

SURVEY FOR RALPH CONNER

Block "R", Town of Talent

Jackson County, Oregon

August 18, 1967

6753-3549

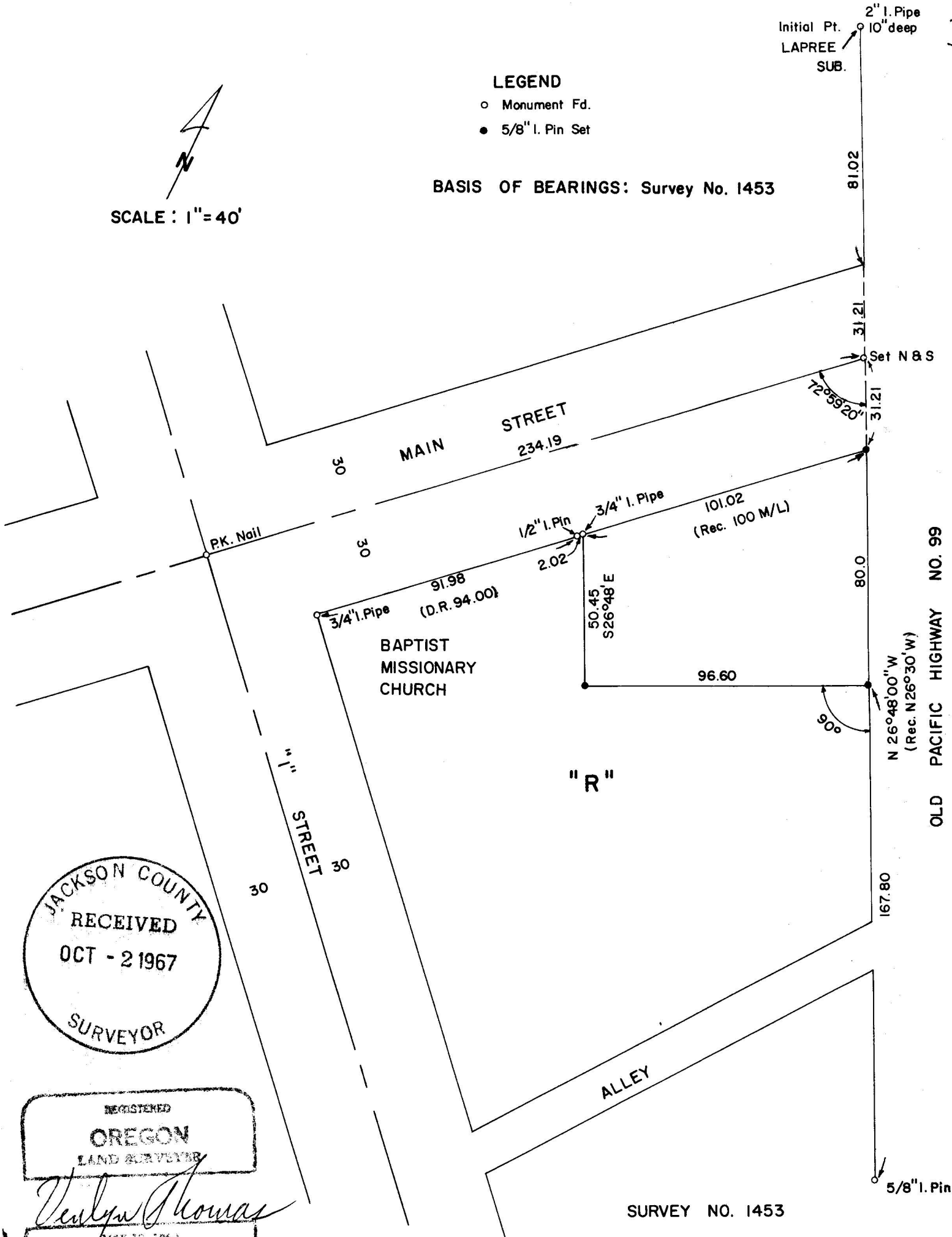
Initial Pt.
LAPREE
SUB.
2" I. Pipe
10" deep

LEGEND

- Monument Fd.
- 5/8" I. Pin Set

BASIS OF BEARINGS: Survey No. 1453

SCALE: 1" = 40'



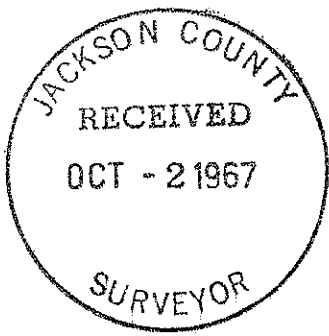
JACKSON COUNTY
RECEIVED
OCT - 2 1967
SURVEYOR

REGISTERED
OREGON
LAND SURVEYOR

Verlyn Thomas
MAY 15, 1960
VERLYN THOMAS
903

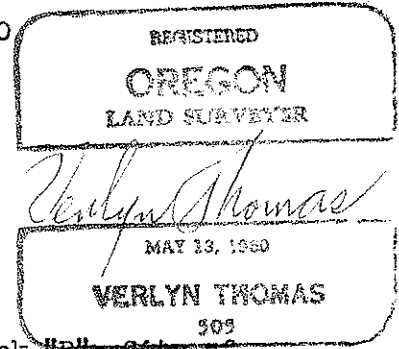
SURVEY NO. 1453

3549



Survey No. 3549

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



FOR: Ralph Conner
P.O. Box 275
Talent, Oregon.

PURPOSE: To survey and monument a metes and bounds parcel in Block "R", City of Talent, according to legal description furnished.

PROCEDURE: The northeasterly corner of said Block "R" was established at record distance from those certain monuments set in Recorded Survey No. 1453. This location corresponds favorably with the center-line of Main Street as determined by other monuments found in the field. The east line of the property was determined to be 80.0 feet in length, as per the deed. The south line, was established at right-angles to Old Pacific Highway, as specifically directed by said deed. This south line is tangent to the northerly wall of the adjacent Hardware building.

A $\frac{3}{4}$ " iron pipe was found at the northwesterly corner of the property, said pipe being 94.00 feet distant from the northwesterly corner of said Block "R", and being the northeasterly corner of Baptist Missionary Church property as described in Volume 474-448 Deed Records. A $\frac{1}{2}$ " iron pin, as set in Recorded Survey No. 3104, was found 2.02 feet distant, said pin being 91.98 feet from the northwest corner of said Block "R". Since Volume 474, page 448 states the church property frontage on Main Street to be 94.00 feet, and the clients deed refers to the northeasterly corner of said deed description, thereby making the Church deed a senior deed, it is felt the 94.00 foot distance should obtain, particularly since the Block measures 195.02 feet, rather than original Plat record of 192.0 feet. Apparently some previous surveyor concurred in this analysis.

Though numerous discrepancies were found in all of the deed examined, it was clearly the intent that the property line between the client and said Church was to be parallel with Old Pacific Highway, and was therefor surveyed accordingly, from said existing $\frac{3}{4}$ " iron pipe, resulting in the dimensions shown on the accompanying Plat.