

BEEKMAN SQUARE SUBDIVISION

LOCATED IN
N 1/2 SECTION 32, T. 37 S., R. 2 W., W.M.
CITY OF JACKSONVILLE
JACKSON COUNTY, OREGON

DEDICATION

KNOW ALL MEN BY THESE PRESENTS That we, Donald F. Boyd, Norma L. Boyd, Jack L. Sturza, and Maxine J. Sturza are the owners in fee simple of the lands hereon described and that we have subdivided the same into lots and streets as shown hereon and the number and size of the lots and the lengths of all lines are plainly set forth, and that this plat is a correct representation of the said subdivision, and we do hereby dedicate to the public for public use all streets hereon together with all easements as shown hereon and we do hereby designate said subdivision as BEEKMAN SQUARE SUBDIVISION.

Donald F. Boyd
Donald F. Boyd
Norma L. Boyd
Norma L. Boyd

Jack L. Sturza
Jack L. Sturza
Maxine J. Sturza
Maxine J. Sturza

STATE OF OREGON) SS
County of Jackson)
JANUARY 29, A.D. 1969

Personally appeared the aboved named Donald F. Boyd, Norma L. Boyd, Jack L. Sturza and Maxine J. Sturza and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:

Larry N. Schade
Notary Public for Oregon

My Commission expires the 22nd day of JUNE 1972.



Examined and approved by the Jacksonville City Planning Commission in special session this 28 day of

January 1969.
Attest: *Jack D. Pfeiffer*
Secretary

[Signature]
President

Examined and approved this 26th day of March 1969.

Ray C. Stewart
County Assessor

All taxes paid in full to date this the 26 day of Mar. 1969.

[Signature]
County Sheriff

Examined and recommended for approval by the County Court this the 6th day of April, 1969.

Mark E. Boyden
County Surveyor

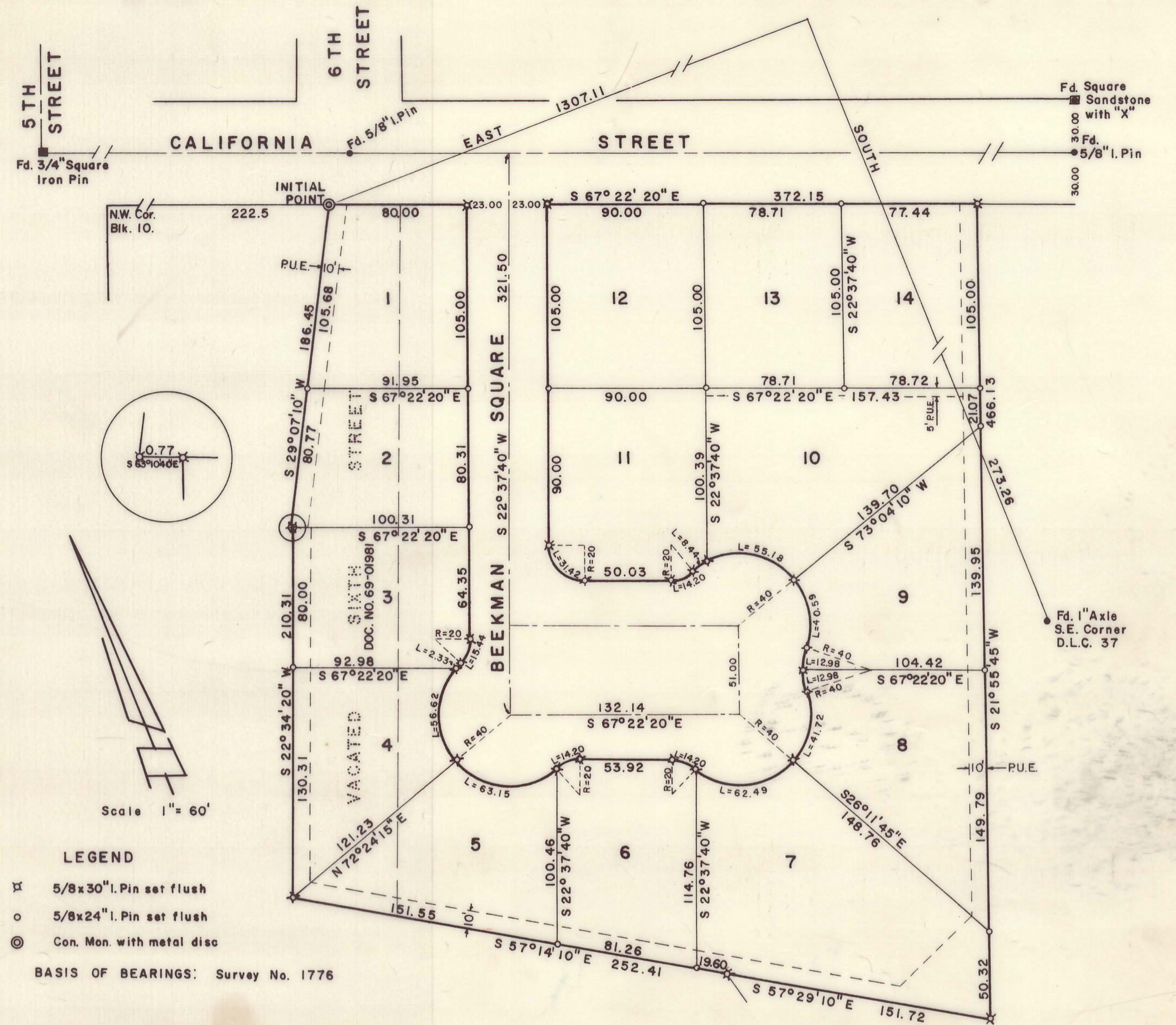
For order of the County Court approving this plat see Volume _____ page _____ of County Commissioners Journal of Proceedings.

E. H. Amborn
County Clerk

By _____ Deputy
Filed for record this the 9th day of April 1969, at 4:25 O'Clock P. M. and Recorded in Volume 11 of plats at page 22 of Records of Jackson County, Oregon.

E. H. Amborn
County Clerk

By _____ Deputy



SURVEYOR'S CERTIFICATE

STATE OF OREGON) SS
County of Jackson)

I, Verlyn Thomas, a duly registered Surveyor of the State of Oregon, being first duly sworn, do hereby certify that I have correctly surveyed and marked with proper monuments as provided by law the tract of land hereon shown and the said plat is a correct representation of the same, and the following is an accurate description of the boundary lines:

Beginning at a concrete monument with metal disc on the southerly boundary of California Street in the City of Jacksonville, Jackson County, Oregon, which monument bears North 273.26 feet and West 1307.11 feet from a 1" axle monumenting the southeast corner of Donation Land Claim No. 37, Township 37 South, Range 2 West, Willamette Meridian, Jackson County, Oregon; thence South 29°07'10" West, 186.45 feet to a 5/8" iron pin; thence South 63°10'40" East, 0.77 feet to a 5/8" iron pin at the northeasterly corner of parcel described in Jackson County Circuit Court Journal, Volume 78, page 98; thence South 22°34'20" West, along the Easterly boundary of said parcel and the southerly extension thereof, 210.31 feet to a 5/8" iron pin on the northerly boundary of that tract described in Volume 3, page 589 of Deed Records of Jackson County, Oregon; thence South 57°14'10" East, along the northerly boundary of said tract, 252.41 feet to a 5/8" iron pin; thence South 57°29'10" East, 151.72 feet to a 5/8" iron pin; thence North 21°55'45" East, 466.13 feet to a 5/8" iron pin on said Southerly boundary of California Street; thence North 67°22'20" West, along said boundary, 372.15 feet to the point of beginning, the Initial Point of this Subdivision.

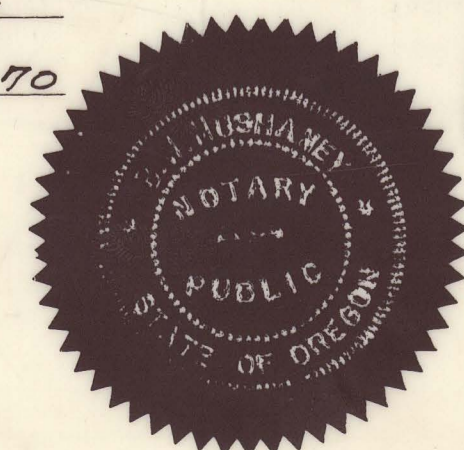
Subscribed and sworn to before me this 31st day of March 1969

[Signature]
Notary Public for Oregon

My Commission expires the 17th day of October 1970

I hereby certify that this tracing is an exact copy of the original plat filed with the County Clerk.

Verlyn Thomas
Surveyor



SURVEY NARRATIVE TO ACCOMPANY PLAT OF
BEEKMAN SQUARE SUBD.
Jacksonville, Oregon

FOR: Donald Boyd
224 White Oak Road
Medford, Oregon.

PROCEDURE: Due to conflicts in bearings and distances of the various parcels involved in this Subdivision, the chain of title was traced back to original conveyances. One original parcel was known as the "John S. Drum" parcel, and was described in Deed Records Volume 4, page 230, and Volume 5, page 140. The easterly portion of the Subdivision is in the "Alexander Martin" parcel, described in Volume 4, page 225, and Volume 4, page 340. The "Drum" parcel begins at the Northeast corner of "Mrs. M. Littles" Lot on California Street. James Cluggage conveyed to Margaret Little in Volume 2, page 554, describing a frontage of 172 feet on California Street, adjacent to that certain Lot occupied by John S. Drum. Since the "John S. Drum" parcel had not yet been conveyed, a paradox seemed to exist. However, further research revealed a Bond from Cluggage to Drum (Volume 3, page 656) whereby for a period of servitude, Cluggage would convey to Drum before Nov. 1, 1864.

Since the "Little" parcel and the "Drum" parcel referred to each other for their respective descriptions, the location of the Northeast corner of "M. Littles" Lot became critical.

Fortunately, the County Surveyor had a hand-drawn plat of a survey by Gottlieb Elksnatt which clearly established said corner as being 172.0 feet South 67°30" East from the Northeasterly corner of Lot 1, Block 10, Original Town of Jacksonville. This survey was probably performed on July 22, 1896.

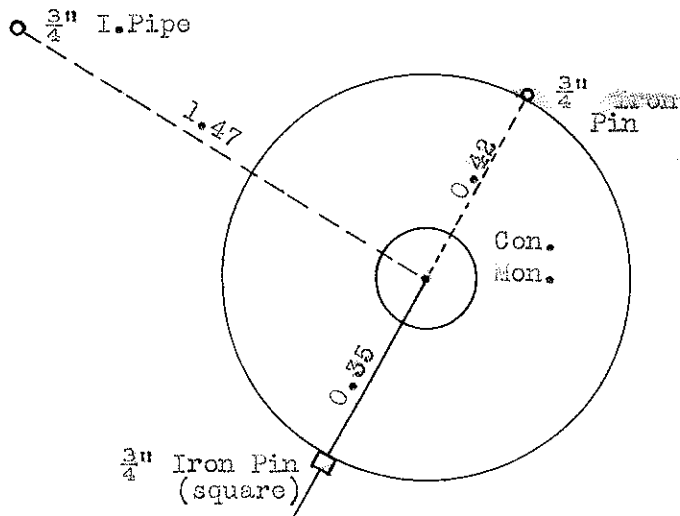
The center-line of California Street is as surveyed and monumented in Recorded Survey No. 1870.

The westerly line of the property was determined from parcels described in Deed Records Volume 296, page 292, and Circuit Court Journal Volume 78, page 98.

The Southerly boundary is controlled in part by Deed Record Volume 3, page 589, conveyed to Mrs. Jane McCully in 1863.

A new boundary line was established by Quitclaim Deed between client and Jackson County for the easterly boundary of the Subdivision.

A detail drawing of monuments found near the Initial Point is shown below. By coincidence, the punch mark in the center of the metal disc set for the Initial Point is on line between the two iron pins found adjacent to the Con. Mon.



REGISTERED
OREGON
LAND SURVEYOR

Verlyn Thomas
MAY 13, 1950
VERLYN THOMAS
505

JACKSON COUNTY
RECORDED
APR 15 1969
SURVEYOR