

Map To

← 1227 next

Survey Narrative to Comply With Paragraph 209.250  
Oregon Revised Statutes

FOR: Ralph Cook and Crystal Springs Packing Co., Inc.

- PURPOSE: 1. To monument and prepare a description of all of Lot No. 13 of CREST BROOK ORCHARD TRACTS excepting the West 5.00 acres of the North 10.94 acres.
2. To monument and describe orchard land to be sold by Cook, located in FAIR OAKS ORCHARD TRACTS and D.L.C. #58, Township 37 South, Range 1 West.
3. To monument and describe the residence parcel to be retained by Cook.

PROCEDURE: From Recorded Survey No. 1205, the controls for proportionment of lot corners in CREST BROOK ORCHARD TRACTS was established. Calculated the location of the property corners from said base line controls, monumenting same as shown.

The Southerly boundary of the Cook residence tract and the Southerly boundary of that orchard tract being sold is the Northerly boundary of a 40' road dedicated in the FAIR OAKS ORCHARD TRACTS. Traversed Easterly along said roadway in search of the original corner pipes, but extensive orchard cultivation has destroyed all of the interior roadway corners. From the control pipes found at each end, a calculation concluded that the plat record would not fit the monuments as found on the ground. Therefore, the record angles and distances as reported by Mr. C. Z. Boyden in a survey made in 1928 when the original 1/2" pipe monuments were found, was used to control the two most Easterly tangents of said road and a mean of proportionate measurement, angles and ties to subdivisional control points were used to compute the remaining westerly road points.

Control for the centerline North Phoenix Road was established from the stone located at the Southeast corner of CREST BROOK ORCHARD TRACTS to the stone at the Northeast corner of D.L.C. #59.

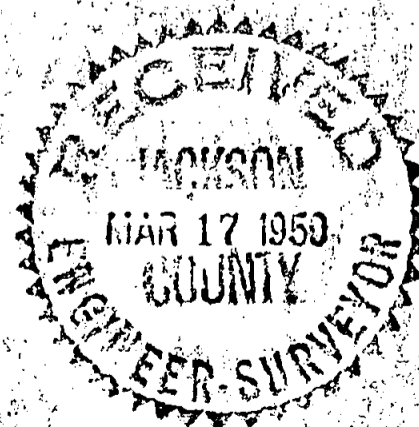
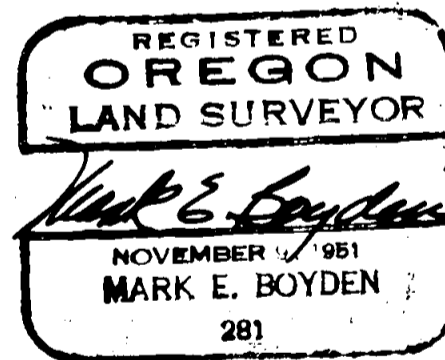
The North property boundary was established on the North boundary of D.L.C. #58 as located between stone monuments found.

In Recorded Survey No. 35, the Dodge residence tract was monumented with 3/4" iron pipes. Found all four of these pipes, using their present position to control for this survey except where these pipes were set in the road right-of-way. No attempt was made to definitely establish the East boundary of D.L.C. #58 or the North boundary of FAIR OAKS ORCHARD TRACTS, as the Cook ownership has now merged these old ownerships. The boundaries that are at present within the Cook ownership were established on the existing fence lines or canal centerlines as designated by Cook and the purchaser.

Set iron monuments at the property corners as shown.

The bearings for this survey are based on the City of Medford plane coordinate system, corrected to true. Coordinate base line was Picture Point #25 (iron pin) and Woods (Roxy Anne) with the bearing of North 0° 04' West determined for the centerline of the North Phoenix Road after using a Theta angle of 1° 35' 08" at Picture Point No. 25 and then correcting same for convergency.

March 1959





592.3  
N. 0° 01' 20" W.

S. 89° 51' E. 364.62'

504.57'

N. 0° 01' 20" W.

41.00'

N. 54° 43' 10" W.  
71.07'

58.00'

N. 89° 57' W. 740.48'

1141.50  
S. 0° 04' E.

1218.73

FD. 2" PIPE  
INITIAL POINT FAIR OAKS ORCHARD TRACTS

N. 0° 04' W.

669.69  
(PLAT 66909)

3/8" IRON PIN

FD. 1/2" IRON PIPE

FD. STONE  
SE. COR. CREST BROOK ORCHARD TRACTS

32.85 ACRES

S. 89° 08' 50" E.  
296.90'

679.49'

S. 0° 08' 40" W.  
679.49'

PIPE TRENCH

278.47'

157.75'

S. 89° 12' E.

SOUTH

NORTH

S.W. COR. LT. 13  
CREST BROOK  
ORCH. TRACTS

S.E. COR. LOT 13  
CREST BROOK ORCH.  
TRACTS

DOM.  
PUM.

APPROX. LOCATION  
PIPE LINE



N.E. COR. D.L.C. #39

N.W. COR. D.L.C. #58  
FD. 1 1/2" IRON PIPE

GRANITE STONE  
WITH LEAD PLUG & TACK K

CHERRY

N. 89° 40' 20" W. 936.64'

SPRING

PHOENIX ROAD

S. 0° 04' E. 817.15'

N. 0° 12' 30" W. 574.63'

N. 88° 41' 50" W. 538.34'

APPROX. PIPELINE LOCATION

N. 89° 55' E. 182.43'

FD. 3/4" PIPE

APPROX. PIPELINE LOCATIONS

S. 0° 02' E. 167.20'

S. 89° 07' 30" E. 449.12'

N. 82° 15' 10" E. 264.32'

N. 89° 55' 40" E. 182.26'

FD. 3/4" PIPE

30' ROAD S. 89° 51' E. 432.94'

N.E. COR. LOT. 13  
CREST BROOK ORCH.  
TRACTS.

8' DRAW & 6' 12" ROAD EASEMENT

597.33'

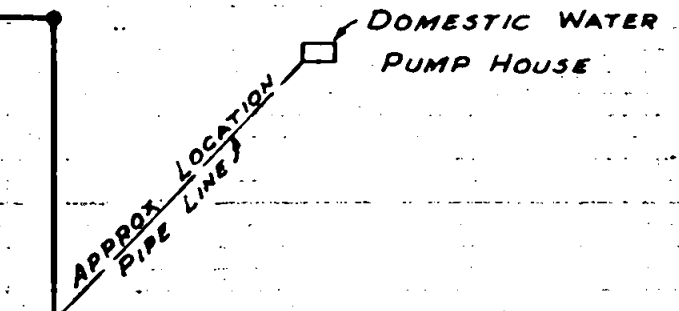
733.32'



108.61 ACRES

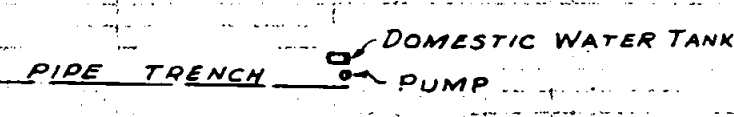
SOUTH

S. 89° 08' 50" E.  
296.90'



679.46'  
262.7'

S. 0° 08' 40" W.



278.47'

786.93'

157.75'  
S. 89° 12' E.

40' N. 73° 04' E. 630.85' DEDICATED

N. 78° 09' E. 423.00' ROAD

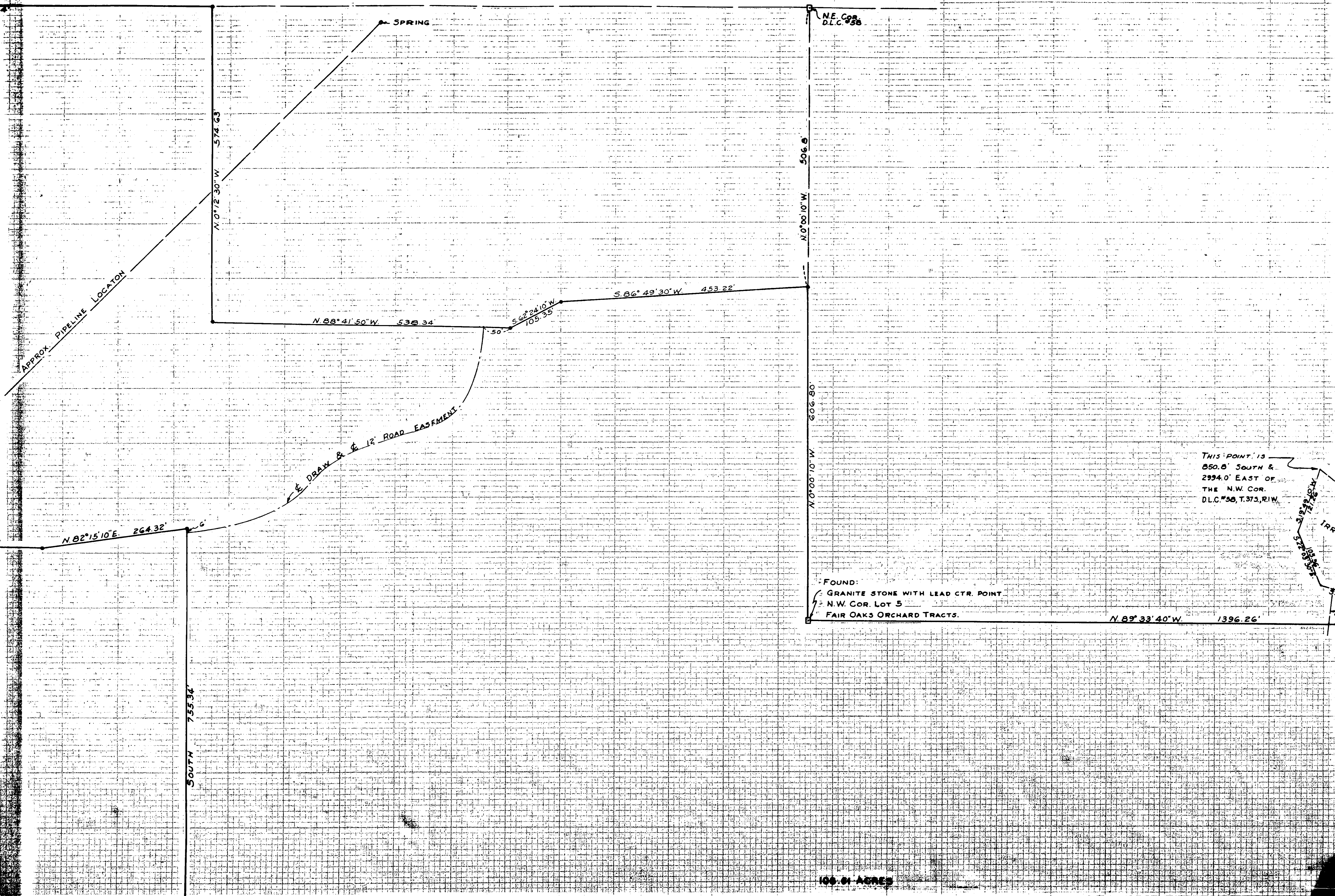
S. 62° 03' 10" E. 674.50'

N. 70° 54' E.



CHERRY

LANE



THIS POINT IS  
 850.8' SOUTH &  
 2994.0' EAST OF  
 THE N.W. COR.  
 D.L.C. #58, T.373, R.1W.

FOUND:  
 GRANITE STONE WITH LEAD CTR. POINT  
 N.W. COR. LOT 5  
 FAIR OAKS ORCHARD TRACTS.

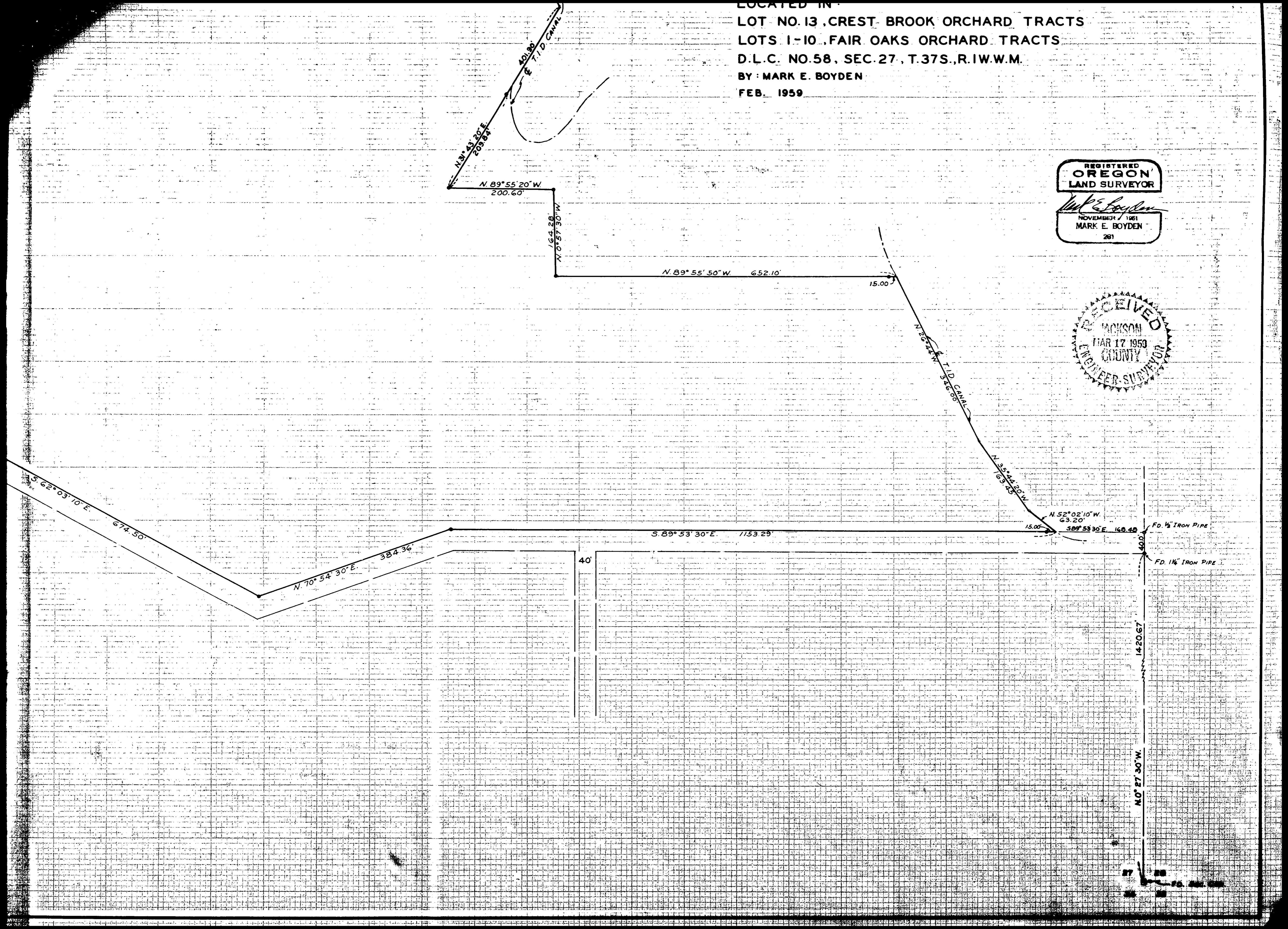
100.01 ACRES



LOCATED IN  
 LOT NO. 13, CREST BROOK ORCHARD TRACTS  
 LOTS 1-10, FAIR OAKS ORCHARD TRACTS  
 D.L.C. NO. 58, SEC. 27, T. 37S., R. 1W.W.M.  
 BY: MARK E. BOYDEN  
 FEB. 1959

REGISTERED  
**OREGON**  
 LAND SURVEYOR  
*Mark E. Boyden*  
 NOVEMBER 1951  
 MARK E. BOYDEN  
 281

RECEIVED  
 JACKSON  
 MAR 17 1959  
 COUNTY  
 ENGINEER-SURVEYOR



N 31° 43' 20" E  
 203.84'  
 40.80'  
 T.I.D. CANAL

N 89° 55' 20" W  
 200.60'

164.28'  
 N 0° 57' 30" W

N 89° 55' 50" W 652.10'

15.00'

N 29° 42' 45" E  
 147.95'  
 T.I.D. CANAL

N 35° 44' 20" W  
 163.25'

N 52° 02' 10" W  
 63.20'

S 89° 53' 30" E 146.40'

FD. 1/2" IRON PIPE

FD. 1 1/4" IRON PIPE

40.0'

1420.67'

N 0° 27' 30" W

S 62° 03' 10" E  
 674.50'

N 70° 54' 30" E  
 384.36'

S 89° 53' 30" E 1153.28'

40'



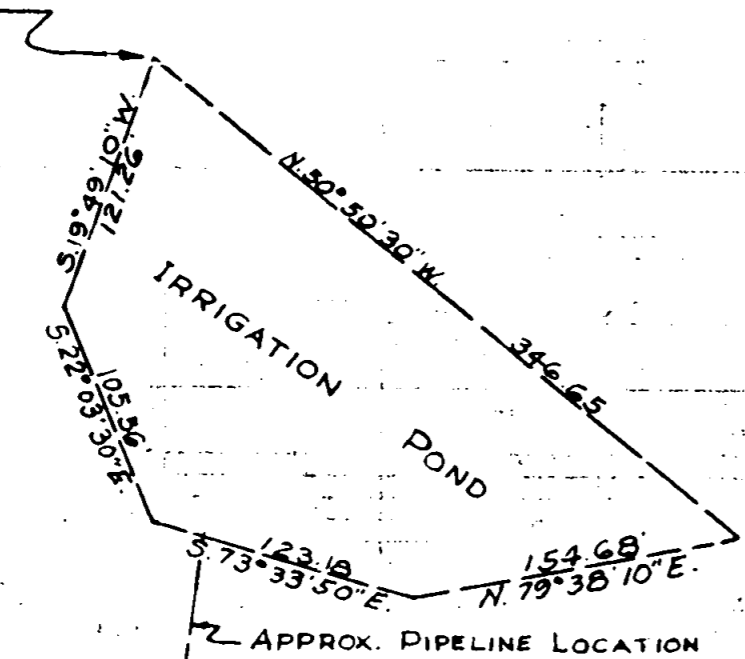


SCALE - 1" = 100'

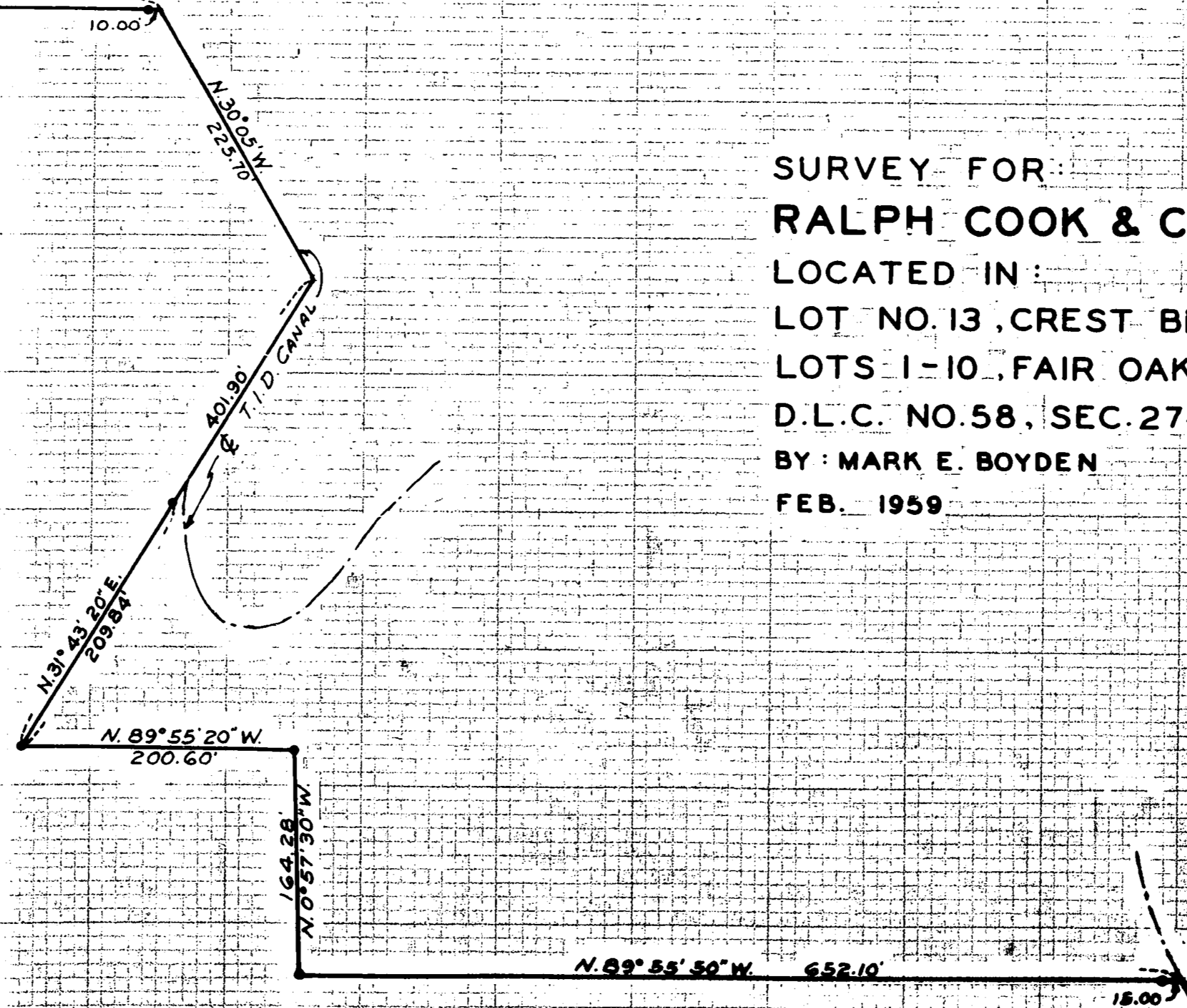
**LEGEND**

- = FOUND 8" X 8" GRANITE STONE WITH LEAD CENTER POINT
- = IRON PIPE FOUND
- = 5/8" X 30" IRON PIN SET IN CONCRETE

THIS POINT IS  
850.8' SOUTH &  
2994.0' EAST OF  
THE N.W. COR.  
D.L.C. NO. 58, T. 37S., R. 1W.



N. 89° 33' 40" W. 1396.26'



SURVEY FOR:  
**RALPH COOK & CRYSTAL SPRINGS PACKING CO., INC.**  
 LOCATED IN:  
 LOT NO. 13, CREST BROOK ORCHARD TRACTS  
 LOTS 1-10, FAIR OAKS ORCHARD TRACTS  
 D.L.C. NO. 58, SEC. 27, T. 37S., R. 1W.W.M.  
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