

M 125-62 A:B

FILED

Date: 9-29-96 By: JC

This survey consists of:

Map: M 125-62 A:B

Narrative: CS 65/10-2 A:B

Corner Rpt: CS 65/8-7 A:B

Property Line Survey in Sections 8, 9, 16, & 17, T27S, R6W, W.M., Douglas County, Oregon for Joyce L. Conn & Stephanie Conn (See County Surveyor Map File M 125-62 A-B.)

DOUGLAS COUNTY
SURVEYOR

NARRATIVE

This survey was done for the purpose of dividing the present J. & S. Conn Estate between the two heirs, Joyce L. Conn and Stephanie D. Conn. The present J. & S. Conn Estate Deed description (See Probate P-83-261) was based upon a subdivision of the old Henry Conn Estate as per Circuit Court Records of Douglas County, Vol. 15, Pages 567 to 572 (See Reference No. 1 (R1) in this Narrative). This survey of the present J. & S. Conn Estate includes Lots 5 & 6 and portions of Lots 4 & 7, said subdivision, less parts sold. The South Line of the present Joyce and Stephanie Conn estate is described as "West a distance of 33.794 chains (=2230.40 feet) from the Southeast Corner of Lot 6, said H. Conn Estate Subdivision". The distance of 33.794 chains (2230.40 feet) from the Southeast Corner of Lot 6 was held for purposes of locating the Southwest Corner of the Estate of Joyce and Stephanie Conn. the Midpoint of said South Line was held at 1115.20 feet.

The Northwest Corner of the present Joyce and Stephanie Conn Estate was surveyed by Rogers in 1979 (see Reference R2, this Narrative.) I accepted this corner as controlling the North End of the West Line of said estate property.

The following surveys of record at the Douglas County Surveyor's Office are referred to herein: (They are shown as "R1, R2, etc." on this Survey Map.)

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Bruce A. Shaner

OREGON
OCT. 4, 1987
BRUCE A. SHANER
490

Renews June 30, 1998

C.S. File No. 65/10-2 A

Date: 9-27-96 By: JC

This survey consists of:

Map: M125-62 A:BNarrative: CS 65/10-2 A:BCorner Rpt: CS 65/8-7 A:B

Property Line Survey in Sections 8,9,16, & 17,
T27S, R6W, W.M., Douglas County, Oregon for
Joyce L. Conn & Stephanie Conn (See
County Surveyor Map File M125-62 A:B).
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DOUGLAS COUNTY
SURVEYOR

<u>Ref. No. (R)</u>	<u>Map File No.</u>	<u>Surveyor</u>	<u>Date</u>
1.	M 27-62, Subd. of Henry Conn Estate	C.E. Roberts, County Surveyor	1903
2.	M 75-29	Rogers	1979
3.	M 101-11	Rogers	1986
4.	M 33-12	Gee	1967
5.	M 32-42	Gee	1966
6.	M 36-17	Gee	1968
7.	M 38-4	Gee	1969
8.	M 106-23	Bentz	1988
9.	M 74-23	Baughman	1978
10.	Road 13 Plan	Douglas County Road Dept.	1970
11.	M 99-49	Monrean	1985
12.	Vol 12, Page 12 Melrose Acres (Subd.)	Lecklider	1962

The east and west boundaries of the present Conn Estate property were only partially surveyed, so as to keep costs down. Only enough surveying was done to set points (as shown on map) that were deemed vitally needed for purposes of negotiating an estate settlement.... The project was field surveyed from November, 1995 through April, 1996. Instruments used were a Jena 0°00'01" Theodolite and a Mac II electronic distance meter.

The Trespass (Overlap) area of 2.29 acres as shown in the Southeast Corner of Lot 6 of the Henry Conn Estate subdivision was deeded to Henry S. Conn by George W. Jones and Amanda Jones by Deed dated June 12, 1875 and filed in Volume 7, Page 341, Deed Records of Douglas County, Oregon. Surveyor Roger Gee in County Surveyor File M 38-4, circa 1969, surveyed the property as belonging to A.L. Fitzgerald in the trespass area.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Bruce A Shaner

OREGON
OCT. 4, 1987
BRUCE A. SHANER
430

Renews June 30, 1998

U.S. File No. 65/10-2 B