

JACKSON COUNTY
RECEIVED
AUG 3 1976
SURVEYOR

SURVEY IN LOTS 3-8, BLOCK 4 OF
COTTAGE ADDITION & LOT 2, BLOCK 13
OF BEATTY'S ADDITION IN SECTION 24,
T. 37 S., R. 2 W., W.M.
CITY OF MEDFORD, JACKSON COUNTY, ORE.

FOR
ROGUE VALLEY BEVERAGE CO.

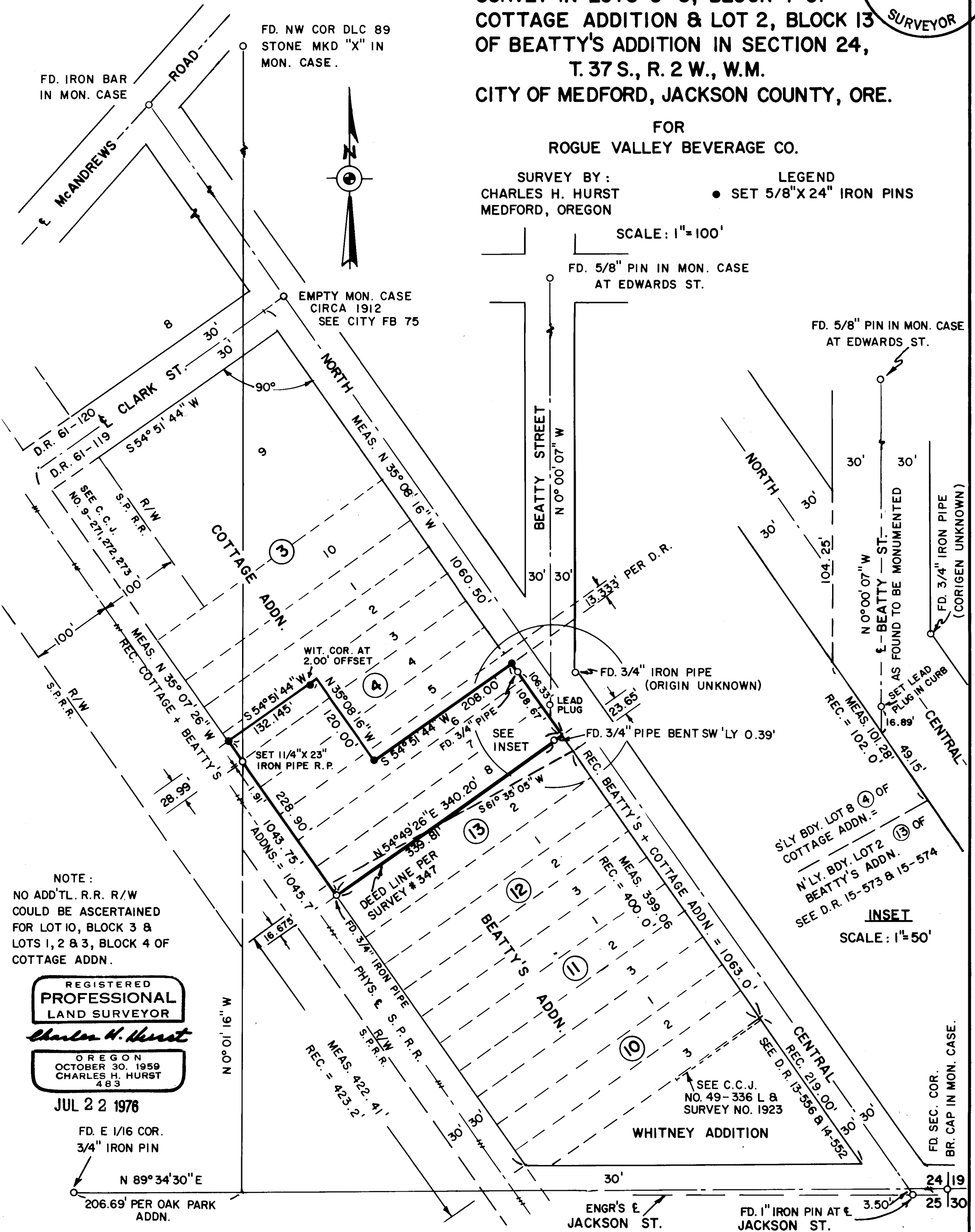
SURVEY BY:
CHARLES H. HURST
MEDFORD, OREGON

LEGEND
● SET 5/8" X 24" IRON PINS

SCALE: 1"=100'

FD. 5/8" PIN IN MON. CASE
AT EDWARDS ST.

FD. 5/8" PIN IN MON. CASE
AT EDWARDS ST.



NOTE:
NO ADD'L. R.R. R/W
COULD BE ASCERTAINED
FOR LOT 10, BLOCK 3 &
LOTS 1, 2 & 3, BLOCK 4 OF
COTTAGE ADDN.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Charles H. Hurst

OREGON
OCTOBER 30, 1959
CHARLES H. HURST
483

JUL 22 1976

FD. E 1/16 COR.
3/4" IRON PIN

N 89° 34' 30" E

206.69' PER OAK PARK
ADDN.

ENGR'S &
JACKSON ST.
FD. 1" IRON PIN AT E
JACKSON ST.

Beatty's Addition.

Remaining to be ascertained was the location for the northeasterly corner of Block 2 of Whitney Addition. It was concluded that since Circuit Court Case No. 46-336L did not purport to establish the northeasterly corner of said Block, the location for this corner should be held at Whitney plat record thus protecting the 219 feet of North Central frontage previously mentioned and thereby excepting said distance from prorata consideration.

Accordingly, two theoretical positions were computed for the northeast corner of Lot 2, Block 13 of Beatty's Addition, the same being the southeast corner of Lot 8, Block 4 of Cottage Addition, as inferred from the original plats and confirmed by deeds previously mentioned.

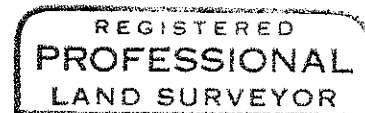
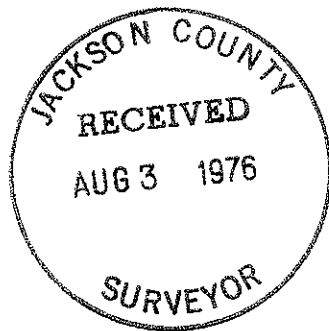
Holding the centerline of Clark Street and prorating through both Cottage and Beatty's Additions, a procedure considered quite acceptable since the same surveyor was involved with both subdivisions several months apart, a location for said lot corner was computed at a point falling 0.38 feet northwesterly from a position computed for the same corner holding the theoretical angle point previously computed based on the present alignment of Beatty Street.

The decision was made to hold the former on the basis of the oldest known monumentation and the client is advised that the lines thus monumented may be subject to such difference.

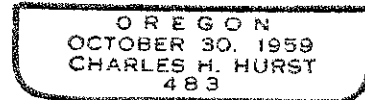
The physical centerline of the Southern Pacific Railroad was established between rails from Jackson to Clark Streets and the true bearing of said centerline can be expected to vary a minute or two depending on the length of railroad tangent used.

The use of the oldest known monumentation and professionally recognized techniques and procedures have been employed and certain decisions have been made and justified. However, this survey does not agree in all respects with the procedures employed and assumptions made for other such work in the immediate vicinity.

July 22, 1976



Charles H. Hurst



SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250

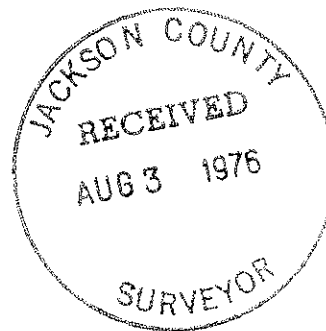
OREGON REVISED STATUTES

Survey for: Rogue Valley Beverage Co.
609 South Fir
Medford, Oregon

Survey by : Charles H. Hurst
304 South Holly
Medford, Oregon

Bearing : Meridian of Survey No. 4640

Purpose : To define the boundary and monument the corners of the tract shown in accordance with the description furnished by the client.



PROCEDURE

Examination of the original plats pertaining to the southerly boundary of Beatty's Addition (Block 10) and the northerly boundary of Whitney Addition (Block 2) indicate a conflict in dimensions along the southwesterly boundary of North Central to the right-of-way intersection at Jackson Street as determined from the section line.

This conflict was resolved by reviewing the descriptions for the Whitney tract in DR 13-556 and 14-552 and found to be 219 feet. This agrees with distance of 177 feet shown on the Beatty's Addition plat plus 42 feet per DR 14-552 which was omitted. Surveyor Howear also erred by indicating a 43 foot offset along the northwesterly line of Whitney Addition, however, the total distance of 219 feet was correct.

Since resolving a plat error does not necessarily conform to the boundaries as originally surveyed, a review of Circuit Court Case No. 56-336L was made. It was found that an existing line of monumentation (see Survey No. 1923) more or less coinciding with the northwesterly boundary of Lot 1, Block 2 of Whitney Addition was considered a valid line of occupation and thus a suit was settled against the adjoiner to the South claiming an additional 3.5 frontage foot strip of land which otherwise would have established a point on the southwesterly boundary of North Central 219 feet distant from the southeast corner of Block 2 of Whitney Addition in accordance with the original plat.

It was at first believed that the southwest corner of Lot 1, Block 14 of Beatty's Addition should be located at the intersection of the Southern Pacific right-of-way and the westerly boundary of DLC 89. The original plat per DR 16-18,19 definitely shows the lot line intersecting the DLC line a small undesignated distance Northerly therefrom.

The sum total of the foregoing being inconclusive, the centerline of North Central was measured northwesterly to McAndrews Road to determine overall alignment and the center of Clark Street, established by the city around 1912, was held for line between Lots 8 and 9, Block 3 of Cottage Addition per DR 61-119 and 61-120.

A prorate against plat record for both Cottage and Beatty's Additions was made in determining the location for the northwesterly corner of Lot 2, Block 13 of Beatty's Addition, the same being the southwesterly corner of Lot 8, Block 4 of Cottage Addition per DR 15-573 and 15-574.

A 3/4" iron pipe of unknown origen was found at the southeasterly corner of the intersection of North Central and Beatty Street. This pipe has been used as control for the centerline of Beatty Street and the monument at Edwards Street is in harmony therewith. Accordingly, a theoretical location was computed for the angle point on the easterly line of Lot 1, Block 14 of