my intentions that the street boundaries should be any other than at the following described location.

Commencing at the corner common to Sections 15, 16, 21 and 22, in Township 36 South, of Range 4 West of the Meridian, in Jackson County, Oregon, thence North 1297.2 feet, and thence West 40.4 feet to a 7/8" X 40" iron pin at the intersection of the north boundary of Second Street in the town of Rogue River, Oregon, with the West boundary of the county road; thence South 89'02" West in line with and along the north boundary of Second Street, 306.00 feet to the true point of beginning; thence North 386.00 feet; thence East 36.00 feet; thence South 386.00 feet; thence West 36.00 feet to the true point of beginning.

*Carl L. Mayerle*