



Scale: 1" = 200'

MAP of SURVEY
for
SILVERWOOD INVESTMENT GROUP
CHARLES DECARLOW, and
MICHAEL and LOUIS MAHAR

Located in STEWART ACRES
SE 1/4 of Sec 17, T 37 S, R 1 W, WM.
City of Medford, Jackson County, Oregon

HOFFBUHR & ASSOCIATES, INC.
219 NORTH OAKDALE AVENUE MEDFORD, OREGON

BY: ROGER R. ROBERTS RPLS No. 1656
SCALE: 1 inch = 200 feet July 7, 1989
BASIS OF BEARING STEWART ACRES

- = Found brass cap monument
- = Found 5/8" iron pin
- = Set 5/8"x24" iron pin with plastic cap stamped "R. Roberts LS 1656"
- Rec = STEWART ACRES plat record
- pp = single proportionate measurement
- = STEWART ACRES lot line

(88-0988)

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Roger R. Roberts
OREGON
JULY 14, 1978
ROGER R. ROBERTS
1656

RECEIVED
Date: 7-29-89 By: [Signature]
1 Survey District ok
1 Street Map
2 General Narrative
JACKSON COUNTY
SURVEYOR

11662

Note B: The monument that was found by this office at the southwest corner of Lot 3 of STEWART ACRES during Survey No. 10245 was evidently destroyed during the construction of SOUTHVIEW ESTATES. The same control used on that survey was used to replace the missing monument.

Note C: The calculated position of the property corner along the east right of way boundary of Springbrook Road is now occupied by a recently established power pole.

July 11, 1989

** RECEIVED **
Date 7-19-89 By SL
This survey Consists of:
1 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Roger R. Roberts

OREGON
JULY 14, 1978
ROGER R. ROBERTS
1656

Roger R. Roberts
Hoffbuhr & Assoc. Inc.
219 North Oakdale Ave.
Medford, Oregon 97501

SURVEY NO. 11662

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

SURVEY FOR: Silverwood Investment Group, Charles DeCarlow,
and Michael & Louis Mahar.
232 Mariposa Drive
Medford, Oregon 97504

LOCATION: STEWART ACRES, in the southeast quarter-section
of Section 17, Township 37 South, Range 1 West of
the Willamette Meridian, City of Medford, Jackson
County, Oregon

PURPOSE: Locate and monument pertinent boundary control
prior to subdivision development (LAWNVIEW
SUBDIVISION UNITS 2 & 3, BRIGHTON CIRCLE
SUBDIVISION, AND SHANNESY VILLAGE SUBDIVISION).

PROCEDURE: A control traverse was run around the southeast
quarter-section of Section 17 by this office
during Survey No. 10245. The locations of Lots 1 through 4
of STEWART ACRES were determined at that time. The same
control was used in this survey to determine additional lot
boundaries.

The locations of the southwest and northwest corners of
Lot 10 were determined by single proportionate measurement
along the west boundary of the subdivision, and the bearings
of the north and south boundaries of Lot 10 determined by
proportioning between the bearings along the north and
south boundaries of the subdivision.

The same method was used to determine the southeast and
southwest corners of Lot 12, using the southeast and
southwest corners of the subdivision. The calculated
position of the southwest corner of the lot was 0.05 feet
westerly of the brass cap monument set for the southeast
corner of LAWNVIEW SUBDIVISION UNIT 1. This monument was
accepted as the southwest corner of Lot 12. The length of
the east boundary of Lot 11, determined by the resultant
bearings as determined above, is considerably shorter than
plat record. It is my opinion that the plat record was in
error.

The metes and bounds descriptions used to determine the
property lines are noted on the map. The following notes are
referred to on the map:

Note A: The metes & bounds description contained in Volume
407, Page 104 of Deed Records reads in a clockwise
direction from the northeast corner of the parcel, and
makes reference to and along a road, evidently that
parcel known as Hoover Lane. Since the measurements
given in the description did not fit well with the
location of the 40 foot roadway as determined from Vol
409, Page 41 of Deed Records, and the description did
not close mathematically by over 3 feet, the true
location of the north boundary of the parcel was
difficult to determine with accuracy. However, an old
fence was found to run west from a point 0.4 feet
north of the northeast corner of the parcel. This
fence appeared to be the best physical evidence to the
property line and the bearing fit quite closely with
that given in the deed. Therefore, the line was
monumented 0.4 feet south of and parallel with the
existing fenceline.