

1-231

SEE SURVEY NO. 4076

BLOCK 58

ELM STREET

N67°16'W 432.0 PER SURVEY 6986 (MEA. 431.98)

E. Sprague (MS 4076) APPLEGATE ROAD

BLOCK 62

MINOR LAND PARTITION

BLOCK 62, CITY OF JACKSONVILLE
N.W. 1/4 SECTION 32, T.37S., R. 2.W., W.M.
JACKSON COUNTY, OREGON

June, 1988

PARTITIONER:

GLEN STINGER
P.O. BOX 702
JACKSONVILLE, OREGON

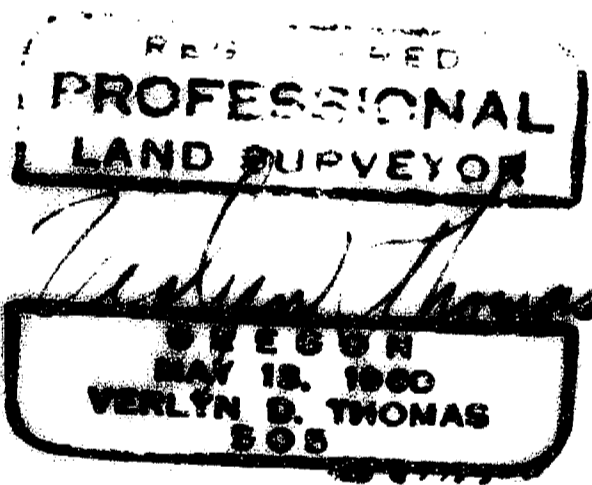
SURVEYOR:

VERLYN THOMAS
304 SOUTH HOLLY
MEDFORD, OREGON

SURVEYOR'S CERTIFICATE

I, Verlyn Thomas, a duly registered Land Surveyor of the State of Oregon, hereby certify that this plat correctly represents the survey made under my direction and complies with the regulations of minor land partitions.

Verlyn Thomas
Surveyor



APPROVAL:

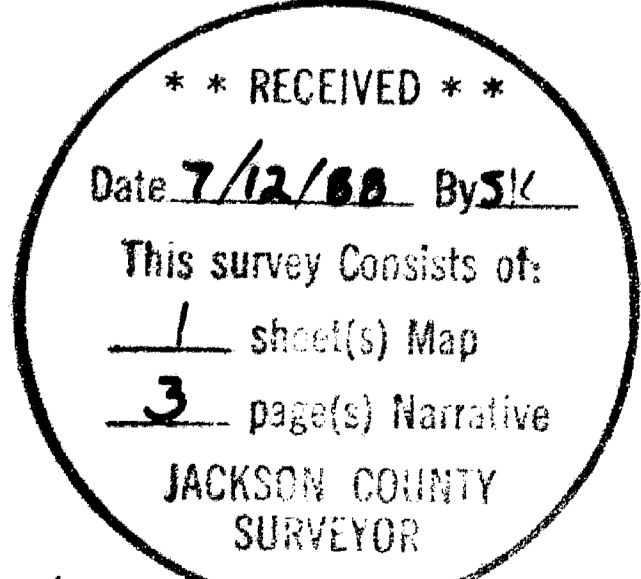
Doris E. Proffert
City of Jacksonville
June 15, 1988
Date

RECORDER'S CERTIFICATE:

Filed for record this 12 day of July, 1988, at 9:52 O'Clock A.M. and recorded in Volume 8 at page 052 of "MINOR LAND PARTITIONS" in Jackson County, Oregon.

Kathleen S. Beckett County Clerk
Jay A. Ramirez Deputy

WATER RIGHT STATEMENT: Document No. 88-13625, Official Records Jackson County, Oregon.



37-2W-32 BC T.L. 3200 /

This is to certify that this tracing is an exact copy of the original plat.

Verlyn Thomas

LEGEND

- W.C. = Witness Corner
- o Monument Found
- 5/8x24" I. Pin with Plastic Cap stamped L.S. 505 set.

BASIS OF BEARINGS:
Survey Nos. 2449, 3438

Scale: 1"=50'

8" Stone with +

BOUNDARY LINE BY AGREEMENT OR88-12387

"N" STREET

5/8" I. Pin

BEARINGS OF

3/4" I. Pin

BASIS

THIRD

(SURVEY NOS. 2449, 3438)

5/8" I. Pin

MAPLE STREET

3/4" I. Pin

5/8" I. Pin

5/8" I. Pin

5/8" I. Pin

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5/8" I. Pin

11251

The southerly boundary of the client's parcel was resolved by a Boundary Line Agreement recorded as O. R. 88-12387.

Bearings from Survey Nos. 2449, 3438.

SURVEYOR: Verlyn Thomas
304 South Holly
Medford, Oregon

** RECEIVED **
Date 7/12/88 By SL
This survey consists of:
1 sheets map
3 pages narrative
JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Verlyn Thomas
OREGON
MAY 13, 1960
VERLYN D THOMAS
505

The monument established by McGinty in Survey No. 4076 is, therefore, accepted as the most northerly end of Sterling Street.

The bearing of Applegate Road along the westerly line of Block 58 is described as South $22^{\circ} 36'$ West in the 1909 petition (old deeds use South $22^{\circ} 30'$ West). This section of road has a bearing of South $22^{\circ} 34' 20''$ West on Survey No. 4076, for an angle of $0^{\circ} 01' 40''$. Using the 1909 deflection angle of $22^{\circ} 26'$ left, I, therefore, get a bearing of South $0^{\circ} 08' 20''$ West (1909 record South $0^{\circ} 10'$ West) for Sterling Street.

This compares fairly well with the difference of $0^{\circ} 02' 00''$ between the 1909 bearing of South $41^{\circ} 40'$ West and the McGinty bearing of South $41^{\circ} 42'$ East.

This procedure will result in an offset to the center line of Sterling Road as shown on Survey 2405.

The legal description furnished by the client (O.R. 75-06131) describes a point of beginning as being on the westerly line of tract described in Deed Record Volume 301, page 128, and also being the Southeast corner of tract described in Deed Record Volume 341, page 233. The rest of the description consists of more or less distances with no bearings to the boundaries of other parcels. An examination of these various legal descriptions established the intent of these parcels to go to the center of the creek. Therefore, a traverse was conducted to determine the centerline of Daisy Creek, and the Northeast Corner of 75-06131 established 71.00 feet along said creek centerline from the Northwesterly Corner of D. R. 301-128.

The westerly line of D. R. 341-233 is described as the easterly line of the John Weiss property (D. R. 4-321). The plat of the original Town of Jacksonville indicates the northerly line of Block 62 to be 390 feet in length. Using present monumentation for the 1909 location for Applegate Road, this distance was calculated at 415.88 feet. Determining the easterly line of the John Weiss property, therefore, becomes a problem; though it would appear to be in the right of way of Sterling Street. Dimensions in D. R. 341-233 to the east line of the John Weiss property do not even reach the right of way line of Sterling Street.

Due to these ambiguities contained in the various legal descriptions, and the question as to the original location of the most northerly corner of said Block 62, the following procedure was followed in determining the location of D. R. 341-233. The easterly boundary, as previously referred to was established at a distance of 71.0 feet along the creek centerline from the Northwesterly Corner of D. R. 301-128. The bearing of the northerly line was extended to the easterly line of Sterling Street, and the westerly dimension of 130.00 feet held along said right of way line to establish a location for the southwesterly corner thereof, thereby establishing a location for the northwesterly corner of the client's parcel (O.R. 75-06131).

11231

SURVEY NO. _____

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

FOR: Glen Stinger
Post Office Box 702
Jacksonville, Oregon

LOCATION: Block 62, Original Town of Jacksonville,
N. W. 1/4 Sec. 32, T. 37 S., R. 2 W., W. M.
Jackson County, Oregon.

DATE: June, 1988

PURPOSE: To survey and monument a Minor Land Partition.

PROCEDURE: The location and width of Sterling Street was the first item to determine for this survey. KITCHEN SUBDIVISION, surveyed by J. H. Clabby in 1947, established a westerly right of way line by dedication. However, after much computing and analyzing the results, it was concluded this subdivision should not be used to determine the center line or the easterly right of way line of Sterling Street.

The original location of Sterling Street is described in Road Record Volume 1, page 248 and Commissioners Journal Volume 3, page 484.

On February 8, 1909, a Petition by adjacent land owners was filed with the County Court to relocate the roadway and establish a 50' right of way.

On March 3, 1909, the County Court directed the County Surveyor (Frank Grisez) to view and survey said road to a width of 50 feet.

On the 18th of March, the viewers and the County Surveyor did survey the road and submitted a description.

At the April 1909 Term, the County Court did, in fact, establish the road according to the Surveyor's Report, filed in Road Records Volume 3, page 432, April 24, 1909. Commissioners Journal Volume 13, page 341.

The deflection angle for this 1909 description is $22^{\circ} 26'$.

Survey No. 2449 by Surveyor McGinty in 1964 shows the 1909 location for Sterling Street and Applegate Road.

Survey No. 4076 by McGinty in 1969 shows in more detail the intersection of the 1909 Applegate Road Intersection at Elm Street. The most northerly monument set (which bears $N 22^{\circ} 34' 20''$ East 53.54 feet from Elm Street) was established to represent the point of beginning of the 1909 location for Applegate Road. This point is described as being in the center of the street, and bearing North $41^{\circ} 30'$ East, 970 feet from a stone monumenting the 1/4 corner between Sections 31 and 32.

Computing the location of this monument as shown on Survey 4076 results in a comparable tie of North $41^{\circ} 33' 57''$ East, 969.78 feet. This 1909 point of beginning for Applegate Road is also the 1909 angle point with a deflection angle of $22^{\circ} 26'$ left for Sterling Street.