

6378

JACKSON COUNTY  
RECEIVED  
JUN 11 1976  
SURVEYOR

FOUND 5/8" IRON PIN IN MONUMENT CASE

EDWARDS STREET

WILDWOOD

ADDITION

EDWARDS

ADDITION

S.W. CORNER LOT 14, BLK 2  
FOUND 3/4" IRON PIPE

AUSTIN STREET

BEATTY STREET

BEATTY

ADDITION

NIANTIC STREET

PUTNAM STREET

MEEKERS

ADDITION

FOUND COPPER ROD IN  
MONUMENT CASE

HIGHLAND  
ADDITION

MAP OF SURVEY

LOCATED IN  
SE. 1/4 OF SEC. 24, T.37S., R.2W., W.M.  
JACKSON COUNTY, OREGON  
FOR  
LITHIA MOTORS INC.

J.A. HOFFBUHR, REG. L.S., MEDFORD, OREGON  
SCALE: 1" = 100' MAY, 1976  
BASIS OF BEARING R/S 6307  
O=SET 5/8" IRON PIN

6378

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*J.A. Hoffbuhr*  
OREGON  
NOV. 7, 1947  
J. A. HOFFBUHR  
222

RS 6307

FOUND IRON NAIL  
S.W. CORNER LOT 3, BLK 9

FOUND 5/8" IRON PIN

RECORD LOCATION OF SOUTH LINE, LOT 1, BLK 8  
267.51'  
S 84° 29' 13" W  
FOUND 3/4" IRON PIPE  
ACCEPTED AS S.W. CORNER LOT 1, BLK. 8

RECORD LOCATION OF NORTH LINE, LOT 2, BLK 6  
N 89° 31' 17" E  
266.06'  
PINS SET IN EXISTING FENCE LINE 3'  
SOUTH OF RECORD

BACK OF SIDEWALK DEFINED  
AS PROPERTY LINE BY  
CITY OF MEDFORD PLAN  
NUMBER P-148.

N 00° 00' 57" E  
316.17'

S 00° 01' 39" E  
292.69'

FOUND SPIKE

FOUND 3/4" IRON PIPE

FOUND NAIL

FOUND 3/4" IRON PIPE

FOUND 5/8" IRON PIN

222.04' PLAT RECORD 218  
S 35° 09' 00" E  
FOUND 5/8" IRON PIN

144.85' PLAT RECORD 145  
S 30° 30' 00" E  
FOUND 5/8" IRON PIN



not available for Niantic Street. However, City of Medford Paving Plans No. P-148 (dated April, 1961) show the back of the presently existing Westerly sidewalk of Niantic Street as the Westerly right of way line of Niantic Street. Better evidence not being available, the back of the existing sidewalk was held as the Easterly boundary of the subject tract.

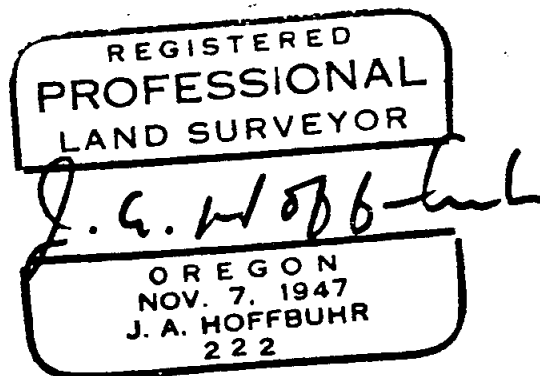
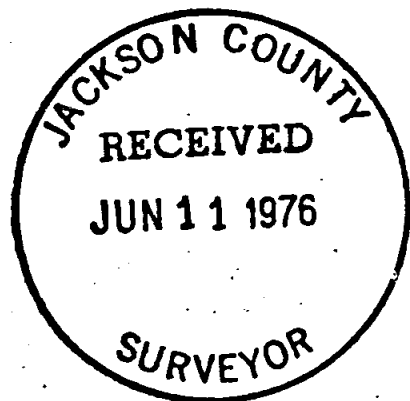
The Westerly boundary of the subject property was shown on the original plat to be the Easterly right of way line of what is now Beatty Street. Centerline control for Beatty Street was found to be adequate to accurately locate the Easterly right of way line.

Determining that proportioning was not feasible in this instance, it was decided to locate the record position of the North and South property lines from the original plat distances. The record position of the Southerly property line fell reasonably close to the existing apparent property line and was staked accordingly.

The record position of the North property line fell approximately 3 feet North of an existing fence line. Determining the fence line had established the property line because of usage, the property corners were set at the points of intersection of the fence line and the respective right of way lines. It should be noted that Lithia Motors, Inc. fee title ownership extends Northerly beyond the fence line to the record location of the property line.

Basis of Bearing for this survey was the centerline of Central Avenue as shown in Recorded Survey No. 6307.

June 2, 1976



J. A. Hoffbuhr  
Professional Land Surveyor

6378

SURVEY NO. \_\_\_\_\_

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250  
OREGON REVISED STATUTES

SURVEY FOR: Lithia Motors, Inc.  
360 East Jackson  
Medford, Oregon 97501

LOCATION: Southeast one-quarter (1/4), Section 24, Township.  
37 South, Range 1 West, Willamette Meridian,  
Jackson County, Oregon

PURPOSE: To survey and monument a tract containing Lots 2,  
3, and 4, Block 6; Lots 1, 2, 3, and 4, Block 7;  
and Lot 1, Block 8, of the Beatty Addition to the  
City of Medford

PROCEDURE: Beatty Addition was platted in 1888. In the 88  
years that have passed since then, no surveys have been recorded  
in the blocks of Beatty Addition in which the subject tract is  
located. An extensive search for monuments produced those monuments  
which are shown on the attached Map of Survey. The original Beatty  
Addition has been overlaid by other Additions and has been divided  
by Edwards Street and Central Avenue. It is for this reason that  
lot proportioning would be extremely difficult and impractical.

The Southwesterly corner of the subject tract is shown on the  
Beatty Addition plat as the angle point of the Easterly right of way  
line of "C" Street. The original "C" Street was extended in a North-  
westerly direction and became Central Avenue. The North-South por-  
tion of "C" Street subsequently became Beatty Street. It is possible  
to re-establish the Southwesterly corner of the subject tract by  
intersecting the Easterly right of way lines of Central Avenue and  
Beatty Street. This was accomplished; and, the point of intersection  
fell on a found 3/4 inch iron pipe. Mark Boyden refers to said pipe  
in Recorded Survey No. 1689 (May, 1961) as being "said to be the  
Northwest corner of Lot 2, Block 8, of Beatty's Addition". Deter-  
mining this to be sufficient evidence, the 3/4 inch iron pipe was  
accepted to be the Southwest corner of this tract.

The Easterly boundary line of the subject tract was shown on  
the original plat to be the Westerly line of an alley 20 feet wide.  
This alley has been widened by 20 feet, 15 feet on the East and  
5 feet on the West, and is now Niantic Street. A thorough search of  
City of Medford records revealed that accurate centerline ties are

S24 T37 RIW