

LDP-01-138

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

**PURPOSE:** TO SURVEY AND MONUMENT THE PROPERTY LINE ADJUSTMENT AS DIRECTED BY THE CLIENT AND TO SURVEY AND MONUMENT THE PARTITION AS APPROVED BY THE MEDFORD PLANNING COMMISSION, FILE No. LDP-01-138.

**PROCEDURE:** Utilizing control established during previous surveys and this survey, I located the existing monuments controlling the survey as shown hereon. This survey has taken many turns from its inception. The initial recovery of monumentation from existing surveys and original plats yielded very little which was conclusive. When I establish a base point on a project and establish a true north position using Global Positioning control, then compute boundaries with record bearings/angles and distances, it has been my experience on most occasions respectable results are produced. This approach was used in my initial computing and for the establishment of the property boundaries as shown on Sheet 2 of this plat map. The base point used is the 5/8" iron pin marking the northwest corner of the Verde Hills Unit No 1 plat, which is also a deed corner for the properties being surveyed as well as the adjoining. As the plat progressed in was brought to my attention that we did not have all of the pertinent information. This information was necessary to be address concerns to the satisfaction of the City of Medford. I accept responsibility for not having done sufficient research prior to the initial fieldwork. The City of Medford and other surveyors, over time, have established street center line monuments which are not of plat record and may not show up on surveys of

record. Some of these monuments are not of record other than that City of Medford field books as noted hereon. Following the surfacing of said additional information additional fieldwork was performed and an analysis of this information is mapped hereon. The results of this analysis demonstrates that the initial resolution is as valid as the older industry accepted standard of recovery and basing all work off of street center line monuments regardless of the origin. I accepted the location of the monument located at the intersection of Roxy Ann Drive and Lynnwood Avenue for the purpose of defining the said street right of ways. Using record bearing west of this monument was used and found to fit quite well with the found 1/2" iron pipe found and tied at the southeast corner of Block 16 of The Extension of Siskiyou Heights plat. I also used the record bearing north of said intersection due to the fact that the found monuments also shown hereon did not provide conclusive evidence for its location. I also tested the solutions for Keene Drive in two processes. The first shown on Sheet 2 is from the northwest corner of Verde Hills Unit No. 1 using the plat record data from said subdivision plat and The Extension of Siskiyou Heights. The other solution tried and discarded was holding the plat record data back from the present intersection of Keene Drive, Highland Drive (formerly Crestbrook Road) and Barnburg Road. The closure achieved for the first solution speaks for itself.

It is this surveyor's professional judgement that the boundaries monumented on this survey are constrained by the deed corner and the deed documents related to these properties. All of the deeds are consistent with each other with one exception. That exception is the south and west lines of Volume 364, Page 420 of the Deed Records of Jackson County, Oregon, which are controlled by the north right of way line of Roxy Ann Drive. It is my professional judgement that the error in bearing of this right of way line causes the distance to be in error to the northwest corner of the tract of land therein described. Holding the bearing of the north line of said tract back from its intersection with Lynnwood Drive prevents gap and or overlaps as the deeds all relate constantly with bearings and distance with this one exception.

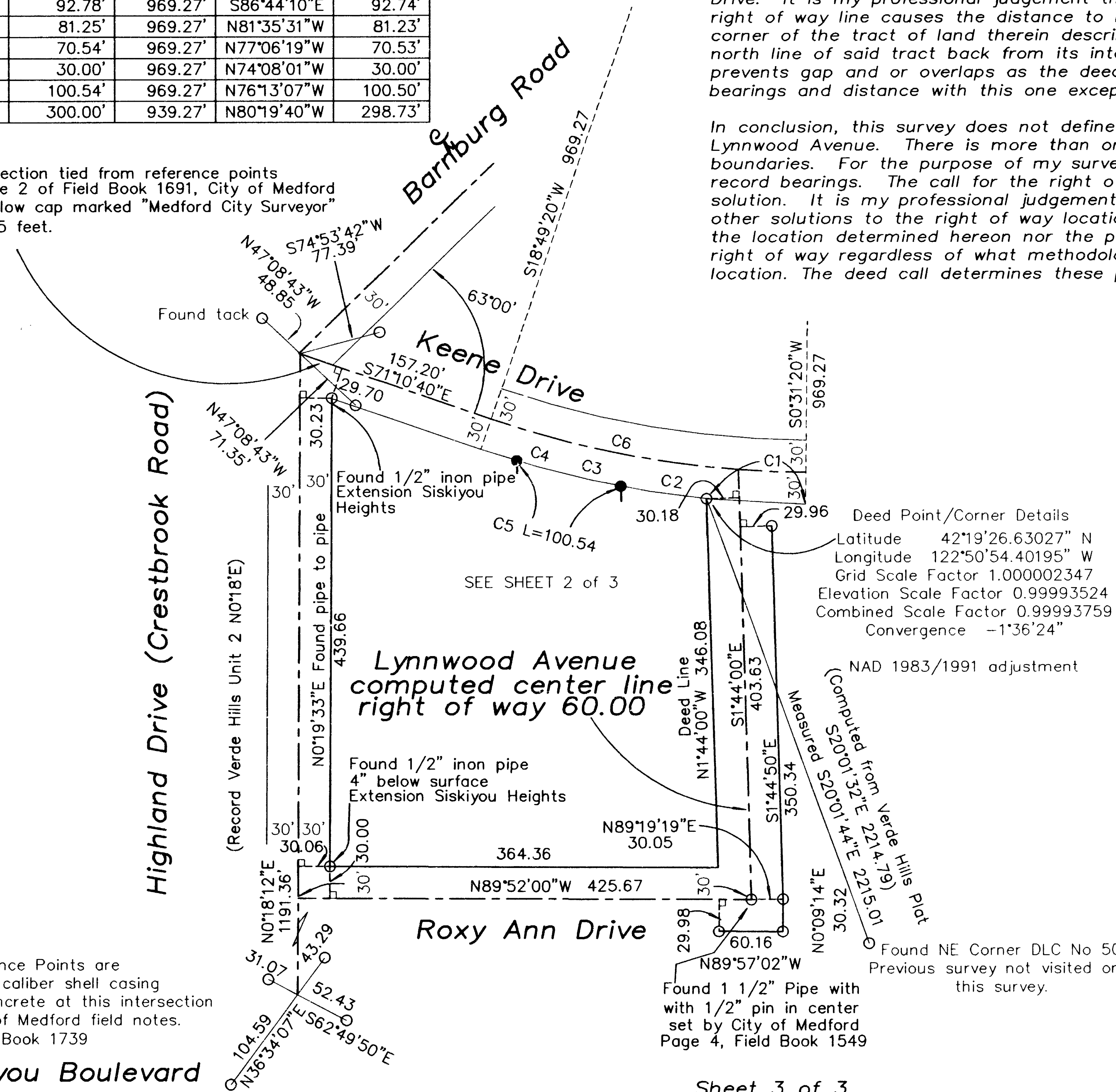
In conclusion, this survey does not define the right of way boundaries for Lynnwood Avenue. There is more than one solution to the location of these boundaries. For the purpose of my survey I have held the deed corner and record bearings. The call for the right of way is important to this solution. It is my professional judgement that over time there will be other solutions to the right of way location. This does not detract from the location determined hereon nor the property rights which will always go the right of way regardless of what methodology will be used to determine its location. The deed call determines these property rights.

PARTITION PLAT No. P-14-2002  
and  
PROPERTY LINE ADJUSTMENT  
of  
A PORTION OF BLOCK 16, SISKIYOU  
HEIGHTS ADDITION EXTENSION  
TO THE CITY OF MEDFORD  
located in  
SOUTHWEST ONE-QUARTER OF SECTION 29,  
TOWNSHIP 37 SOUTH, RANGE 1 WEST,  
WILLAMETTE MERIDIAN, CITY OF MEDFORD,  
JACKSON COUNTY, OREGON  
for  
**KIRSTIE CHRISTOPHERSON**  
308 LYNNWOOD AVENUE  
MEDFORD, OREGON 97504

**CURVE TABLE**

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	5°29'04"	92.78'	969.27'	S86°44'10"E	92.74'
C2	4°48'10"	81.25'	969.27'	N81°35'31"W	81.23'
C3	4°10'12"	70.54'	969.27'	N77°06'19"W	70.53'
C4	1°46'24"	30.00'	969.27'	N74°08'01"W	30.00'
C5	5°56'36"	100.54'	969.27'	N76°13'07"W	100.50'
C6	18°18'	300.00'	939.27'	N80°19'40"W	298.73'

Center line intersection tied from reference points described on Page 2 of Field Book 1691, City of Medford 5/8" pin with yellow cap marked "Medford City Surveyor" N71°10'40"W 32.75 feet.



**LEGEND**

- = FOUND 5/8" IRON PIN OR TYPE AS NOTED
- = SET 5/8" x 30" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189"
- = SET 5/8" x 24" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189"
- ⊥ = 90°00'00"
- S/N = COUNTY SURVEYOR FILE SURVEY NUMBER
- J.C.D.R = JACKSON COUNTY DEED RECORDS

- BASIS OF BEARING IS TRUE NORTH, NAD 83/91 DATUM, AS DERIVED BY GLOBAL POSITIONING SYSTEM OBSERVATIONS.
- RECORD SURVEY DATA IS SHOWN IN PARENTHESIS ADJACENT TO MEASURED SURVEY DATA WHERE APPLICABLE.
- INST. No. = INSTRUMENT NUMBER AS RECORDED IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- PUE = PUBLIC UTILITY EASEMENT FOR WATER, SANITARY SEWER, STORM DRAIN, PHONE, GAS, AND CABLE TV.

I, Herbert A. Farber, do hereby certify that this is an exact copy of the original.

*Herbert A. Farber*

Surveyed by:  
**FARBER & SONS, INC.**  
dba FARBER SURVEYING  
(541) 776-0846

OFFICE LOCATION: 120 MISTLETOE MEDFORD, OREGON 97501  
MAILING ADDRESS: P.O. BOX 5286 CENTRAL POINT, OREGON 97502

SCALE: 1" = 100'  
DATE: December 21, 2001  
JOB NO.: 0993-01  
DRAWING FILE: JOBS\medford\_se\siskiyou heights\siskht\sheet-3of3.flx

All Reference Points are found 38 caliber shell casing set in concrete at this intersection per City of Medford field notes. Page 34, Book 1739

**Siskiyou Boulevard**

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 JACKSON COUNTY, OREGON

for  
**KIRSTIE CHRISTOPHERSON**

308 LYNNWOOD AVENUE  
 MEDFORD, OREGON 97504

**Surveyor's Certificate:**

I, Herbert A. Farber, a duly registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with proper monuments, as provided by law, the tract of land hereon shown, this plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

Commencing at a 5/8 inch iron pin at the intersection of the Westerly line of Lynnwood Avenue with the Southerly line of Keene Drive, which is also the Northwest corner of Verde Hills Unit No. 1 to the City of Medford, Jackson County, Oregon, according to the Official Plat thereof, now of record; thence South 01°44'00" East, along said Westerly line, 115.00 feet to a 5/8 inch iron pin marking the northeast corner of that parcel of land described in Volume 390, Page 412 of the Deed Records of said County, said pin also being the southeast corner of that tract of land described in Volume 363, Page 364 of said Deed Records; thence continuing South 01°44'00" East, along said Westerly line, 116.70 feet to a 5/8 inch iron pin marking the Southeast corner of said parcel, said pin also being the northeast corner of that tract of land described in Volume 364, Page 420 of said Deed Records; thence, leaving said Westerly line, North 89°42'00" West, along the south line of said parcel extended, said south line also being a portion of the north line of said tract, 120.00 feet to a 5/8 inch iron pin and the INITIAL POINT OF BEGINNING; thence, leaving said north line, North 01°03'50" West 135.70 feet to a 5/8 inch iron pin; thence South 80°28'59" East 39.13 feet to a 5/8 inch iron pin on the west line of that tract of land described in said Volume 363, Page 364; thence North 01°44'00" West, along said west line, 113.70 feet to a 5/8 inch iron pin on the south line of Keene Drive, said pin also being the northwest corner of said tract; thence, along said south line, along the arc of a curve to the right having a radius of 969.27 feet, a central angle of 05°56'36", an arc length of 100.55 feet (Deed Record 99.3 feet) (the long chord of which bears North 76°13'07" West 100.50 feet) to a 5/8 inch iron pin; thence, leaving said south line, South 01°04'00" East 266.51 feet (Deed Record 266.19 +/-) to a 5/8 inch iron pin marking the northwest corner of that tract of land described in said Volume 364, Page 420, said pin being North 89°50' East 182.1 feet and North 00°47' West 116.01 feet from the Southwest corner of Block 16 of the Extension to SISKIYOU HEIGHTS ADDITION to the City of Medford, said County, according to the Official Plat thereof, now of record; thence South 89°42'00" East, along the north line of said tract, 60.01 feet to the initial POINT OF BEGINNING.

**Declaration:**

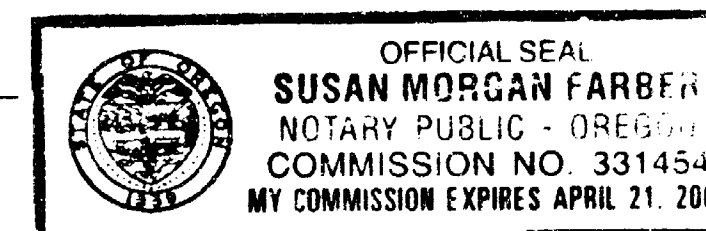
KNOW ALL MEN BY THESE PRESENTS, that Kirstie Christopherson is the owner of the lands hereon described, and that she has partitioned the same into parcels as shown hereon and the number and size of the parcels and the courses and lengths of the lines are plainly set forth, and that this plat is a correct representation of the Partition, and does dedicate to the public for public use the public utility easement shown hereon.

*Kirstie Christopherson*  
 Kirstie Christopherson

State of Oregon )  
 County of Jackson )

The foregoing instrument was acknowledged before me this 31 day of January, 2002, by Kirstie Christopherson.

Notary Public for Oregon Susan Morgan Farber



My commission expires 4-21-04

**Release Affidavits:**

From Stuart W. Avery, Trustee or his successor in Trust in the Stuart W. Avery Loving Trust, as beneficiary, recorded as Instrument Number 02-11295, Official Records of Jackson County, Oregon.

From Louis Kula and Jacqueline Kula, Trustees of the Louis Kula Trust, as beneficiary, recorded as Instrument Number 02-11294, Official Records of Jackson County, Oregon.

From Louis Kula and Jacqueline Kula, Trustees of the Jacqueline Kula Trust, as beneficiary, recorded as Instrument Number 02-11293, Official Records of Jackson County, Oregon.

From W.G. Beard and Linda Beard, husband and wife, as beneficiaries, recorded as Instrument Number 02-11296, Official Records of Jackson County, Oregon.

**Approvals:**

I certify that pursuant to authority granted in Ordinance No. 5785

this plat is hereby approved.

This 4 day of March, 2002.

*Paul O. Lott*  
 Planning Director

Examined and approved this 25 day of FEBRUARY, 2002.

*Paul O. Lott*  
 City Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of 4 March 2002

Carole Applegate, Deputy March 4, 2002  
 Tax Collector Date

Lee Deputy 4 March 2002  
 Assessor Date

**Recorder:**

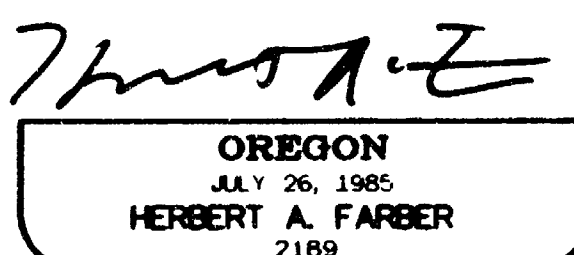
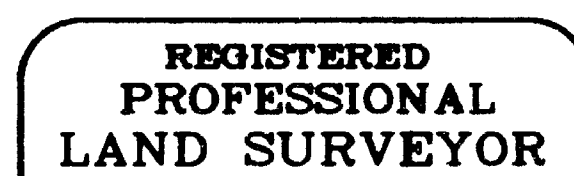
Filed for record this 4TH day of MARCH, 2002 at 4:20 o'clock P. M. and recorded as Partition Plat No. P-14-2002 of the Records of Jackson County, Oregon, Index Volume 13, Page 14.

Kathleen S. Beckett Kyle LeBaron  
 County Clerk Deputy

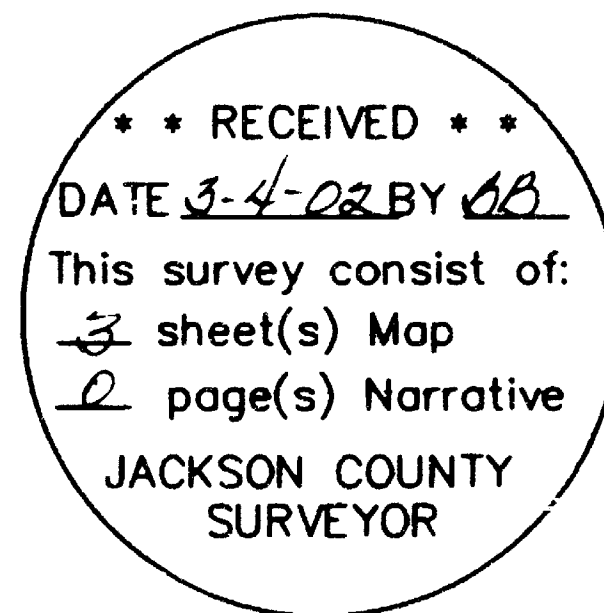
County Surveyor's File No. 17226

I, Herbert A. Farber, do hereby certify that this is an exact copy of the original.

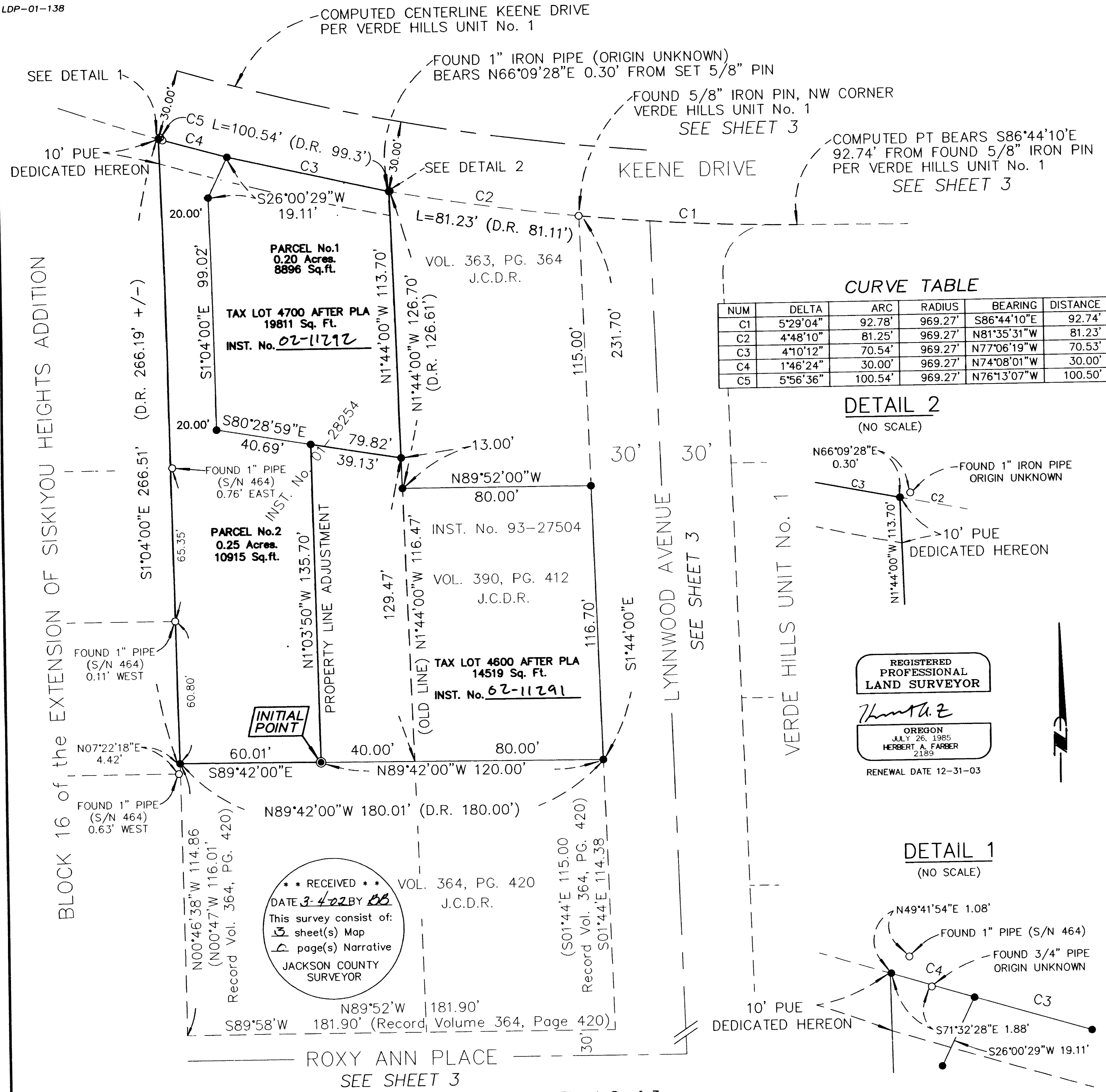
*Herbert A. Farber*



RENEWAL DATE 12-31-03

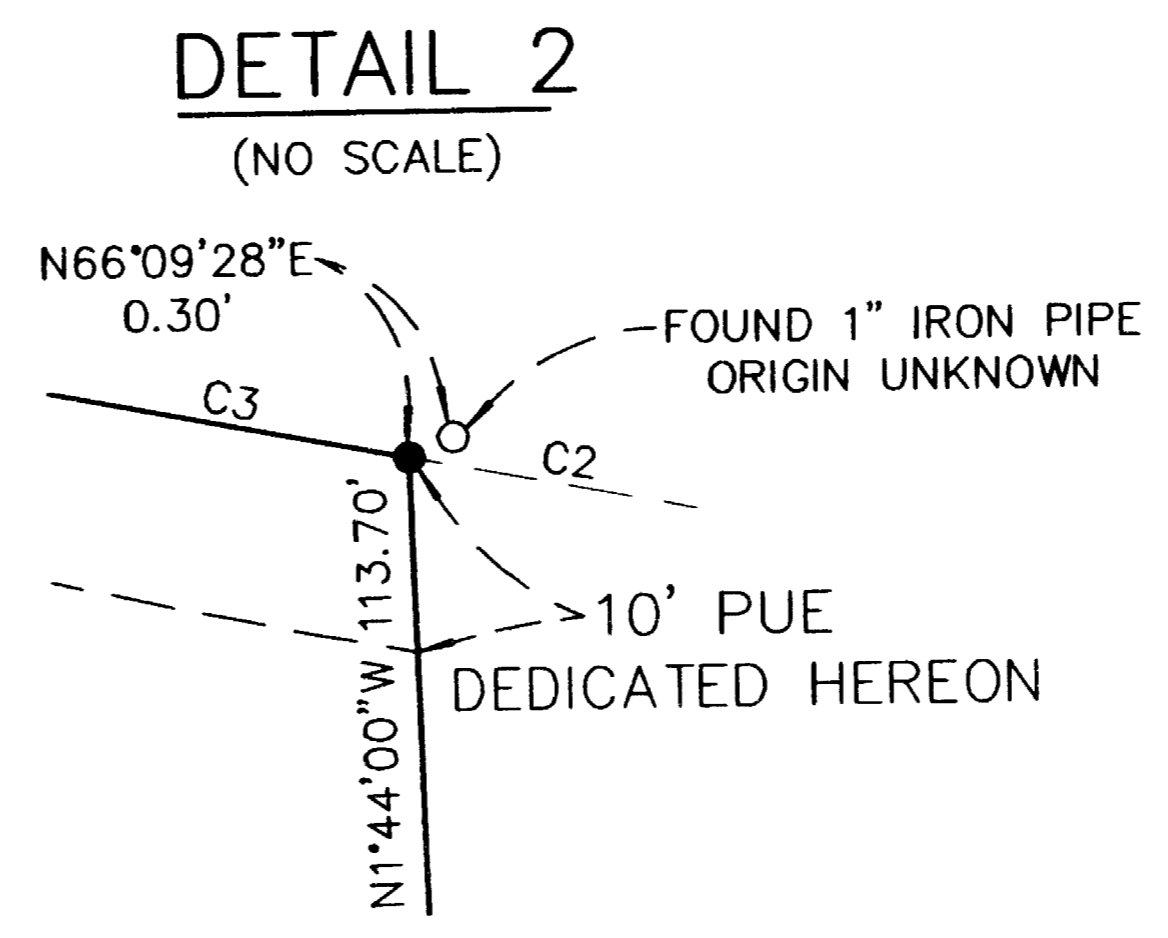


LDP-01-138

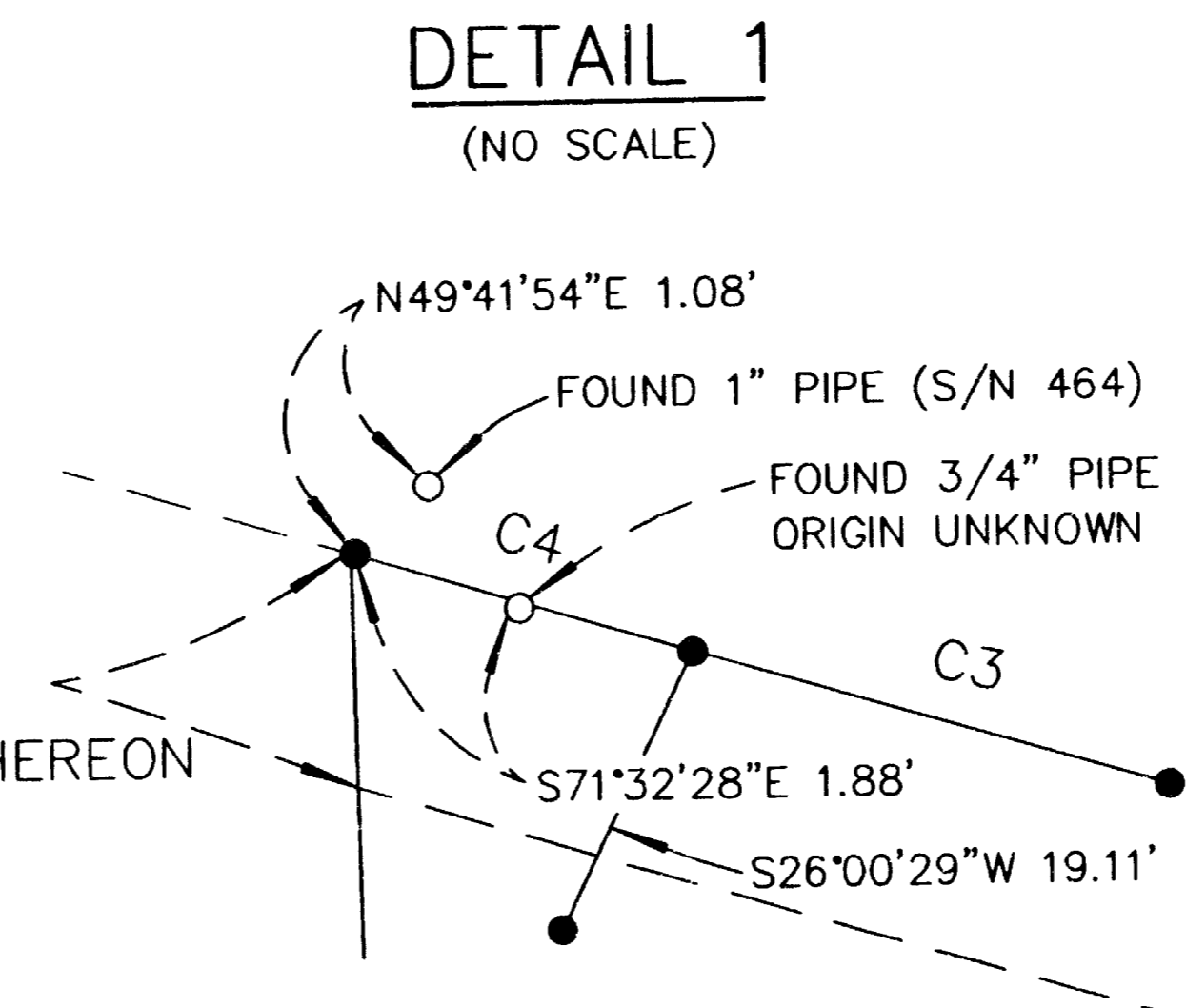


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REGISTERED PROFESSIONAL LAND SURVEYOR  
*Herbert A. Farber*  
OREGON  
JULY 26, 1985  
HERBERT A. FARBER  
2189  
RENEWAL DATE 12-31-03



\*\*\* RECEIVED \*\*\*  
DATE 3-4-22 BY *OB*  
This survey consist of:  
3 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY SURVEYOR

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**SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250**  
SEE SHEET 3

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(541) 776-0846

OFFICE LOCATION: 120 MISTLETOE MEDFORD, OREGON 97501  
MAILING ADDRESS: P.O. BOX 5286 CENTRAL POINT, OREGON 97502

SCALE: 1" = 30'  
DATE: DECEMBER 21, 2001  
JOB NO.: 0993-01  
DWG FILE: JOBS\MEDFORD\_SE\SISKIYOU HEIGHTS\SISKHT\CHRISTOPHERSON.FLX