

MAP OF SURVEY PROPERTY LINE ADJUSTMENT (LOT CONSOLIDATION)

LYING SITUATE WITHIN

SOUTHEAST QUARTER OF SECTION 25
TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN
& SOUTHWEST QUARTER OF SECTION 30
TOWNSHIP 37 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN
CITY OF MEDFORD, JACKSON COUNTY, OREGON

FOR
Sacred Heart of Jesus Catholic Church
517 West 10th Street
Medford, Oregon 97501

APPROVALS:

CITY OF MEDFORD PLANNING DIRECTOR
FILE PLA-22-185 / PROPERTY LINE ADJUSTMENT

DATE
9-30-22

EXAMINED AND APPROVED THIS 26 DAY OF SEPTEMBER, 2022

MEDFORD CITY SURVEYOR

NOTE: THE SURVEY NARRATIVE FOR THIS MAP IS ATTACHED
HERETO IN A SEPARATE DOCUMENT PER O.R.S. 209.250

REGISTERED
PROFESSIONAL
LAND SURVEYOR

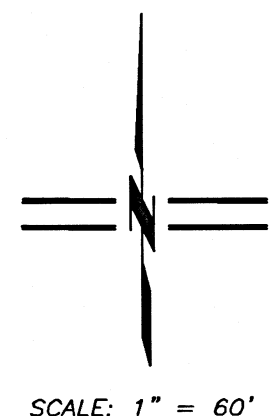
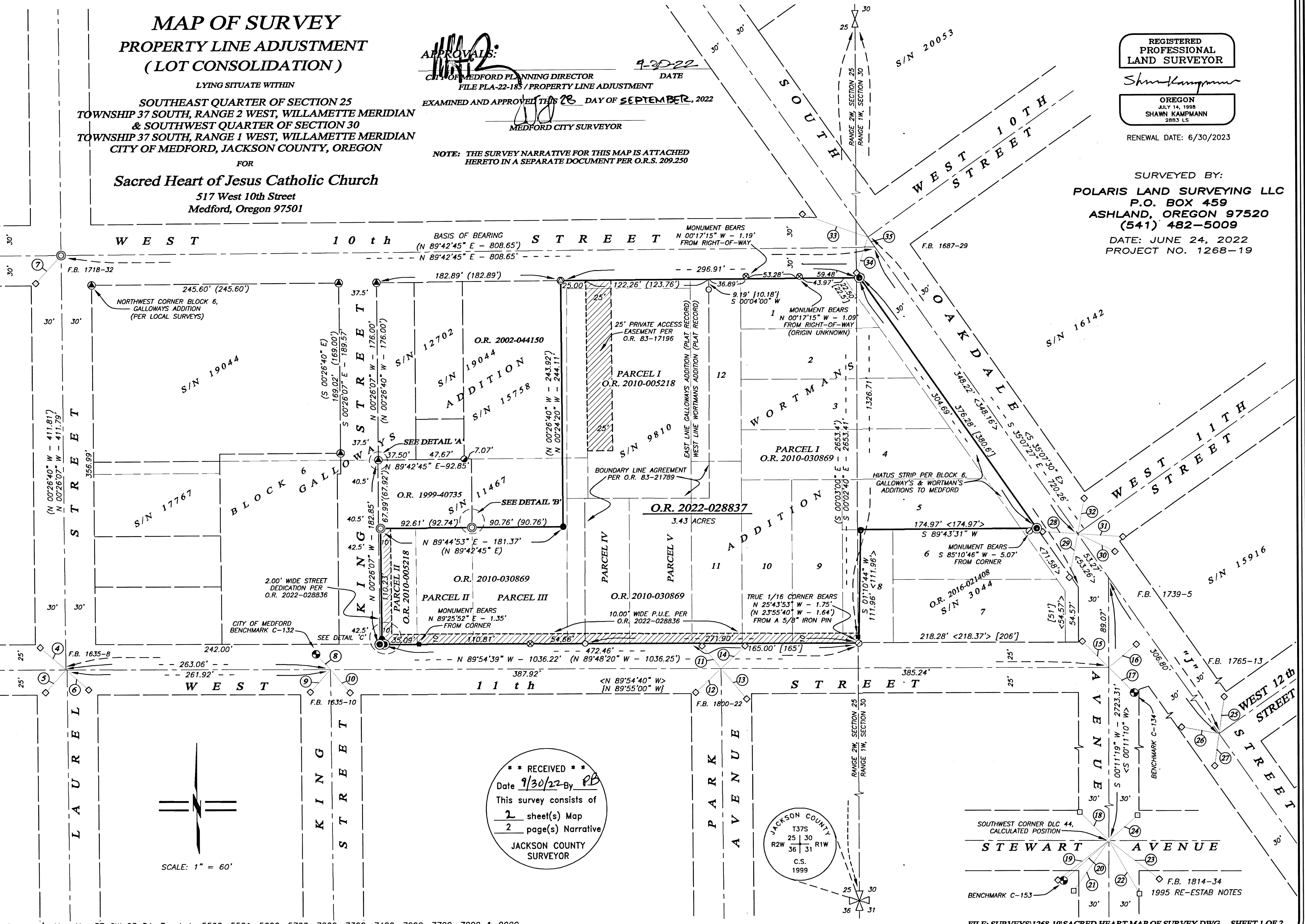
Shawn Kampmann

OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2023

SURVEYED BY:
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009

DATE: JUNE 24, 2022
PROJECT NO. 1268-19



** RECEIVED **
Date 9/30/22 By PB
This survey consists of
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY
SURVEYOR

JACKSON COUNTY
1375
25 30
R2W 36 31 R1W
C.S.
1999

SOUTHWEST CORNER DLC 44,
CALCULATED POSITION
STEWART AVENUE
BENCHMARK C-153
F.B. 1814-34
1995 RE-ESTAB NOTES

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FOR
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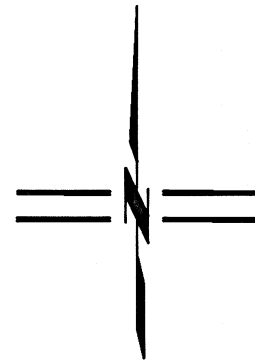
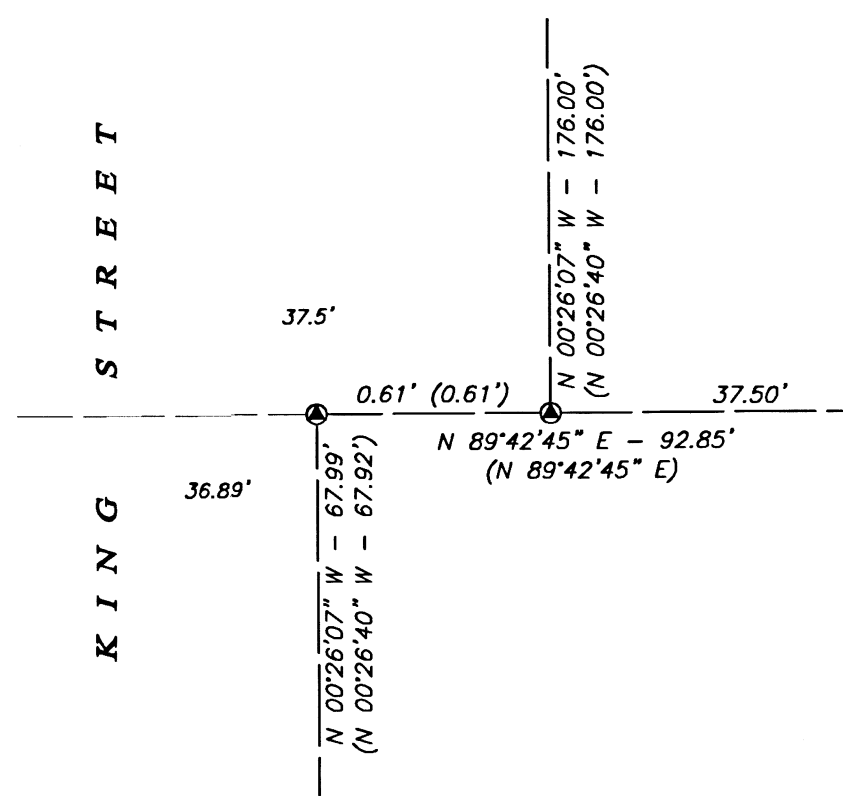


TABLE OF COURSES

| FLAG | BEARING | DISTANCE | FLAG | BEARING | DISTANCE |
|------|-------------------|-----------|------|-------------------|------------|
| ① | N 89°42'45" E | 0.61' | ⑱ | S 52°21'38" W | 64.16' |
| ② | S 89°42'45" W | 0.11' | | *104°52'43"* | *64.19** |
| ③ | S 00°16'40" E | 8.05' | ⑳ | S 48°42'21" W | 60.10' |
| | (S 00°26'40" E) | (8.00') | | *101°13'45"* | *60.14** |
| ④ | N 49°04'11" W | 33.67' | ㉑ | S 35°01'39" W | 61.11' |
| | | *33.68** | | **S 35°01'57" W** | **61.11** |
| ⑤ | S 41°58'53" W | 30.31' | ㉒ | S 29°46'40" E | 61.13' |
| | | *30.30** | | **S 29°46'08" E** | **61.14** |
| ⑥ | S 48°34'32" E | 30.17' | ㉓ | S 52°32'29" E | 63.00' |
| | | *30.16** | | *00°00'00** | *63.01** |
| ⑦ | S 42°22'42" W | 37.59' | ㉔ | N 48°42'14" E | 38.21' |
| | *S 42°45'33" W* | *37.64** | | **N 48°41'40" E** | **38.24** |
| ⑧ | N 43°12'36" W | 20.84' | ㉕ | N 08°01'07" E | 37.04' |
| | | *20.86** | | *00°00'00** | *37.06** |
| ⑨ | S 41°50'33" W | 30.11' | ㉖ | N 79°48'53" W | 37.81' |
| | | *30.08** | | *172°10'20** | *37.82** |
| ⑩ | S 40°00'52" E | 30.15' | ㉗ | S 08°01'07" W | 32.00' |
| | | *30.10** | | *180°00'00** | *32.02** |
| ⑪ | N 40°01'24" W | 29.23' | ㉘ | N 86°11'15" W | 40.19' |
| | *180°00'00** | *29.27** | | *180°00'00** | *40.20** |
| ⑫ | S 46°49'59" W | 34.62' | ㉙ | S 10°50'51" W | 44.07' |
| | *86°50'30** | *34.64** | | *97°03'11** | *44.07** |
| ⑬ | S 40°01'24" E | 39.48' | ⑩ | S 64°32'25" E | 41.04' |
| | *00°00'00** | *39.48** | | *21°39'16** | *41.05** |
| ⑭ | N 46°49'59" W | 32.91' | ⑪ | S 86°11'15" E | 45.13' |
| | *266°50'30** | *32.93** | | *00°00'00** | *45.17** |
| ⑮ | N 45°07'46" W | 36.82' | ⑫ | N 10°50'51" E | 35.75' |
| | *84°40'08** | *36.84** | | *277°03'11** | *35.80** |
| ⑯ | N 50°12'23" E | 35.85' | ⑬ | N 70°15'21" W | 69.02' |
| | *180°00'00** | *35.87** | | | *69.07** |
| ⑰ | S 45°07'46" E | 35.60' | ⑭ | S 18°03'31" W | 36.89' |
| | *264°40'08** | *35.62** | | | *36.90** |
| ⑱ | N 45°20'08" W | 40.48' | ⑮ | S 35°07'27" E | 11.96' |
| | **N 45°18'47" W** | **40.59** | | ((S 35°06'39" E)) | ((11.96')) |

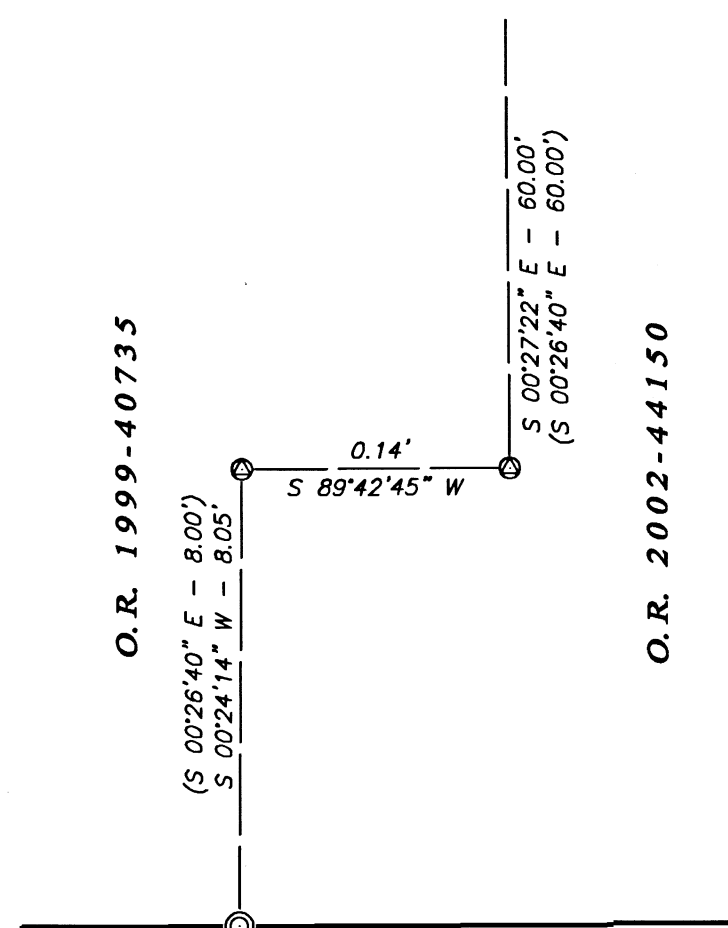
DETAIL 'A'

SCALE: 1" = 0.5'



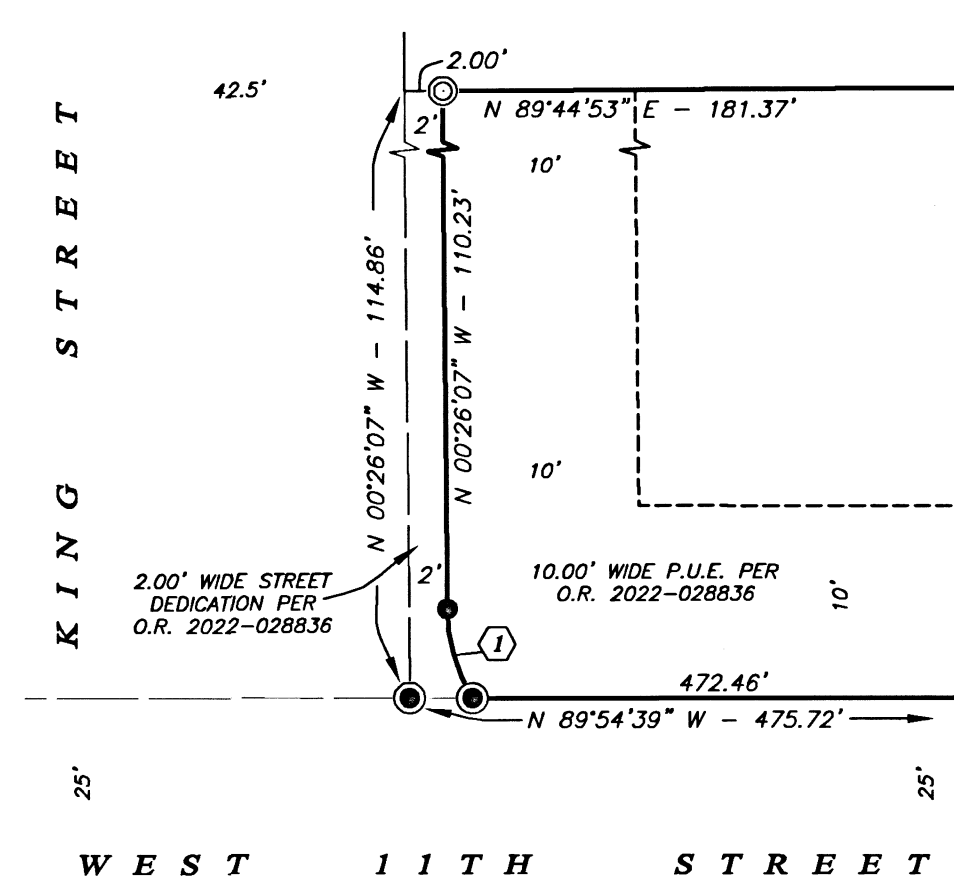
DETAIL 'B'

SCALE: 1" = 0.1'



DETAIL 'C'

SCALE: 1" = 10'



- LEGEND**
- ✕ 2 1/2" BRASS CAP SECTION CORNER MONUMENT PER JACKSON COUNTY SURVEYOR RE-ESTAB NOTES (RECOVERED)
 - ⊗ CHISELED "X" IN 4" x 8" x 10" STONE FOR EAST QUARTER CORNER OF SECTION 25 (RECOVERED)
 - ⊙ 2" ALUMINUM CAPPED IRON PIN STAMPED "BOYDEN PLS 281" PER S/N 19044 (RECOVERED)
 - ⊕ 2 1/2" BRASS PLUG IN CONCRETE, CITY OF MEDFORD BENCHMARK, AS DESCRIBED (RECOVERED)
 - ⊖ LEAD PLUG & WASHER STAMPED "BOYDEN PLS 281" PER S/N 19044 (RECOVERED)
 - ⊗ 1/2" IRON PIPE, NO MARKINGS, ORIGIN UNKNOWN (RECOVERED)
 - 5/8" IRON PIN, NO OTHER MARKINGS, PER S/N 3044 BY J. A. HOFFBUHR (RECOVERED)
 - 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "L.S. 1780" PER S/N 9810 (RECOVERED)
 - ⊖ 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "FARBER PLS 2189" PER S/N 15758 (RECOVERED)
 - 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "KAISER RLS 803" PER S/N 11467 & 12702 (RECOVERED)
 - ◇ .38 SHELL CENTERLINE REFERENCE POINT PER CITY OF MEDFORD FIELDBOOK NOTES AS DESCRIBED (RECOVERED)
 - SQUARE BOLT CENTERLINE REFERENCE PER JACKSON COUNTY SURVEYOR RE-ESTAB NOTES OCTOBER 23, 1995 (RECOVERED)
 - ◆ NORTH 1/16th CORNER T.37 S., R. 2 W. SECTION 25 (CALCULATED)
 - SQUARE BOLT, NO MARKINGS, ORIGIN UNKNOWN (RECOVERED)
 - 1" BERTNSEN BRASS DISK DRILLED FLUSH IN CONCRETE STAMPED "POLARIS PLS 2883" (ESTABLISHED)
 - 5/8" x 24" IRON PIN W/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
 - PROPERTY BOUNDARY LINE
 - - - ADJUSTED PROPERTY LINE
 - BOUNDARY LINE
 - - - PREVIOUS DEED LINE
 - - - CENTERLINE
 - - - EASEMENT LINE
 - O.R. OFFICIAL RECORDS, JACKSON COUNTY CLERK
 - D.R. DEED RECORD VOLUME / PAGE, JACKSON COUNTY CLERK
 - S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
 - W.C. WITNESS CORNER, AS DESCRIBED
 - F.B. CITY OF MEDFORD FIELD BOOK NOTES (VOLUME-PAGE)
 - () SURVEY RECORD DATA PER S/N 11467, 12702 & 19044 (MARK BOYDEN & GARY KAISER)
 - < > SURVEY RECORD DATA PER S/N 3044 (HOFFBUHR)
 - { } SURVEY RECORD DATA PER S/N 9810 (PHILLIPS)
 - (()) SURVEY RECORD DATA PER S/N 20053 (FILSINGER)
 - * * RECORD DATA PER MEDFORD FIELD BOOK NOTES, AS DESCRIBED
 - ** ** RECORD PER JACKSON COUNTY SURVEYOR RE-ESTAB. NOTES
 - [] PLAT RECORD DATA PER WORTMAN'S ADDITION

TABLE OF CURVES

| FLAG | Δ | R | A | T | CHORD |
|------|-----------|-------|-------|-------|-----------------------|
| ① | 30°08'00" | 9.27' | 4.88' | 2.50' | N 15°35'29" W - 4.82' |

** RECEIVED **
Date 9/30/22 By PK
This survey consists of
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Shawn Kampmann
OREGON
JULY 14, 1988
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2023

SURVEYED BY:
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009

DATE: JUNE 24, 2022
PROJECT NO. 1268-19

SURVEY NO. 23733

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

- SURVEY FOR:** Sacred Heart of Jesus Catholic Church
517 West 10th Street
Medford, Oregon 97501
- LOCATION:** The Southeast Quarter of Section 25, Township 37 South, Range 2 West, Willamette Meridian, and the Southwest Quarter of Section 30, Township 37 South, Range 1 West, Willamette Meridian, City of Medford, Jackson County, Oregon.
- PURPOSE:** To survey and monument a Lot Consolidation of those tracts of land described as Parcel I, Parcel II, Parcel III, Parcel IV and Parcel V within Document No. 2010-030869 and Parcels I, II, III, IV & V described within Document No. 2010-005218 of the Official Records of Jackson County, Oregon.
- PROCEDURE:** Utilizing an electronic Leica TS-16i robotic total station with ranging prisms and a GS-16 GNSS Receiver, I survey and monument the subject property as shown hereon. The subject property lies within Lots 1 through 5, portions of Lot 8 and Lot 9 through 12 of Wortman's Addition, as well as portions of Block 6 in Galloway's Addition to the City of Medford, east of King Street.

The property that would become Wortman's Addition to the City of Medford was first sold by Galloway to Simon Rosenthal on Feb 18, 1886 in Volume 12, Page 645 of the Deed Records of Jackson County. Said deed begins "at a point in Section 30 of Township 37 South, Range 1 West.", but makes no calls to the section line. Galloway's Addition to the City of Medford was filed on November 16, 1887 and gives a distance of 165' from the west line of Section 30 to the east line of Block 6, an identical distance to the call made in the Rosenthal deed. Wortman's Addition was originally mis-filed as Galloway's Addition Block 6 on June 1, 1901, then re-filed as Wortman's Addition on January 13, 1905 in Volume 1, Page 117 in the Plat Records of Jackson County, also gives a distance of 165' from the west line of Section 30, in particular the South 1/16th corner, then a well-known and recognized point, according to a statement made by J.S. Howard, recorded on June 7, 1910 in Page 431 of Volume "D" of Miscellaneous Records of Jackson County. This line, being parallel with and 165' west from said Section line has been well-established and denoted on local surveys.

Numerous discrepancies were found between deeds commencing at the Northwest & Southwest corners of Block 6, Galloway's Addition. The east right of way line of Laurel Street, originally "L" Street on Galloway's Addition, is located between 592.46' and 594.90' west of the east line of said described Block 6, whereas the distance denoted on Galloway's Addition is 614.75'. Some of the deeds located within Block 6 commence at the northwest and southwest corners of Block 6, while others commence at the aforementioned South 1/16th corner. The result is an overlap of roughly 20' on many of the interior parcels of Block 6. Additionally, the east line of Wortman's Addition is 206' east of the Township Line at the

PROCEDURE: (cont.) south end of Wortman’s Addition, and an unspecified distance west of the Township Line at the north end, according to the plat, whereas the southwesterly right of way of Oakdale Avenue lies 218.28’ east of the Township line at the south end of Wortman’s Addition and 3.00’ east (not west) of the Township line at the north end, creating a gap of approximately 13’. Survey No. 3044 by J. A. Hoffbuhr noted the “ambiguities” and “obvious mathematical errors on the plat”, and set pins in accordance with “the tract occupied by the client”. He recommended a suit to quiet title or boundary line agreement be performed to remedy the issues, but no action was taken. Nevertheless, the current lines of occupation appear consistent with the record distances from Hoffbuhr’s survey, which was held in determining this portion of the boundary. Due to the significant discrepancies in the original plats, the right of ways of West 10th Street, West 11th Street, and Oakdale Avenue are assumed to be the bounds of the subject property where applicable.

Centerline and reference monuments were recovered at the adjacent intersections along West 10th Street, West 11th Street, “J” Street, and Oakdale Avenue, which fit well with survey record and City of Medford Field Book notes, and were held for determining the right of ways of said streets. The angle point at the centerline intersection of West 10th Street with Oakdale Avenue was determined by holding the record distance from found reference monuments for the northerly end of the angle point and holding the record distance from Survey No. 20053 by Mark D. Filsinger along the centerline of Oakdale Avenue to the southerly end of the jog. The resulting right of way fit very well with found monuments along the southerly line set by Mark E. Boyden on Survey No. 19044. The right of way of King Street was determined using found monuments on both sides of said right of way which fit well with survey record.

Additional information of the many issues and discrepancies discovered during the course of this survey can be found in Mark Boyden’s forensic Survey No. 19044.

BASIS OF BEARING:The Basis of Bearing for this survey is the centerline of West 10th Street, having a record bearing of North 89°42’45” East, as referenced on Survey No. 19044, on file in the office of the Jackson County Surveyor.

DATE: June 24, 2022

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: 6/30/2023

