

Jackson County District Attorney Map of Survey Property Line Adjustment for Consolidation

Located in T37S R2W, W.M. SE 1/4 of Section 25
located in the City of Medford, Oregon

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

Survey by:
Jackson County Surveyor
10 S Oakdale Ave. Rm 318
Medford, OR 97501

LEGEND

- x— Chain Link Fence
- Board Fence
- |— Adjusted Boundary Line
- Previous Boundary Lines
- - - Lot Lines per Park Addition Plat
- Set 5/8" x 24" rebar with Aluminum Cap mkd: "Jackson County Surveyor" Unless Noted Otherwise
- ⊙ Fd. 0.38 Caliber Shell Unless Noted Otherwise
- ◇ Fd. YPC marked "D. McMahan LS 1913" per S/N 16343
- Fd. YPC marked "Burrell RLS 638" per S/N 5585 unless otherwise noted.
- ⊕ Centerline Position Calculated per City of Medford References
- ◆ Fd. 1 and 1/2" Aluminum Cap marked Boyden PLS 281 per S/N 19044
- x.xx Direction and Distance to Adjusted Boundary Line
- JCS Jackson County Surveyor
- YPC Yellow Plastic Cap
- { } Record Data Per Park Addition
- () Record Data Per Survey No. 5585
- (()) Record Data Per Survey No. 20756
- [] Record Data Per Survey No. 16343

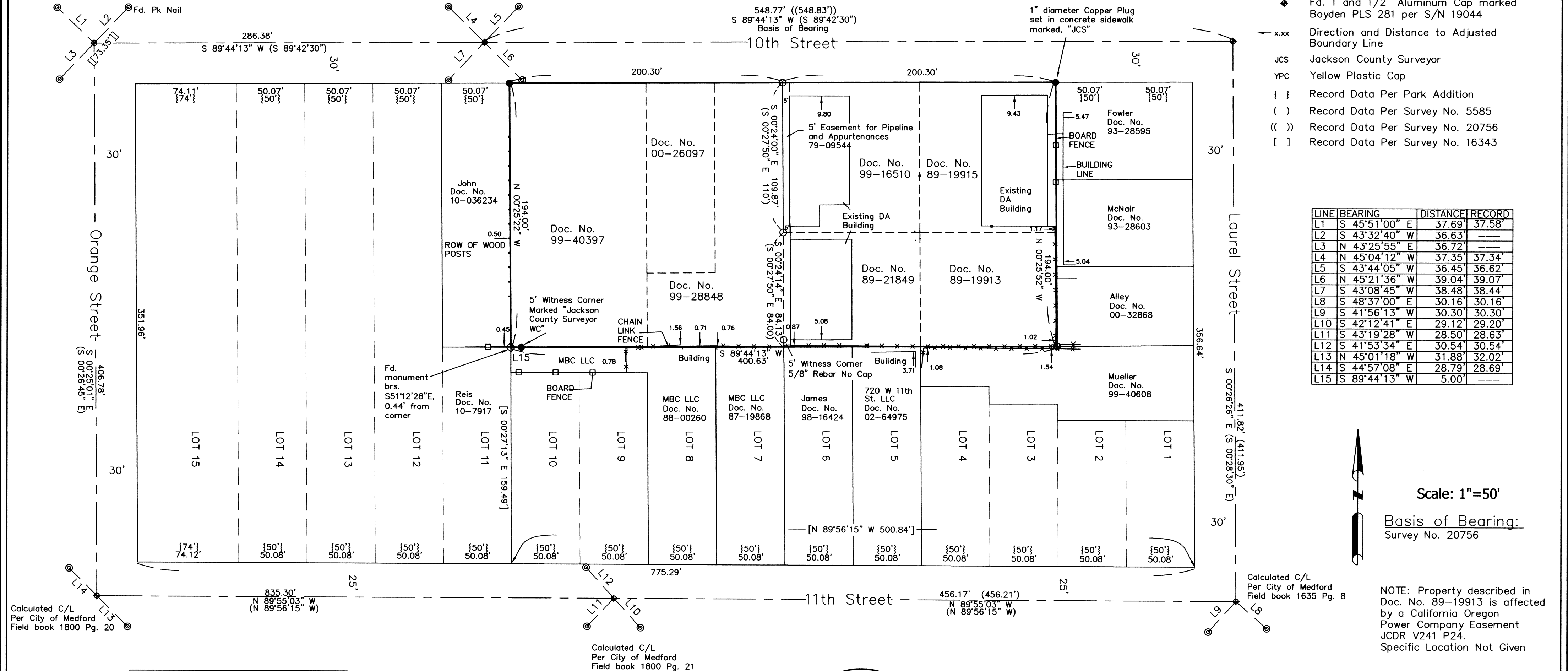
City of Medford Planning Approvals:
File Number: PLA-15-082

Examined and Approved: *James E. Hubert* Date: 10/27/15
Planning Director

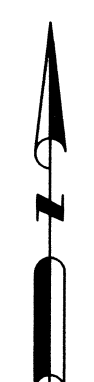
Examined and Approved: *Scott D. Fein* Date: 10/24/15
City Surveyor

Calculated C/L
Per City of Medford
Field book 1750 Pg. 31

Calculated C/L
Per City of Medford
Field book 1718 Pg. 33



LINE	BEARING	DISTANCE	RECORD
L1	S 45°51'00" E	37.69'	37.58'
L2	S 43°32'40" W	36.63'	---
L3	N 43°25'55" E	36.72'	---
L4	N 45°04'12" W	37.35'	37.34'
L5	S 43°44'05" W	36.45'	36.62'
L6	N 45°21'36" W	39.04'	39.07'
L7	S 43°08'45" W	38.48'	38.44'
L8	S 48°37'00" E	30.16'	30.16'
L9	S 41°56'13" W	30.30'	30.30'
L10	S 42°12'41" E	29.12'	29.20'
L11	S 43°19'28" W	28.50'	28.63'
L12	N 41°53'34" E	30.54'	30.54'
L13	N 45°01'18" W	31.88'	32.02'
L14	S 44°57'08" E	28.79'	28.69'
L15	S 89°44'13" W	5.00'	---



Scale: 1"=50'

Basis of Bearing:
Survey No. 20756

Calculated C/L
Per City of Medford
Field book 1635 Pg. 8

NOTE: Property described in Doc. No. 89-19913 is affected by a California Oregon Power Company Easement JC DR V241 P24. Specific Location Not Given

Instrument No. 2015-031912
Total Adjusted Area: 1.78 Acres

FILED
Date 12-3-15 By JH
This survey consists of:
1 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Scott D. Fein
OREGON NOVEMBER 10, 2010
SCOTT D. FEIN 83181
Renews 12/31/2015

Jackson County Surveyor
Scott Fein, PLS, CWRE, CFEDS (541) 774-6191 Medford, OR 97501
Computation and field work performed between: 5/28/15 and 8/4/15
Reviewed By: SDF 9/28/15
Office Staff: BWP CS Job File: 14-23 DA's Office
Drawn By: BWP 9/28/15 DA_BOUNDARY_7-29-15.dwg

of Medford field notes and positions were calculated along 11th street at the centerlines of Orange St., Newtown St. and Laurel St.

Block 8 of the Park Addition to the Town of Medford, Jackson County Oregon, located in the SE ¼ of Section 25, T37S R2W, W.M. was computed by offsetting centerline at the platted right of way widths creating the exterior boundary of Block 8. Monuments set by George Burrell on Filed Survey Number 5585, on file with the Jackson County Surveyor, were recovered as shown on accompanying map. Lots were proportioned given plat record and measured distances, holding Burrell's found monuments along with centerline positions. A McMahan monument per Survey Number 16343 was found near the Southwest corner of the subject property, but was not held. Distances measured this survey match what was recorded per Survey Number 16343, but the monument itself was found out of position.

There is an inconsistency regarding right of way width along 11th street that directly affects the south line of Block 8. The discrepancy is a width conflict between original Subdivision Plat and what was recorded in Burrell's Survey Number 5585. The original plat has a variable width from 40' at Newtown Street, to 43' at King Street. Burrell reset centerline monuments per City field notes on Filed Survey Number 5585 and stated a 50' right of way. Because there inconsistencies between these surveys as to where the true south line of the block lies, further research was performed; more specifically in regard to Junior/Senior rights for the property lying within Lots 1-8 of said Block 8 and where it abuts the property owned by Jackson County as described in Document Number 1999-28848.

B.W. Powell was co-owner of lands platted as Park Addition on 4/24/1888. Prior to the recording of the plat, Powell attempted to convey the South 166' of the East 333' of Block 8 (V.15 P.118), but referenced Block 7 of the Galloways Addition. Because this was filed prior to the actual Park Addition plat, it is not a valid recording. The first conveyance from Powell after the plat was recorded (V.17 P.154), being the senior deed, describes the North 194' of lots 1-8 and all of lots 9-15 in said Block 8. Since said deed record calls for the North 194' of Block 8, the issue with the south boundary, also being the North line of 11th Street, is yet to be resolved as it does not pertain to this survey. Deed Record information was then used to calculate existing lot boundaries as per documents 99-40397, 00-26097, 99-28848, 99-16510, 89-21849, 89-19915 and 89-19913.

Interior lines of existing parcels were adjusted as shown, consolidating said parcels into one unit of land. Resultant subject property was monumented and a legal description was prepared, describing this real property into a single unit of land and recorded with the Jackson County Clerk as document #2015-031912.

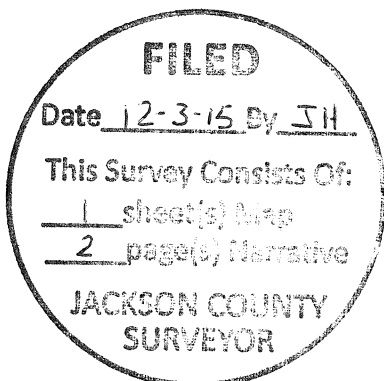
Prepared by:
Scott Fein
PLS, CWRE, CFEDS
Jackson County Surveyor

REGISTERED
PROFESSIONAL
LAND SURVEYOR



OREGON
NOVEMBER 10, 2010
SCOTT D. FEIN
83181

Renews 12/31/2015



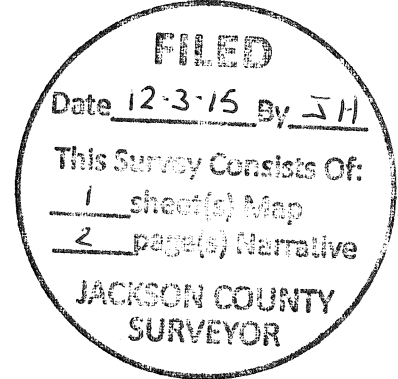
**SURVEY NARRATIVE
IN ACCORDANCE WITH ORS 209.250**

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



LOCATION:

Southeast Quarter of Section 25, Township 37 South Range 2 West, W.M.: City of Medford, Oregon.

DATE OF SURVEY:

Field work performed between 12/13/14 and 8/4/15. Computations and drafting were completed between 5/28/15 and 9/28/15.

EQUIPMENT USED:

Trimble S6 Robotic Total Station with TSC3 Data Collector.

PURPOSE:

The purpose of this survey is to locate and monument the adjusted boundary of the land in fee ownership of Jackson County, described in the following documents: 99-40397, 00-26097, 99-28848, 99-16510, 89-21849, 89-19915 and 89-19913, on file with the Jackson County Clerk, for the purpose of consolidation of said lands, as shown on accompanying map and approved by the City of Medford Planning Department as file number PLA-15-082. To locate easements per First American Title Report order #7169-2375064 dated January 23, 2015.

BASIS OF BEARING:

Geodetic North per survey 20756. Centerline of 10th street, from CL of Laurel St to the CL of Newtown Street.

PROCEDURE:

Utilizing survey control established during Survey Number 20756 on file with the Jackson County Surveyors Office, combined with deed record information, data was collected and additional control points were set and positioned along a closed traverse. The centerline of 10th Street per Survey 20756 was used as the basis of bearing. Said centerline was located by the monument at 10th St and Laurel St with the centerline position of 10th St and Newtown St, located from City of Medford reference points. Centerline reference points were found per City