

SURVEY FOR W. E. HOWELL

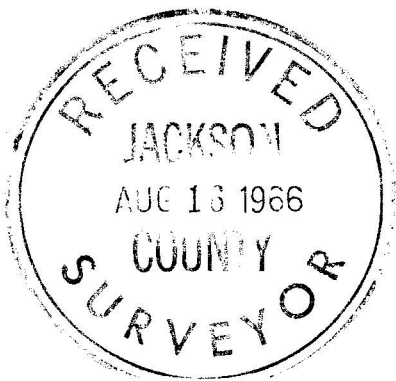
S. E. 1/4 Sec. 35, T. 37 S., R. 2 W. W.M.

N. E. 1/4 Sec. 2, T. 38 S., R. 2 W. W.M.

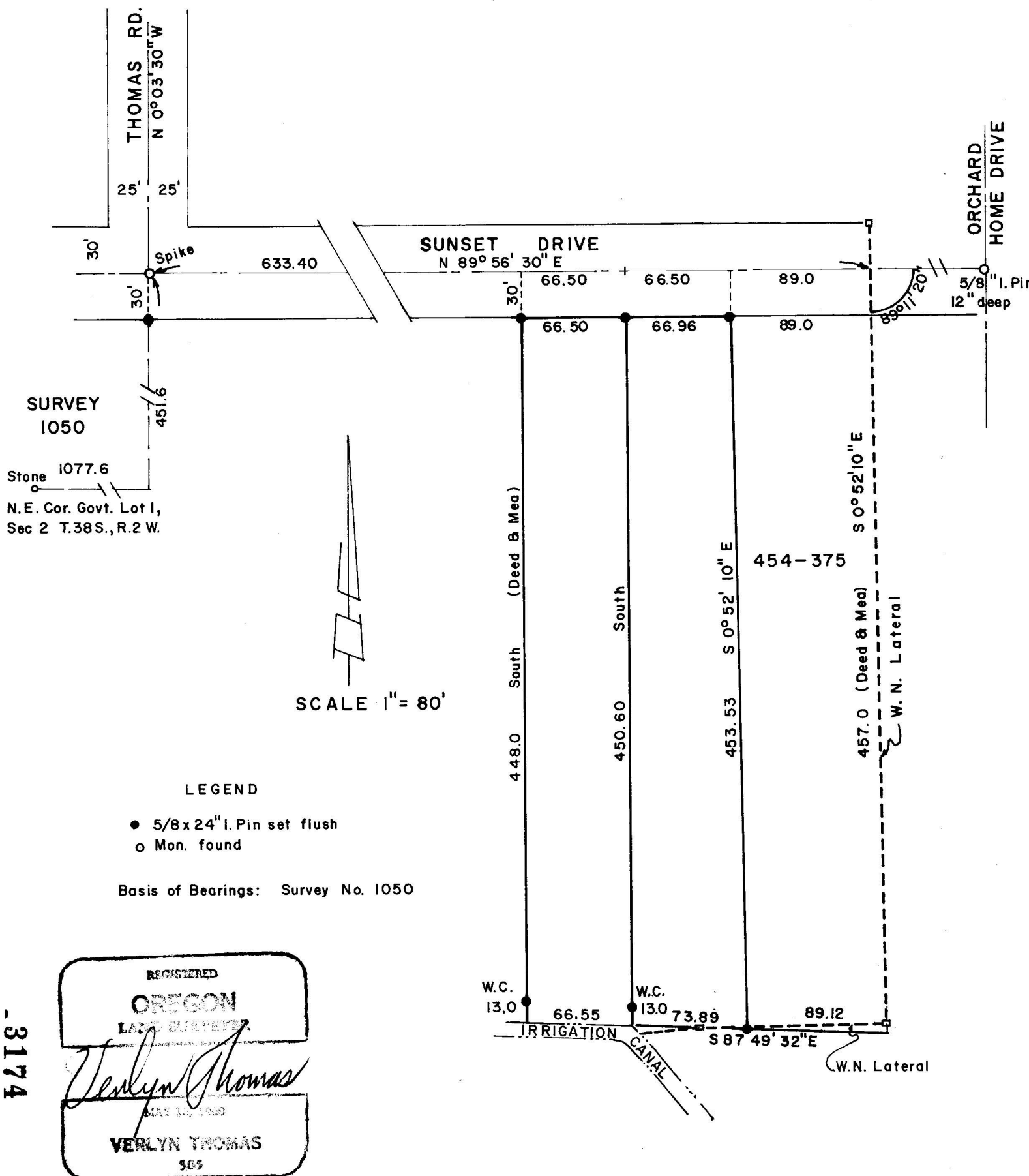
Jackson County, Oregon

July 2, 1966

By: Verlyn Thomas P. L. S.



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REGISTERED
OREGON
LAND SURVEYOR

Verlyn Thomas

MAY 15, 1960

VERLYN THOMAS
502

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250
REVISED BY CHAPTER 555, O.L. 1963

FOR: W.E. Howell
2025 Sunset Drive
Medford, Oregon

PURPOSE: To survey and monument a residential parcel according to furnished Metes & Bounds description, and to divide said parcel into two parcels, as directed.

PROCEDURE: It should be noted that the lead call of various deeds in this area are in error by about 30.0 feet North and South between the N.E. corner of Government Lot 1, Section 2, T. 38 S., R. 2 W., and the centerline intersection of Thomas Road and Sunset Drive. (See Recorded Surveys 386 and 1050). The location of the parcel in question was then determined relative to a spike found at the intersection of Thomas Road and Sunset Drive, as located in said Recorded Survey No. 1050.

The majority of the deeds along Sunset Drive, were registered in Torrens, with the parcel in question being described in Torrens R-4094. The description describes all courses as North, South, East, and West, yet states the South boundary to be 9 feet longer than the North boundary, and the East boundary to be 9 feet longer than the West boundary, said East boundary to be the W.N. Lateral. In view of these discrepancies, it was felt every effort should be made to determine the intent of the original deeds. Adjacent deeds were checked, and all deeds traced back to Torrens R-3607, from which these various small parcels were originally derived. A diligent search was made to locate a plat of "Hen Acres" (unrecorded), to no avail.

The easterly boundary of the parcel in question is described as being the W.N. Lateral. Our lead call down Sunset Drive came out over the W.N. Lateral culvert under the road. An angle was then turned down said Lateral, using the resulting bearing as the property line. Mr. Jack Hoffbuhr stated the concrete pipe is in the same location as the original W.N. Lateral ditch as located in about 1921. The parcels were then monumented as shown on the plat, holding to record distances, with the exception of the South boundary. The aforementioned angle resulted in a distance of 1.44 feet less than the 231.0 feet called for in the deed.

