

12030

SURVEY FOR: NONA CENTERS
1335 FOURTH AVE.
GOLD HILL, OR. 97525

SURVEYED BY: BOYDEN SURVEYORS
108 MISTLETOE ST.
MEDFORD, OREGON

Found 5/8" iron pin (Filed Survey No. 3709)

Found 3/4" iron pin 6" deep (F.S. No. 3709)

Iron pin w.c. not found (F.S. 3709)

LOCATION: PROPERTY LINE ADJUSTMENTS
FOR BLOCK 23 OF DEKUM'S
AMENDED ADDITION TO
GOLD HILL, OREGON (RECORDED)
LOCATED IN THE S.E. 1/4
OF SEC. 16, T.36S., R.3W., W.M.

APRIL 27, 1990

LEGEND

- Found 5/8" iron pin w/yellow cap "D. McMahon LS 1913"
- Found monument as indicated
- Set 5/8" x 24" re-bar w/plastic cap stamped "BOYDEN RLS 281"

SCALE: 1" = 50'

BASIS OF BEARINGS:
FILED SURVEY NO. 3458

(1) Original lots in Block 23, DEKUM'S AMENDED ADDITION

(A) New lots created by property line adjustments

REGISTERED
PROFESSIONAL
LAND SURVEYOR

MARK E. BOYDEN
281

** RECEIVED **

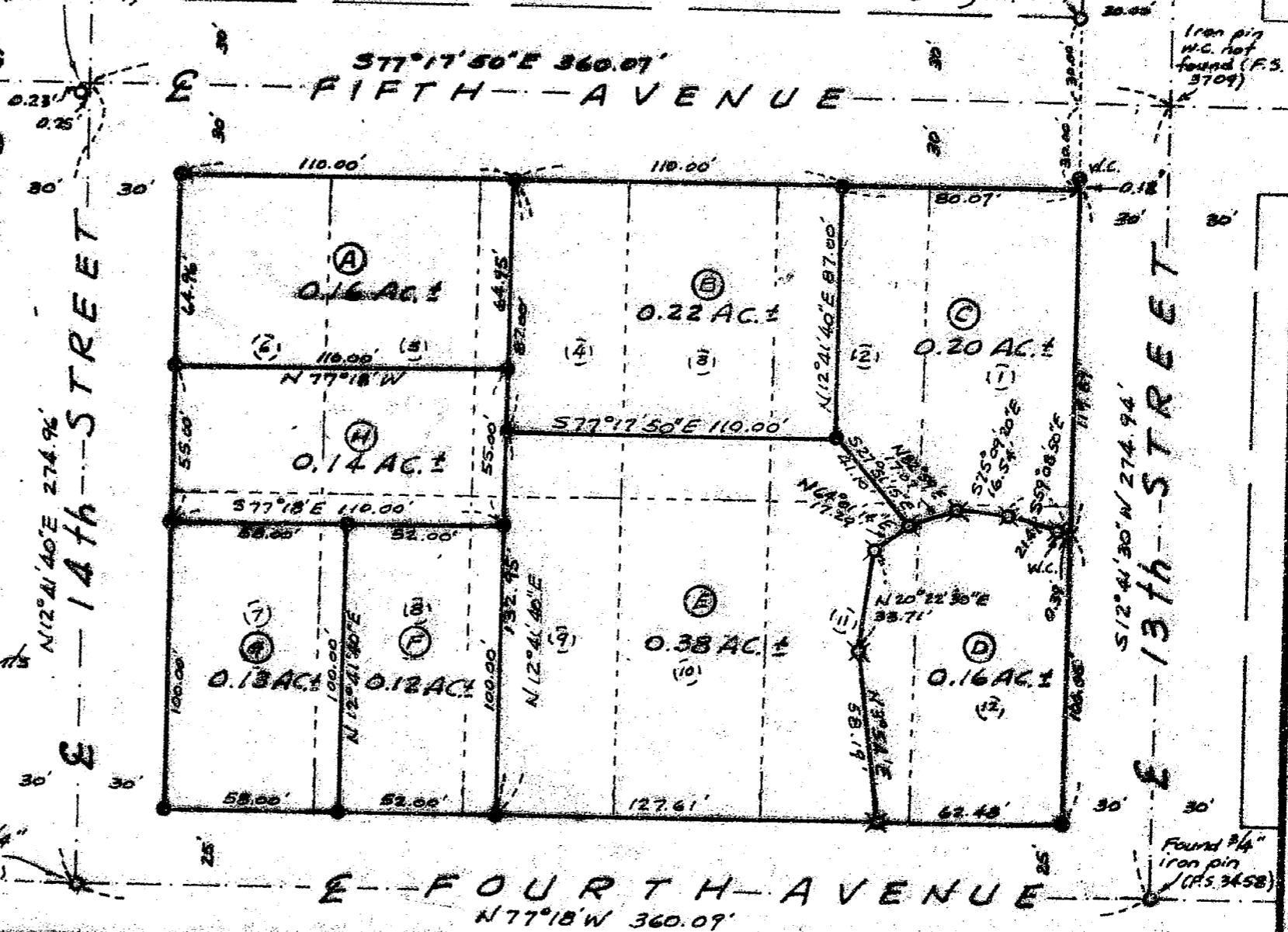
Date: 5-15-90 By: MB

This survey consists of:

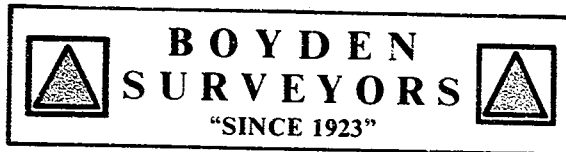
- 1 sheet(s) Map
- 3 page(s) Narrative

JACKSON COUNTY
SURVEYS

Found 3/4" iron pin (F.S. 3458)



12030



MARK E. BOYDEN
R.P.L.S. ORE. 281
108 MISTLETOE ST., MEDFORD, OREGON 97501
PHONE (503) 773-6000

SURVEY NO. 12030

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

SURVEY FOR: NONA CENTERS
1335 FOURTH AVENUE
GOLD HILL, OR 97525

SURVEY BY: BOYDEN SURVEYORS
108 MISTLETOE STREET
MEDFORD, OR 97501

LOCATION: SE ¼, SEC. 16
T. 36 S., R. 3 W., W.M., GOLD HILL,
JACKSON COUNTY, OREGON

BASIS OF BEARINGS: FILED SURVEY NO. 3458

DATE: APRIL 27, 1990

PURPOSE:

1. To obtain approval from the Gold Hill Planning Commission regarding a property line adjustment proposal to divide the original 12 lots in Block 23 of DEKUM'S AMENDED ADDITION (See Instrument No. 72-12260, O.R.) into eight lots as shown on the map to accompany this report. Also to obtain the following variances to the City Subdivision Ordinance:

A. Reduction of the building set-back line on Fifth Avenue from 20 feet to 5 feet.

B. Reduce the lot depth on Parcel "B" from 100 feet to 87 feet.

C. Reduce the existing garage on Lot "E" set-back from the back lot line on Parcels "B" & "E" from 10 feet to 5 feet.

These approvals were granted by the Gold Hill Planning Commission on November 30 and December 28, 1989. (See enclosed City "order")

2. To prepare descriptions for eight parcels within said Block 23 for Deeds to be prepared and recorded. (See Instrument Nos. 90-03720 through 90-03727, O.R.)

3. To monument, describe the resultant parcels and file a record-of-survey in the office of the County Surveyor.

PROCEDURE: Utilizing E.D.M. equipment, enclosed the Subject Block. Monuments set on Filed Survey Nos. 3458, 3709 & 10347 were tied and coordinates analyzed. From said data, determined the street centers on Fifth Avenue by Filed Survey No. 3709 and on Fourth Avenue by Filed Survey No.

12030

GOLD HILL PLANNING COMMISSION
GOLD HILL, OREGON

IN THE MATTER OF A REQUEST)
TO PARTITION OR ADJUST LOT)
LINES ON TAX LOT 4600)
36S 3W 16 tax Lot 4600) ORDER
_____)
_____)
ZONING: R-1)
APPLICANT: Nona Centers)

REPRESENTATIVES - WARREN BROTHERTON & MARK BOYDEN

ORDER, approving a request to partition or adjust the lot lines of the above discribed tax lot in order to create an additional residential lot, as shown on the attached plot plan;

WHEREAS, the Planning Commission has given consideration to this request; and

WHEREAS, the following findings of fact support this proposal:

1. The subject property is located in a zone which allows lots to be a minimum of 5000 sq. ft. in size and the proposed adjustments will maintain compliance with the lot size and other developmēt requirements of the City's Zoning and Subdivision Ordinances.
2. The subject property has access to Fourth Avenue and the development can be, or already is, servied by police, fire, sewer, and all other facilities and services that are normally provided within the city limits of Gold Hill, and that may be necessary for the development and use of the subject property, as proposed:

THEREFORE, the Gold Hill Planning Commission finds the applicant's request to be consistent with the plans and development requirements of the City and hereby approves a partition for Tax Lot 4600
36S3W16 lot 4600

CONDITIONS OF APPROVAL if any: City Staff & City engeneer
Must approve of land partition.
Variance approval.

Approved this 30 day of November, 1989 by the Gold Hill Planning Commission.

Charles H. Johnson
Chairman

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

FOR: NONA CENTERS

3458. From said data, computed the desired lot corners and monumented and/or utilized existing monuments as shown on the map to accompany this report.

This matter of the division of the property was discussed with the County Surveyor, County Assessor Mapping Department, and the City Building Inspector.

In order to alleviate any possible future division of these parcels on the original interior lot lines of said Block 23, the following restriction was added to the parcel descriptions prepared:

"Future sales of the above described parcel cannot segregate this parcel along the interior lot lines of Block 23 in said ADDITION."

