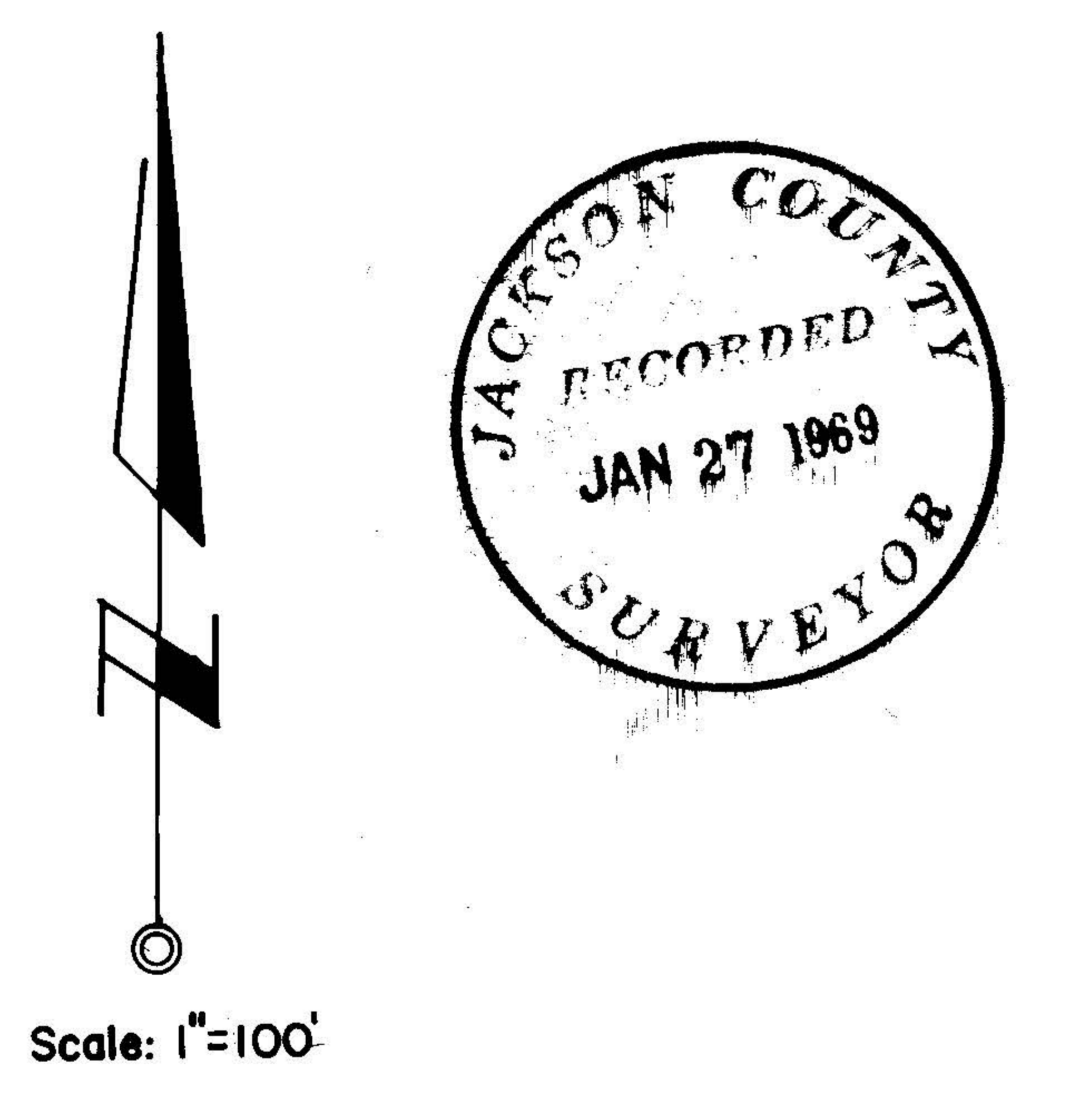


SURVEY FOR CALVIN BIGELOW
 HILLVIEW ADDITION
 MEDFORD, OREGON
 N.W. 1/4 SEC. 25, T. 37S., R. 2W., W.M.
 MAY 16, 1968



REGISTERED
 OREGON
 LAND SURVEYOR
Verlyn Thomas
 MAY 13, 1950
 VERLYN THOMAS
 505

LEGEND
 ○ 5/8 x 24" I. Pin Set
 ⊙ Monument Found
 Basis of Bearings: City Record For Columbus Avenue

Survey By Verlyn Thomas, Professional Land Surveyor, Medford, Oregon

Survey By Verlyn Thomas, Professional Land Surveyor, Medford, Oregon

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Based upon these conclusions, a survey was conducted tying in original monuments shown on the Plats of WESTERN ADDITION and RICHMOND ADDITION, the $\frac{1}{4}$ Corner between Sections 26 and 25, the $\frac{1}{4}$ Corner between Sections 24 and 25, and numerous other monuments called for in old deed descriptions.

It appears some monuments found in the field were apparently set at record from one point or another, and do not always conform to the described location. As a case in point, the iron pipe described in Volume 399, page 402 as being 1371.90 feet South and 2494.51 feet West of the $\frac{1}{4}$ Corner between Sections 24 and 25, actually measures South 1371.25 feet and West 2473.45 feet from said $\frac{1}{4}$ Corner.

From this survey data, the center-line of Sunset Avenue was reestablished, as previously described, and accepted as being the probable South line of WEST MEDFORD SUBDIVISION, and the property described in D.R. 56-44.

From the reconstructed boundaries of WEST MEDFORD SUBDIVISION, pro-rate data was computed for the entire SUBDIVISION, a portion of which is included on the accompanying Plat.

It should be noted that the H & T's found in the monument cases along the center-line of Columbus Avenue do not conform to the street centers as computed by the above described procedure. This situation has been discussed at considerable length with the City of Medford Engineer, and it is possible the centers may be reestablished and properly monumented according to this survey.



SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250
REVISED BY CHAPTER 555, O.L. 1963.

FOR: Calvin Bigelow
506 Kenwood Ave.
Medford, Oregon.

PURPOSE: To survey and monument Lots 12, 13, and 14, Block 4 of HILLVIEW ADDITION to the City of Medford, Jackson County, Oregon.

PROCEDURE: Research and initial field work quickly indicated that to properly determine the location of these lots was going to require extensive research of records, and considerable additional field work in an attempt to resolve the many discrepancies which became apparent. The Plat of HILLVIEW ADDITION, surveyed in March of 1910 by C.F. Switzer, indicates a 7"x7"x18" stone for the Initial Point, said stone being 1666.5 feet North and 30 feet West of the Southeast corner of the S.W. $\frac{1}{4}$ N.W. $\frac{1}{4}$ Sec. 25, said ADDITION further described as being Lots 1,2,3,4,5,12,13,14,15,16, Block 2 of WEST MEDFORD SUBDIVISION. A rather considerable excavation failed to produce this stone, and it is presently presumed destroyed.

WEST MEDFORD SUBDIVISION was platted in 1907 by J.S. Howard, and is tied to the Section corner to Sections 23,24,25, and 26, and the Northeast corner of the N.W. $\frac{1}{4}$ N.W. $\frac{1}{4}$ Sec. 25. This section corner has apparently been destroyed, and the Northeast corner of the N.W. $\frac{1}{4}$ N.W. $\frac{1}{4}$ Sec. 25 referred to on the WEST MEDFORD Plat is presumed to be at or very close to the present monument at West Jackson St. and Columbus Ave.

The question arises, if Switzer was to subdivide certain Lots of WEST MEDFORD SUBDIVISION, why did he not reestablish the location of these lots relative to the same corners used in the original SUBDIVISION? Since there was only a period of 3 years between the two surveys, it is unlikely these original corners referred to had been destroyed. It may therefor be assumed that Switzer either found certain errors in the field regarding the WEST MEDFORD SUBDIVISION, or his own procedure for reestablishing the original Lots was questionable.

In view of the fact that the Plat of WEST MEDFORD does not close mathematically by 4.50 feet in Latitude, and that Howards' Plat description does not conform to the Deed Record for the property at that date (D.R. 56-44) by approximately 2.5 feet in Latitude, the location of the original South line of WEST MEDFORD SUBDIVISION is certainly questionable. Regardless of these discrepancies however, WEST MEDFORD SUBDIVISION is still the senior Subdivision, and must take precedence.

Further research produced D.R. 63-526 which made provision for what is now Sunset Avenue. This conforms to measurements shown on the Plat of KENWOOD SUBDIVISION, 1909. It was very clearly the intent for this line, described as being 1285.0 feet North of the Southeast corner of the S.W. $\frac{1}{4}$ N.W. $\frac{1}{4}$ Sec. 25, to be coincident with the South line of WEST MEDFORD SUBDIVISION. It is interesting to note that 1285.0 feet + 1358.28 feet (D.R. 56-44 and 25-290) totals 2643.28 feet between the accepted Southeast corner of the S.W. $\frac{1}{4}$ N.W. $\frac{1}{4}$ Sec. 25, (see Survey No. 127) and the monument at Columbus and Jackson, whereas we presently measured 2643.99 feet, or a difference of only 0.71 feet. If the distance of 1355.5 feet shown on the WEST MEDFORD Plat is used, we get a total of 2640.50 feet, for a difference of 3.49 feet from our measurements. It might appear J.S. Howard tried to use a record distance of 2640 feet between corners to establish his boundaries.