

**MAP OF SURVEY**  
 LOCATED IN THE S.E. 1/4 OF SECTION 36,  
 TOWNSHIP 37 SOUTH, RANGE 2 WEST,  
 W.M., CITY OF MEDFORD, JACKSON  
 COUNTY, OREGON

**LINE TABLE**

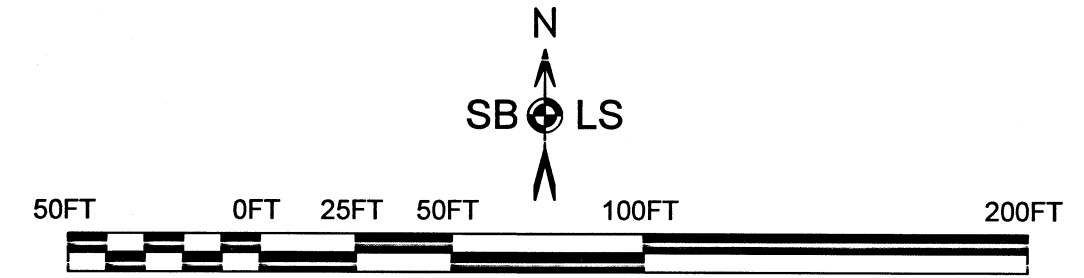
LINE	BEARING	DISTANCE	RECORD DATA	BEARING	DISTANCE	REMARKS
L1	S 00°20'50" E	19.97 FT	CS 9302	N 00°06'30" E	20.00 FT	VAC ORD 108-99 (99-20755)
L2	N 00°10'19" W	70.00 FT	2018-036134	NORTH	70.00 FT	A PORTION OF TRACT A OF DEED (OPAS LOT 3)
L3	S 89°42'41" W	144.96 FT	2018-036134	WEST	145.00 FT	A PORTION OF TRACT A OF DEED (OPAS LOT 3)
L4	N 00°11'28" W	90.00 FT	2018-036134	SOUTH	90.00 FT	A PORTION OF TRACT A OF DEED (OPAS LOT 3)
L5	N 89°41'59" E	145.01 FT	CS 7840	S 89°57'06" E	145.00 FT	VAC ORD 108-99 (99-20755)
L6	N 00°10'19" W	42.09 FT	OPAS	NORTH	42.0 FT	A PORTION OF TRACT A OF DEED (OPAS LOT 3)
L7	N 00°10'19" W	66.05 FT	OPAS	N 00°06'30" E	66.10 FT	CALCULATED TO SOUTH HALF OF BLOCK 10
L8	N 00°10'19" W	21.98 FT	CS 10039	N 00°06'30" E	22.00 FT	FOUND NEAR FENCE CORNER (0.8 FEET DOWN & 0.02 WEST)
L9	N 00°10'19" W	44.06 FT	CS 10039	N 00°06'30" E	156.10 FT	TOTAL DISTANCE L9 + L10
L10	N 00°10'19" W	112.09 FT	OPAS	NORTH	112.00 FT	
L11	S 89°45'09" W	145.07 FT	CS 10039	S 89°57'16" E	290.01 FT	TOTAL DISTANCE L11 + L12 (OPAS WEST 145 FT)
L12	S 89°45'09" W	145.08 FT	CS 10039	S 89°57'16" E	290.01 FT	TOTAL DISTANCE L11 + L12 (OPAS WEST 145 FT)
L13	S 00°12'56" W	112.07 FT	OPAS	SOUTH	112.00 FT	
L14	S 00°12'56" W	45.69 FT	CS 10039	S 00°06'22" W	157.60 FT	TOTAL DISTANCE L13 + L14
L15	S 00°12'56" W	20.35 FT	CS 10039	S 00°06'22" W	20.50 FT	FOUND BENT TOWARD NE - UP 0.7 FT & 0.13 WEST
L16	S 00°12'56" W	66.04 FT	2018-036134	SOUTH	66.00 FT	
L17	S 00°12'56" W	112.07 FT	OPAS	SOUTH	112.00 FT	
L18	S 00°12'56" W	20.11 FT	CS 9302	S 00°06'22" W	20.00 FT	
L19	N 00°11'28" W	42.22 FT	OPAS	NORTH	42.00 FT	
L20	N 00°11'28" W	66.04 FT	2018-036134	NORTH	108.00 FT	TOTAL DISTANCE L19 + L20
L21	N 00°11'28" W	21.16 FT	2018-036134	S 00°06'30" W	22.00	
L22	N 00°11'28" W	44.88 FT	OPAS	NORTH		
L23	N 00°11'28" W	112.08 FT	OPAS	NORTH	112.00 FT	
L24	S 89°45'40" W	144.99 FT	OPAS	WEST	145.00 FT	
L25	S 89°26'14" W	145.15 FT	CS 10039	N 89°45'00" E	290.01 FT	TOTAL DISTANCE L25 + L26
L26	S 89°26'14" W	145.01 FT	CS 10039	N 89°45'00" E	290.01 FT	TOTAL DISTANCE L25 + L26
L27	S 89°46'24" E	144.92 FT	CS 9302	S 89°57'06" E	290.00 FT	TOTAL DISTANCE L27 + L5
L28	S 14°49'26" E	220.07 FT				
L29	S 89°45'40" W	144.98 FT	OPAS	FAST	145.00 FT	
L30	N 00°12'56" W	40.06 FT	CS 10414	S 00°06'22" W	40.06 FT	SOUTH MONUMENT NOT FOUND (NEW CONSTRUCTION)
L31	S 89°45'54" W	144.96 FT	OPAS	WEST	145.00 FT	
L32	S 89°45'54" W	144.93 FT	OPAS	WEST	145.00 FT	
L33	S 89°45'23" W	145.04 FT	OPAS	WEST	145.00 FT	
L34	S 89°45'23" W	145.04 FT	OPAS	WEST	145.00 FT	

**LEGEND**

- These standard symbols will be found in the drawing
- PROPERTY LINE ADJUSTMENT CS 10039
  - VACATED PENN STREET
  - SOUTH HALF BLOCK 10 OAKDALE PARK ADDITION
  - ROAD ROW
  - SURVEY TIES
  - OAKDALE PARK ADDITION SUBDIVISION VOLUME 4 OF PLAT AT PAGE 11
  - LINES SURVEYED AND MARKED
  - △ CALCULATED POINT- NOTHING FOUND OR SET
  - ▲ FOUND 5/8" IRON PIN OPC (NEW SUBDIVISION-NO RECORD)
  - ⊕ MARKED NEATHAMER LS 56545
  - ⊙ FOUND 5/8" IRON PIN - CS 10414 (LS 803)
  - ⊙ FOUND 5/8" IRON PIN YPC - CS 7840 (LS 944)
  - FOUND 5/8" IRON PIN CS 10039 (NO CAP)
  - FOUND 5/8" IRON PIN YPC - CS 9302 OR 10039 (LS 505)
  - YPC YELLOW PLASTIC CAP
  - OPC ORANGE PLASTIC CAP
  - CS FILED SURVEY NO. - JACKSON COUNTY SURVEYOR'S OFFICE
  - (( )) OAKDALE PARK ADDITION SUBDIVISION DATA
  - OPAS OAKDALE PARK ADDITION SUBDIVISION
  - GPC GREEN PLASTIC MORASSE CAP
  - SET 5/8-INCH X 24-INCH IRON PIN WITH 1 3/4" GPC

SE LOT 3 BLOCK 10 OAKDALE PARK ADDITION  
 LAT. 42°18'12.53317"N  
 LONG. 122°52'39.99089"W  
 ELEV NAVD88 1449.19 FT

CITY OF MEDFORD C-111  
 BRASS CAP MONUMENT IN SOUTH CURB OF  
 IPSON DRIVE  
 LAT. 42°18'10.23155"N  
 LONG. 122°52'39.25865"W  
 ELEV NAVD88 1450.42 FT  
 ELEV COM NGVD29 1446.49 FT (COM 1446.49 FT)



BASIS OF BEARING: GRID, OCRS- GRANTS PASS-ASHLAND ZONE AS MEASURED BETWEEN THE FOLLOWING FOUND CORNERS: SE LOT 3 AND NE LOT 1. DISTANCES ARE GRID DISTANCES, INTERNATIONAL FEET.  
 EQUIPMENT: LEICA GS14 GNSS RECEIVER USING OREGON DEPARTMENT OF TRANSPORTATION'S ORGN GPS NETWORK ADJUSTED SOLUTIONS.  
 NAD83(2011) EPOCH 2010.00 - ELEVATIONS BASED ON NAVD88 USING GEOID 12A MODEL. THE CONVERSION TO CITY OF MEDFORD VERTICAL DATUM (NGVD29) IS ON AVERAGE -3.93 FEET.

**NARRATIVE TO COMPLY WITH O.R.S. 209.250**  
 SEE ATTACHED NARRATIVE

**S B L S**  
**STEPHAN BAROTT LAND SURVEYING**

REGISTERED PROFESSIONAL LAND SURVEYOR

1446 ST. ANDREW WAY  
 MEDFORD, OR 97504

PHONE: 541-776-1272  
 CELL: 541-510-8278  
 e-mail: sbarott@charter.net

OREGON  
 JULY 28, 1988  
 STEPHAN L. BAROTT  
 2332  
 RENEWS: DECEMBER 31, 2019

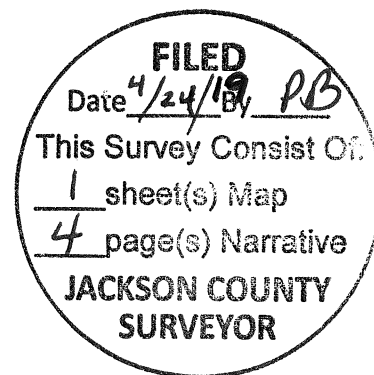
**MAP OF SURVEY**

DRAWN	DATE	GROUT & ASSOC. LLC
SBLS	4-23-2019	DAVID G INVESTMENTS LLC
APPROVED	DATE	PO BOX 3575
		CENTAL POINT, OR 97502
SCALE	SHEET	PROJECT NO.
1"=50'	1 OF 1	2019-05

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

**SURVEYED FOR: GROUT & ASSOCIATES, LLC  
DAVID G. INVESTMENTS, LLC  
P.O. BOX 3575  
CENTRAL POINT, OR 97502**

**SURVEYED BY: STEPHAN BAROTT  
STEPHAN BAROTT LAND SURVEYING  
1446 ST. ANDREW WAY  
MEDFORD, OREGON 97504**



**LOCATION:** A parcel of land located in the Southeast quarter of the Southeast quarter (SE1/4) of Section 36, Township 37 South, Range 2 West, Willamette Meridian, City of Medford, Jackson County, Oregon.

**BASIS OF BEARING:** Grid Bearing from GPS, Oregon Coordinate Reference System (OCRS) Grants Pass-Ashland Zone, as measured along the Westerly line of Kings Highway as noted on the attached Map of Survey. Average mapping angle  $0^{\circ}18'23.9''$ . Current Magnetic Declination is  $14^{\circ}27'30''$  East. Coordinates and distances are Grid distances.

**PURPOSE:** The purpose of this survey is to survey and segregate a portion of Tract A as defined in Document 2018-036134 of Jackson County Deed Records. The intent is to identify the current Tax Lot 1400 which is defined as the Southerly seventy (70) feet of Lot 3, Block 10, Oakdale Park Addition to the City of Medford Oregon. In addition to that portion of said Lot 3, Tax Lot 1400 also includes a 20-foot strip on the southerly boundary created as the result of street vacation of Penn Street.

The intent as noted is to identify the boundaries as described in Document 2018-036134 and as described in Document 77-17077 as the "South Half of Block 10, Oakdale Park Addition, Jackson County, Oregon."

The intent is NOT to verify if Oakdale Park Addition dated November 19, 1910, and as shown on the Amended Plat of Blocks of Oakdale Park Addition dated May 17, 1912 is still considered a valid Subdivision. Refer to Document 78-28216 that addresses said Subdivision. It appears that lots adjacent to Kings Highway had adequate access and are exempt from review.

The South Half of Block 10 consist of the current Tax Lots 1400, 1401, 1402, and 1403. They have been recognized as "legal lots" for many years. Refer to Document 77-17077 as the parent tract for Tax Lots 1400, 1401, 1402, 1403. Refer to Documents 84-10379 and 84-10380 that referred to the current Tax Lots 1400, 1401, 1402, 1403. For more information refer to J.V. 79-05880/05881. I did not find a Planning Action that divided the South Half of Block 10 into four separate lots or parcels. It appears to have been segregated by Deed only, and have been used several times without question as to the legal status. I believe the lot legality questions have been discussed with Jackson County Development Services per my client's acknowledgement.

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

**EQUIPMENT:** Leica TCRP-1203 Electronic (Robotic) Total Station and ranging prisms and Leica GS14 GNSS (GPS) Receiver.

**GEODETIC SOFTWARE:** Blue Marble Geographics- Geographic Calculator Version 2019

**HISTORY OF DEEDS and SURVEYS:** The history of surveys of T.37 S., R. 2 W. pertaining to this survey is as follows:

1910- Oakdale Park Addition to the City of Medford recorded on December 8, 1910 by J.S. Howard.

- Twenty-foot (20) street dedication to the Public for King Street (Kings Highway).

1912- Amended Plat of Blocks of Oakdale Park Addition to Medford, Oregon dated May 17, 1912 by C. Frank Rhodes. This survey did not amend Block 10.

1964- D'Anjou Village Unit No. 1 Subdivision East of Kings Highway recorded on June 9, 1964 by surveyor L.E. Ager, L.S. 21 in Volume 9 of Plats at Page 49. Refer to filed survey No. C.S. 2594.

- Fifty-foot (50) street dedication to the Public for Kings Highway.

1978- Document 78-28216 noted many vacations of streets and areas with less than adequate access. The Order suggested that a re-plat be conducted for much of Oakdale Park Addition to meet the 1978 (or 1959) subdivision standards.

Vacation of Penn Street- Refer to Document 78-13889, 78-23479, Order 108-99, and Document 99-20755.

1979- A portion of Blocks 11 and 12 of Oakdale Park Addition was resurveyed by Loyd R. Moffit LS944 of Friar & Moffit Surveying Co. Refer to C.S. 7840 dated May, 1979. During this survey, Moffit located the centerline of Kings Highway, Diamond Street, and Penn Street. Moffit referred to the vacation of Penn Street as Deed Record 78-13889 and established two monuments adjacent to Lot 3 of Block 10.

1982- The south boundary of Block 10 and the northerly 20-feet of the Penn Street vacation line was surveyed by Verlyn Thomas, LS 505. Refer to C.S. 9302 dated April 5, 1982.

1983-1984- A portion of block 9 and 10 were surveyed by Verlyn Thomas LS 505. Refer to C.S. 10039 dated April 13, 1983 and revised June, 1984. The survey was recorded on 8-27-1984. During this survey, Thomas located a portion of the North and South lines of Block 9 and the North boundary of Block 10, and set monuments at those locations as noted in his survey. Thomas also located an East-West fence line approximately 20 feet north of the dividing line between the North and South half of said Block 10. Thomas monumented said found fence line, basically creating a Property Line Adjustment for future lots in Block 10.

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

1985- The West boundary of Block 1 of Oakdale Park Addition was resurveyed by James P. Dickerson LS 2691. Refer to C.S. 14744 dated November 6, 1995. Dickerson also located the centerline of Kings Highway from Garfield Street to Diamond Street. Dickerson re-established the Southeast corner of Lot 3 of Block 1 during this survey. I did not look for this monument. This said corner is the Northeast corner of Prospect Street at its intersection with Kings Highway. Dickerson noted that Prospect Street was a vacated street.

2010- A portion of Garfield Street between Peach Street and Kings Highway was re-surveyed by Jon M. Proud of the City of Medford. Refer to C.S. 20795. Surveyor Proud recovered many monuments in this area including the centerline of Kings Highway. It must be noted that this survey indicated the total Right-of-Way width for Kings Highway in this area is seventy (70) feet.

2018-19- A new subdivision is in progress to the West of my clients property but has not been recorded as of the date of this survey.

No other surveys pertinent to this survey were found.

**PROCEDURE:**

**Monuments accepted for control are as follows:**

**East line of Block 10**– The found iron pins marking the Southeast corner of Lot 3 of Block 10 and the Northeast corner of Lot 1 of Block 10 were held for the alignment along the East side adjacent to Kings Highway.

**West line of Block 10**– Monuments marking the Southwest corner of Lot 4 of Block 10 and the Northwest corner of Lot 6 of Block 10 were not found. The SW corner of Lot 4 may be there, but will be adjacent to a smaller landscape tree. I did not dig or attempt to recover this monument.

A found iron pin marking the Southwest corner of vacated Penn Street (and the SW corner of adjusted Lot 4) was found set by Cael Neatham. This monument was established during surveys for a new subdivision not yet recorded. I held this found iron pin as marking the true property corner.

At the Southwest corner of Lot 4 of Block 1 I found a 5/8-inch iron pin established by Gary Kaiser during Survey No. 10414. Kaiser noted the Northwest corner of Block 10 was at a distance of 40.06 feet from his set pin. New construction has destroyed any evidence of said Northwest corner of Lot 6 of block 10.

Holding the alignment between the found Kaiser iron pin and the found Neatham iron pin, I measured the most current record distance as noted by Kaiser of 40.06 feet to establish the position for the Northwest corner of Block 10. Holding this alignment will be in harmony with the new Neatham subdivision (not yet recorded).

It must be noted that a found iron pin marking the Northwest corner of the South half of Block 10 was found bent and 0.13 feet West of this calculated alignment. Refer to Survey No. 10039.

**South line** – The South boundary is marked by three found iron pins as noted. These found iron pins were set or re-monumented to mark the vacated boundary of Penn Street.

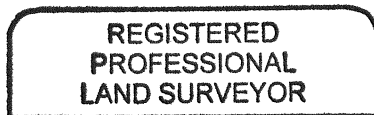
**SURVEY NARRATIVE TO COMPLY WITH  
O.R.S. 209.250**

With the exterior boundary of Block 10 identified or calculated, I established proportioned positions for Block 10, Lots 1-6. This survey is mainly concerned with the South Half of Block 10 with two additions:

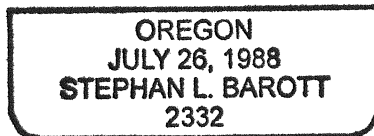
The vacated portion of Penn Street adjacent to Lots 3 and 4, and the Property Line Adjustment as identified in Survey No. 10039 located in the North half of Block 10.

This current survey establishes the boundary of the current Tax Lot 1400. The deed description calls for the South 70 feet of Lot 3, Block 10 and that portion of a twenty-foot (20) strip of vacated Penn Street adjacent to Lot 3.

Current easements in this general area can be found in Document No 2019-006662



*Stephan Barott*



RENEWS: DECEMBER 31, 2019

**DATE OF SURVEY: April 23, 2019**