

# Map of Survey

Located in NE 1/4 of Section 25, T37S R2W, W.M.  
Blocks 2 & 3 of Crowell Addition to the  
City of Medford, Jackson County, Oregon

FILED  
Date 8/4/15 By PB  
This survey consists of:  
1 sheet(s) Map  
3 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

SCOTT FEIN  
OREGON  
NOVEMBER 10, 2010  
SCOTT D. FEIN  
83181  
Renews 12/31/2015

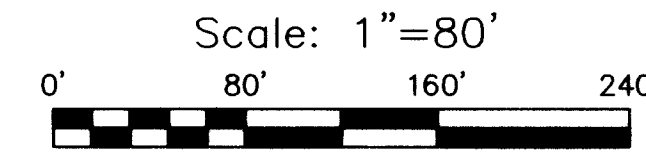
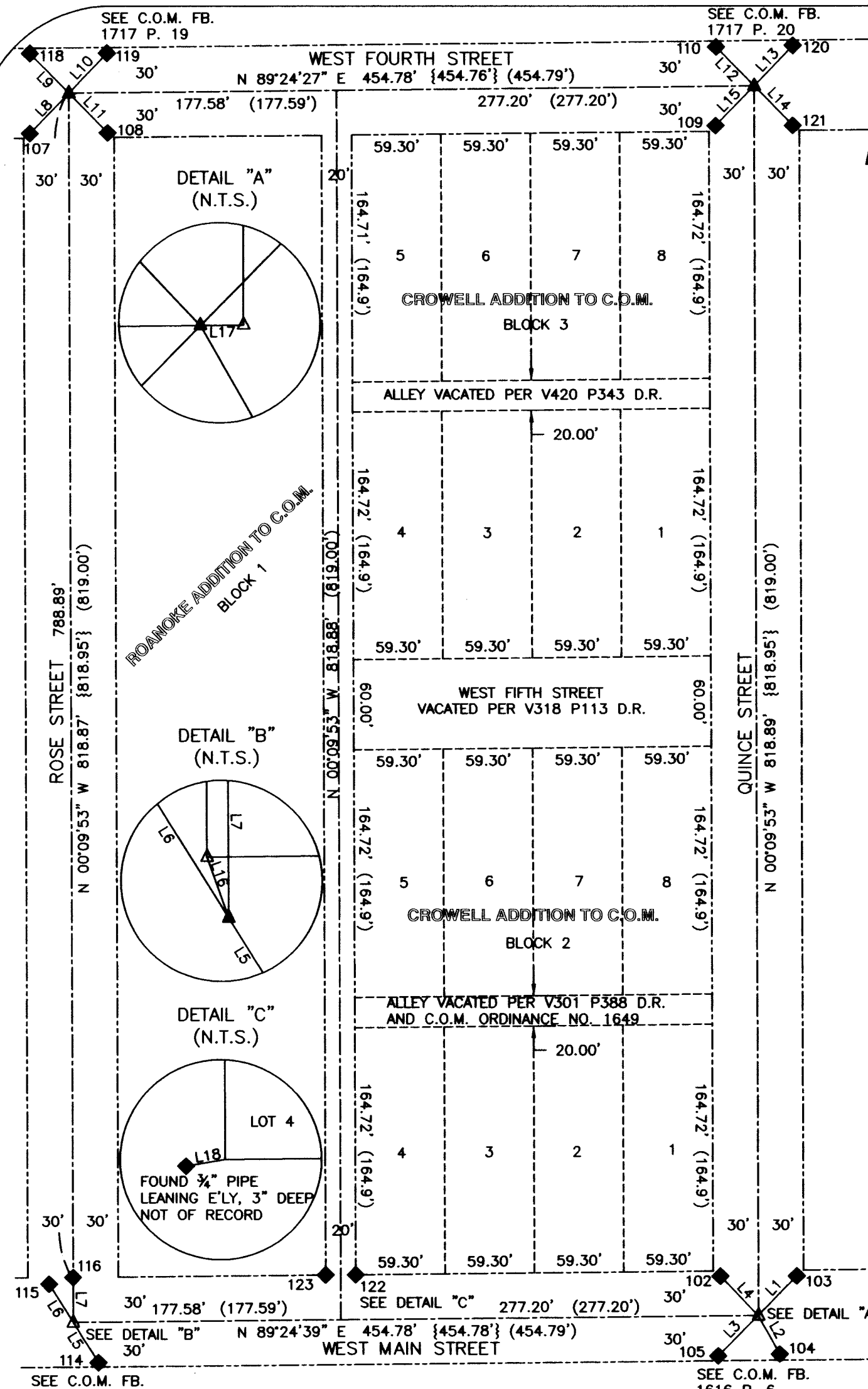
Basis of Bearings:  
Grid North per OCRS GP-ASH Zone, NAD 83 (2011)  
(Meridian convergence angle = 0°18'10")

### FOUND AND SET MONUMENTS

POINT	DESCRIPTION
102	FD .38 SHELL CASING IN SIDEWALK PER C.O.M. FB. 1616 P. 6
103	FD .38 SHELL CASING IN SIDEWALK PER C.O.M. FB. 1616 P. 6
104	FD .38 SHELL CASING IN SIDEWALK PER C.O.M. FB. 1616 P. 6
105	FD .38 SHELL CASING IN SIDEWALK PER C.O.M. FB. 1616 P. 6
107	FD .38 SHELL CASING IN SIDEWALK PER C.O.M. FB. 1717 P. 19
108	FD .38 SHELL CASING IN SIDEWALK PER C.O.M. FB. 1717 P. 19
109	FD .38 SHELL CASING IN SIDEWALK PER C.O.M. FB. 1717 P. 20
110	FD .38 SHELL CASING IN SIDEWALK PER C.O.M. FB. 1717 P. 20
114	FD .38 SHELL CASING IN SIDEWALK PER C.O.M. FB. 1616 P. 11
115	FD. BRASS DISC IN SIDEWALK PER C.O.M. FB. 1616 P. 11
116	FD. RAILROAD SPIKE IN ASPHALT PER SN 4008 AND C.O.M. FB. 1616 P. 11
118	FD .38 SHELL CASING IN SIDEWALK PER C.O.M. FB. 1717 P. 19
119	FD .38 SHELL CASING IN SIDEWALK PER C.O.M. FB. 1717 P. 19
120	FD .38 SHELL CASING IN SIDEWALK PER C.O.M. FB. 1717 P. 20
121	FD .38 SHELL CASING IN SIDEWALK PER C.O.M. FB. 1717 P. 20
122	FD. 3/4" IRON PIPE, LEANING EASTERLY, 3" DEEP (NOT OF RECORD)
123	FD. 5/8" REBAR, FLUSH, PER SN 4008
150	SET 5/8" X 24" REBAR WITH 2" AC MARKED "JACKSON COUNTY SURVEYOR JC 150"
151	SET 5/8" X 24" REBAR WITH 2" AC MARKED "JACKSON COUNTY SURVEYOR JC 151"
152	SET 5/8" X 24" REBAR WITH 2" AC MARKED "JACKSON COUNTY SURVEYOR JC 152"
153	SET 5/8" X 24" REBAR WITH 2" AC MARKED "JACKSON COUNTY SURVEYOR JC 153"
154	SET 5/8" X 24" REBAR WITH 2" AC MARKED "JACKSON COUNTY SURVEYOR JC 154"
155	SET 5/8" X 24" REBAR WITH 2" AC MARKED "JACKSON COUNTY SURVEYOR JC 155"
156	SET 5/8" X 24" REBAR WITH 2" AC MARKED "JACKSON COUNTY SURVEYOR JC 156"
157	SET 5/8" X 24" REBAR WITH 2" AC MARKED "JACKSON COUNTY SURVEYOR JC 157"

### LEGEND

- WEST BOUNDARY LINE  
(MAG NAILS AND 3" LATH SET ON  
LINE AS TEMPORARY REFERENCES)
- - - - - EXISTING FENCE  
(DIMENSION TO PROPERTY LINE AS NOTED)
- SET 5/8" X 24" REBAR WITH 2" AC  
MARKED "JACKSON COUNTY SURVEYOR JC #"  
(# = CORRESPONDING POINT NUMBER)
- ◆ FOUND SURVEY MONUMENT (AS NOTED)
- ▲ CALCULATED POSITION PER SN 4008
- ▲ CALCULATED POSITION PER C.O.M. DATA
- FIELD BOOK
- C.O.M. CITY OF MEDFORD
- O.R. OFFICIAL RECORDS OF JACKSON COUNTY
- D.R. DEED RECORDS OF JACKSON COUNTY
- FD FOUND
- OCRS OREGON COORDINATE REFERENCE SYSTEM
- AC ALUMINUM CAP
- ( ) RECORD DATA PER CROWELL AND ROANOKE  
ADDITIONS TO THE C.O.M.
- { } RECORD DATA PER SN 4008



### LINE TABLE

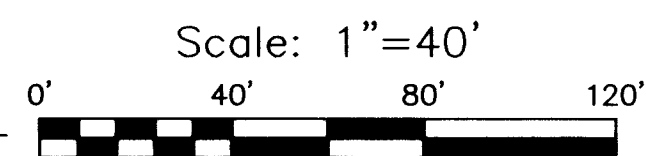
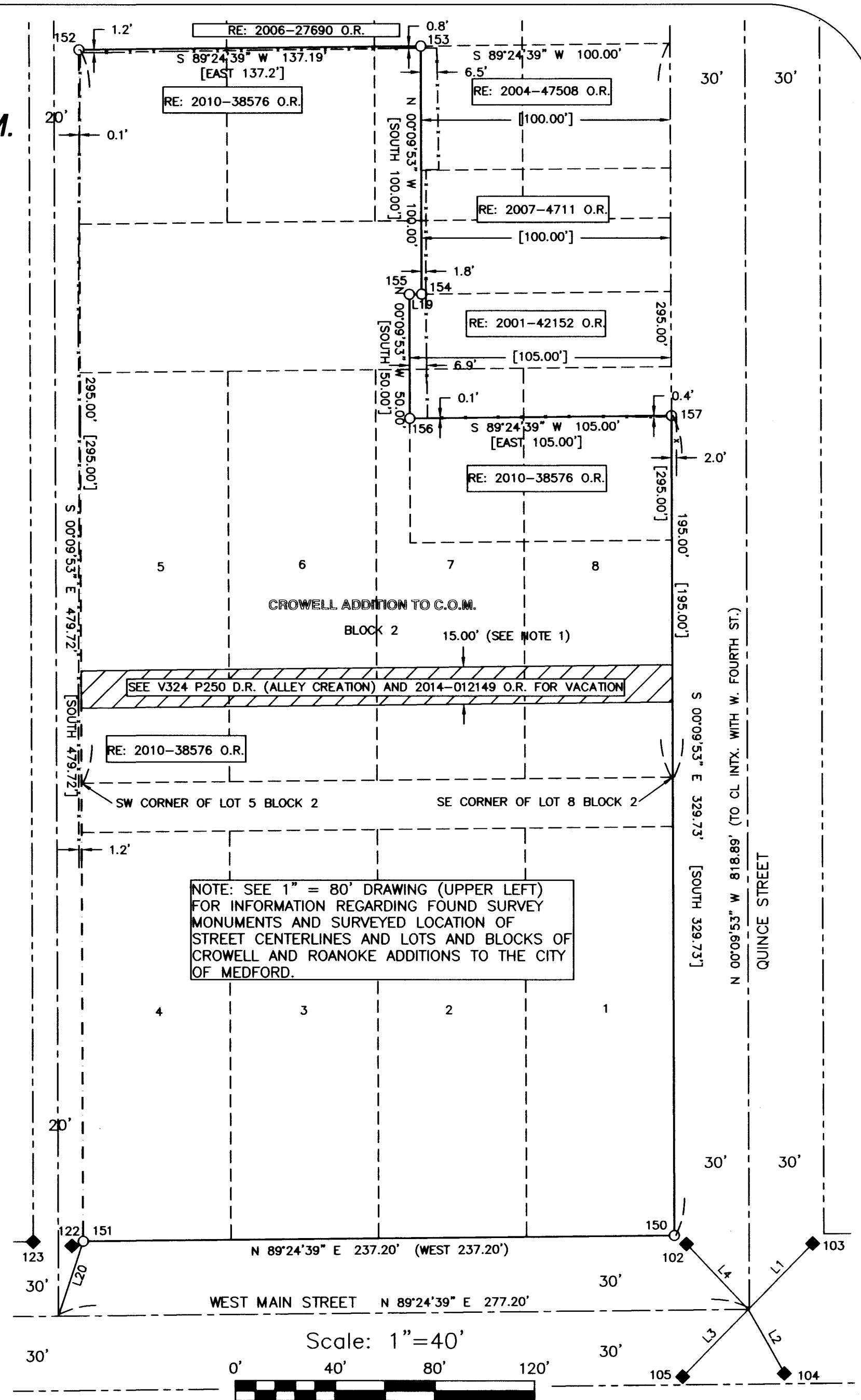
LINE	BEARING	DISTANCE
L1	N 44°19'40" E	37.01'
L2	S 29°30'20" E	29.48'
L3	S 44°19'40" W	37.67'
L4	N 43°18'50" W	36.14'
L5	S 32°02'44" E	31.55'
L6	N 32°02'44" W	30.23'
L7	N 00°13'54" W	30.13'
L8	S 43°36'58" W	37.36'
L9	N 44°12'40" W	36.85'
L10	N 43°36'58" E	36.79'
L11	S 44°12'40" E	36.99'
L12	N 44°12'48" W	36.04'
L13	N 43°55'33" E	37.21'
L14	S 44°12'48" E	36.86'
L15	S 43°55'33" W	36.82'
L16	S 19°45'28" E	0.16'
	{SOUTH}	{0.15'}
L17	N 89°24'39" E	0.41'
	{EAST}	{0.41'}
L18	S 83°29'09" W	0.29'
L19	N 89°24'39" E	5.00'
	{EAST}	
L20	N 18°13'39" E	31.69'

### EASEMENTS OF RECORD AND NOTES

- Easement in favor of California Oregon Power Company per Volume 155, Page 211 for transmission and distribution of electricity (no specific location given).
  - Easement in favor of PacifiCorp (Pacific Power and Light Company) per Doc. No. 89-26352 O.R. for transmission and distribution of electricity (refers to pole number 5514 but no specific location given).
  - Deferred Improvement Easement per Doc. No. 87-19747 O.R. (affects 37 2W 25AB TL 20000).
- Note 1: Alley has been vacated per Ordinance No. 2014-47 (Doc. No. 2014-12149 O.R.). Fee title is currently vested with the City of Medford and transfer to Jackson County is pending (see current title report dated 05/27/14).

**SEE SEPARATE NARRATIVE**

T37S R2W 25AC TL 19900, 20000, 20100



Date: 7/29/15

**SURVEY FOR:**  
Jackson County  
Facilities Maintenance  
10 S. Oakdale  
Medford, OR 97501

Jackson County Surveyor  
Scott Fein, PLS, CWRE, CFEDS

10 S. Oakdale Ave., Medford, OR 97501 (541) 774-6191

Field work was performed between: 5/14/14 and 7/14/15  
Reviewed By: SDF 7/14/14 OR 7/14/14

Field Crew: OR, LM  
CS Job File: 2014-12

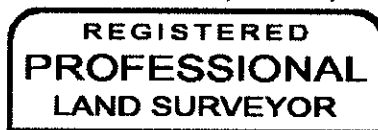
Drawn By: OR 7/14/14  
Approved: SDF 7/29/15

SV-BASE\_MAIN-QUINCE MOS.DWG

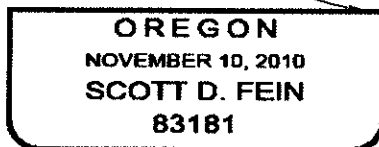
The north boundary by holding the record deed distance of 295.00' from the southwest corner of Lot 5 of Block 2 of Crowell Addition. This same distance call is used in the northerly adjoiner deed (re: 2006-27690 O.R.) to establish the south line of said adjoiner and no gaps or overlaps exist between said lines. The north boundary was held parallel to the south boundary of the subject parcel because both the subject parcel deed and the northerly adjoiner parcel deed have a distance call of 295.00' to the southeast corner of Lot 8 Block 2 of Crowell Addition and this was held to establish the bearing of the north boundary line.

The east boundary by using the record deed distances from the west right-of-way line of Quince St. and keeping the boundary parallel with said right-of-way, as cited on the accompanying map. The deeds of the adjoining parcels along the east boundary were analyzed to determine if any deed gaps or overlaps existed and none were found. The angle point in the east boundary was created by holding the record deed distance of 195.00' from the southeast corner of Lot 8 Block 2 of Crowell Addition and keeping the boundary parallel with the south boundary of the subject parcel. The remainder of the east boundary was created by offsetting the survey centerline of Quince St. the appropriate record right-of-way width.

**Prepared By:**  
**Scott Fein, PLS, CWRE, CFEDS**  
**Jackson County Surveyor**



A handwritten signature in cursive script that reads "Scott Fein".



Renews 12/31/2015

processing was performed with Trimble Business Center version 2.81. The data was then exported to a Carlson Survey Version 2010 AutoCAD drawing for coordinate geometry computations and drafting.

**PROCEDURE:**

This survey is a dependent re-survey of Lots 1 thru 8 of Block 2 and portions of Lots 1 thru 4 of Block 3 of Crowell Addition to the City of Medford, Oregon (filed March 6, 1906).

Reference points set by the City of Medford for the centerline intersection monuments (now destroyed) at W. Main St. and Rose St., W. Fourth St. and Rose St., W. Fourth St. and Quince St., and Quince St. and W. Main St. were recovered and positioned as described above. Record data from the City of Medford fieldbooks was then used to calculate the record location of said centerline intersections. These were then used to establish the survey centerlines of W. Main St., Rose St., W. Fourth St., and Quince St. The record locations were held at the W. Fourth St. intersections with Rose St. and Quince St. At the W. Main St. intersections with Rose St. and Quince St. the record locations from Survey No. 4008 were held. In his narrative for said survey Verlyn Thomas describes how a survey done in 1946 by C.Z. Boyden found that the existing centerline monuments at these latter two intersections did not fit record dimensions very well and recommended that they be moved to better reflect these dimensions. Survey No. 4008 found the same discrepancies that Boyden did and elected to perpetuate the locations that Boyden had recommended to be used. Subsequent surveys by J. Hoffbuhr (No. 4551), Mark Boyden (No. 4848), and Richard Templin (No. 13395) used these locations as well.

The resulting survey centerlines of the aforementioned streets matched the record plat dimensions of both Crowell and Roanoke Additions very well (see accompanying map). The appropriate right-of-way widths were used to establish the exterior block boundaries of said Crowell Addition and single proportionate measurements were then utilized to determine lot line locations after first subtracting out the record widths of vacated W. Fifth St. and two vacated alleys. A third alley which was created after the platting of Crowell Addition has also been vacated and is shown on the accompanying map. It should be noted here that the Crowell Addition plat contains an error in that the summation of north-south lot dimensions and record right-of-way widths is 0.60' longer than the overall dimension given in the outside boundary description of the surveyor's certificate. This was corrected by subtracting 0.15' from each lot dimension before proceeding with the single proportioning of the lot lines. The dimensions of the east-west lot widths matched the plat dimensions very closely and no proportioning was needed along these lines.

The boundaries of the subject parcel(s) were determined as follows:

The south boundary by offsetting the survey centerline of W. Main St 30 feet; one half of the right of way width.

The west boundary by offsetting the survey centerline of the north-south alley 10 feet; one half of the right of way width.

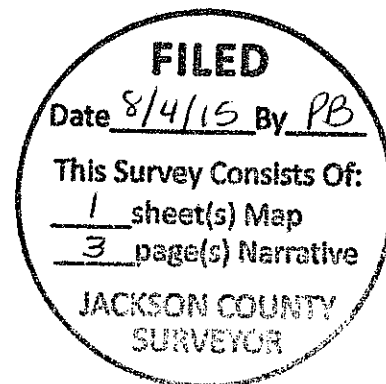
**SURVEY NARRATIVE  
IN ACCORDANCE WITH ORS 209.250**

**SURVEY FOR:**

Jackson County Facilities Maintenance  
10 S. Oakdale Ave.  
Medford, OR 97501

**SURVEY BY:**

Jackson County Surveyor  
Scott Fein, *PLS, CWRE, CFEDS*  
10 S. Oakdale Ave., Rm. 318  
Medford, OR 97501  
541-774-6191  
[surveyor@jacksoncounty.org](mailto:surveyor@jacksoncounty.org)

**LOCATION:**

Northeast Quarter of Section 25, Township 37 South Range 2 West, W.M.: Crowell Addition to the City of Medford, Oregon.

**DATE OF SURVEY:**

Field work performed between 5/14/14 and 7/14/15. Computations and drafting were completed between 5/20/14 and 7/14/15.

**PURPOSE:**

To determine and monument the deeded property line locations per the legal description recorded in 2010-38576 of the Official Records of Jackson County, Oregon.

**BASIS OF BEARING:**

Grid North per OCRS Grants Pass – Ashland Zone, NAD 83 (2011)  
Meridian Convergence Angle = 0°18'10"

**SURVEY METHOD:**

Static GPS positioning of two set control points near the subject parcels was performed utilizing Trimble 5700 and 5800 receivers and ORGN CORS stations "GTPS" and "CTPT". The CORS stations were held as control and a fully constrained, least squares adjustment was performed on the resulting baselines to the control points. While the two control points were occupied with said receivers and collecting data a third receiver (Trimble R6) was used to collect static GPS data on at least two found COM reference points (with unobstructed GPS satellite views) each at the intersections of W. Fourth St. and Rose St., and W. Fourth St. and Quince St. Each occupied reference point therefore had two baseline observations and these were utilized in a fully constrained adjustment to each point holding the previously established ORGN positions on the control points as fixed. A Trimble S6 robotic total station was then utilized to position the remaining COM reference points and found survey monuments as shown on the accompanying map. All survey data was collected using Trimble TSC2 and TSC3 data collectors and