

PAGE 1 - MAP  
PAGES 2-4 NARRATIVE

S.W. CORNER D.L.C. NO. 60  
3/4" IRON PIPE (C.S.)

BASIS OF BEARINGS:  
TRIANGULATION STATION "HILLCREST" (C.O.F.M.)  
TO TRIANGULATION STATION "MANOR" (C.O.F.M.)  
WITH THE GRID BEARING DECREASED IN  
AZIMUTH BY  $\theta = 1^{\circ} 34' 20''$

# MINOR LAND PARTITION

LOCATED IN D.L.C. NO. 62 AND SECTION 22, T. 37S, R. 1W, W.M.  
CITY OF MEDFORD, JACKSON COUNTY, OREGON.

FOR: OREGON HILLS OF MEDFORD  
A CALIFORNIA LIMITED PARTNERSHIP  
6700 NORTH FIRST STREET, NO. 124  
FRESNO, CALIFORNIA

BY: BOYDEN SURVEYORS JANUARY 6, 1982  
108 MISTLETOE STREET  
MEDFORD, OREGON

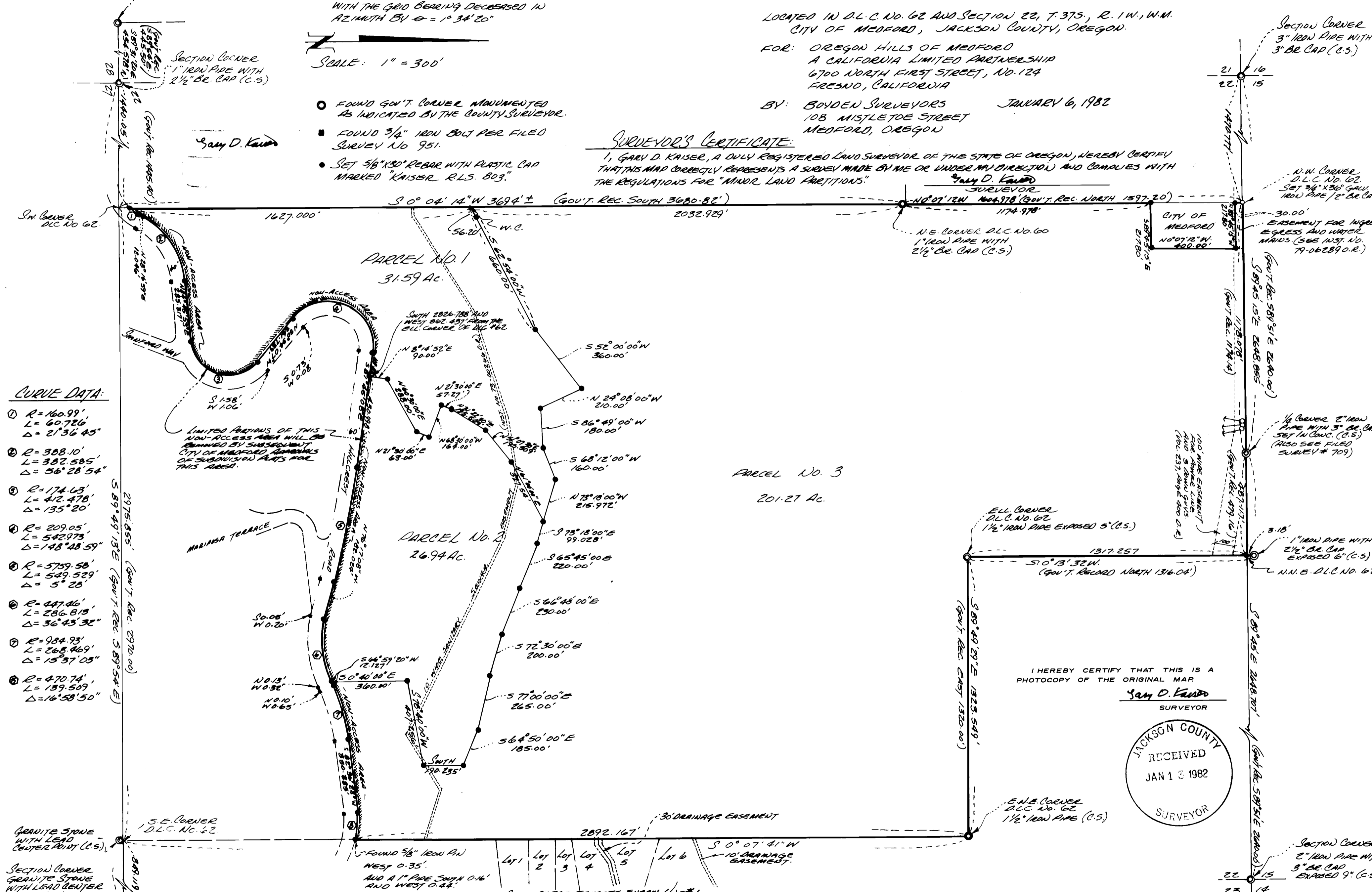
SCALE: 1" = 300'

- FOUND GOV'T. CORNER MONUMENTED AS INDICATED BY THE COUNTY SURVEYOR.
- FOUND 3/4" IRON BOLT PER FILED SURVEY NO. 951.
- SET 5/8" X 30" REBAR WITH PLASTIC CAP MARKED "KAISER R.L.S. 809."

## SURVEYOR'S CERTIFICATE:

I, GARY D. KAISER, A DULY REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION AND COMPLIES WITH THE REGULATIONS FOR "MINOR LAND PARTITIONS."

CITY OF MEDFORD  
NO. 07'12" W. 400.00'  
N.E. CORNER D.L.C. NO. 60  
1" IRON PIPE WITH  
2 1/2" BR. CAP (C.S.)



### CURVE DATA:

- 1 R=160.99', L=60.726', Δ=21°36'43"
- 2 R=388.10', L=382.585', Δ=56°28'54"
- 3 R=174.63', L=42.478', Δ=135°20'
- 4 R=209.05', L=542.973', Δ=148°48'59"
- 5 R=5759.58', L=549.529', Δ=5°28'
- 6 R=447.46', L=286.815', Δ=36°43'32"
- 7 R=984.93', L=268.469', Δ=15°37'05"
- 8 R=470.74', L=159.509', Δ=16°58'50"

LIMITED PORTIONS OF THIS  
NON-ACCESS AREA WILL BE  
REMOVED BY SUBSEQUENT  
CITY OF MEDFORD ORDINANCES  
OF SUBDIVISION PLATS FOR  
THIS AREA.

I HEREBY CERTIFY THAT THIS IS A  
PHOTOCOPY OF THE ORIGINAL MAP

Gary D. Kaiser  
SURVEYOR



APPROVAL:  
I CERTIFY THAT PURSUANT TO THE AUTHORITY  
GRANTED IN ORDINANCE NO. 4041 THE ATTACHED MAP  
IS HEREBY APPROVED BY: James M. [Signature] 1/11/82  
CITY OF MEDFORD PLANNING DIRECTOR - DATE

RECORDERS CERTIFICATE:  
FILED FOR RECORD THIS 13<sup>TH</sup> DAY OF JANUARY, 1982, AT 2:04 O'CLOCK P.M.,  
AND RECORDED IN VOLUME 5 AT PAGE 39 OF "MINOR LAND PARTITIONS"  
IN JACKSON COUNTY, OREGON: Ruby G. Poling Thalene Perry  
DEPUTY COUNTY CLERK

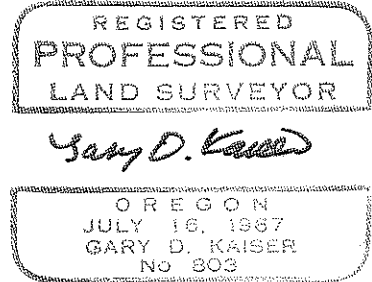
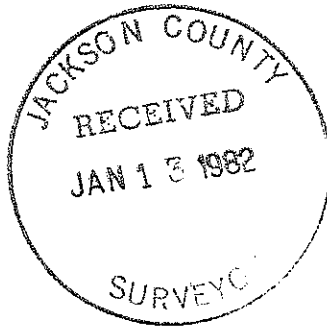
Survey Narrative for Oregon Hills of Medford

from which:

A 6" White Oak scribed "NW 62 - BT" bears S 86 1/2° E, 39.0 feet to the face of the lower blaze.

A 6" White Oak scribed "NW 62 - BT" bears S 30 1/4° W, 88.3 feet to the face of the lower blaze.

January 6, 1982



## Survey Narrative for Oregon Hills of Medford

In the final analysis it was found that option 1 very closely fits the existing fence so option 1 was chosen for the final positioning for this corner.

A search was also made for the original post and bearing trees for the Southwest corner of Donation Land Claim No. 62 established by said original surveyor Truax. This corner position falls within the County road right-of-way, and no original evidence of said corner was found. Various options, utilizing Sectional control, DLC control, existing fence lines and interpretation of the County road notes were analyzed. It was decided, again based on the positioning of the existing fence line running Northerly therefrom, that a single proportionment between the Southwest corner of DLC No. 61 and the Southeast corner of DLC No. 62 (both of which corners have been established by original evidence) gives the "most-reasonable" position for the departure for said corner. The Latitude position for this corner has not been thoroughly investigated, the exact position not being necessary at this time to determine the Southwest corner of the property being monumented.

The Northerly Hillcrest Road right-of-way line was established from found bolts set on Filed Survey No. 951.

The City of Medford tract located near the Northwest corner of Parcel 3 has been monumented as a parallelogram and not according to the Deed of Record (see Inst. No. 79-06289 O.R.). A boundary line agreement or some other way to clarify the Record Deed's ambiguities will be executed at a later date. There is no development planned for this area at this time.

The interior parcel boundaries were established per the client's instructions.

At the Northwest corner of Donation Land Claim No. 62 set a 3/4" x 36" galvanized iron pipe 30" in the ground with a 2" bronze cap marked:

T37SR1W  
 NW DLC  
 cor i 62  
 RLS 803  
 1982

## SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

FOR: Oregon Hills of Medford  
a California Limited Partnership  
6700 North First Street, No. 124  
Fresno, California

BY: Boyden Surveyors  
108 Mistletoe Street  
Medford, Oregon

PURPOSE: To monument and describe three parcels located in Section 22 and DLC No. 62, T37SR1W, W.M., Medford, Oregon. For Minor Land Partition approval see the City of Medford Planning Department File LD-81-77.

PROCEDURE: Utilizing a one-second theodolite and EDM equipment, closed traverses were run tying the control monuments indicated as found on the accompanying map and leaving random control points near where corner monuments indicated as set are located. Basis of Bearings is the line from triangulation station "HILLCREST" (C. of M.) to triangulation station "MANOR" (C. of M.) with grid bearings decreased in azimuth by  $\theta = 1^{\circ}34'20''$ .

A search was made for the original post and bearing trees established by the original surveyor "Sewell Truax" for the Northwest corner of DLC No. 62 with negative results.

The positioning of this corner was then analyzed relative to the following options:

1. Single proportion between the Northwest corner of Section 22 (established from original evidence) and the North Quarter corner of Section 22 (established by single proportion on Filed Survey No. 709 and re-established by the County Surveyor in 1980).

- w. Single proportionment measurement between said Northwest corner of Section 22 and the North-Northeast corner of Donation Land Claim No. 62 (established from original evidence).

3. The mean average of the existing wood post and wire fence line running Southerly from this position.