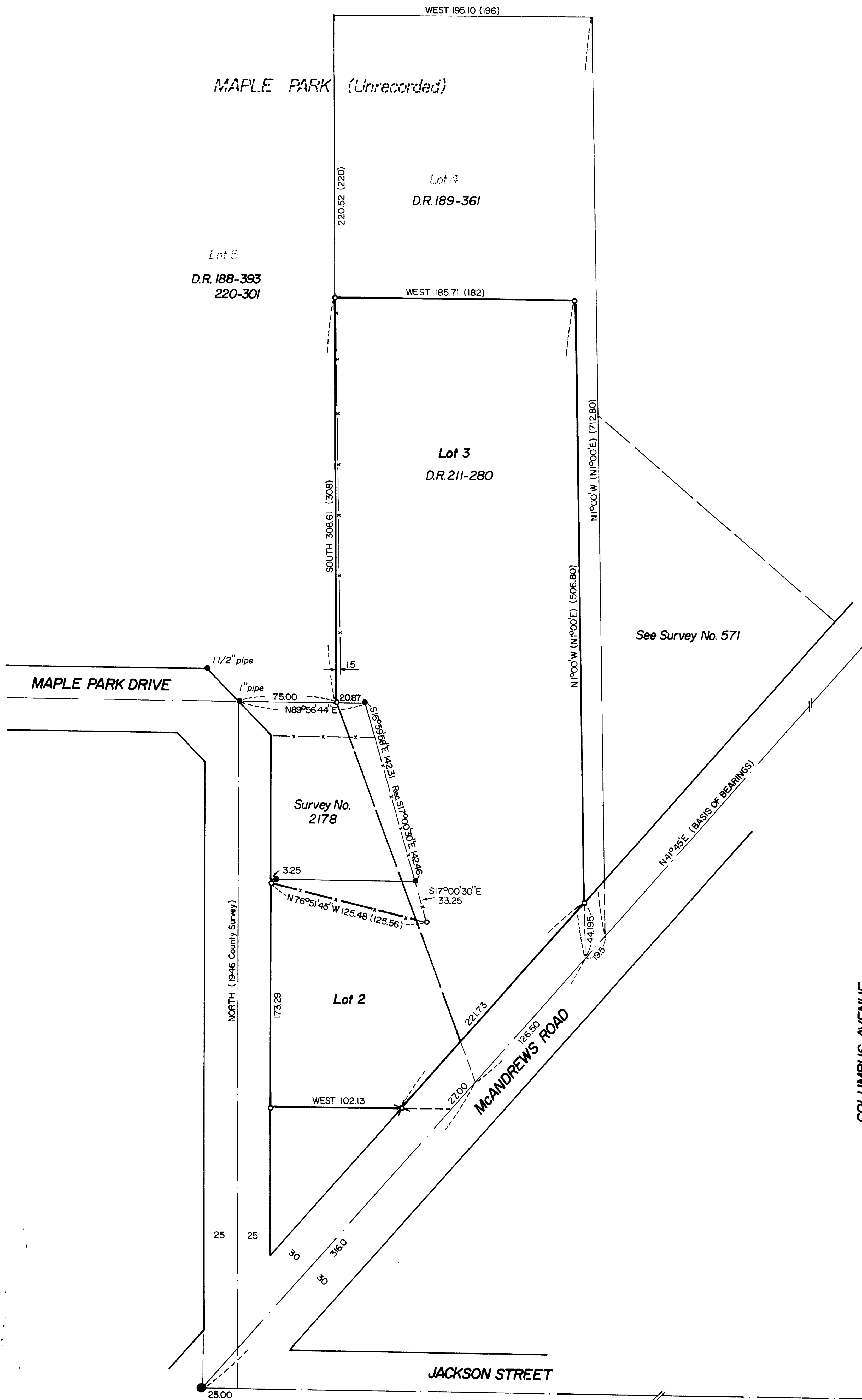


Survey for NORTHWEST NURSERY and FLOWER SHOP

SW 1/4 Sec. 24, T.37S., R.2W., W.M.  
City of Medford, Jackson County, Oregon

January, 1988



LEGEND

- City street monument
- 5/8" iron pin found unless otherwise noted
- 5/8" x 24" iron pin/plastic cap stamped L.S. 505 set
- ✕ Lead plug/tack set
- ( ) Deed record
- Fence

RECEIVED  
 Date: 12-12-88  
 This survey consists of:  
 1 sheet(s) Map  
 42 pages of Notes  
 JACKSON COUNTY  
 1988

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
 Verlyn Thomas  
 OREGON  
 MAY 13, 1980  
 VERLYN D. THOMAS  
 P.S.

37-2W-24CC T.L.1600, 2000

Survey by Verlyn Thomas, Professional Land Surveyor, Medford, Oregon.

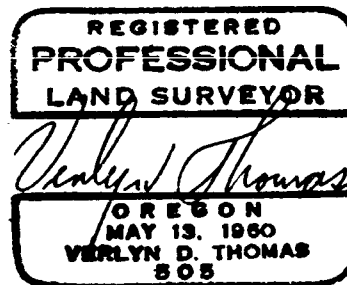
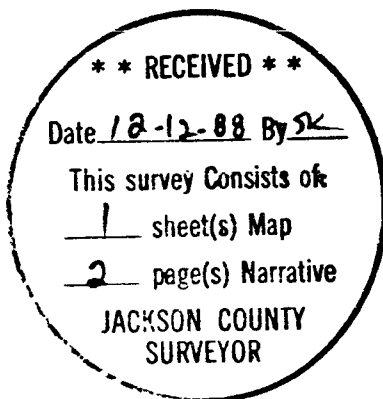
11423

No. 88, an unmonumented corner.

From the point of beginning thusly determined, the record distance of 126.50 feet along the centerline of McAndrews was held to establish the Southeast corner thereof. The Northeast corner of said Lot was established North 1° 00' West, 506.80 feet (record North 1° 00' East, 506.80 feet) from said Southeast corner.

The angle point in the westerly line of said Lot 3 was established at deed record location 100 feet easterly from the intersection of the west line of Maple Park Drive with the centerline of the east-west section of said Drive. (See Deed Record 188-393 and 220-301). From this angle point, the previously established Northeast corner of said Lot 3 bears North 308.61 feet and East 185.71 feet (record North 308 feet and East 182 feet). Holding the record bearing of North 1° 00' East would move the Northeast and Northwest corners some 17.7 feet East. It is apparent that the deed record bearing of North 1° 00' East is not compatible with adjacent parcels, occupancy, or the record relationship with Maple Park Drive.

SURVEYOR: Verlyn Thomas  
304 South Holly  
Medford, Oregon



SURVEY NO. 11422

SURVEY NARRATIVE TO COMPLY WITH O.R.S 209.250

FOR: Northwest Nursery & Flower Shop  
848 West McAndrews Road  
Medford, Oregon 97501

LOCATION: S. W. 1/4 Sec. 24, T. 37 S., R. 2 W., W. M.  
City of Medford, J. C. O.

DATE: January, 1988

PURPOSE: To monument the nursery property.

PROCEDURE: The legal descriptions for the subject property consist of Lot 3 and a portion of Lot 2, MAPLE PARK (unrecorded), but are metes and bounds descriptions. I knew from data examined for performing Survey No. 3528 that there was a problem with the legal descriptions for these two lots and that the problem would have to be resolved for this survey. The descriptions for Lots 3 and 4 contain courses reading "North 1° 00' East" along their easterly boundaries. However, adjacent properties to the east read "North 1° 00' West" which conforms closely to occupancy. Survey No. 571 also used the North 1° 00' West bearing. A copy of an old plat title "Maple Park" which I obtained from Jackson County Title in 1967 also indicates a bearing of North 1° 00' West. Two unrecorded plats by Clabby in 1946 also indicate North 1° 00' West.

A field survey was conducted tying in fences and the 1946 County survey location for Maple Park Drive and the property fence between Lot 5 and Lots 3 and 4. It became very apparent that to conform to the approximate dimensions of said lots relative to Maple Park Drive and the lots to the west, the bearing of North 1° 00' West must be used. It is believed that a scrivener's error was made a long time ago in these legal descriptions and it has been perpetuated to the present.

In 1963, Survey No. 2178 was filed which located the westerly line of Lot 3 as described in Deed Record Volume 194-639 and Volume 211-280 using the recorded bearing of North 1° 00' East for the easterly boundary. This procedure naturally incurs conflicts with the MAPLE PARK plat and deed ties to the west. This surveyed parcel is presently fenced.

After analyzing all this data, the subject property boundaries were determined as follows:

The point of beginning for Lot 3 as described in Deed Record Volume 211-280 was established at record distance (316.0 feet) along the centerline of McAndrews Road from the monument at Jackson Street. This monument is accepted as being the point described as 6.59 chains (434.94 feet) west of the Southeast corner of Donation Land Claim