SURVEY FOR KEN EBERT N.W. 1/4 SEC. 35, T. 37S., R. 2W., W.M. JACKSON COUNTY, OREGON May 10, 1969 LEGEND A Monument found 0 5/8x24" I. Pins set flush BASIS OF BEARING: Survey No. 658 SCALE: 1"= 100" ROAD **MADRONA** LANE S 89°51'15"W ---1187.27 586,50-D. R. 263-617 N.E. Cor. 148.00 60.00 82.00 142.00 D.L.C. 78 100.00 D.R. 468 - 104== Spikes Fd. bent 5/8 Pin, 18" desp (bent) GROVE 67-05808 150.00 300.00 307.00 OAK 66-03909 60.00 100,00 SURVEY No. 658 W S 0º11'15".E REGISTERED OREGON LAND SURVEYOR ± 5.0 East Line nowas 187 - 460 MAY 13, 1968 **VERLYN THOMAS** 505 Survey By Verlyn Thomas, Professional Land Surveyor, Medford, Oregon .4016

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

FOR:

MOR:

Ken Ebert

1979 Archer Drive Medford, Oregon

PURPOSE:

To survey and clear title to 3 metes and bounds parcels along Madrona Lane, and prepare new legal descriptions.

PROCEDURE:

The parcels in question are presently described relative to the Southwest corner of D.L.C. 77, T.37S., R.2W. The westerly line of the westerly parcel has always been presumed to be coincident with the easterly line of parcel described in Volume 187, page 460 of the Jackson County Deed Records, the easterly boundary of which had been established by Recorded Survey No. 658, said easterly boundary being described relative to the Northeast corner of D.L.C. 78. In fact however, there is a gap of 9.77 feet, more or less, incurred between properties because of the parcels being described relative to different corners. problem was further complicated by the fact a prior landowner of the parcels involved had measured off the properties relative to the monumented east line of said D.R. 187-460, and set monuments for the corners, when in fact he should have been measuring from the Southwest corner of D.L.C. 77. Since the intent of existing conveyances has clearly been estab-

REGISTERED OREGON LAND SURVEYOR

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lished, a procedure was developed to redescribe the same parcels, relative to the Northeast corner of D.L.C. 78, so that property lines and title lines would in fact become contiguous. Said prior property owner also apparently established the rear property line by measuring from the present center-line of Madrona Lane, when he should have measured from a line 5 feet south of centerline. $\frac{5}{6}$ "X24" iron pins were set in Madrona Lane as shown on the accompanying Plat.