

JACKSON COUNTY

Oregon

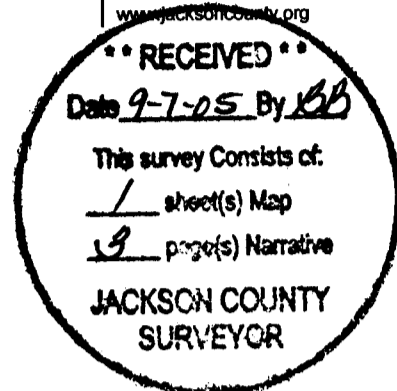
Surveyors Office

Roger Roberts
County Surveyor

Courthouse Rm 318
10 South Oakdale Ave
Medford, OR 97501
Phone: 541-774-6192
Fax: 541-774-6183
robertm@jacksoncounty.org
www.jacksoncounty.org

SURVEY NARRATIVE

To Comply With ORS 209.250



SURVEY FOR: Jackson County Surveyors Office
Jackson County Courthouse Rm 318
10 South Oakdale Avenue
Medford, Oregon

LOCATION: Northwest quarter and southwest quarter of Section 10
Township 37 South, Range 2 West, W.M.
Jackson County, Oregon

PURPOSE: Locate and monument the centerline of Grant Road from Beall Lane northerly to Taylor Road. The centerline of this road had been monumented during the countywide 1910 road surveys. Those 1910 monuments at the centerline intersection of Grant Road and Taylor Road and at the angle point on Grant Road were destroyed during the installation of a sewer trunk line in the mid 1980's. This has resulted in much confusion among local land surveyors as to the location of the centerline of Grant Road from Beall Lane northerly to the angle point. Also, the correct width of the original right of way, 50 ft. vs. 60 ft., has been in question.

PROCEDURE: History of record surveys along portion of Grant Road between Beall Lane and Taylor Road:

1869 - Grant Road is a portion of that road from Jacksonville to the Big Butte Creek saw mill, as surveyed and established in Volume 1, Page 142 of the Jackson County Road Records. No right of way width noted.

1910 - Grant Road (Road #24) centerline surveyed, ½ inch pipes set at PI's.

1952 - Grant Acres, surveyed by Clabby. No right-of-way width or control shown on plat. Monuments were set along the westerly side of Grant Road.

1954 - Tax lots 2400 and 2500 were surveyed by Clabby, SN 654, in 1954. No right-of-way width shown. Monuments were set along westerly side of Grant Rd. No control was shown on survey map for determination of right of way.

1957 Tax lots 1200 and 2300 were surveyed by Clabby, and filed as SN 1016. Survey shows 50 ft. right-of-way on Grant Rd. Nails were set for center line and pipes set at 25 ft. westerly for right-of-way limit. These were searched for on this survey, but not found. Clabby shows intersection of Beall and Grant Rd. but does not call for a monument. Clabby's distance from NW corner of DLC 66 westerly to the intersection of Beall and Grant Rd. is 444.60 ft. Surveyed distance (9-19-2003) is 444.73 ft.

1957 Diamond Center Sub., surveyed by Dow, shows 50 ft. right-of-way on Grant Road. Right of way location was determined by the pipe found at the centerline intersection of Beall Lane and Grant Road, and a point at 25 ft. opposite the monument found at the southeast corner of Lot 3 of Block 3, Grant Acres. The outside boundary of the Diamond Center Subdivision is described to the easterly boundary of the 50 ft. right-of-way but monuments are set at 30 ft. from centerline with plat showing 5 ft. strip. The 5 ft. strip was evidently dedicated on the plat for additional right of way. Plat shows pipe at the intersection of Beall and Grant Rd. at a distance of 444.68 ft. from the NW corner of DLC 66.

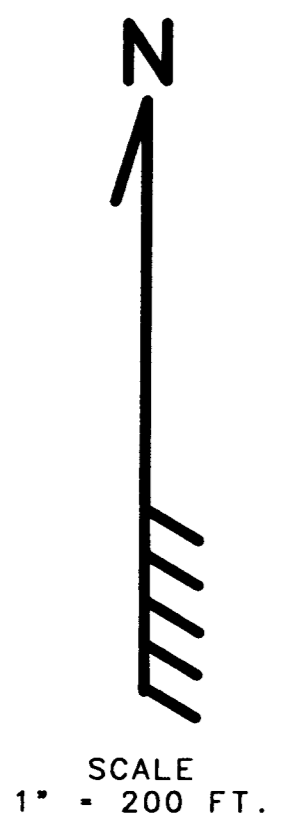
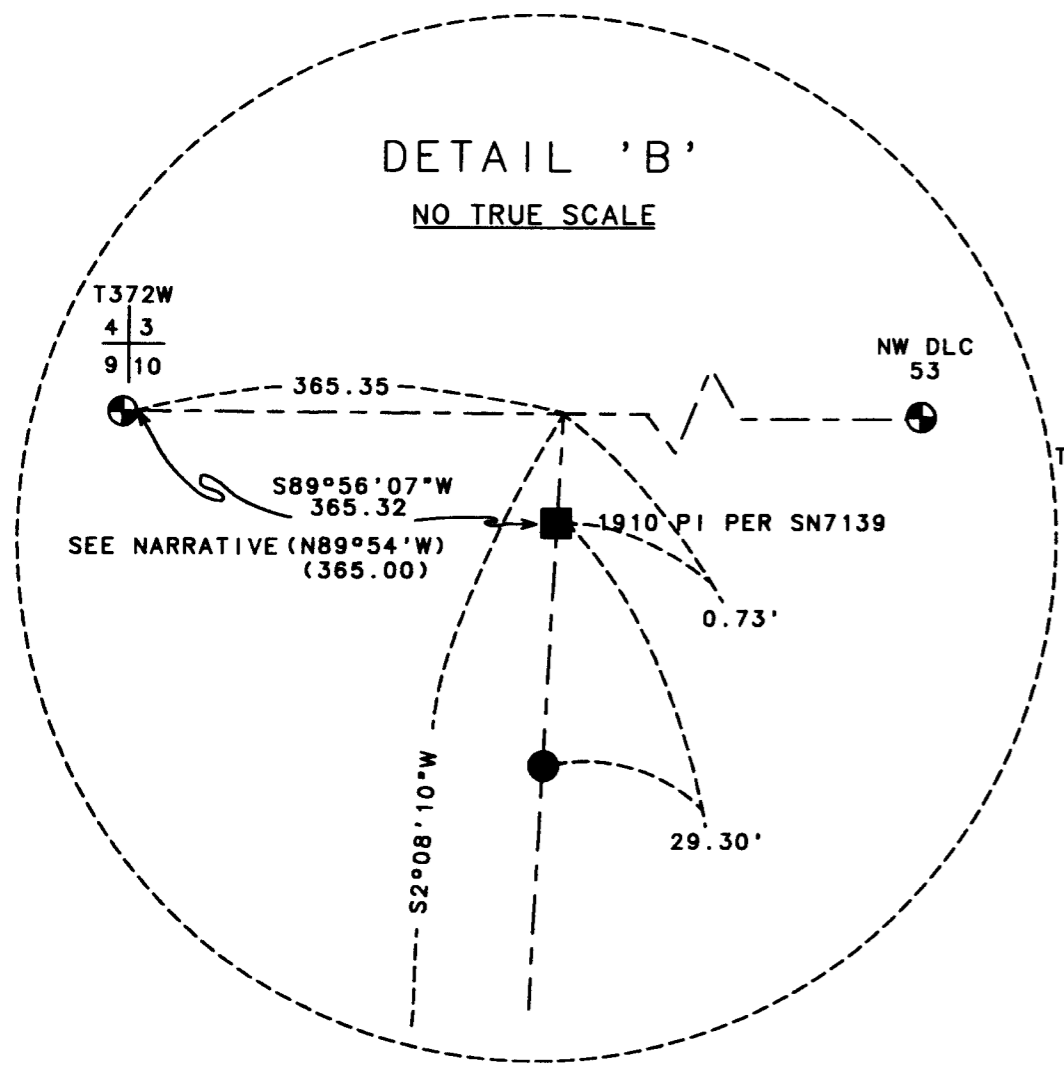
1960 Tax Lot 2800 was surveyed by Ellis and filed as SN 1581. It shows monuments set at 30 ft. from center line, and is a continuation southerly of the east boundary of Grant Acres.

RETRACEMENT SURVEY OF 1910 GRANT ROAD ALIGNMENT

LOCATED IN THE NW1/4 AND SW1/4 OF SECTION 10 TOWNSHIP 37 SOUTH RANGE 2 WEST, W.M.
JACKSON COUNTY, OREGON
JANUARY 13, 2005

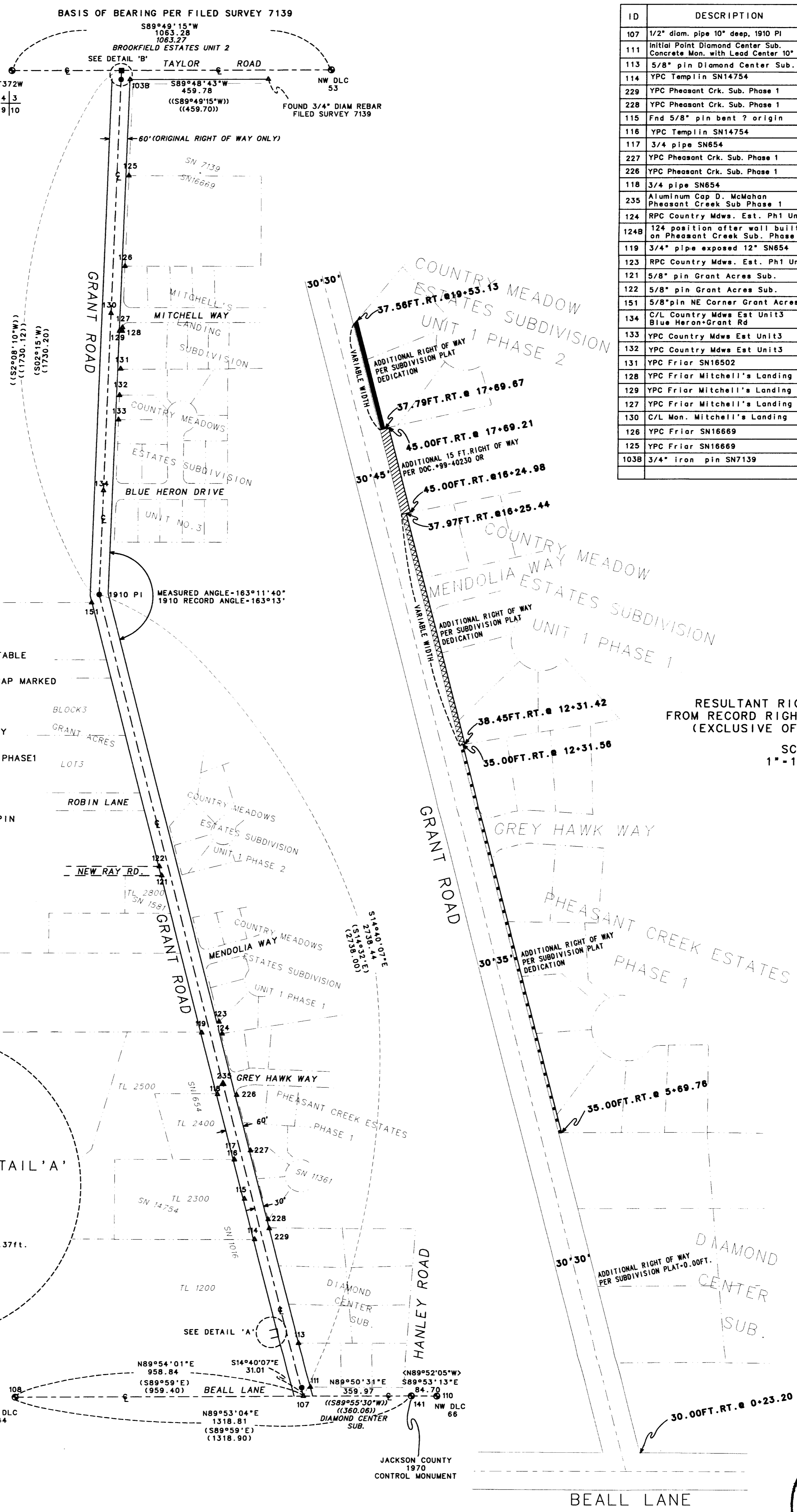
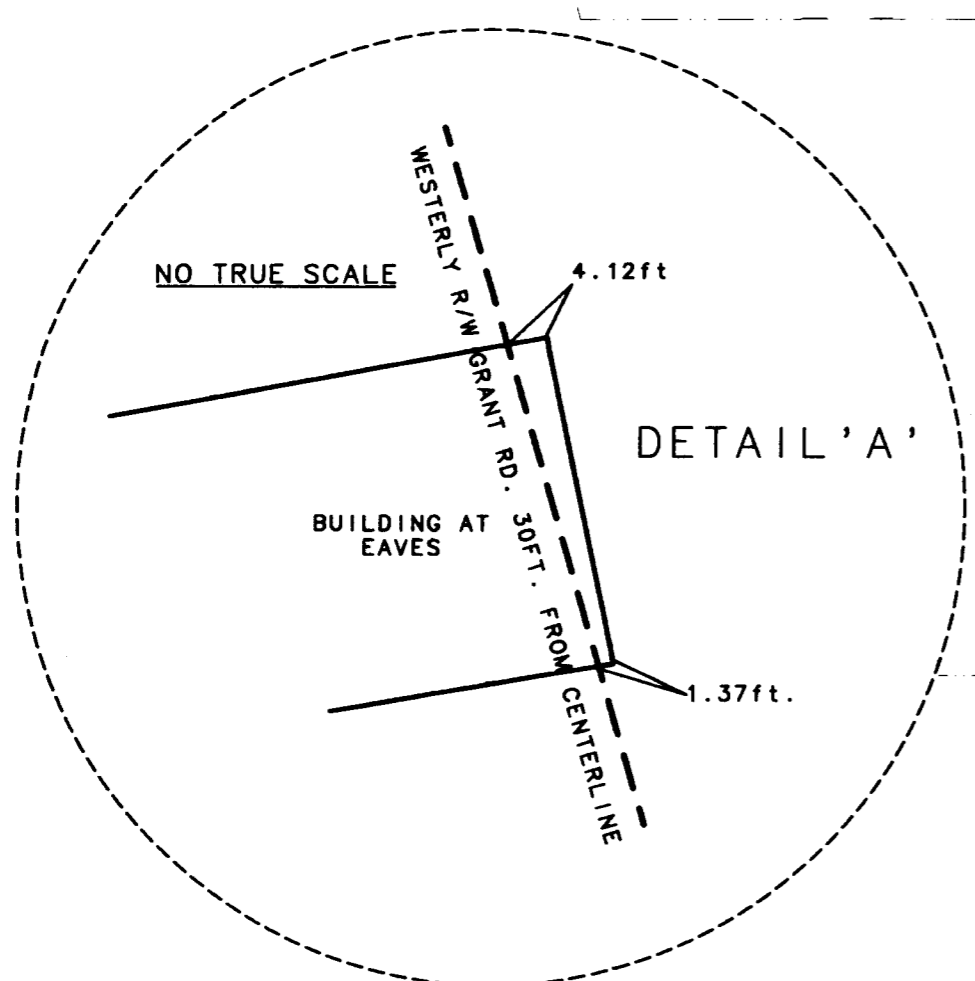
OFFSETS OF FOUND MONUMENTS FROM 1910 CENTERLINE (POINT 107=STA.0+00)

ID	DESCRIPTION	+RIGHT -LEFT	STATION
107	1/2" diam. pipe 10" deep, 1910 PI	0.00 ft.	0+00
111	Initial Point Diamond Center Sub. Concrete Mon. with Lead Center 10" deep	+30.00ft.	0+23.20
113	5/8" pin Diamond Center Sub.	+29.73ft.	1+78.26
114	YPC Templin SN14754	-25.95ft.	5+46.58
229	YPC Pheasant Crk. Sub. Phase 1	+30.19ft.	5+71.01
228	YPC Pheasant Crk. Sub. Phase 1	+35.23ft.	6+00.89
115	End 5/8" pin bent ? origin	-25.43ft.	6+84.09
116	YPC Templin SN14754	-26.49ft.	8+18.10
117	3/4 pipe SN654	-25.80ft.	8+19.07
227	YPC Pheasant Crk. Sub. Phase 1	+35.21ft.	8+36.10
226	YPC Pheasant Crk. Sub. Phase 1	+35.30ft.	10+26.41
118	3/4 pipe SN654	-25.88ft.	10+41.97
235	Aluminum Cap D. McMahan Pheasant Creek Sub Phase 1	+0.32ft.	10+73.85
124	RPC Country Mdwa. Est. Phi Unit1	+38.45ft.	12+31.42
124B	12" position after wall built on Pheasant Creek Sub. Phase 1	+38.06ft.	12+31.42
119	3/4" pipe exposed 12" SN654	-26.27ft.	12+51.87
123	RPC Country Mdwa. Est. Phi Unit1	+38.42ft.	12+72.12
121	5/8" pin Grant Acres Sub.	-27.23ft.	17+84.62
122	5/8" pin Grant Acres Sub.	-27.27ft.	18+15.50
151	5/8" pin NE Corner Grant Acres Sub	-31.13ft.	27+18.76
134	C/L Country Mdwa Est Unit3 Blue Heron Grant Rd	+0.09ft.	30+82.38
133	YPC Country Mdwa Est Unit3	+40.01ft.	33+17.76
132	YPC Country Mdwa Est Unit3	+40.00ft.	33+98.01
131	YPC Friar SN16502	+40.04ft.	34+83.47
128	YPC Friar Mitchell's Landing	+40.00ft.	36+08.48
129	YPC Friar Mitchell's Landing	+30.00ft.	36+08.48
127	YPC Friar Mitchell's Landing bent	+40.06ft.	36+20.22
130	C/L Mon. Mitchell's Landing	+0.08ft.	36+66.03
126	YPC Friar SN16669	+39.95ft.	38+23.75
125	YPC Friar SN16669	+39.99ft.	41+24.29
103B	3/4" Iron pin SN7139	+30.00ft.	44+40.49



LEGEND

- ▲ FOUND MONUMENT AS DESCRIBED IN OFFSET TABLE
- FOUND JACKSON COUNTY BRASS CAP
- SET 5/8" x 24 INS. REBAR WITH ALUMINUM CAP MARKED "JACKSON COUNTY C.S."
- CALCULATED POSITION NOTHING SET
- - - APPROXIMATE LOT LINES
- - - CENTERLINE OF GRANT RD. PER 1910 ROAD SURVEY
- () 1910 RECORD
- < > RECORD PER COUNTRY MEADOWS ESTATES UNIT1 PHASE1
- [] RECORD PER FILED SURVEY NO. 654
- (()) RECORD PER FILED SURVEY NO.7139 SEE NARRATIVE
- SN FILED SURVEY NUMBER
- YPC YELLOW PLASTIC CAP ON 5/8" DIAM. IRON PIN
- RPC RED PLASTIC CAP ON 5/8" DIAM. IRON PIN



RESULTANT RIGHT OF WAY WIDTHS FROM RECORD RIGHT OF WAY DEDICATIONS (EXCLUSIVE OF FOUND MONUMENTS)

SCALE 1" = 100FT.

SURVEY FOR: JACKSON COUNTY
JACKSON COUNTY COURTHOUSE
10 S. OAKDALE AVE.
MEDFORD, OR 97501

SURVEY BY: JACKSON COUNTY SURVEYOR'S OFFICE
JACKSON COUNTY COURTHOUSE
10 S. OAKDALE AVE.
RM. 318A
MEDFORD, OR 97501

REGISTERED
**PROFESSIONAL
LAND SURVEYOR**

Roger R. Roberts
OREGON
JULY 14, 1998
ROGER R. ROBERTS
1656

SURVEY COMMENCED JULY 15, 2003
SURVEY COMPLETED MARCH 1, 2005
(JOB FILE 2003-2)

****RECEIVED****
Date 9-7-05 By *KB*
This survey consists of
1 sheet(s) Map
3 page(s) Narrative
JACKSON COUNTY
SURVEYOR

SURVEY NARRATIVE

Page -3-

The plat of Country Meadow Estates Unit 1 Phase 1 indicates a dedication of an additional 15 ft., but also shows the easterly right of way width as being 25 ft., with the 25 ft. being pulled off of the monument found on the west side of the county road at the east end of New Ray Road. This resulted in a variable width of right of way along the easterly side of centerline, as indicated. Farther down the road to the north, the plat of Country Meadow Estates Unit 1 Phase 2 follows the same county road alignment and width as did Country Meadow Estates Unit 1 Phase 1 and, with a 15 ft. dedication, a resulting variable width as shown.

Between the two phases of Country Meadow Estates discussed above, there is a section of additional right of way width that was done by metes & bounds description in Doc. No. 99-40230 of the Official Records of Jackson County. The description calls to and along the "easterly line of Grant Road". This was interpreted to be along the record 60 ft. wide right of way. Therefore the resulting width of the right of way easterly of the centerline is a consistent 45 ft. along this portion of county road frontage.

Grant Rd Retracement
CS Job File 2003-2
January 13, 2005



Roger Roberts, County Surveyor

SURVEY NARRATIVE

Page -2-

- 1978 SN 7139, by Mark Boyden, running from Taylor Road southerly along Grant Road, shows a 60 ft. right of way on Grant Rd. and 1910 Road Survey monuments. The narrative of this survey provides information and reasoning supporting a 60 ft. right of way width for Grant Rd. and the use of the 1910 monumentation.
- 1988 SN 11361, by Darrel Edwards, shows a 50 ft. right-of-way from Beall Lane northerly. The centerline of Grant Rd. was determined by the 1910 ½" pipe at the intersection of Beall and Grant Rd., and a point 25 ft. opposite two pins from Grant Acres, found at the east end of New Ray Road.
- 1995 Tax Lot 2300 was surveyed by Templin and filed as SN 14754. The Grant Road alignment was determined from the 1910 ½" pipe at the intersection of Beall and Grant Rd., and a point 25 ft. opposite the monument on the north side, east end of New Ray Road.
- 1998 through 2000 Mitchells Landing Subdivision, SN 16502, and SN 16669, all by Hibbs, and Country Meadows Estates Subdivision Unit No. 3, by McMahan, are all along the portion of Grant Road running southerly from Taylor Road. All are based directly or indirectly on SN 7139 by Boyden, which used the 1910 road centerline alignment and a 60 ft. wide right of way.
- 1998 Country Meadows Estates Sub. Unit 1 Phase 1, surveyed by Bath, shows a 50 ft. right-of-way for Grant Rd. This subdivision is within the boundaries of SN 11361 by Edwards, and maintains that right of way as determined by Edwards.
- 2000 Country Meadows Estates Sub. Unit No. 1 Phase 2, surveyed by Hibbs, shows a 50 ft. right-of-way for Grant Road. This subdivision is within the boundaries of SN 11361 by Edwards, and maintains that right of way as determined by Edwards.

To eliminate confusion and to determine the record right of way alignment, a retracement by this office of the 1910 monumented centerline was conducted. As indicated, the 1910 monument is still in place at the centerline of Grant Road at Beall Lane, lying 0.26 ft. north of the centerline of Beall Lane. The 1910 monuments at the centerline of Grant Road at Taylor Road, and at the angle point between Beall Lane and Taylor Road, have been destroyed. The best evidence of the missing monument locations was the information given in SN 7139. This survey was retraced and used to calculate the intersection of the 1910 alignment as extended to the centerline of Taylor Road. The alignment of Grant Road running southerly from Taylor Road was then held as determined by SN 7139.

Although said map of survey did not indicate the distance between found monuments, surveyor Mark Boyden was contacted and he provided the measured distance. (Thank you, Mark). This distance was held as being the best evidence of the 1910 PI location, and monumented as shown. The resulting bearing and distance to the monument at Beall Lane compared favorably with the 1910 record, as well as the resulting interior angle at the angle point.

With the centerline determined and monumented, and the official right of way width being 60 ft., an analysis of the various dedications of additional right of way along the east side of Grant, southerly to Beall Lane, could then be done. The resulting widths of the right of way easterly of the centerline are indicated on the enlarged portion of the map.

The plat of Diamond Center Subdivision shows an additional 5 ft. of right of way dedication to be added to the 25 ft. shown. This resulted in no additional right of way dedication, with the right of way easterly of the centerline remaining at the record 30 ft. width.

The plat of Pheasant Creek Estates Phase 1 dedicated an additional 15 ft. to be added to the 30 ft. width, resulting in a continuous width of 45 ft. along the subdivision frontage. The information as determined for the location of the Grant Road angle point, and the total width of 60 ft., had been provided to the surveyor of this subdivision prior to plat recording.