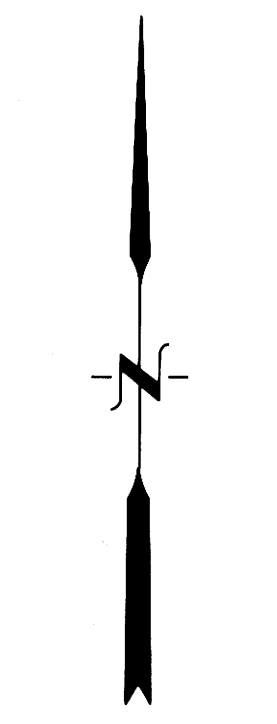


FILED
JUN 2 5 1993
COUNTY SURVEYORS
DOUGLAS COUNTY, OREGON

1/4 COR.
SEC. 19 | SEC. 20



MAY, 1993
SCALE: 1" = 100'

TOTAL AREA OF RANCH AFTER BOUNDARY LINE ADJUSTMENT EQUALS 200.07 ACRES.

AREA MAY VARY WITH CHANGES IN THE SOUTHERLY OR EASTERLY BANK OF THE SOUTH UMPQUA RIVER.

PROPERTY SURVEY

with COMMON BOUNDARY LINE ADJUSTMENT

PLANNING FILE NUMBER 93-061

Located in the:
NORTH 1/2, SECTION 29 and the SOUTH 1/2, SECTION 20,
TOWNSHIP 30 SOUTH, RANGE 5 WEST,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

Prepared for:
ROY and DONYS NELSON
165 RAVENSWOOD ROAD
MYRTLE CREEK, OR. 97457

Prepared by:
RAYMOND F. BROWN - P.L.S. # 2391
P.O. BOX 539
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NARRATIVE:

THE PURPOSE FOR THE SURVEY WAS TO REACH AN ACCURATE ACCOUNT OF THE ACREAGE OF THE RANCH OWNED BY ROY AND DONYS NELSON. WITH ALL CONSIDERATIONS TAKEN FOR ALL THE PROPERTY THAT HAD BEEN SOLD OFF OVER THE YEARS. ONCE THEIR CURRENT PROPERTY BOUNDARIES ARE DEFINED, IT IS THEIR WISH TO ADJUST THE COMMON BOUNDARY LINE AS SHOWN, LEAVING JUST OVER 200 ACRES IN THE RANCH.

FIELD INVESTIGATION LOCATED THE SAID FOUND CORNERS AND CONDITIONS. CONTROL LINES WERE SET UP BETWEEN ALL EXISTING FOUND CORNERS SHOWN. THEN A DILIGENT SEARCH WAS MADE FOR THREE OTHER CORNER MONUMENTS NEEDED TO CONTROL THIS SURVEY. THE SEARCH FOUND ORIGINAL BEARING TREES FOR ONE CORNER ONLY. THESE BEARING TREES FIXED THE POSITION OF THE DONATION LAND CLAIM CORNER COMMON ON THE SOUTH END TO THE WILLIAM PRESTON D.L.C. # 44 AND THE NATHANIEL P. BRIGGS D.L.C. # 46. I SET A BRASS CAP FROM THE ORIGINAL BEARING TREES USING THEIR RECORD DISTANCES.

TO RE-ESTABLISH THE DONATION LAND CLAIM LINE COMMON TO D.L.C. # 43 AND D.L.C. # 44, I RECONSTRUCTED A SURVEY THAT REFERENCED TO THIS LINE PRIOR TO THE PLACEMENT OF THE FREEWAY. IN 1960 G.R. LECKLIDER FOUND A CORNER MONUMENT SET IN 1923, BY J.W. COLE. THIS CORNER WAS CALCULATED TO BE 1320 FEET FROM THE SAID DONATION LAND CLAIM LINE. IN 1949 THIS LINE HAD ANOTHER SURVEY ALONG IT BY JOHN MARKHAM (C.S. 40/189). THE 1949 SURVEY CALLED FOR ANOTHER CORNER THAT WAS SET ON THIS LINE BY THE SAID 1923 SURVEY, ALTHOUGH THE BEARING TREES FOR THE CORNER DID NOT MATCH UP. BY USING THE SAID FOUND 5/8 INCH IRON ROD SET BY M 18-65, I PROJECTED THE PLACEMENT OF THE 5/8 INCH AUGER BIT REFERRED TO IN THE 1923 SURVEY. I THEN PROJECTED A LINE DUE EAST FOR 1320 FEET AND TIED THIS POINT TO THE SAID FOUND N.W. CORNER OF D.L.C. # 44. THIS LINE HAS A BEARING OF N 0° 48' 23" E. I THEN RAN ON THE BEARING OF S 0° 48' 23" W FROM THE SAID N.W. CORNER OF D.L.C. # 44 AND FOUND OR SET THE FOLLOWING: AT 2657.01', I FIND THE SOUTH LINE TO THE MARKHAM SURVEY. THE LINE BEARS S 89° 23' 37" E AND HAS TWO PINS ON LINE, ONE AT 2100 FEET FROM THE POINT AND THE OTHER AT 804.53 FEET FROM THE POINT. THE SAID FOUND PIN AT 2100 FEET FROM THE POINT, CONFIRMS THAT THIS IS THE LINE USED BY BOTH COLE AND MARKHAM FOR THE DONATION LAND CLAIM LINE COMMON TO # 43 AND # 44. AT 4031.95 FEET I INTERSECT THIS LINE WITH THE SECTION LINE COMMON TO SECTION 20 AND 29. HERE I SET A 5/8 INCH IRON ROD AT POINT IN AN OLD FENCE LINE RUNNING NORTH-SOUTH. I THEN CONTINUED ON THIS BEARING OF S 0° 48' 23" W AND INTERSECT IT WITH A LINE RUNNING DUE WEST FROM THE S.E. CORNER OF D.L.C. # 44. AT THIS POINT I SET A BRASS CAP FOR THE S.W. CORNER OF D.L.C. # 44.

I NOW RETURN TO THE SAID SOUTH LINE OF THE MARKHAM SURVEY AND RESET THE SOUTHEAST CORNER TO THE MARKHAM SURVEY AT RECORD DISTANCE. I THEN WENT TO THE NORTH BOUNDARY OF THESE PARCELS CREATED BY MARKHAM ALONG THE FRONTAGE ROAD OF THE FREEWAY. THERE ARE TWO OLD EXISTING FENCES, ONE ON THE EAST SIDE OF THE PARCELS CREATED BY MARKHAM AND THE OTHER ON THE WESTERLY BOUNDARY OF THE MOST WESTERLY 181.00 FEET STRIP PARCEL. THESE FENCES FIXED THE AREA OF USE FOR THE REMAINING STRIP PARCELS AND THE RECORD DISTANCES AND GROUND REAL WELL. THEREFORE I USED THE DEPARTURE OF THE LINE CONNECTING THE TWO FENCES AND SINGLE PROPORTIONATE METHOD TO SET THE NORTH CORNERS TO THESE STRIP PARCELS ON THE SOUTHERLY RIGHT OF WAY OF INTERSTATE HIGHWAY NUMBER 5.

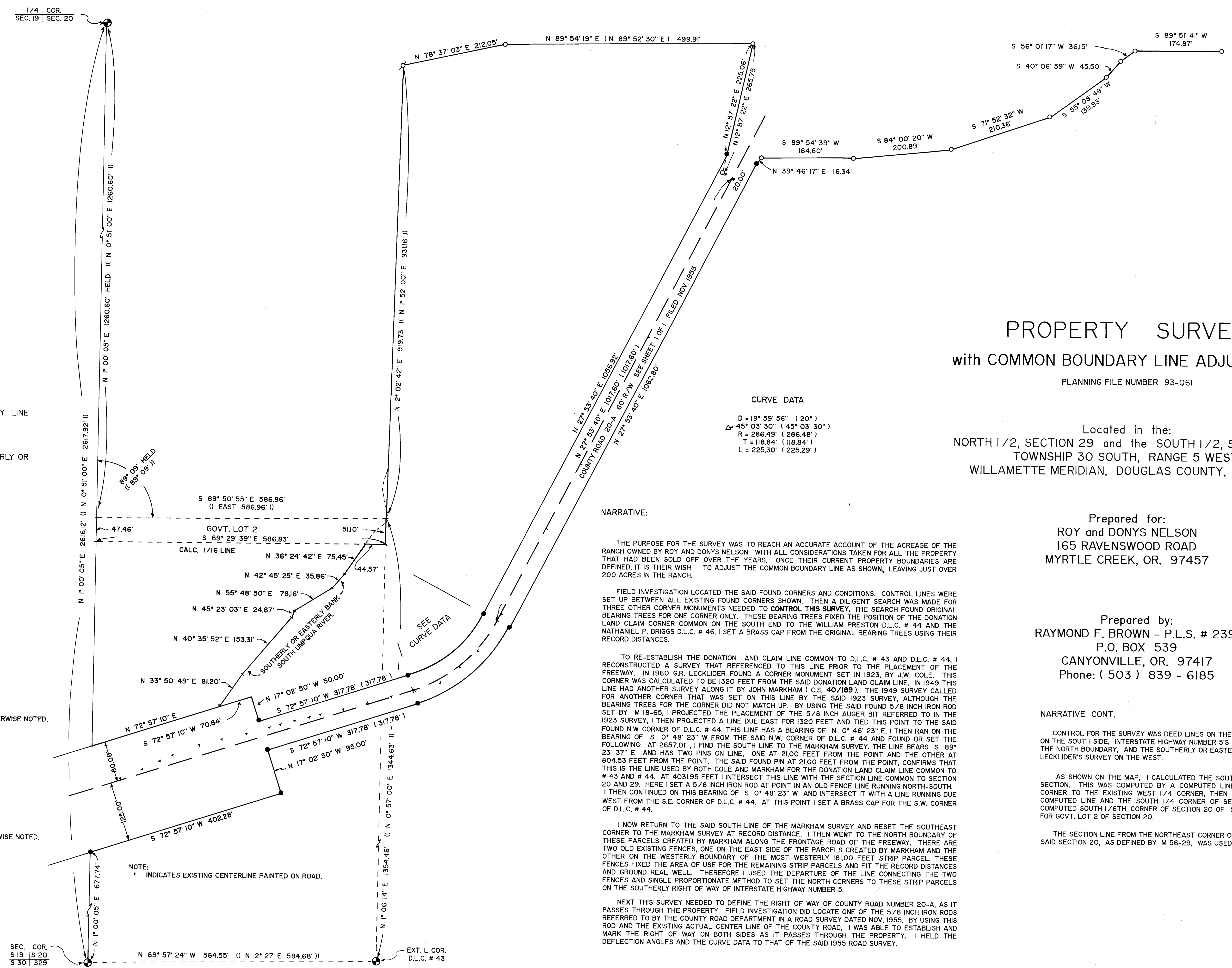
NEXT THIS SURVEY NEEDED TO DEFINE THE RIGHT OF WAY OF COUNTY ROAD NUMBER 20-A, AS IT PASSES THROUGH THE PROPERTY. FIELD INVESTIGATION DID LOCATE ONE OF THE 5/8 INCH IRON RODS REFERRED TO BY THE COUNTY ROAD DEPARTMENT IN A ROAD SURVEY DATED NOV. 1955. BY USING THIS ROD AND THE EXISTING ACTUAL CENTER LINE OF THE COUNTY ROAD, I WAS ABLE TO ESTABLISH AND MARK THE RIGHT OF WAY ON BOTH SIDES AS IT PASSES THROUGH THE PROPERTY. I HELD THE DEFLECTION ANGLES AND THE CURVE DATA TO THAT OF THE SAID 1955 ROAD SURVEY.

CURVE DATA

D = 19° 59' 56" (20°)
Δ = 45° 03' 30" (45° 03' 30")
R = 286.49' (286.48')
T = 118.84' (118.84')
L = 225.30' (225.29')

- LEGEND:
- FD. 5/8" IRON ROD AS PER STATE R/W, UNLESS OTHERWISE NOTED.
 - ⊕ FD. 5/8" IRON ROD AS PER M 18-35.
 - ⊙ FD. 1/2" IRON ROD AS PER C.S. 40/189.
 - FD. 5/8" IRON ROD AS PER M 101-78.
 - ⊙ FD. BRASS CAP AS NOTED.
 - ⊕ SET BRASS CAP AS NOTED.
 - SET 5/8" X 30" IRON ROD WITH PLASTIC CAP ATTACHED, MKD. " R. BROWN, PLS 2391".
 - () RECORD AS PER COUNTY ROAD DEPT., UNLESS OTHERWISE NOTED.
 - (|) RECORD AS PER M 101-78.
 - (||) RECORD AS PER M 18-35.
 - (|||) RECORD AS PER M 56-29.
 - (|||) RECORD AS PER C.S. 40/189.

NOTE:
* INDICATES EXISTING CENTERLINE PAINTED ON ROAD.



SEC. COR.
S 19 | S 20
S 30 | S 29

EXT. L COR.
D.L.C. # 43