

FILED

Date: 9-27-96 By: J.C.

This survey consists of:

Map: M125-62 A & B

Narrative: CS 65/10-2 A & B

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

DOUGLAS COUNTY SURVEYOR

NO°08'44"W, 5,702.59  
4,721.30

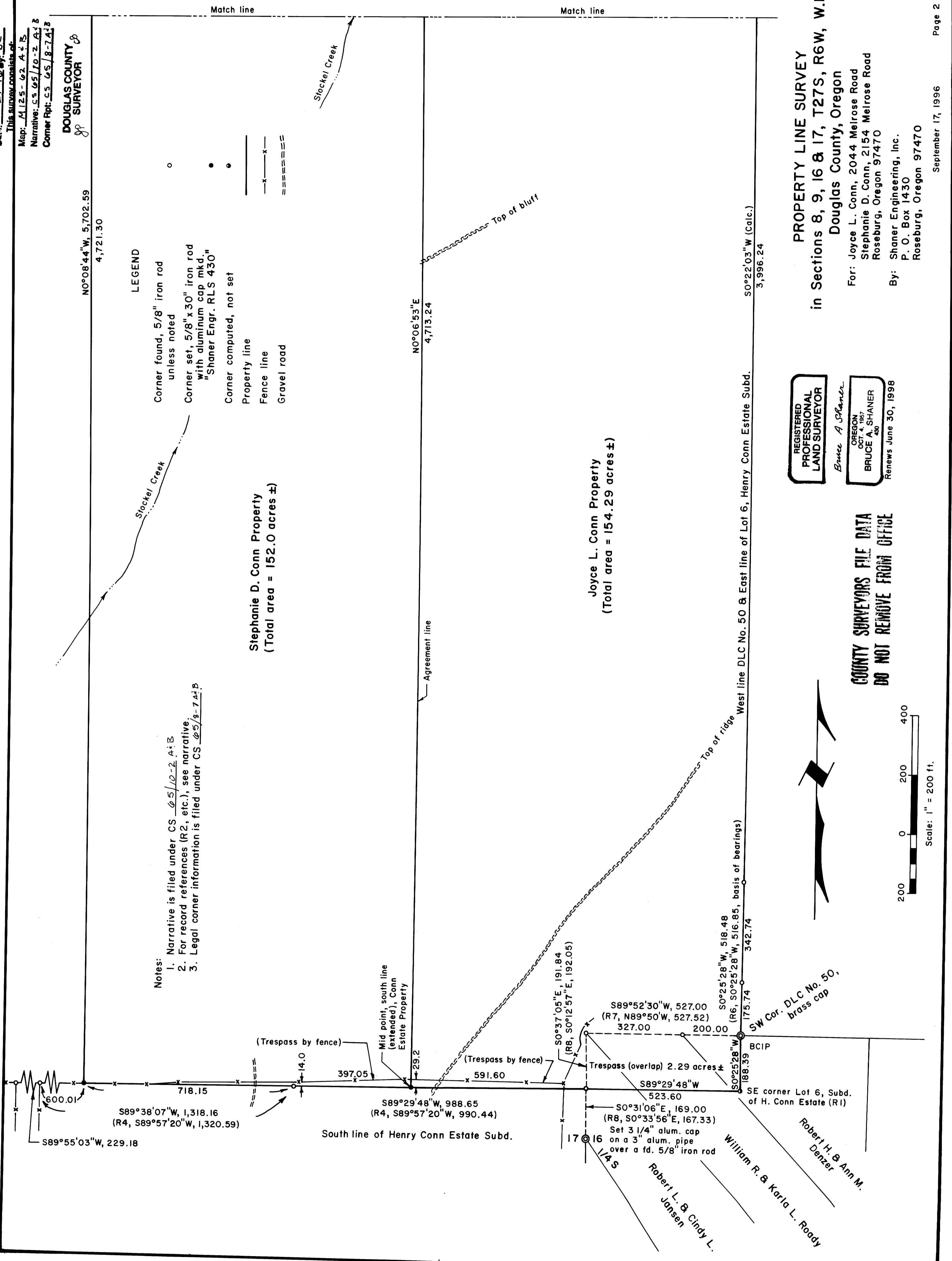
LEGEND

- Corner found, 5/8" iron rod unless noted
- Corner set, 5/8" x 30" iron rod with aluminum cap mkd. "Shaner Engr. RLS 430"
- Corner computed, not set
- Property line
- - - - - Fence line
- ==== Gravel road

Stephanie D. Conn Property  
(Total area = 152.0 acres ±)

Joyce L. Conn Property  
(Total area = 154.29 acres ±)

- Notes:
1. Narrative is filed under CS 65/10-2 A & B
  2. For record references (R2, etc.), see narrative
  3. Legal corner information is filed under CS 65/8-7 A & B



REGISTERED PROFESSIONAL LAND SURVEYOR

Bruce A. Shaner

OREGON OCT. 4, 1957 BRUCE A. SHANER 430

Renews June 30, 1998

COUNTY SURVEYORS FILE DATA DO NOT REMOVE FROM OFFICE



Scale: 1" = 200 ft.

PROPERTY LINE SURVEY in Sections 8, 9, 16 & 17, T27S, R6W, W.M., Douglas County, Oregon

For: Joyce L. Conn, 2044 Melrose Road Stephanie D. Conn, 2154 Melrose Road Roseburg, Oregon 97470

By: Shaner Engineering, Inc. P. O. Box 1430 Roseburg, Oregon 97470

September 17, 1996

Page 2 of 2

CS. File No. 65/8-7A & B C.S. File 65/10-2A & B (N)

Map File M125-62 B

CS. File No. 65/8-7A & B C.S. File 65/10-2A & B (N) Map File M125-62 B

M 125-62 A & B

FILED

Date: 9-27-96 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

OREGON CORNER RESTORATION FORM

Section 17 Township 27S Range 6W

County Douglas Date Sept. 17, 1996

DOUGLAS COUNTY SURVEYOR

Corner Designation

1/4 S  
S 17 | S 16

- Condition Report Only
- Not Found
- Renewed
- Unrecorded
- Surveyed In
- Referenced Out

Previous Renewals/Surveys, etc.

Roger Gee reset corner by proportion, 1966.

Don Bentz found corner & set 5/8" Iron Rod in 1988.

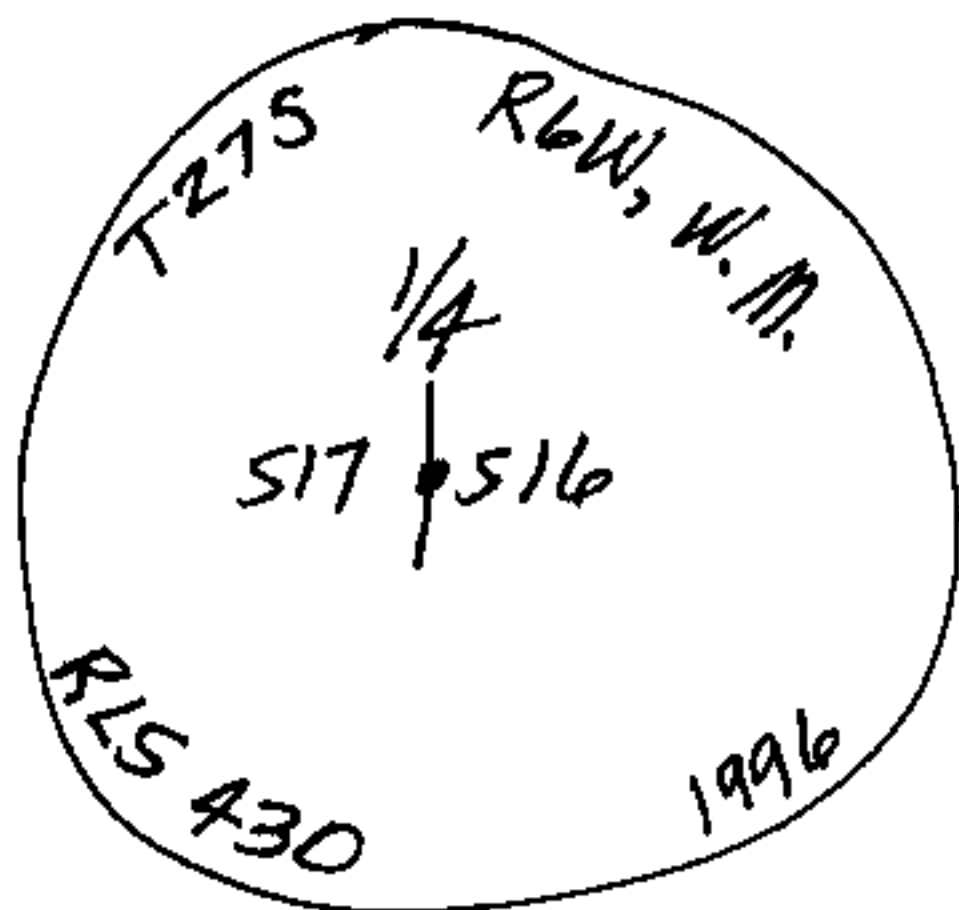
Monument(s) & Accessories Found: (Condition and Source)

Found 5/8" Iron Rod set by Bentz in 1988, from which a:

48" Black Oak BT with overgrown face, now blown down, bears N 3 1/2° W, 132 ± feet

Monument Detail

Sketch



Monument Set (Procedures and Description)

I set a 3" Alum. Pipe with a 3 1/2" Alum. Cap, marked as above, from which a:

(5/8" Iron Rod by Bentz, I reset alongside Alum. Pipe)

New Accessories

- 14" Madrone BT, I scribed "1/4 S 17 BT" bears S 53° W, 85 ± feet.
- 12" Madrone BT, " " "1/4 S 17 BT" bears N 31° W, 48 ± feet.
- 6" Oak BT, I scribed "1/4 S 16 BT" bears N 10° E, 50 ± feet.
- 6 Foot Steel Fence Post, I set North, 12 feet
- " " " " " " West, 12 feet

Location & Comments

Corner is 85 Feet East of N-S Fenceline.

Compass Declination 20° E  
 Firm/Agency Shaner Engineering, Inc.  
 Address P.O. Box 1430 Roseburg, OR 97470  
 Party Chief B. Shaner  
 Notes " "  
 Witness David Snyder

Surveyor's Seal

REGISTERED PROFESSIONAL LAND SURVEYOR

Bruce A. Shaner

OREGON OCT. 4, 1957 BRUCE A. SHANER 430

Renews June 30, 1998

M 125-62 A:B

FILED

Date: 9-27-96 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

OREGON CORNER RESTORATION FORM

Section 16 Township 27S Range 6W

County Douglas Date Sept. 17, 1996

DOUGLAS COUNTY SURVEYOR

Corner Designation

S.W. Corner  
McKinney DKC No. 50

- Condition Report Only
- Not Found
- Renewed
- Unrecorded
- Surveyed In
- Referenced Out

Previous Renewals/Surveys, etc.

Douglas County Surveyor's Office, Smith & Flouse, 1993.

Monument(s) & Accessories Found: (Condition and Source)

Found Brass Cap & BT's, etc. as recorded by  
County Surveyors, 1993.

Monument Detail

Sketch

See Above.

Monument Set (Procedures and Description)

N/A

New Accessories

N/A

Location & Comments

Compass Declination 20°E

Firm/Agency Shaner  
Engineering, Inc.

Address P.O. Box 1430  
Roseburg, OR 97470

Party Chief B. Shaner

Notes " "

Witness David Snyder  
Clement Berlier

Surveyor's Seal

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Bruce A. Shaner

OREGON  
OCT. 4, 1957  
BRUCE A. SHANER  
430

Renews June 30, 1998

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  
430

Renews June 30, 1998

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

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).  
Page 2

Date: 9-27-96 By: JG  
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Corner Rpt: CS 65/8-7 A-B

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  
480

Renews June 30, 1998

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