

NARRATIVE: THE PURPOSE OF THIS SURVEY WAS TO SURVEY THE BOUNDARIES OF THAT PARCEL TO BE CONVEYED TO AMERICAN BRIDGE COMPANY FROM DOUGLAS COUNTY, OREGON. THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 101 WAS ESTABLISHED USING RECORD INFORMATION FROM OREGON STATE HIGHWAY DIVISION MAP DRAWING NO. 4B-26-2. BEARINGS FOR SAID HIGHWAY INFORMATION WERE ORIENTED TO THE CENTERLINE OF THE HIGHWAY BRIDGE OVER THE UMPQUA RIVER. STATIONING AND ALIGNMENT WERE ORIENTED TO THE MONUMENT FOUND FOR STATION 573+50 150' LEFT AS ESTABLISHED IN RECORD OF SURVEY M91-4. THE SOUTHERLY LINE OF THE SUBJECT PARCEL HOLDS MONUMENTS SET BY THE OREGON STATE PARKS DIVISION FOR THE NORTHERLY LINE OF BOLON ISLAND TIDEWAYS WAYSIDE IN RECORD OF SURVEY M91-4. THE REMAINDER OF THE SUBJECT PROPERTY IS BOUNDED BY THE UMPQUA RIVER AND THE NORTH CHANNEL OF THE SMITH RIVER.

THIS SURVEY IS SUBJECT TO ANY ADVERSE CLAIM BASED UPON THE ASSERTION THAT:

- a) ANY ADVERSE CLAIM BASED ON THE ASSERTION THAT ANY PORTION OF THE SUBJECT LAND IS NOW OR AT ANY TIME HAS BEEN BELOW THE ORDINARY HIGH WATERLINE OF THE UMPQUA RIVER OR SMITH RIVER.
- b) ANY ADVERSE CLAIM BASED ON THE ASSERTION THAT ANY PORTION OF THE SUBJECT PROPERTY HAS BEEN CREATED BY ARTIFICIAL MEANS OR HAS ACCRUED TO SUCH PORTIONS SO CREATED, OR BASED UPON THE PROVISIONS OF ORS 274.905 THROUGH 274.940.
- c) ANY ADVERSE CLAIM BASED ON THE ASSERTION THAT SOME PORTION OF THE SUBJECT PROPERTY HAS BEEN REMOVED FROM OR BROUGHT WITHIN THE PROPERTY'S BOUNDARIES BY THE PROCESS OF ACCRETION OR RELICTION, OR ANY CHANGE IN THE LOCATION OF UMPQUA RIVER OR SMITH RIVER.
- d) THE RIGHTS OF FISHING, NAVIGATION, COMMERCE, FLOOD CONTROL, PROPAGATION OF ANADROMOUS FISH, AND RECREATION AND OTHER RIGHTS OF THE PUBLIC OR GOVERNMENTAL BODIES IN AND TO THE WATERS OF THE UMPQUA RIVER OR SMITH RIVER.

EASEMENTS AND ENCUMBRANCES OF RECORD

AN EASEMENT FOR POWER LINES RECORDED MAY 1, 1919 AS NO. 38468, BOOK 78, PAGE 478, OFFICIAL RECORDS OF DOUGLAS, COUNTY, OREGON. (EXACT LOCATION UNDISCLOSED)

AN EASEMENT FOR PUBLIC UTILITIES RECORDED JANUARY 4, 1926 AS NO. 63611, BOOK 87, PAGE 554, OFFICIAL RECORDS OF DOUGLAS, COUNTY, OREGON. (EXACT LOCATION UNDISCLOSED)

AN EASEMENT FOR TREE TRIMMING AND ANCHORS RECORDED APRIL 10, 1937 AS NO. 2384, BOOK 98, PAGE 337, OFFICIAL RECORDS OF DOUGLAS, COUNTY, OREGON. (EXACT LOCATION UNDISCLOSED)

AN EASEMENT FOR RAILROAD RIGHT OF WAY WAS GRANTED IN INSTRUMENT RECORDED SEPTEMBER 14, 1951 AS NO. 127950, BOOK 198, PAGE 118, OFFICIAL RECORDS OF DOUGLAS, COUNTY, OREGON.

AN EASEMENT FOR A BURIED UTILITY LINE WAS GRANTED IN INSTRUMENT RECORDED OCTOBER 9, 1972 AS NO. 72-14531, BOOK 505, PAGE 34, OFFICIAL RECORDS OF DOUGLAS, COUNTY, OREGON.

A UTILITY EASEMENT IN FAVOR OF GARDINER BOOM COMPANY AS SET OUT IN FINAL JUDGEMENT SUIT NO. 76-1002, FILED MAY 12, 1977 IN THE CIRCUIT COURT FOR DOUGLAS COUNTY, OREGON. (EXACT LOCATION UNDISCLOSED)

UNRECORDED LEASES IN FAVOR OF DOUGLAS COUNTY AND UMPQUA RIVER NAVIGATION.

EASEMENT FOR RAILROAD RIGHT OF WAY WAS GRANTED IN INSTRUMENT RECORDED SEPTEMBER 14, 1951 AS NO. 127950, BOOK 198, PAGE 118, OFFICIAL RECORDS OF DOUGLAS, COUNTY, OREGON.

TO AMERICAN BRIDGE, JACKSON COUNTY TITLE, NATIONAL CITY BANK OF PENNSYLVANIA: THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS OF TABLE A THEREOF, AND (II) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION OF A RURAL SURVEY.

SHORELINE MAPPED BY AERIAL PHOTOGRAMMETRY MARCH 2002.

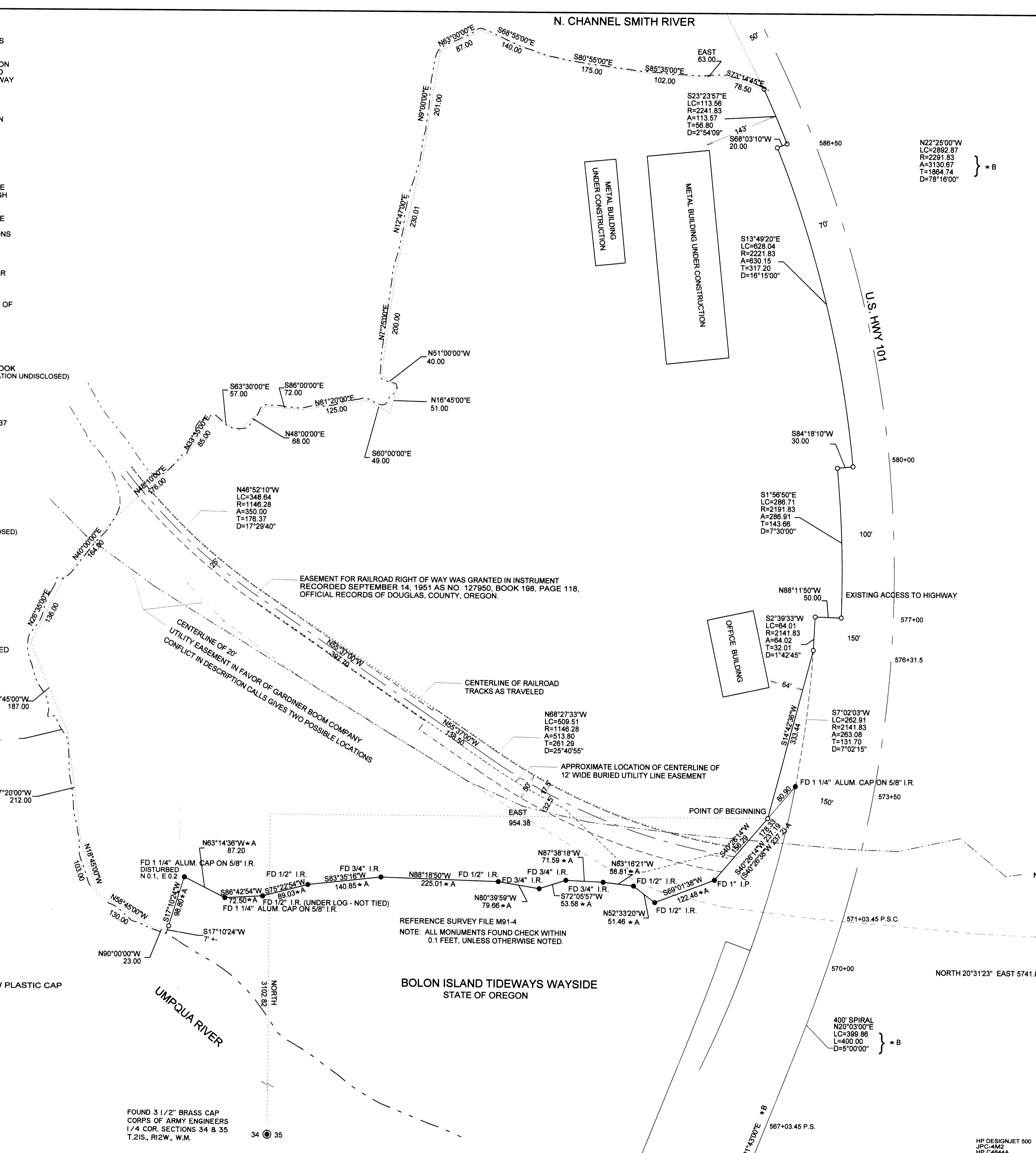
(THIS BOUNDARY IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND IT MAY OR MAY NOT REPRESENT THE ACTUAL LOCATION OF THE LIMIT OF TITLE.)

EASEMENTS AND ENCUMBRANCES SHOWN ARE BASED ON TITLE REPORT NO. 111748X, JACKSON COUNTY TITLE

- INDICATES 5/8" X 24" IRON ROD SET WITH YELLOW PLASTIC CAP MARKED "WOBBE - PLS 1093".
 - INDICATES MONUMENT FOUND AS SHOWN.
 - () INDICATES RECORD DATA.
 - * INDICATES MEASURED DATA SAME AS RECORD.
- EQUIPMENT USED: NIKON DTM - 521

SURVEY REFERENCES
A - SURVEY FILE M91-4
B - OSHD MAP 4B-26-2
C - OSHD MAP 1B-26-23

FOUND 3 1/2" BRASS CAP CORPS OF ARMY ENGINEERS 1/4 COR. SECTIONS 34 & 35 T.21S., R12W., W.M.



FILED
Date: JAN 3, 2003 By: JP
This survey consists of:
Map: M 137-54
No. of: _____
Corner: PLS
Douglas County Surveyor

Description for AMERICAN BRIDGE
Bolon Island Parcel - Reedsport, OR

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 101, SAID POINT BEING NORTH 3102.82 FEET AND EAST 954.38 FEET FROM THE ONE-QUARTER CORNER BETWEEN SECTIONS 34 AND 35, IN TOWNSHIP 21 SOUTH, RANGE 12 WEST OF THE WILLAMETTE MERIDIAN, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF BOLON ISLAND TIDEWAYS STATE WAYSIDE; THENCE ALONG THE NORTHERLY LINE OF SAID STATE WAYSIDE SOUTH 40° 28' 14\"

THE ABOVE DESCRIBED PARCEL CONTAINS 40.6 ACRES, MORE OR LESS. ALSO ALL TIDELANDS ABUTTING THE ABOVE DESCRIBED PARCEL. THE ABOVE DESCRIPTION IS SUBJECT TO TITLE COMPANY CONCURRENCE, EASEMENTS OF RECORD, QUESTIONS OF SURVEY AND LOCAL PLANNING AUTHORITY APPROVAL.

BASIS OF BEARINGS MONUMENTS FOUND FROM M 91-4

NORTH 28°46'52\"

NORTH 20°31'23\"

21-12-35, TL 300, 400
21-12-27, TL 1100
21-12-26, TL 1000, 1100, 1200, 1200A

REGISTERED PROFESSIONAL LAND SURVEYOR
Eugene M. Wobbe
EUGENE M. WOBBE
1093
P.L.S. EXPIRATION DATE: 6-30-2004

WOBBE & ASSOCIATES, INC.
510 KINGWOOD ST. / P.O. BOX 3093
FLORENCE, OR 97439

ALTA/ACSM LAND TITLE SURVEY
AMERICAN BRIDGE
SW 1/4, SEC. 26, T21S., R12W., W.M.
SE 1/4, SEC. 27, T21S., R12W., W.M.
DOUGLAS COUNTY, OREGON

NOVEMBER 13, 2002
DRAWN BY: EMW/pe

HP DESIGNJET 500
JPL-4M2
HP C4844A
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