

SURVEY LOCATED IN BLOCK 1, LOT 25  
 AMENDED PLAT OF LOTS 1, 2, 3, 4 & 25  
 BLOCK 1, ROGUE VALLEY HEIGHTS  
 NE 1/4 SECTION 18, T. 37 S., R. 1 W., W.M.  
 JACKSON COUNTY, OREGON

FOR  
 GILBERT E. KAER

SCALE 1" = 100'

REGISTERED  
 OREGON  
 LAND SURVEYOR

*Charles H. Hurst*

OCTOBER 30, 1959  
 CHARLES H. HURST  
 483



SURVEY BY  
 CHARLES H. HURST  
 MEDFORD, OREGON  
 DATE

MAR 28 1966

LEGEND  
 ● SET 5/8" X 24" IRON PINS

Survey for: Gilbert E. Kaer  
2621 Whittle Avenue  
Medford, Oregon

Survey by: Charles H. Hurst, L.S.  
765 Sunrise Avenue  
Medford, Oregon

Bearing: Based on meridian of recorded survey #1888

Purpose: To define and monument the north boundary of that tract of land described in Vol. 476, page 343, Deed Records, Jackson County, Oregon.

Procedure:

Original subdivision monuments shown as 3/4" iron pipes were considered as primary control for this survey.

The north line of D.R. 476 - 343 was monumented parallel with the north boundary of Lot 25 per deed record.

Examination of deeds show that all parcels separated from Lot 25 were based on plat record. On this basis, it appears that the north boundary of client's property should be held parallel to and 100 feet south of the north line of Lot 25. However, examination of senior deed Vol. 361, page 61 indicates primary control for this boundary as parallel to the northerly line of Lot 25 beginning at a point on the west boundary of Lot 25 129.07 feet southerly of the NW corner of said lot.

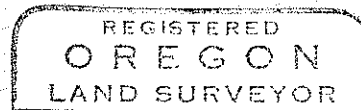
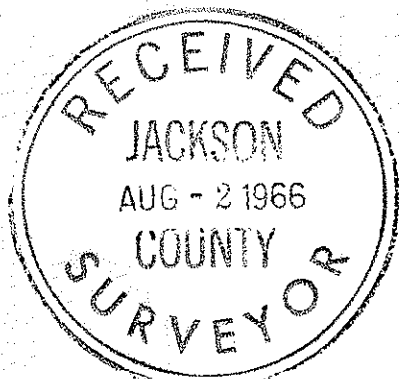
Since the bearing of said westerly boundary was found to differ by 12'53" from record, holding 129.07 feet on said westerly boundary creates a strip of land 99.63 feet in width instead of 100 feet as indicated by deed records.

It is considered that the call of 129.07 feet on the westerly boundary of Lot 25 in the senior deed should be held superior. However, intent is a factor to consider which could be construed as holding the strip shown to be 100 feet in width.

Therefore, the client is advised to hold a 0.37 feet set back from said line to preclude any possibility of encroachment.

It was not within the province of this survey to determine centerline control for Whittle Avenue. Accordingly, the distance of 239.78 feet shown in italics on the attached map is the return per recorded survey #1888 and was used as the basis for computing the location of the pin set on the westerly boundary of Whittle Avenue.

Date: MAR 28 1966



*Charles H. Hurst*

