

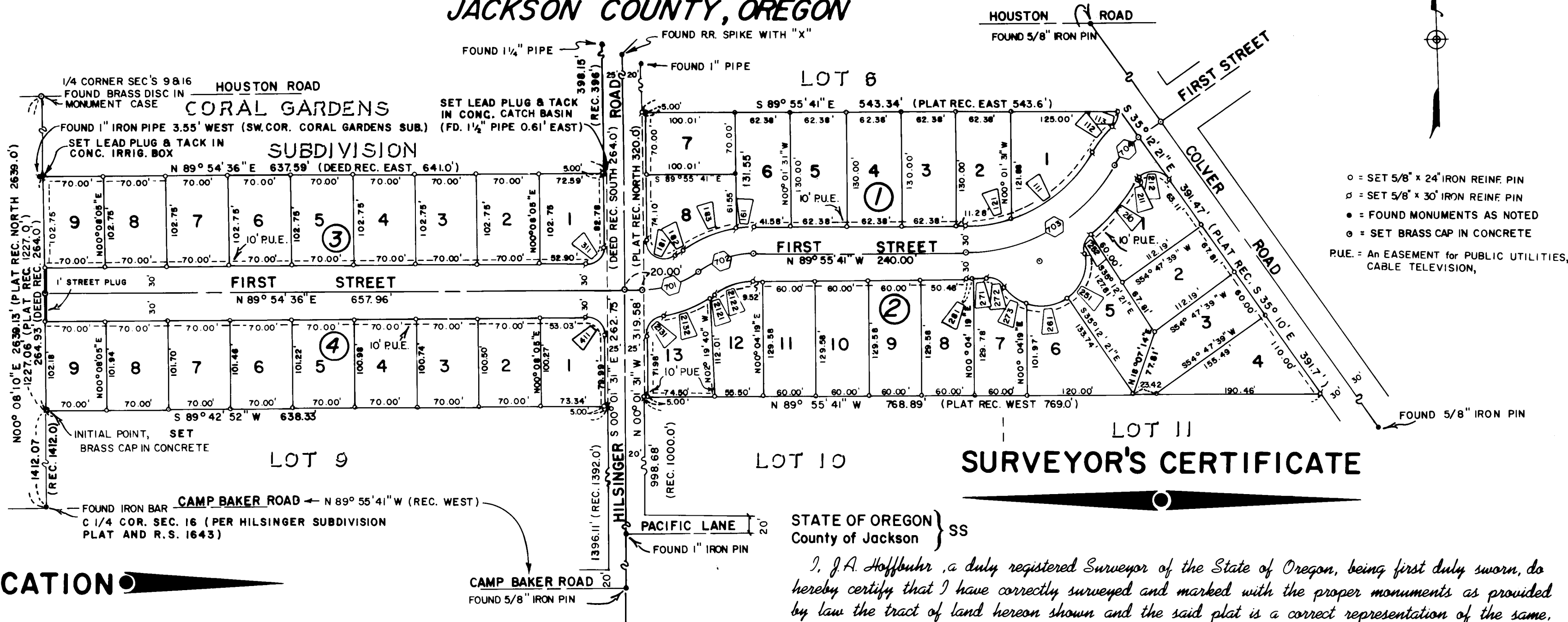
APRIL ADDITION TO THE CITY OF PHOENIX

A RESUBDIVISION OF LOT 7 AND A PORTION OF LOT 8 HILSINGER SUBDIVISION

N.E. 1/4, SEC. 16, T. 38 S., R. 1 W., W.M.
JACKSON COUNTY, OREGON

CURVE DATA

CURVE NUMBER	DELTA	RADIUS	ARC LENGTH
111	42°13'35"	164.87'	121.51'
112	18°22'09"	130.00'	41.68'
113	47°12'59"	20.00'	16.48'
121	18°03'05"	164.87'	51.94'
161	08°32'44"	139.95'	20.87'
181	114°58'31"	20.00'	40.02'
182	10°10'43"	79.95'	14.20'
183	26°22'19"	139.95'	64.42'
210	21°49'59"	224.87'	85.69'
211	01°25'19"	70.00'	1.74'
212	113°34'41"	20.00'	39.65'
251	65°08'38"	50.00'	56.85'
252	61°58'39"	20.00'	21.63'
261	51°24'18"	50.00'	44.86'
273	39°54'29"	50.00'	34.83'
272	61°58'37"	20.00'	21.63'
271	03°30'59"	224.87'	13.80'
281	02°25'31"	224.87'	9.52'
2122	34°55'04"	79.95'	48.72'
2121	02°25'01"	139.95'	5.90'
2132	23°24'46"	139.95'	57.19'
2131	80°00'34"	20.00'	28.28'
311	89°56'07"	20.00'	31.39'
411	90°03'53"	20.00'	31.44'
701	34°49'13"	109.95'	66.82'
702	34°55'03"	109.95'	67.01'
703	60°16'40"	194.87'	205.01'
704	25°00'00"	100.00'	43.63'



DEDICATION

KNOW ALL MEN BY THESE PRESENTS that we Albert G. Yensan and Doris U. Yensan, husband and wife, are the owners of a fee simple estate as to an undivided one-half interest and Bernard A. Young is the owner of a fee simple estate as to an undivided one-half interest in the lands herein described and let it be known that we have subdivided the same into lots, blocks, and streets as shown hereon and the number and size of the lots and the length 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 hereby grant to the City of Phoenix in fee simple, those areas portrayed and designated as street plugs, and we do hereby designate said subdivision as APRIL ADDITION TO THE CITY OF PHOENIX SUBDIVISION.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 22 day of February, 1978.

STATE OF OREGON }
County of Jackson } SS

Albert G. Yensan
Doris U. Yensan
Bernard A. Young

Personally appeared the above named Albert G. Yensan and Doris U. Yensan, husband and wife, and Bernard A. Young and acknowledged the foregoing instrument to be their voluntary act and deed.

Mari S. Beachey Commissioner Expires 2-29-81

I certify that, pursuant to authority granted to us by the Phoenix Planning Commission in open meeting of APRIL 12, 1977, the above plat is hereby approved by the Phoenix Planning Commission. Dated this 13th day of APRIL, 1978.

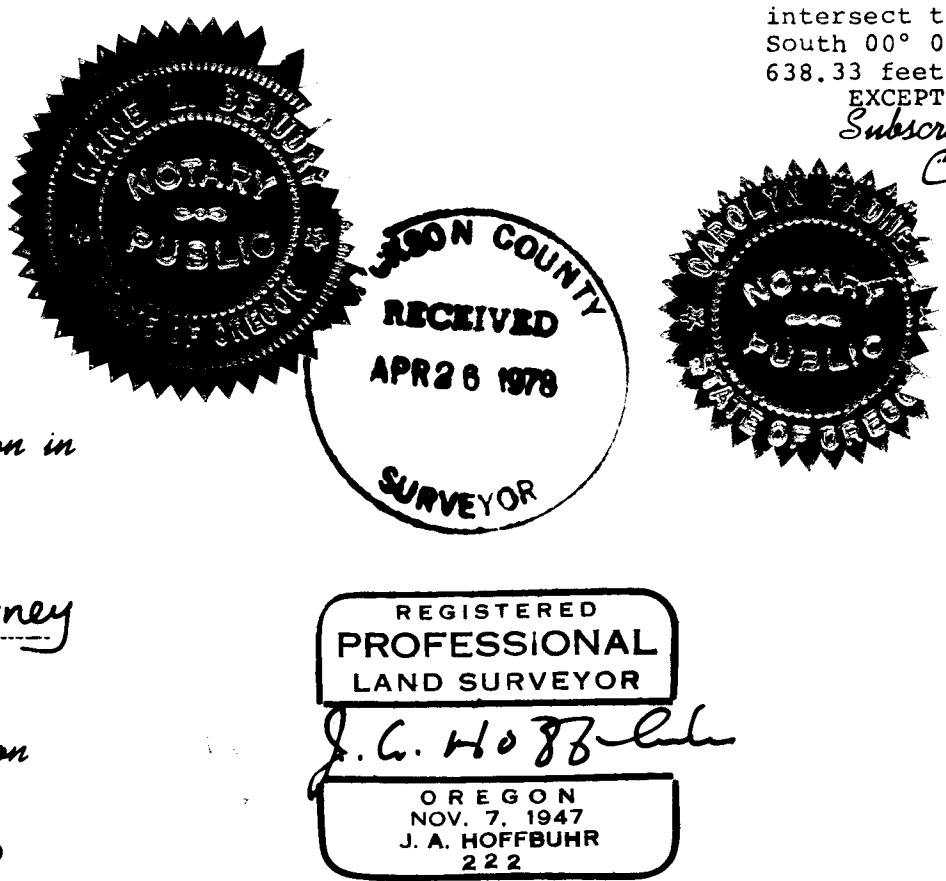
Barbara J. Arney President
Barbara J. Arney Secretary

Examined and approved by the Directors of Talent Irrigation District in regular session this 7th day of APRIL, 1978

Ronald M. Minor President
Walter J. Mangus City Engineer

Examined and approved this 13th day of April, 1978

HOFFBUHR SURVEYING, INC. MEDFORD, OREGON
SCALE: 1"=100'
BASIS OF BEARING JANUARY 25, 1978
REC. SURVEY 5195



I certify this plat to be an exact photocopy of the original

J.A. Hoffbuhr Surveyor

STATE OF OREGON }
County of Jackson } SS

I, J.A. Hoffbuhr, a duly registered Surveyor of the State of Oregon, being first duly sworn, do hereby certify that I have correctly surveyed and marked with the 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:

Lot 7 and a portion of Lot 8, Hilsinger Subdivision, according to the Official Plat thereof, now of record in Jackson County, Oregon, being more particularly described as follows:
Commencing at the one-quarter corner common to Sections 9 and 16, Township 38 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; thence South 00° 08' 10" West along the Westerly line of said Hilsinger Subdivision 1227.06 feet (Record South 1227.0 feet) to a brass disc set in concrete at the Southwest corner of Lot 8 of said Hilsinger Subdivision, the initial point of beginning; thence along said Westerly line North 00° 08' 10" East 264.93 feet to intersect the Southerly line of Coral Gardens Subdivision; thence along said Southerly line North 89° 54' 36" East 637.59 feet to intersect the Westerly right of way line of Hilsinger Road; thence North 89° 58' 29" East 40.00 feet to intersect the Easterly right of way line of Hilsinger Road; thence along said Easterly line of Hilsinger Road North 00° 01' 31" West 66.80 feet to the Northwest corner of Lot 7 of said Hilsinger Subdivision; thence along the Northerly line of said Lot 7 South 89° 55' 41" East 543.34 feet to intersect the Westerly right of way line of Colver Road; thence along said Westerly line of Colver Road South 35° 12' 21" East 391.47 feet to the Southeast corner of said Lot 7; thence along the southerly line of said Lot 7 North 89° 55' 41" West 768.89 feet to intersect the Easterly line of Hilsinger Road; thence South 89° 58' 29" West 40.00 feet to intersect the Westerly right of way line of Hilsinger Road; thence along said Westerly line of Hilsinger Road South 00° 01' 31" East 9.96 feet; thence leaving said Westerly line of Hilsinger Road South 89° 42' 52" West 638.33 feet to the initial point of beginning.

EXCEPTING THEREFROM that area lying within the right of way of Hilsinger Road.

Subscribed and sworn to before me this 23 day of FEBRUARY, 1978

Carolyn Jackson My commission expires 10-20-79
J.A. Hoffbuhr Surveyor

I hereby certify that all charges on tax roll which have a lien for this calendar year have been paid.

Examined and approved this 22nd day of March, 1978

By *David J. Hill* Deputy
By *Ray E. Stewart* Director of Assessment & Taxation

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

By *Thomas D. Jewett* Deputy
By *Harry Chipman* County Clerk

Filed for record this the 26 day of April, 1978 at 3:58 O'clock P.M. and recorded in Volume 13 of Plats at page 35 of Records of Jackson County, Oregon.

By *Thomas D. Jewett* Deputy
By *Harry Chipman* County Clerk

1222

The North and South boundaries of Lot 7 were shown as East-West lines on the original plat. A consistent relationship between measured and record plat bearings could not be established to allow bearing rotation. The best method of reconstructing the North and South lines was determined to be the Easterly extension of lines from the Northwest and Southwest corners to intersect the Westerly right of way of Colver Road. These lines would be extended on a bearing parallel to the bearing measured between the two monuments recovered on the centerline of Camp Baker Road which also appeared on the plat of Hilsinger Subdivision as East-West in direction.

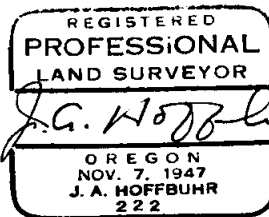
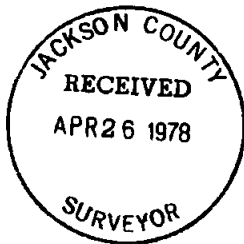
This procedure was followed and the boundaries were located in the field. The established boundaries fit the existing fence lines remarkably well and appeared to be valid.

The Northerly 66 feet of Lot 8 had been conveyed in the past and is now a portion of Coral Gardens Subdivision, platted and recorded by Bryce Townley, P.E. The recorded plat of Coral Gardens Subdivision was examined and it was found that the Southerly boundary of that subdivision was based on two monuments which were previously not of record. These monuments were recovered by this survey and were found not to correspond with the data compiled by this survey. The pipe which was found at the Southeast corner of Coral Gardens Subdivision fell 0.61 feet East of the right of way line of Hilsinger Road as positioned by this survey and the Southwest corner fell 3.55 feet West of the West line of Hilsinger Subdivision as established by this survey.

The distance between the pipes compares favorably with the original Hilsinger plat; however, because of the convergence of Hilsinger Road and the West boundary of Hilsinger Subdivision, the original plat distances appear to be in error based on existing evidence. The North-South positioning of the pipes was held as the best available evidence of the intent of the conveyance of the Northerly portion of Lot 8. The Northwest and Northeast corners of the Southerly portion of Lot 8 were determined by intersecting the East-West alignment of the pipes with the Westerly line of Hilsinger Subdivision and the Westerly line of Hilsinger Road as established by this survey.

The remaining task of locating the Southerly line of Lot 8 was accomplished by proportionate measurement along the West line of Hilsinger Subdivision and the West line of Hilsinger Road from its intersection with the North line of Camp Baker Road to a pipe found at the angle point which is the Northeast corner of Lot 5. The proportioned Southwest corner of Lot 8 fit the existing fence quite well. However, the proportioned Southeast corner fell approximately 2 feet South of the existing fence. This discrepancy was discussed with the clients. It was their decision to not claim any of the land lying South of the fence and instructed this office to set the South line of their property to correspond with the existing fence line. It is this line that is reflected on the final plat of April Addition.

April 24, 1978



J. A. Hoffbuhr
Hoffbuhr Surveying, Inc.

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

SURVEY FOR: Albert & Doris Yensan
Bernard Young
130 West Sixth Street
Medford, Oregon 97501

LOCATION: Northeast one-quarter (1/4), Section 16, Township
38 South, Range 1 West, Willamette Meridian,
Jackson County, Oregon
Lot 7 and a portion of Lot 8, Hilsinger Subdivision

PURPOSE: Survey the boundary of April Addition to the City
of Phoenix

PROCEDURE: An extensive search for monuments within the bounds
of Hilsinger Subdivision was conducted. Monuments recovered by
this search are as shown on the attached plat of April Subdivision.
Finding very little evidence of the original boundary of Hilsinger
Subdivision, it was necessary to reconstruct as much as possible
of the boundary from existing evidence.

The Westerly boundary of Hilsinger Subdivision, according to
the recorded plat, extended from the North one-quarter (1/4) corner
of Section 16, Township 38 South, Range 1 West, Willamette Meridian,
to the center one-quarter (1/4) corner of Section 16. The North
one-quarter (1/4) corner is a re-established brass disc. The pur-
ported center one-quarter (1/4) corner is a 3/4 inch by 2 inch flat
iron bar which compares quite favorably in location with the original
plat. The plat calls for an iron pin at the center one-quarter (1/4)
corner. The iron bar was used previously by Mark E. Boyden, R.L.S.,
in Recorded Survey No. 1643 as the record center one-quarter (1/4)
corner of Section 16. It was determined that the iron bar is the
monument which is shown on the original plat. The Westerly boundary
of Hilsinger Subdivision was established by extending a straight line
between the found North one-quarter (1/4) corner and the accepted
iron bar.

Hilsinger Road and Colver Road both appear on the original
Hilsinger Subdivision plat. The locations of these roads were
established from the centerline monuments recovered as shown on the
plat of April Addition. In the absence of other monumentation,
these roads were held as the best evidence of the original Hilsinger
Subdivision boundaries.

As this survey was concerned with Lots 7 and 8 of Hilsinger
Subdivision, the control outlined above established the Easterly
and Westerly boundaries of the two lots.

Lot 7 of Hilsinger Subdivision is bounded on the West by Hilsinger
Road and on the East by Colver Road. Having these boundaries establish-
ed, it was then necessary to establish the North and South boundaries
of Lot 7. It was determined that these lines would be located by
proportionate measurement.

The Easterly right of way line of Hilsinger Road from its inter-
section with the Northerly line of Pacific Lane to a found monu-
ment at the angle point adjacent to Lot 6 was used as the basis for
the proportionment. The Northwest and Southwest corners of Lot 7
were determined by this method. Sufficient data was not available
to properly proportion along the Westerly line of Colver Road to
locate the Northeast and Southeast corners of Lot 7.