

RECEIVED
Date 2/14/18 By [Signature]
This survey consists of
1 sheet(s) Map
3 page(s) Narrative
JACKSON COUNTY
SURVEYOR

APPROVAL
CITY OF MEDFORD PLANNING DIRECTOR
FILE NO. 17-01
MDFORD CITY SURVEYOR
2-16-18 DATE
2/14/18 DATE

MAP OF SURVEY
PROPERTY LINE ADJUSTMENT
(LOT CONSOLIDATION)
LYING SITUATE WITHIN
SOUTHEAST QUARTER OF SECTION 24,
TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN
CITY OF MEDFORD, JACKSON COUNTY, OREGON
FOR
Kids Unlimited of Oregon
821 North Riverside Avenue
Medford, Oregon 97501

- LEGEND**
- ⊕ 1/2" BRASS CAP DONATION LAND CLAIM CORNER PER JACKSON COUNTY SURVEYOR RE-ESTAB. NOTES (RECOVERED)
 - ⊙ 1/2" COPPER PLUG IN CONCRETE IN MONUMENT WELL PER S/N 2216, 1027, 15894 & 16866 (RECORD)
 - ⊗ 3" CITY OF MEDFORD BRASS CAP IN ASPHALT PAVEMENT PER S/N 2216, 15894 & 16866, OR AS OTHERWISE DESCRIBED (RECOVERED)
 - ◇ RAILROAD SPIKE PER CITY OF MEDFORD SURVEYOR FIELD BOOK 1498, PAGE 1 (RECOVERED)
 - △ 38 CALIBER SHELL CASING IN CONCRETE FOR STREET CENTERLINE REFERENCE PER MEDFORD SURVEYOR FIELD NOTES (RECOVERED)
 - ▲ TACK IN LEAD PLUG ON BACK OF CONCRETE SIDEWALK PER S/N 1647 (RECOVERED)
 - ⊕ 38 CALIBER SHELL CASING w/ TACK & BRASS WASHER IN CONCRETE STAMPED "NEATHAMER LS 56545" OR "NEATHAMER SURVEYING" PER S/N 18580 & 21276 (RECOVERED)
 - 5/8" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "C. NEATHAMER LS 56545" PER S/N 18580 (RECOVERED)
 - 5/8" IRON PIN w/ 1-1/2" ALUMINIUM CAP, NO OTHER MARKINGS PER S/N 6320 (RECOVERED)
 - ⊕ 1" IRON AXLE, NO OTHER MARKINGS PER S/N 1647, 6320 & 22073 (RECOVERED)
 - ⊕ 1" IRON PIN 12" DEEP IN MONUMENT WELL PER S/N 1647 & 2216, AS REFERENCED BY CITY OF MEDFORD PROJECT NO. RP13 (RECOVERED)
 - ⊕ 1/2" IRON PIN, NO OTHER MARKINGS PER EDWARDS' ADDITION (RECOVERED)
 - ⊕ 1-1/4" IRON PIPE, ORIGIN UNKNOWN (RECOVERED)
 - ⊕ CALCULATED POINT PER CITY OF MEDFORD SURVEYOR FIELD NOTES
 - ⊕ 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
 - ⊕ 1" BERTNSEN BRASS DISC IN CONCRETE CURB STAMPED "POLARIS PLS 2883" (ESTABLISHED)
 - ⊕ 1" x 3" BERTNSEN STEEL SPIKE w/ 2" BRASS WASHER IN ASPHALT STAMPED "POLARIS LAND SURVEYING PLS 2883" (ESTABLISHED)
- SUBJECT PROPERTY LINE
ADJUSTED / CONSOLIDATED PROPERTY LINE
BOUNDARY LINE
CENTERLINE
PUBLIC UTILITY EASEMENT LINE
PREVIOUS PROPERTY OR DEED LINE
OFFICIAL RECORDS, JACKSON COUNTY RECORDER
DEED RECORD VOLUME / PAGE, JACKSON COUNTY RECORDER
SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
W.C. WITNESS CORNER MONUMENT, AS DESCRIBED
SURVEY RECORD DATA PER S/N 1647
() SURVEY RECORD DATA PER S/N 6320
< > SURVEY RECORD DATA PER S/N 22073
(()) SURVEY RECORD DATA PER S/N 2216
{ { } } SURVEY RECORD DATA PER S/N 14968
<< >> SURVEY RECORD DATA PER S/N 20504
[[]] SURVEY RECORD DATA PER S/N 18580 & 21276
[] PLAT RECORD DATA PER EDWARDS' PLACE & WILDWOOD ADDITIONS
PUBLIC UTILITY EASEMENT PER O.R. 2017-013017
PUBLIC STREET DEDICATION PER O.R. 2017-013017

BASIS OF BEARING
THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTERLINE OF MAPLE STREET IN THE CITY OF MEDFORD, HAVING A RECORD PLAT BEARING OF NORTH 54°52'00" EAST, AS REFERENCED ON SURVEY NO. 2216, 16866 & 20634, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

SURVEY NOTE
CITY OF MEDFORD BRASS CAP STAMPED "I.P. EDWARDS C. OF M." WAS RECOVERED NORTH 29°00' WEST, 0.63 FEET FROM PLAT RECORD POSITION OF INITIAL POINT FOR EDWARDS PLACE ADDITION BASED ON HOLDING PLAT RECORD DISTANCE OF 20.0 FEET SOUTH OF "TELL" CORNER OF DONATION LAND CLAIM NO. 42, COMMON WITH SOUTHWEST CORNER OF GOVERNMENT LOT 6 IN TOWNSHIP 37 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN. SEE SURVEY NARRATIVE FOR ADDITIONAL INFORMATION.

TABLE OF CURVES

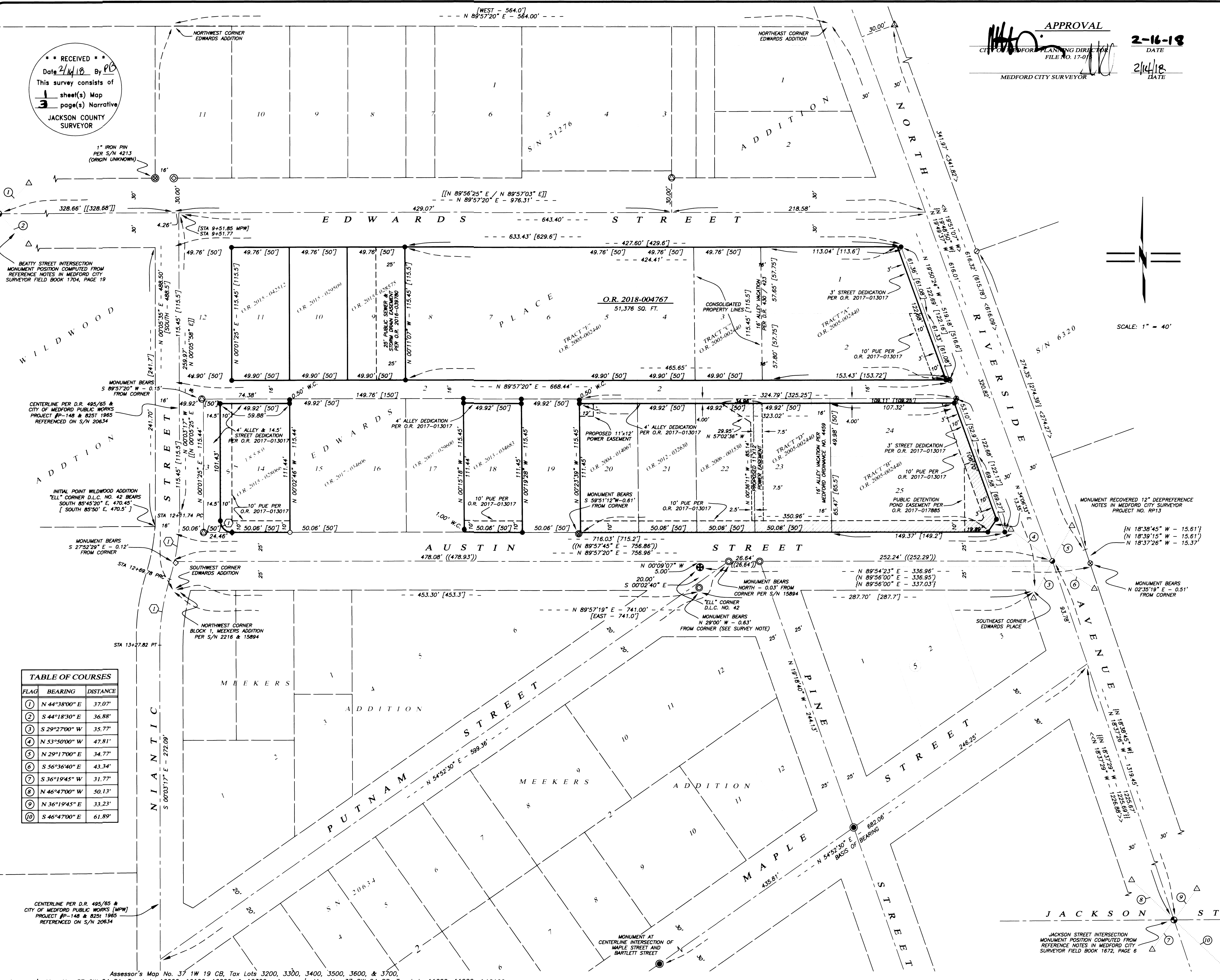
FLAG	Δ	R	A	T	CHORD
(1)	90°04'06"	10.00	15.72	10.01	N 45°00'38" W - 14.15'

REGISTERED PROFESSIONAL LAND SURVEYOR
Shawn Kampmann
OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883.12
RENEWAL DATE: 6/30/2019

SURVEYED BY:
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009
DATE: JANUARY 30, 2018
PROJECT NO. 1000-15

TABLE OF COURSES

FLAG	BEARING	DISTANCE
(1)	N 44°38'00" E	37.07'
(2)	S 44°18'30" E	36.88'
(3)	S 29°27'00" W	35.77'
(4)	N 53°50'00" W	47.81'
(5)	N 29°17'00" E	34.77'
(6)	S 56°36'40" E	43.34'
(7)	S 36°19'45" W	31.77'
(8)	N 46°47'00" W	50.13'
(9)	N 36°19'45" E	33.23'
(10)	S 46°47'00" E	61.89'



Assessor's Map No. 37 1W 19 CB, Tax Lots 3200, 3300, 3400, 3500, 3600, & 3700,
Assessor's Map No. 37 2W 24 DA, Tax Lots 16000, 16100, 16200, & 16300; Assessor's Map No. 37 2W 24 DD, Tax Lots 11600, 11900, & 12100



SURVEY NO. 22478

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES**

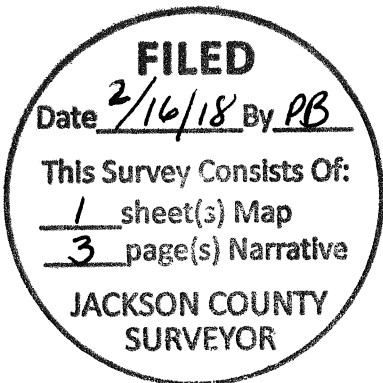
SURVEY FOR: Kids Unlimited of Oregon
821 North Riverside Avenue
Medford, Oregon 97501

LOCATION: The Southwest Quarter of Section 19, Township 37 South, Range 1 West and the Southeast Quarter of Section 24, in Township 37 South, Range 2 West, Willamette Meridian, City of Medford, Jackson County, Oregon.

PURPOSE: To survey a Lot Consolidation (Property Line Adjustment) of Tracts A, C and E of those parcels described within Instrument No. 2005-002440 of the Official Record in Jackson County, Oregon, as approved by City of Medford Planning Department File No. 17-016, as well as to survey and monument the exterior blocks of additional properties owned by Kids Unlimited within Block 2 of Edwards Addition, as shown hereon.

PROCEDURE: Utilizing a Leica TCRP 1203 robotic total station and ranging prisms, a Leica 1200 Smart Rover GNSS receiver, and survey control previously established by this office during the performance of Survey No. 20634, filed in the office of the Jackson County Surveyor, I retrace the boundary of Block 2 of Edwards Place Addition to the City of Medford, recorded June 7, 1909 in Volume 1, Page 189 of the Plat Records in Jackson County, Oregon, along with the adjoining street right of ways of North Riverside Avenue, Edwards Street, Niantic Street & Austin Street.

The Initial Point for plat of Edwards Place Addition commences 20 feet south from the southwest corner of Govt. Lot 6, common with the "EII" corner of Donation Land Claim No. 42 in Township 37 South, Range 1 West, where a City of Medford 2" brass cap stamped "I.P. Edwards C. of M." was recovered 0.63 feet from the plat record position based on the above described D.L.C. corner position, from which a Jackson County Surveyor re-establishment from 1924 indicates that the original sandstone monument scribed with a cross was recovered and an iron pin reference monument set 20 feet south therefrom. Since the 1924 corner visit, there has been two additional re-establishments perpetuating the corner location. Inquiries were made to the City of Medford Surveyor as



PROCEDURE (continued)

to the origin and date that said city monument was established but no records could be found to authenticate it as the true location of said Initial Point. Holding the city monument for the Initial Point of said Edwards Place would not have fit harmoniously with any other survey monuments recovered in the neighborhood, therefore I decline to utilize it for this survey and determine the Plat record call of 20 feet south from the Donation Land Claim "EII" corner as the best available evidence to perpetuate the original Initial Point location. This also appears to be confirmed based on the tie from the same Donation Land Claim "EII" corner to the Initial Point for Wildwood Addition to the City of Medford plat which falls almost exactly on the west line of the 16 foot wide alley denoted on said Wildwood Addition, as well as the Edwards Place Addition plat, common with the current west line of Niantic Street.

Records research for this project confirmed that there was very little useful survey data available for retracing Edwards Addition other than the street right of ways around the perimeter of Block 2. No monuments were found to remain from Survey No. 58 (1948) and Survey No. 170 (1949) by J.H. Clabby, and diligent searches at all the lot corners resulted in only a single iron pipe of unknown origin found 0.6 feet from the plat record southwest corner of Lot 20. The only other survey of record within said Block 2 was performed in 2005 by Cael Neathamer for Lots 13 & 14 on Survey No. 18580. Monuments recovered were found to fit well with the survey record and held as shown.

The plat of Edwards Place denotes an odd, irregular overplat of the easterly lot lines of Blocks 1 and 2 and the westerly line of North Riverside Avenue along the exterior boundary of the subdivision which first required the determination of the right of way for Riverside in order to resolve any discrepancies. Although there were numerous City of Medford street centerline notes along North Riverside Avenue between Maple Street and McAndrews Road, many of the reference points had been destroyed and some centerline monument wells did not contain monuments either according to the notes. Only single reference points remained at the intersections of Riverside Avenue with Maple and Austin streets which were insufficient to determine the right of ways with any verifiable precision. According to the City's field notes, no centerline monuments or references existed at all between Edwards Street and the next northerly angle point on Riverside Avenue. Therefore I begin at the closest intersection with suitable survey control along the southerly tangent adjoining this survey's project site at the intersection of North Riverside with Jackson Street and tie the four referenced monuments. Still lacking satisfactory control north to Austin Street where said tangent ends at an angle point in the right of way, it became imperative to locate the 1" iron pin in a monument well at the Austin Street centerline intersection, which was last visited in 1993 and referenced on Page 9, City of Medford Field Book 1672.

PROCEDURE (continued)

With the monument being located in the center lane of the one-way, three lane arterial street, we were fortunate to have the assistance of the Medford City Surveyor's crew, and were able to get a direct measurement on the monument which was crucial for this surveys boundary resolution. For the tangent north of Austin Street on North Riverside, I hold the monuments recovered along the easterly right of way line denoted on Survey No. 1647 & 6320.

For the centerline Austin Street, I hold the bearing run from the above mentioned monument recovered at the centerline of North Riverside Avenue as described above, through the recovered centerline monuments at the intersections of Austin Street with Pine and Putnam Streets extended to Niantic Street. For south line of Edwards Place, common with the south line of Austin Street, I offset said centerline 25 feet south, and run Plat record distance of 453.30 feet west from the computed Initial Point for the southwest corner of Edwards Place and plat record 287.70 feet east for the southeast corner of Edwards Place, overlapping the North Riverside Avenue right of way.

For Edwards Street, I utilize City of Medford reference monuments to compute the centerline intersection with Beatty Street and run a bearing parallel with the bearing of Austin Street per Edwards Place plat record to its terminus at North Riverside Avenue. Astonishingly enough, this bearing fits exactly with monuments recovered along the north line of Edwards Street, common with the south line of Block 1, Edwards Place, per Survey No. 4213 (McGinty) & 21276 (Robert Neathamer), which also includes an ancient 1/2" iron pipe recovered at the southwest corner of said Block 1. The south line of Edwards Street is also the north line of Block 2, Edwards Place Addition. The east line of Block 1, Edwards Place was determined by holding the above referenced monument recovered at the southwest corner of Block 1 and the calculated southwest corner of Block 2 as described above. The lots in Block 2 were calculated based on proportional measurements against the Plat record.

BASIS OF BEARING: The Basis of Bearing for this survey is the centerline of Maple Street, having a record bearing of North 54°52'30" East, as referenced on Survey No. 2216, 16866 & 20634, on file in the office of the Jackson County Surveyor.

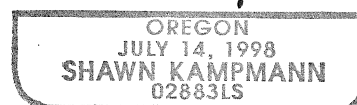
DATE: January 30, 2018

PREPARED BY: Shawn Kampmann,
Professional Land Surveyor

POLARIS LAND SURVEYING, LLC
P.O. Box 459
Ashland, Oregon 97520
(541) 482-5009



Shawn Kampmann



Renewal Date: 6/30/2019