

NO.	DELTA	RADIUS	ARC	BEARING	CHORD
C1	1'24'39"	7639.44	188.12	S20'44'12"W	188.12
C2	5'23'02"	2864.79	269.20	S24'08'03"W	269.10
C3	0'24'27"	7609.44	54.14	S21'14'18"W	54.14
C4	3'24'01"	2834.79	168.24	S23'08'33"W	168.21
C5	1'59'01"	2834.79	98.14	S25'50'04"W	98.14
C6	3'33'37"	2894.79	179.87	S25'02'46"W	179.84

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Kristian O. Degroot*  
OREGON  
JULY 17, 1981  
KRISTIAN O. DEGROOT  
1921  
RENEWAL DATE: 12-31-07

FILED  
Date: 9-15-2006 By: *MLW*  
This survey consists of:  
Map: M 151-41  
Narrative:  
Corner Rpt:  
DOUGLAS COUNTY  
SURVEYOR

# RECORD OF SURVEY

LOCATED IN THE NE 1/4 AND NW 1/4 OF  
SECTION 24, T.26S., R.7W., W.M.  
DOUGLAS COUNTY, OREGON

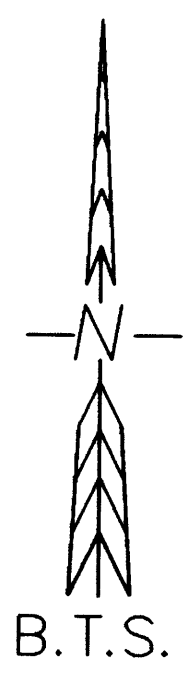
**NARRATIVE:**

THE PURPOSE OF THIS SURVEY WAS TO RESOLVE THE BOUNDARIES AND MONUMENT THE CORNERS OF THE NISSLY PROPERTY AS DESCRIBED IN INST. NO. 2002-07873 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY. A M 2-80 MONUMENT WAS FOUND AND ACCEPTED AS THE NE CORNER OF INST. NO. 2002-07873. I COMPUTED THE SE CORNER OF THE NISSLY PROPERTY AND THE NE CORNER OF THE CLEVELAND CEMETARY PROPERTY AS DESCRIBED IN INST. NO. 88-09045 AT THE INTERSECTION OF M 36-38 RECORD BEARINGS FROM FOUND MONUMENTS "A", "B" AND "C". THE NORTH LINE OF THE NISSLY PROPERTY WAS THEN ESTABLISHED PARALLEL TO THE SOUTH LINE AND THE NW CORNER WAS MONUMENTED AT THE INTERSECTION OF THE NORTH LINE AND THE EASTERLY RIGHT OF WAY LINE OF MELQUA COUNTY ROAD NO. 13. THE SW CORNER WAS MONUMENTED AT THE INTERSECTION OF THE SOUTH LINE AND THE EASTERLY RIGHT OF WAY LINE OF MELQUA COUNTY ROAD NO. 13. THE EASTERLY RIGHT OF WAY LINE WAS ESTABLISHED 30 FEET EASTERLY OF AND PARALLEL TO THE AS-BUILT CENTERLINE OF THE ROADWAY. A SURVEY OF THE CLEVELAND CEMETARY ASSOCIATION PROPERTY HAS BEEN SUBMITTED TO THE DOUGLAS COUNTY SURVEYOR'S OFFICE BY JODY S. FRASIER, PLS 2498, BUT NOT YET RECORDED. I DID NOT ACCEPT THE NE AND NW CORNERS OF THIS SURVEY AS THE SE AND SW CORNERS OF THE NISSLY PROPERTY BECAUSE THEY DO NOT MATCH THE M 2-80 AND M 36-38 RECORD. FRASIER STATES THAT HE FOUND THE M 2-80 MONUMENT AT THE NE CORNER OF THE CLEVELAND CEMETARY PROPERTY AND THE MONUMENT WAS SUBSEQUENTLY DESTROYED AND HE HAS REMONUMENTED IT IN ITS FOUND POSITION. I BELIEVE THAT THE MONUMENT MUST HAVE BEEN DISTURBED FROM ITS ORIGINAL POSITION PRIOR TO WHEN FRASIER TIED THE MONUMENT BECAUSE THE POSITIONS OF MONUMENTS "A", "B" AND "C" VERY CLOSELY MATCH THE M 36-38 RECORD. I FOUND NISSLY'S CARPORT AND DRIVEWAY AND THE DRIVEWAY TO THE HOERNER PROPERTY (26-07-24A-01400) TO BE CONSTRUCTED ON THE CLEVELAND CEMETARY ASSOCIATION PROPERTY. I COULD NOT FIND DOCUMENTS SHOWING THAT THE 60 FOOT EASEMENT LISTED ON M 31-77 AND M 36-38 HAS BEEN GRANTED OR RECORDED. I FOUND THAT A PORTION OF HOERNER'S GATE STRUCTURE HAS BEEN CONSTRUCTED ON THE NISSLY PROPERTY.

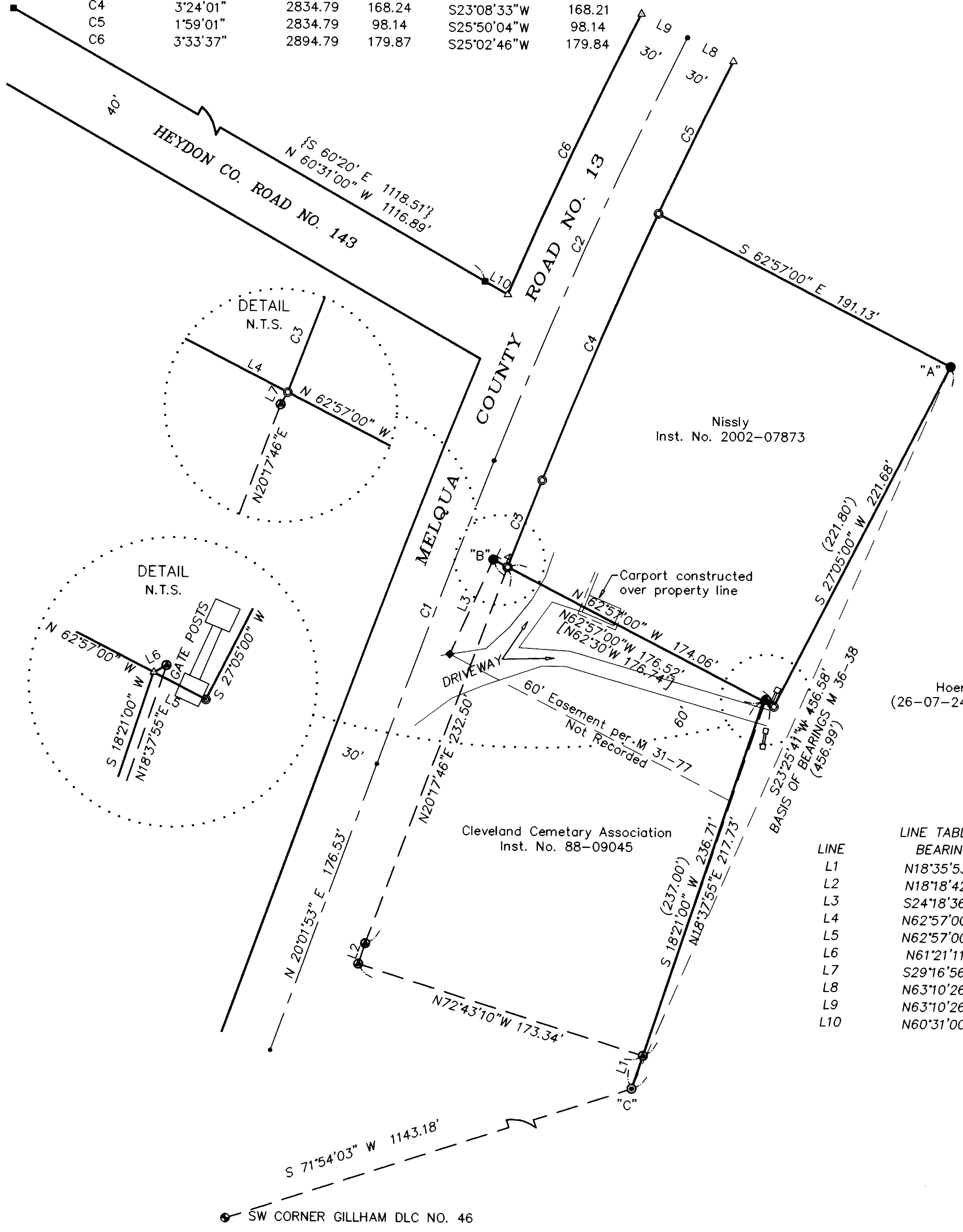
THIS SURVEY WAS PERFORMED BY ADAM DEGROOT, JOEL HERZBERG AND TONY BELLANDO USING A LEICA SYSTEM 1200 TOTAL STATION WITH COMPUTATIONS BY KRIS DEGROOT AND DRAFTING BY BILL WARREN.

**LEGEND:**

- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP MK'D. "BTS ENG-SURV"
- = FOUND 3/4" IRON ROD PER M 2-80
- ◆ = FOUND 1/2" IRON PIPE PER M 31-77
- ⊙ = FOUND 5/8" IRON ROD PER M 36-38
- = FOUND 1" IRON PIPE PER M 4-36
- ⊙ = FOUND 5/8" IRON ROD PER FRAZIER
- = FOUND DCSO BCIP PLSS ID # 046030
- △ = COMPUTED POINT NOT SET
- = CENTERLINE MELQUA COUNTY ROAD NO. 13
- ( ) = RECORD PER M 31-77 or M 36-38
- [ ] = RECORD PER M 2-80
- { } = RECORD PER M 4-36



LINE	BEARING	DISTANCE
L1	N18'35'53"E	20.23
L2	N18'18'42"E	12.49
L3	S24'18'36"W	60.19
L4	N62'57'00"W	9.29
L5	N62'57'00"W	6.83
L6	N61'21'11"E	1.70
L7	S29'16'56"W	0.16
L8	N63'10'26"W	30.00
L9	N63'10'26"W	30.00
L10	N60'31'00"W	15.14



MAP FILE M 151-41

MAP FILE M 151-41

**BTS ENGINEERING & SURVEYING, INC.**  
431 S.E. MAIN ST., ROSEBURG, OR 97470  
PHONE (541) 673-0966 FAX (541) 673-0105

SCALE: 1" = 50'	FOR: GORDON K. & CLAUDIA D. NISSLY 5043 MELQUA ROAD ROSEBURG, OR 97470	JOB #: 06-062 FILE: Nissly Plat.dwg SHEET 1 OF 1
DATE: Sept. 5, 2006		