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

SURVEY NO.

17852

** RECEIVED **

Date 10-01-00 By

This survey Consists of:

JACKSON COUNTY

SURVEYOR

sheet(s) Map

page(s) Narrative

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

SURVEY FOR-

Willis H. Stiehl

P. O. Box 193

Rogue River, OR 97537

SURVEY BY:

Boyden Surveyors

108 Mistletoe Street

Medford, OR 97501

LOCATION:

SW 1/4 of the NW 1/4 of Section 15,

T. 36 S., R. 4 W., W.M., City of Rogue River,

Jackson County, Oregon

BASIS OF BEARINGS:

Centerline of re-located North Broadway

Re: Filed Survey No. 8806.

= N. 0° 29' 16" W.

DATE:

December 24, 1999

PURPOSE:

To monument the boundaries of Parcels 1 & 2 of a

proposed partition (See City Item No. 99-003M).

PROCEDURE:

Utilizing E.D.M. equipment, ran the East boundary of said Quarter-Quarter section as monumented on Filed Survey No. 5583. Also ran additional ties to controlling monuments as found. It should be noted that the monuments set for the Northwest and Northeast corners of Parcel 2 of Minor Land Partition recorded as County Filed Survey No. 9243, and the Southwest and Southeast corners of Parcel 1 of said partition had been disturbed by grading activities. Said corners were remonumented on this survey, utilizing the re-located centerline of North Broadway Street, the yellow-capped monuments found set for the Northwest corner of Parcel 1 and the Southeast corner of Parcel 2 of said Filed Survey No. 9243. The owners of said Parcels 1 and 2 were in agreement with this procedure. Monuments set on STIEHL'S VALLEY VIEW SUBDIVISION were utilized for control, however the reported bearings were rotated to the more accurate re-located North Broadway Street bearing developed on Recorded Survey No. 8806.

The monuments locating the Southerly and Southeasterly boundary of Instrument No. 75-08575 as monumented on Filed Survey No. 6049 had been destroyed and said lines were replaced by record angles and distances as shown on said Filed Survey No. 6049.

The location of the Northerly portion of the West boundary of Parcel 2 of this survey was located 311.00 feet Easterly from the East right-of-way line of re-located North Broadway Street. Filed Survey No. 12508 moved this line Westerly approximately 12 feet from where Parcel No. 3 of Filed Survey No. 9243 had located same. From a brief discussion with Surveyor Darrell Edwards and with Willis Stiehl, it was decided to let Filed Survey No. 9243 control, with a possible boundary line agreement to be negotiated later to the line monumented on Filed Survey No. 12508.

It should be noted that the East line of Parcel 2 of this survey was located along an existing fence line.

From said data, set additional monuments as shown on the map to accompany this report.

REGISTERED

PILOS: 12/31/0/

MAP OF SURVEY PARTITION PLAT NO (NOT RECORDED) BEING LOCATED IN LOTS 8,9 & 10 CARNER & SABINS SECOND ADDITION NW I/I6 COR. - FD. 5/8" REBAR/Y.CAP RCE 5685 (RECORDED) & IN THE SW 1/4 OF THE NW 1/4 OF SECTION 15, T. 36 S., R. 4 W., W.M. RE: F.S. 5583 JACKSON COUNTY, OR. (RRPC ITEM NO. 99-003 M) CITY OF ROGUE RIVER BASIS OF BEARINGS RE-LOCATED CENTERLINE OF NORTH BROADWAY STREET RE: FS. 8806 = N 0°29'16"W (REC.S89°37'36"W) "INITIAL POINT"-FD. Y. CAP S 89°11'20"W ON 5/8"x 30" REBAR EXP. 4" DATE FD.Y.CAP F.S. 12463 **DECEMBER 24, 1999** FD. BRASS CAP IN CONC. F.S. 12463 S0°48'40"E (REC. S48°00'43'W) @ VALLEY VIEW - DR LEGEND JO' EASEMENT BEING S 47°34' 25"W 1 N 89º11'20"E DEDICATED HEREON 50.00 SET 5/8"x 24" REBAR/ALUM. CAP STAMPED "BOYDEN PLS 281" 50.11 (C2) SET 5/8"x 30" REBAR/ALUM. CAP STAMPED "BOYDEN PLS 281" STIEHL'S VALLEY, VIEW SUBD. FD. Y. CAP 7" DEEP FD. Y. CAP-F.S. 12463 FD. MONUMENT AS INDICATED F.S. 9243 BRS. N 87°09'W 0.17' FILED COUNTY SURVEY NUMBER FD.Y. CAP FLUSH RECORDED) FD.Y. CAP FD.Y. CAP APPROX. LOCATION EXISTING CITY DOMESTIC WATER PIPELINE FD. Y. CAP 3"DEEP S 19°11'55"W == 29.67" APPROX. POWER LINE LOCATION (OVERHEAD) 16035 PLAT RE: F.S. 8806 -160.42' MEAS. (C I) -R = 75.00', L = 80.67', $\triangle = 61^{\circ}37'32''$, $LC = S11^{\circ}36'51''E$, 76.84'(REC=S19°37'36'W) FD. Y. CAP-F.S. 12463) PARCEL I N 89°58'26" W 345.63" MINOR LAND (REC.= N 89°32'14"W) (C2) — R= 75.00', L= 63.34', \triangle = 48°23'18", LC= S66°36'24"E, 61.47' BRS. N 79°H'W 0.12 W.C. - WITNESS CORNER PORTION OF PARCEL 3 PARTITION PARCEL NO. I SSMH - SANITARY SEWER MANHOLE MINOR LAND PARTITION 3.17 Ac. * F.S. 9243 ~5/8"x 13" REBAR/ NEW DIVISION LINE ALUM. CAP S 89° 57' 34"E 648.32 88.99 PARCEL 2 PORTION OF PARCEL 3 MINOR LAND MINOR LAND PARTITION REGISTERED PARTITION F.S. 9243 PROFESSIONAL F.S. 9243 \$ **89°5**2'40'E 222.32' NO SURVEYOR 88.68 REC. 89.00'y PARCEL NO. 2 '¹S 0°18'E 89.70' . 22' MEAS. = 69 ROADWAY 4.12 Ac. * (REC. S 0°29'16"E APPROX. LOCATION EXISTING & "IRRIGA-TO" TION PIPELINE - R/W= 16.5" WIDE 90.00') DREGON SCALE: 1"=100" FD. Y. CAP F.S. 9243 NON RK E. BOYDEN 281 RE: DEED VOL. 51 PG. 411 FD. Y. CAP S 89°49'W N89 58 E 193 ± 24.09 20'WIDE SANITARY SEWER ESMT. INS. NO. 78-16439 **>-9.29** FD. Y. CAP F.S. 12508 / ဝိ S 0°50 15"E / -FD. V2"IRON PIPE 158.04' < HOUSE (PLAT REC. SO-23'09'E APPROX. & 10' WIDE DOMESTIC 158.00 WATER LIÑE EASEMENT (SEE S 89 59 40 E FD.5/8"PIN 9"DEEP~ INS. NO. 80-06857 161.04' MEAS. NE COR, LOT I, BLK. 2 FD. 5/8"PIN = 161.10' PLAT RCE 5685 W.C. FD. 5/8" IRON PIN 1" DEEP 42.14 STIEHL'S VALL MEW SUBD. N 80°03'30"E. 6 2 125.5' TO NW COR. * RECEIVED BLOCK 2 BLOCK Date <u>10-01-20 By 6</u>8 SSMH This survey Consists of: 7THs 89-5950"E 689.37 FD. BRASS CAP IN ST. CONC. RE:F.S. 8806 sheet(s) Map FD. 1/2"IRON PIPE F. S. 15623 = S 89°59'48'E 689. 37 ____page(s) Narrative FD. 5/8" REBAR JACKSON COUNTY -EAST 14.5 6" DEEP WALLEY VIEW DRIVE SURVEYOR F.S. 6787 CW 1/16 COR.- FD. 5/8" IRON PIN SHEET 2 OF 2

EXP. 4" F.S. 5583

*****DECLARATION*****

centerline of the existing pipeline.

STATE OF OREGON)

COUNTY OF JACKSON)

H. Stiehl Survivor's Trust.

V276 P549 JCDR.

DEDICATED ON THIS PLAT

as shown on Sheet 2.

Know all men by these presents that I, Willis H. Stiehl, the Trustee of the Willis H. Stiehl

Survivor's Trust am the owner of the land shown on this Plat more particularly described

in the Surveyor's Certificate, and have caused the same to be Partitioned into the Parcels

I hereby dedicate a 10-foot wide easement to the City of Rogue River, Oregon over and across the water main as shown approximately hereon, being 5 feet on each side of the

PERSONALLY appeared the above named Willis H. Stiehl, Trustee of the Willis H.

Stiehl Survivor's Trust and acknowledged the foregoing instrument to be his voluntary act

and deed and acknowledged the foregoing instrument was signed on behalf of the Willis

RIGHTS OF WAY FOR TRANSMISSION OF ELECTRICITY PER V191 P167 V263 P116 &

A PERPETUAL RIGHT OF WAY FOR IRRIGATION CANAL PER V51 P411 JCDR.

A PERMANENT EASEMENT FOR SANITARY SEWER PER INS. #78-16439

EASEMENTS FOR DOMESTIC SPRING & WATER PIPELINE PER INS. #80-06857

PERPETUAL EASEMENT FOR DOMESTIC CITY WATER PIPELINE - 10' WIDE AS

NOTE: THE ELECTRICITY EASEMENTS LISTED ABOVE, WERE NOT SPECIFICALLY

Dated this 28 TH day of DECEMBER

APPARENT EASEMENTS AFFECTING THIS PROPERTY

LOCATED OR IDENTIFIED ON THIS SURVEY.

Before me: Notary Public of Oregon

Willis H. Stiehl, Trustee

MAP OF SURVEY

PARTITION PLAT NO (NOT RECORDED)

BEING LOCATED IN LOTS 8,9 & 10 CARNER & SABINS SECOND ADDN. (RECORDED) & IN THE SW 1/4 OF THE NW 1/4 OF SECTION 15. T. 36 S., R. 4 W., W.M. JACKSON COUNTY, OR. (RRPC ITEM NO. 99-003M) CITY OF ROGUE RIVER

> SURVEY FOR: WILLIS H. STIEHL Trustee of the Willis H. Stiehl Survivors Trust P. O. Box 193 Rogue River, OR 97537

SURVEY BY: BOYDEN SURVEYORS 108 Mistletoe Street Medford, OR 97501 773-6000

***RECORDER'S CERFISED Filed for record thiso'clockof 'Record of Partition's partition's partition of the content of the conte	day of M, and recorded as P	artition Plat No.	, at
Filed for record this	day of		, at
Assessor	Date	Tax Collector	Date
Jackson Coun	, ASSESSMENTS O	Date: January 20, 2000 R OTHER CHARGES as requ	uired by OR
		Y SURVEYOR'S OFFICE:	
By Lope J. Item 99	9-003M	Date: 12-27-99	
STATE OF ORE	GON, CITY OF ROG		

County Surveyor File No.



******SURVEYOR'S CERTIFICATE*****

I, MARK E. BOYDEN A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY DECLARE THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME, AND CONFORMS WITH THE REGULATIONS FOR PARTITIONS, AND REPRESENTS LAND, THE EXTERIOR OF WHICH IS **DESCRIBED AS FOLLOWS:**

Commencing at the Northwest one-sixteenth corner of Section 15, Township 36 South, Range 4 West of the Willamette Meridian in Jackson County, Oregon; thence along the East boundary of the Southwest Quarter of the Northwest Quarter of said Section 15, South 0° 16' 15" East (Record = South 0° 09' 53" West), 142.26 feet to a yellow-capped 5/8" rebar found for the INITIAL POINT OF BEGINNING, being the Southeast corner of tract described in Instrument No. 75-06575 of the Official Records of said County; thence South 89° 11' 20" West (Record = South 89° 37' 36" West) along the Southerly boundary of aforesaid tract, 140.01 feet to a 5/8" reber with aluminum cap set; thence South 16° 41' 20" West (Record = South 17° 07' 28" West) along the Southeasterly boundary of aforesaid tract, 176.13 feet to a 5/8" rebar with aluminum cap set; thence South 47° 34' 25" West (Record = South 48° 00' 43" West), 50.00 feet to a 5/8" reber with aluminum cap set on the Northeasterly boundary of Lot 4, Block 1 of STIEHL'S VALLEY VIEW SUBDIVISION (Recorded) and being the most-Southerly corner of aforesaid tract; thence along the Easterly boundary of said Lot 4 for a distance of 80.67 feet along the arc of a 75.00-foot radius curve right (the long chord bears South 11° 36′ 51" East, 76.84 feet); thence South 19° 11′ 55" West (Record = South 19° 37' 36" West), 29.67 feet to the Southeast corner of said Lot 4; thence along the South boundary of Lots 4, 3 and 2 of said Block 1, North 89° 58' 26" West (Record = North 89° 32' 14" West), 345.63 feet to a yellow-capped 5/8" rebar found set for the Northeast corner of tract described in Instrument No. 83-10030 of the Official Records of said County; thence South 16° 51' 42" West, 94.05 feet (Record = South 16° 50' 11" West, 94.03 feet)to a 5/8" rebar with aluminum cap set for the Southeast corner of aforesaid tract; thence North 89° 57' 34" West (Remitted = North 89° 58' 41" West), 75.00 feet to a 5/8" rebar with aluminum cap set for the Southwest corner of said tract described in Instrument No. 83-10030, said Official Records and being on the East right-of-way line of North Broadway Street according to Survey No. \$806 on file in the office of the Jackson County Surveyor; thence along the East right-of-way line of said North Broadway Street, South 0° 29' 16" East, 50.00 feet to a 5/8" rebar with aluminum cap set for the Northwest corner of tract described in Instrument No. 84-00055 of said Official Records; thence South 89° 57' 34" East, 88.99 feet (Record = South 89° 58' 41" East, 89.00 feet) to a 5/8" rebar with aluminum cap set for the Northeast corner thereof; thence South 0° 18' East, 89.70 feet (Record = South 0° 29' 16" East, 90.00 feet) to a yellow-capped 5/8" rebar found set for the Southeast corner of said tract as monumented on County Filed Survey No. 9243; thence South 89° 52' 40" East (South 89° 58' 41" East), 222.32 feet; thence parallel with and 311.00 feet Easterly from the said East right-of-way line of North Broadway Street, South 0° 29' 16" East, 159.66 feet; thence South 89° 49' West, 24.09 feet to a yellow-capped 5/8" rebar found; thence South 0° 50' 15" East, 158.04 feet (Record = South 0° 23' 09" East, 158.00 feet) to a 5/8" iron pin found; thence South 2° 28' East, 42.04 feet (Record = South 1° 53' 30" East, 42.14 feet) to the Northwest corner of Lot 5, Block 1 of said STIEHL'S VALLEY VIEW SUBDIVISION; thence along the North boundary of Lots 5 and 6 of said Block No. 1 and to and along the North boundary of Lots 2 and 1 of Block 2 of said subdivision, South 89° 59′ 40″ East (Record = South 89° 32' 14" East), 369.65 feet; thence North 18.02' 33" (1.00 feet to a 5/8" reber with aluminum cap set for a witness corner; thence continued on 1° 02' 33" West, 262.50 feet to a 5/8" rebar with aluminum cap set; thence North 2° 58' 33" West, 186,37 feet to a 5/8" rebar with aluminum cap set; thence North 2° 40' 40" East, 448.45 feet to the INITIAL POINT OF BEGINNING.



GISTERED PROFESSIONAL AND SURVEYOR

SHEET I OF 2