

NOTE:
 ○ INDICATES 5/8" I. ROD SET
 ● INDICATES MONUMENTS FOUND AS SHOWN
 PM = PROPORTIONATE MEASURE
 BEARINGS ARE BASED UPON RECORD BEARINGS
 ON MAIN STREET.

JACKSON COUNTY
 RECEIVED
 FEB 23 1977
 SURVEYOR



RICHARD L. TEMPLIN
 CONSULTING ENGINEER
 DEPENDENT RESURVEY
 GEORGE R. BALLS ADDITION
 LOCATED IN
 ROGUE RIVER, OREGON
 SURVEYED FOR: EVERGREEN LAND, ET AL. GRANTS PASS, OREGON
 SCALE: 1" = 30'
 JANUARY 20, 1977

DD

(Evergreen Land Co. Survey con't.)

However, Improvements in Block 1 and Block 2 have apparently been made using a distance of 147 feet as the north and south width of the "Smithline Block" resulting in streets and fences being constructed approximately 30 feet too far south. These lines of occupancy are approximately shown on the plat and include structures occupying the alley in Block 2.

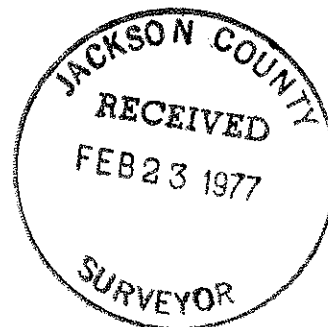
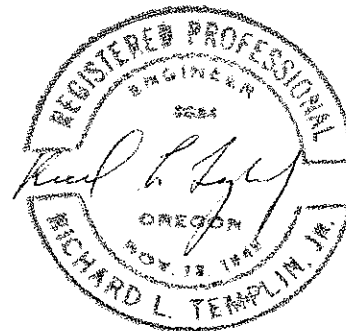
After conference with the agents of the property owner of the surveyed property, I set 5/8 inch diameter iron rods with plastic caps marked "TEMPLIN RE3024" on the east and west lines of the south half of Block 2, with the northerly monuments being place just south of existing fences.

Attention is called to the fact that the public has probably gained prescriptive rights to Arbor Street falling within the existing fences. The public would also have in my opinion, have the right of way as platted unless ruled otherwise by court decision or conveyed to the property owners by the city.

It would be my recommendation that the city exchange quitclaim deeds with the property owners in Block 1 and 2 in order to allow the record title to conform to the lines of occupancy. The other alternative would be for the city to institute a Resolution to Establish Right of Way under existing Oregon Statutes, vacating that portion of the platted right of way now occupied by buildings and other structures.

This survey executed with a Wild T-16ED theodolite and MAC 1 electronic measurement unit.

All bearings are referred to the west line of Gardiner street as shown on Survey No. 4023 by J.A. Hoffbuhr.



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REGISTERED ENGINEER OREGON
REGISTERED LAND SURVEYOR CALIF.

January 20, 1977

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SURVEY NARRATIVE

Location: South Half, Block, 2, George R. Balls Addition to Woodville, Rogue River, Oregon, Section 22, T. 36 S., R. 4 W., W.M.

Surveyed for: Evergreen Land Co., 505 NE Seventh Street, Grants Pass, Oregon

Purposes: To survey and monument the exterior boundary of the South Half of Block 2, George Balls Addition to Woodville. To ammend previous executed surveys by me in Block 4 for Mr. Duane Benham and Mr. A.J. Oliver and perviously filed with the Jackson County Surveyor.

A control survey was made of all previously found monuments in George Balls Addition and conversation with Mr. A.L. Cunningham owner and resident of Lot 2, Block 3, revealed that Mr. Cunninham used an iron rod to locate the position of his westerly lot line for building a fence. This iron rod was found to be a 3/4" in diameter, and 4 inches under the surface of the ground at the northwesterly corner of Lot 1, Block 3. Measurements were then taken along the centerline of the existing Southern Pacific Railroad mainline track and the position of the found 3/4 inch diam. iron rod corresponds very closely to being located on the northerly right of way line of the railroad which is on a 2672.55 ft radius curve as constructed.

The position of the mainline track has been well fixed over the past 70 years as there is an existing wooden trestle bridge on concrete piers approximately 100 feet east of the George Ball Addition.

The Position of the north line of George Balls Addition is well fixed by the location of Main Street and an old County Bridge located on the east side of the subdivision and shown on the original Subdivision plat. Study of the plat of George Ball's Addition reveals that the north and south distance of the "Smithline Block" is shown as 147 feet but actually scales approximately 117 feet. As this plat was prepared in 1904, it was common practice at that time to show distances to existing county roads to the centerline of the county road rather than to the right of way line.

As the overall distance north and south as shown on the exterior boundaries of the plat, correspond very closely with the distances between the monuments found on the right of way and centerline of Main Street, I am of the opinion that the record distances of the "Smithline Block" extend to the centerline of Main Street rather than the north line of Smithline Block.

Using the above monuments, I then prorated record distances north and south as shown on the plat, holding street right of ways at record distance. I then reset monuments previously set on the Benham and Oliver surveys southward at prorated distances which corresponded very closely to existing, old fences located in Block 4.