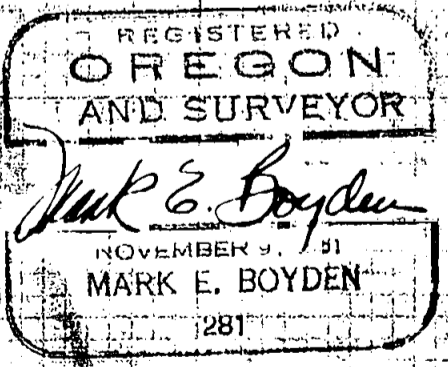
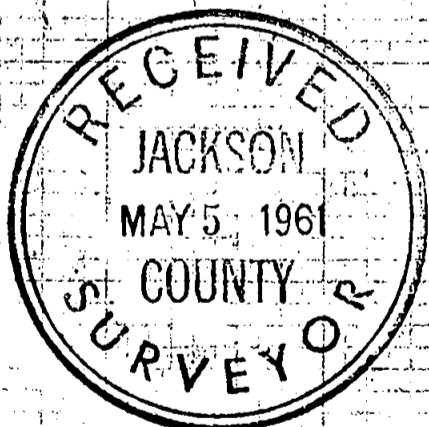


SCALE = 1" = 50'

- ⊙ Fd. Concrete Monument
- Fd. iron pins in monument case
- Set 5/8" iron pins

**SURVEY FOR:**  
**DEVELOPER'S INC.**  
 Located in, BEATTY'S ADD., WHITNEY  
 ADD. AND HIGHLAND ADD.  
 To the CITY of MEDFORD, OREGON  
 Being in Section 24, T37SR2 W

**BY: MARK E. BOYDEN**  
 MAY 1961.



Fd. 3/4" iron pin  
 True E 1/16 cor.  
 Sections 24 & 25

Fd. SE cor. Sec. 24  
 (Conc. Mon.)

Fd. Iron pin  
 & N. BARTLETT ST.

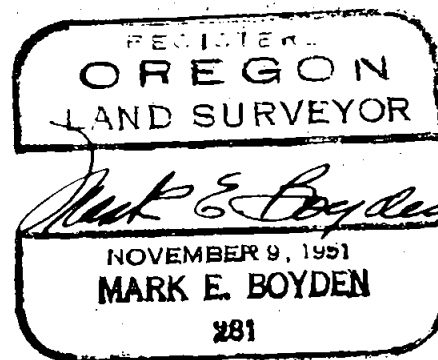
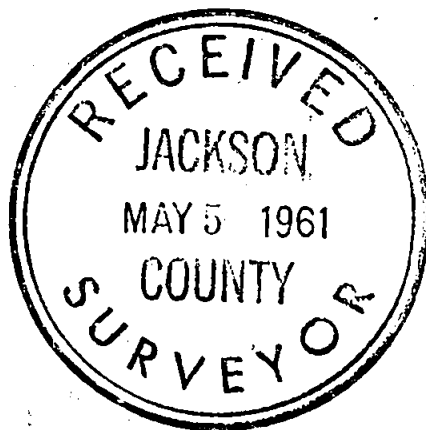
The case was decided in favor of the adjoining owner of lot 3, block 10 of BEATTY'S ADDITION, acquiring 3.5 feet of previously occupied land of the owner of lot No. 1, block No. 2 of WHITNEY ADDITION. This was based on a survey using the monumented centerline of Jackson Street.

The difference along the centerline of North Central Avenue between the Section line and the monumented centerline of Jackson Street by this survey is 3.54 feet. This indicates that if our survey procedure is correct, we would have established the Northerly line of lot No. 1, block No. 2 of WHITNEY ADDITION within 0.11 feet of the old established line referred to in the above suit.

It is felt, that had the survey evidence revealed in this survey been available to the jury at the time of this suit, that the decision would probably have been reversed.

From the above-mentioned controls, the intervening lot lines were established by proportionate measurement, setting corner monuments as shown.

April 1961



The East line of WHITNEY ADDITION so established, also agrees with improvements near the Northwest corner of lot 30 of HIGHLAND ADDITION. Mr. Morrow, an old-time resident in this area informed me that he remembers an old fence line in this location, and that the angle point in his present concrete curb is as near as he remembers to the position of the old corner post. The property corner established on this survey by proportionate measurement also favorably agrees with this location. From this information, one can conclude that the West line of lots 25 to 30 of HIGHLAND ADDITION were staked on the East line of WHITNEY ADDITION, and that the constant lot depth of 125' was reported on the plat to circumvent title difficulties.

Exchange of Deeds along the South lines of lots 4, 5 and 6 of HIGHLAND ADDITION also indicate the position of the original lot lines and that later surveys from the City monumented centerline of Jackson Street indicated apparent discrepancies that did not actually exist.

The distance developed along the Northeasterly boundary of North Central Avenue from a point 30.00 feet North from the Section line at Jackson Street to the Southwesterly projection of the monumented centerline of Maple Street agrees very favorably with the old plat distances. A proportion along this line will fit the 20' curb cuts for intervening alley and will check within 0.10 of a foot to an old axle set for the Southwest corner of lot No. 3 of BEATTY'S ADDITION by Mr. C. Z. Boyden in 1925. This is doubly surprising in that in 1925, Mr. Boyden had not done sufficient surveying in this area to accurately locate the Section line in Jackson Street and established the lot corners from collateral evidence found on BEATTY'S ADDITION.

One factor that apparently does not agree with this survey procedure is that Circuit Court case #46-336L. This case deals with a 3.5 foot strip of land along the North boundary of lot No. 1, block No. 2 of WHITNEY ADDITION.

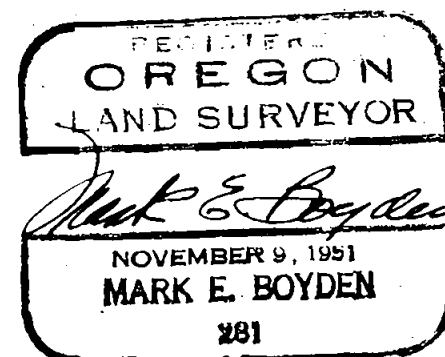
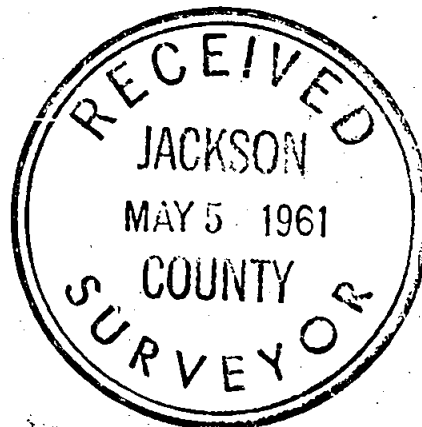
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distances measured from First or Second Streets will develop underpluses. while measurements Southerly from First or Second Streets in The Original Town all develop overpluses. Moving the true centerline of Jackson Street Northerly to the Section line will correct many of these irregularities.

It is felt that sometime between 1908 and 1910, the City decided to monument Jackson Street on a straight line from the  $\frac{1}{4}$  corner to Sections 24 and 25 to Riverside Avenue, possibly to eliminate the obvious angle point at the Southeast corner of Section 24. This monumented line is considered to be excellent control for side streets intersecting Jackson Street, but should not be used for control of the original Jackson Street centerline.

After satisfying ourselves that the re-established Southeast corner of Section 24 is located correctly from the best known information, we used the Section line for the South base for these old subdivisions. We also used for control of this survey, the monumented centerlines of North Bartlett Street, Maple Street and North Central Avenue, all of which were monumented by the City of Medford in 1912 or prior.

The Northeast corner of lot 30, HIGHLAND ADDITION was established on an angle split from the monument at the centerline angle point in North Bartlett Street, which is also verified by sidewalk construction along the Westerly line of said Street.

A closure around block 1 of WHITNEY ADDITION indicates an error of approximately 10 feet in the East-West direction. A careful study of the original work map of surveyor Howard indicates a scaling error of 10 feet. Assuming that Howard never turned the angle at the Southeast corner of WHITNEY ADDITION, but set the lot corners from Central Avenue and the Section line the plat record distances, the block will close within reasonable limits and will also reasonably check the monumented centerline of North Bartlett Street Northwesterly from the angle point monument.

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

FOR: Developer's Inc.  
160 West 12th  
Eugene, Oregon

PURPOSE: To monument the outside boundaries of the following described property:

- (a) All of block 1 of WHITNEY ADDITION.
- (b) Lots 25, 26, 27, 28, 40, 41 and 42 of HIGHLAND ADDITION.
- (c) Lots 4, 5 and 6 of block 9 of BEATTY'S ADDITION being located in Sec. 24, T37SR2W, Medford, Oregon.

PROCEDURE: Traverse lines were run around the subject property, tying in existing monuments and old improvement lines. From this basic data, calculations were made to establish the original control boundaries of these old subdivisions.

On the assumption that the present monumented centerline of Jackson Street was the Southerly base for these old subdivisions, it was found that no definite pattern, old monuments or improvement lines would verify this assumption.

Before finally accepting the officially re-established Southeast corner of Section 24, a further check was made into its mode of establishment.

In City field book 2, page 33, surveyor Swain found the original SW witness tree with scribe marks in April of 1908, finally establishing this corner from the Northeast corner of block 9 of the original town of Medford according to the official plat tie, being the identical method by which the present corner was officially re-established and approved by the City Engineer in 1947. Therefore, this corner was available to the surveyors who laid out Whitney Addition, Beatty Addition and Highland Addition all of which were platted prior to 1908.

Calculations were also made in blocks fronting Jackson Street in the Original Town of Medford. Even though some irregularities occur in these fractional distances, it was found that if the monumented centerline of Jackson Street is used for control, all of the fractional block