

# SURVEY FOR HARVEY BENSON

SEC. 34, T. 38S., R. 1W., W.M.  
JACKSON COUNTY, OREGON  
MARCH 25, 1969

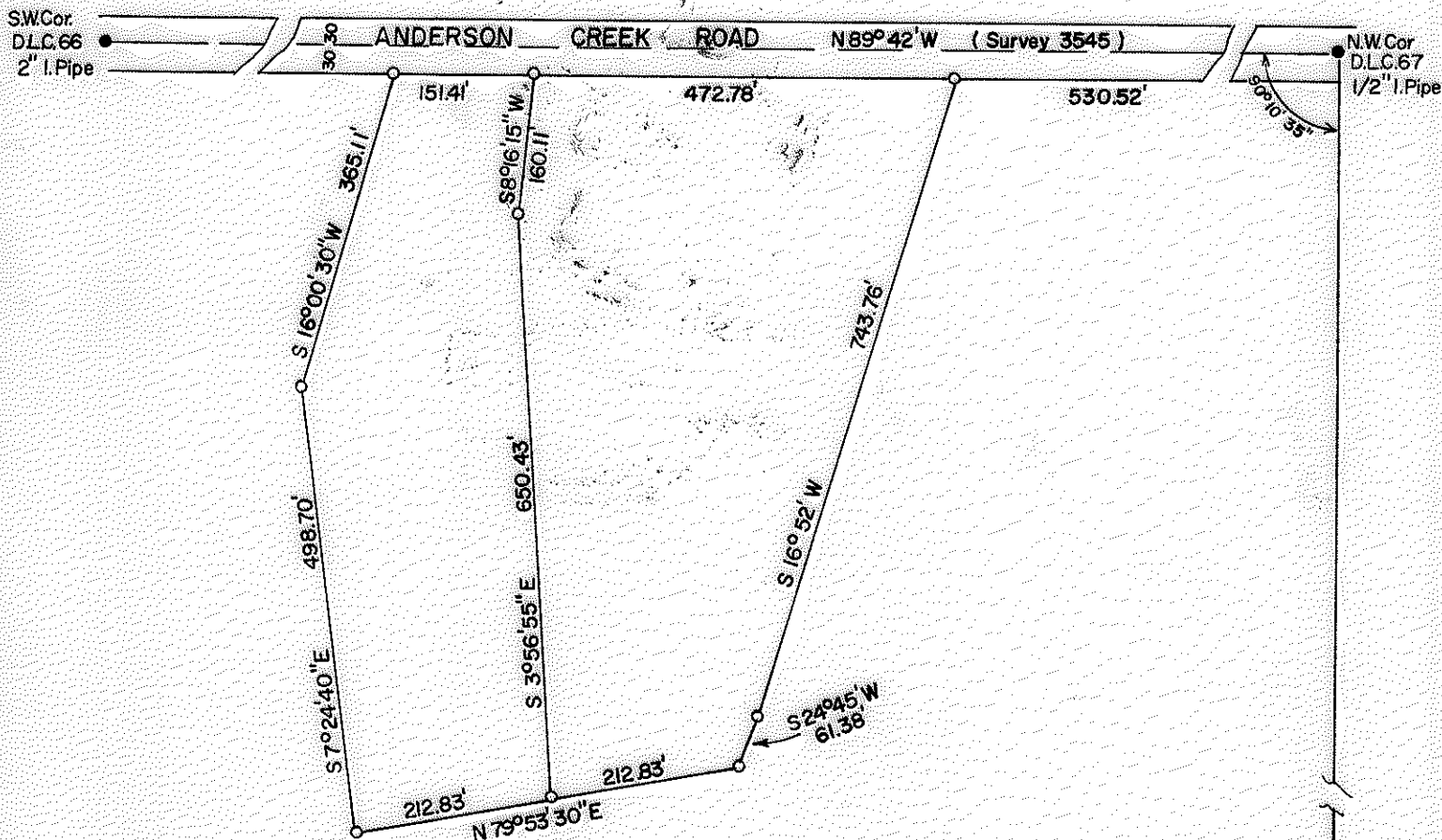


### LEGEND

- 5/8" x 24" I. Pin Set
- Mon. Found

SCALE: 1" = 200'

BASIS OF BEARING: R.S. 3545



SW Cor.  
D.L.C. 67  
1 1/2" I. Pipe  
8" deep

Survey By VERLYN THOMAS, Professional Land Surveyor, Medford, Oregon.

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

FOR: Mr. Harvey Benson  
175 Chatham Way  
Mountain View, California

PURPOSE: To survey and monument two parcels as directed by client, and prepare legal descriptions.

PROCEDURE: The legal description of the parent tract is a long and involved metes and bounds description, and contained as "Exceptions" three peculiarly shaped parcels. These three "Exceptions" are further described in D.R. Volume 589, page 418. An examination of these descriptions indicated an engineer or surveyor surely must have been involved in their inception, yet the parcels do not close mathematically at all. It was therefore reasoned that possibly the present description was not the same as the original description prepared by the unknown engineer or surveyor.

REGISTERED  
OREGON  
LAND SURVEYOR

*Verlyn Thomas*  
MAY 13, 1969  
VERLYN THOMAS  
505

Research of existing records in the old files of Jackson County Title Company, produced a Plat of unrecorded "GRANDVIEW ORCHARDS", a proposed Subdivision prepared by one Welborn Beeson, dated June, 1911. This Plat shows various proposed roads, park areas, and numerous parcels. The metes and bounds descriptions of the three "Exceptions" were originally prepared from Lots 1, 10, and 11 of this unrecorded Plat, with the exception of certain alterations to enlarge the lots to 10 acres (reference to this can be found in a Bond, D.R. 100, page 272). Certain errors in transcription from the original Plat were also discovered, i.e. North 13°15' West, 99.40 feet should have read North 13°15' West, 59.40 feet.

The South line of Lot 10 presently reads 549.98 feet, but apparently should have read 559.98 feet.

Beeson also indicates Anderson Creek Road to be a 40 foot road, and the metes and bounds descriptions conform to this. However, the original road petition, and acceptance by the County Court, clearly states the road to be 60 feet. Monuments set in this survey were based on a right-of-way 30 feet from center-line.

The Plat of "GRANDVIEW ORCHARDS" does not indicate Beeson properly broke down the Section, or traversed between D.L.C. corners. Consequently, there are many North-South and East-West courses at 660 feet, 1320 feet, etc. It is also evident he did not tie properly to the S.W. Cor. of D.L.C. 66, as the distance shown on the Plat is within 0.26 feet of original record, whereas the measured distance is some 8.40 feet longer. Yet the outside boundary of the Subdivision closes mathematically. So just where Mr. Beeson's lots originally fell is still a matter of conjecture, as no original lot corners could be found in the field.

In view of these various discrepancies, the bearings of the descriptions were held, and intersections computed with the true D.L.C. lines, resulting in the measurements shown on the accompanying Plat.

It is quite evident in the field that the owner of the three "Exceptions" has no idea of the location of the westerly property line as various fences weave hither and yon through the trees, with no resemblance to the descriptions of record.

