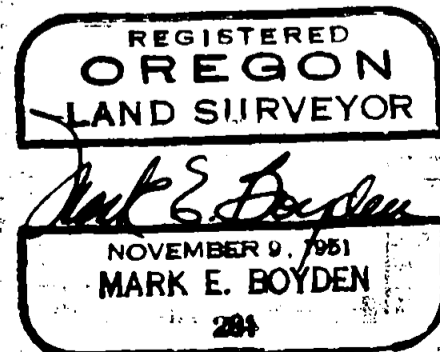
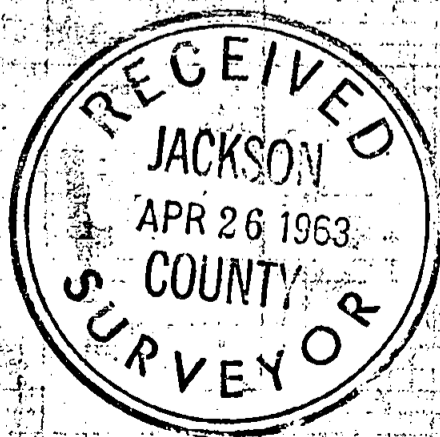


Survey For:  
 CHESTER WENDT  
 Located in Lots 19, 20 & 21 of  
 L & N Subdivision No. 1 &  
 D.L.C. No. 40, Sec. 21, T37S, R2W, W.M.  
 By: Mark E. Boyden  
 April, 1963

SCALE: 1" = 200'

• Set 5/8" Iron Pins



58.367 Ac.

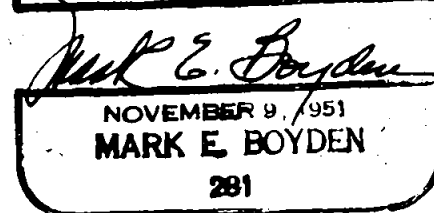
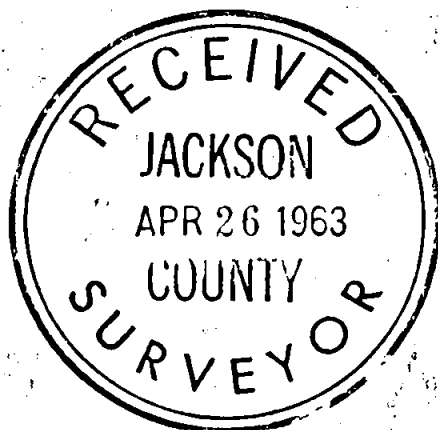
Southwest corner of DLC #42, which circle scales  
10 feet North of the South boundary of the road.

The position of the roadway East of the  
Southwest corner of DLC #42 was determined to fit  
existing improvements better, if the line between the  
North Northwest Corner of DLC #40 and the Southwest  
Corner of DLC #42 was produced Easterly.

Measurements to the centerline of the M. I. D.  
canal near the Most-Westerly boundary of the  
surveyed parcel, indicated that the 30-foot canal  
right-of-way described in Volume 133, Page 312, Deed  
Records does not encroach upon the surveyed parcel.

Set 5/8" iron pins as shown, using for meridian  
control, the bearing determined on Recorded Survey  
No. 1535.

April 1963



agreed favorably with the Elksnat survey, by tying said line North from the "L" corner of DLC #40 and South from the South boundary of DLC #42. No permanent monuments could be found at the original property corners along this line.

A study of the Deed for the Westerly portion of the Wendt property (Volume 255, Page 635), revealed a gross error-of-closure, and a strip of land left between the East-West road of L and N SUBDIVISION and the North property boundary. The Deed for the John Niedermeyer property lying Southerly from this tract (See Volume 252, Page 405, Deed Records) also reveals a gross error-of-closure and a sizeable overlap on the Wendt tract.

It was recommended that quit-claim deeds from John Niedermeyer and the L. Niedermeyer heirs was in order, to clarify the title to the parcel as surveyed.

The plat of L and N SUBDIVISION NO. 1 leaves much doubt as to the true position of the 60-foot "East-West" road along the North side of Lots 19 through 23. However, that right-of-way 76 links wide lying North of the North boundary of DLC #40 was found to be deeded to L. Niedermeyer on the same day that the overall ranch was purchased (see Volume 63, Page 56, Deed Records).

It was determined that undoubtedly the North boundary of the 76 link right-of-way must have been coincident with the North boundary of the 60-foot dedicated road.

This was further verified by the original subdivision tracing, which shows a circle for the

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

FOR: Chester Wendt  
1652 Old Stage Road  
Medford, Oregon

LOCATION: Lots 19, 20 and 21, L and N SUBDIVISION NQ. 1  
and DLC #40, Section 21, Township 37 South,  
Range 2 West, Willamette Meridian.

PURPOSE: To monument and describe a parcel within the  
Wendt ownership described in Volume 155,  
Page 160 and in Volume 255, Page 635 of the  
Deed Records of Jackson County, Oregon,  
proposed to be sold, using existing fence  
lines for control of the West and South  
boundaries.

## PROCEDURE:

Found random points previously set on Recorded  
Survey No. 1535 to control the position of the  
North boundary of DLC #40 West from the officially  
established Southwest Corner of DLC #42.

Then traversed around the subject premises, tying  
to existing fence lines, the 1" iron pipe with bronze  
cap at the "L" corner of DLC #40, a reference hub  
found 33.29 feet Southeasterly from centerline  
P. T. Station 96+53.74 on the re-located centerline  
of Old Stage Road, and iron pipes set on  
WESTWOOD SUBDIVISION, EXTENSION NO. 1.

From said centerline P. T. Station, the  
centerline tangent of Old Stage Road was computed  
Northeasterly by the O.S.H.D. co-ordinate tie to the  
Southwest and Southeast corners of DLC #42.

This random survey information was then  
correlated with a map prepared by Surveyor G. Elksnat  
of the original partitionment survey of the L.  
Niedermeyer property.

It was found, that the existing "East-West"  
fence along the South boundary of the Wendt property