

12820

SURVEY FOR:
LOIS De BEHEDETTI
P.O. BOX 238
ROGUE RIVER, ORE.

SURVEY BY:
ROBERT MASON
415 SURREY DR.
GRANTS PASS, ORE.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Robert Mason

OREGON
JULY 22, 1974
ROBERT MASON
1011

**** RECEIVED ****
Date 12-30-91 By [Signature]
This survey consists of:
- sheet(s) Map
- page(s) Narrative
JACKSON COUNTY
SURVEYOR

NOT VISITED
1" I.P. PER
8806

(641.59 58°59'55"E)

2 1/2" B.C. [1980 C.S.]

1" = 200'

MERIDIAN PER SUR. NO. 8806
SURVEY ACCOMPANIED BY A
ONE PAGE NARRATIVE
- MONUMENTS USED FOR
CONTROL AND SHOWN ON
SUR. NO. 8806
- SET 3/8" X 30" REBAR
(MASON LS 1011)
(RECORD) FROM PLAT OR
CALCULATED FROM DATA
SUR. 8806

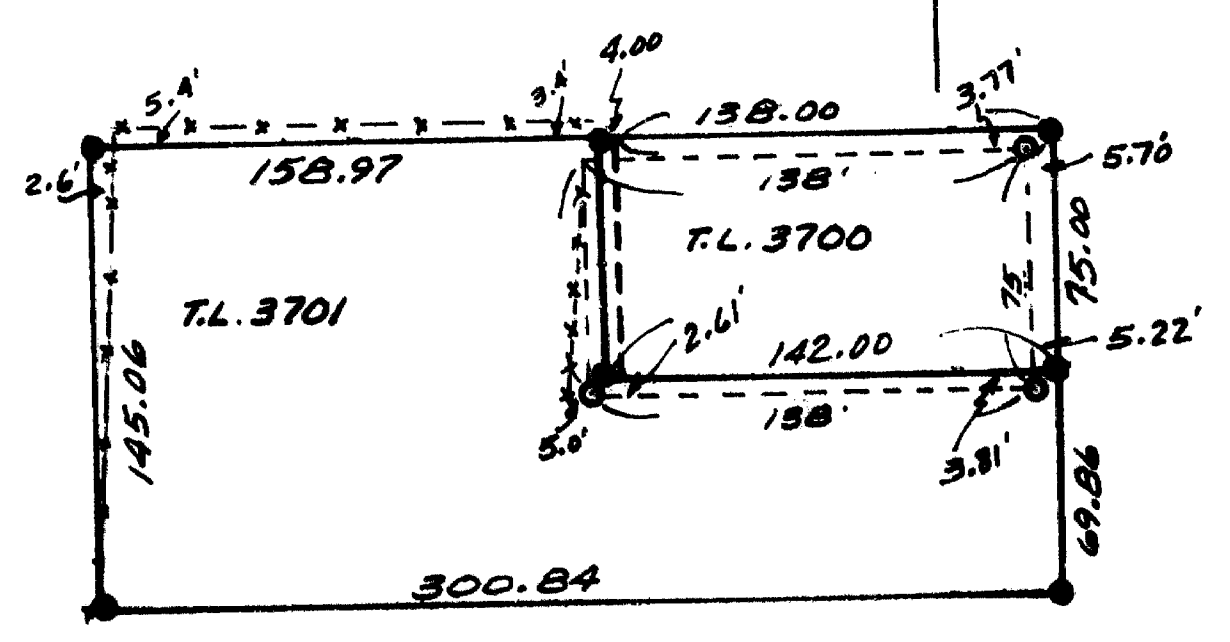
BLK. 3

NOT VISITED
1" I.P. PER
8806

(589°54'31"E)

2 1/2" B.C. [1980 C.S.]

7TH ST.



DETAIL LOT 17 1" = 100'

--- LOT LINE PER SUR. NO. 5846
- - - WEST LINE T.L. 3700 - DEED
- - - ADJUSTED WEST LINE T.L. 3700
PROVIDES ADDITIONAL 4.00 FEET (DOC. NO. 91-30841)
o - - FD. 5/8" I.R. SUR. NO. 5846

SURVEY OF LOT 17, BLOCK 3 OF
CARNER AND SABIN'S 2ND ADDITION TO
WOODVILLE (ROGUE RIVER) JACKSON COUNTY,
OREGON. SEC. 15, T. 36 S., R. 4 W., W.M.
DEC. 15, 1991

12820

SURVEY NARRATIVE

12820

Survey of Lot 17, Block 3 of CARNER AND SABIN'S SECOND ADDITION TO WOODVILLE (Rogue River), Jackson County, Oregon; Section 15, Township 36 South, Range 4 West of the Willamette Meridian.

For: Lois DeBenedetti
P.O. Box 238
Rogue River, Ore.

By: Robert Mason
415 Surrey Dr.
Grants Pass, Ore.

Purpose: To locate and monument the corners of T.L. 3701 in said Lot 17, Block 3.

Procedure: On 8/28/80, the Rogue River City Council authorized the Jackson County Surveyor to make a study and recommend from this study, the location for the centerline of North Broadway.

The Surveyor's Office did a very comprehensive survey and study and were able to place North Broadway in a position that reflects the intent of the original plat of Carner and Sabin's Second Addition. This new alignment of North Broadway was adopted by the City of Rogue River (7/9/81), Ordinance No. 358. The survey was filed as No. 8806.

I was able to recover monuments found or set by Sur. No. 8806 at 4th and Broadway, 7th and Broadway, at the North end of Broadway (also the North line of the subdivision), and the North 1/16th corner of Sec. 15. My measurements were in harmony with those of No. 8806 so I used additional data from this work to determine the boundary of Block 3. I then calculated the position of Lot 17 and monumented the corners as shown on the accompanying plat.

A prior survey No. 5846, had established the NE corner of Lot 17 and segregated a 75'x138' lot (T.L. 3700) from the NE corner of Lot 17. My survey does not agree with the location of the NE corner by said No. 5846 so some discussion is appropriate.

My survey found the NE corner of Lot 17 as established by No. 5846 to be South 3.77 feet and West 5.70 feet. The West deviation can be explained by the changed alignment of Broadway in 1981. The South deviation is not so easy to explain. From the plat and narrative of No. 5846, it is apparent that he began at the SW Section corner, measured NORTH, 1796.66 feet to the INITIAL POINT of said Subdivision, then continued to the North $\frac{1}{4}$ corner, then along the North line of the SW $\frac{1}{4}$ to intersect the West line of Broadway; thence South, along last said line, 110.00 feet?? I do not understand how the position of Lot 17 could be determined from data of this survey. Survey No. 7724 (3/8/79) indicated graphically, but did not provide dimensions, that Sur. No. 5846 was South of the true position.

There being no defined line, fence or otherwise, to the North of T.L. 3700, it seemed appropriate to place the corners of said lot in the more correct location. However the change in Broadway created a shortage at the West side. To compensate for this, my client Quitclaimed 4.00 feet along said West line and said deed being recorded as Document 91-30841, with the Jackson County Clerk. Descriptions for the two parcels, T.L.'s 3700 and 3701 were also provided.

