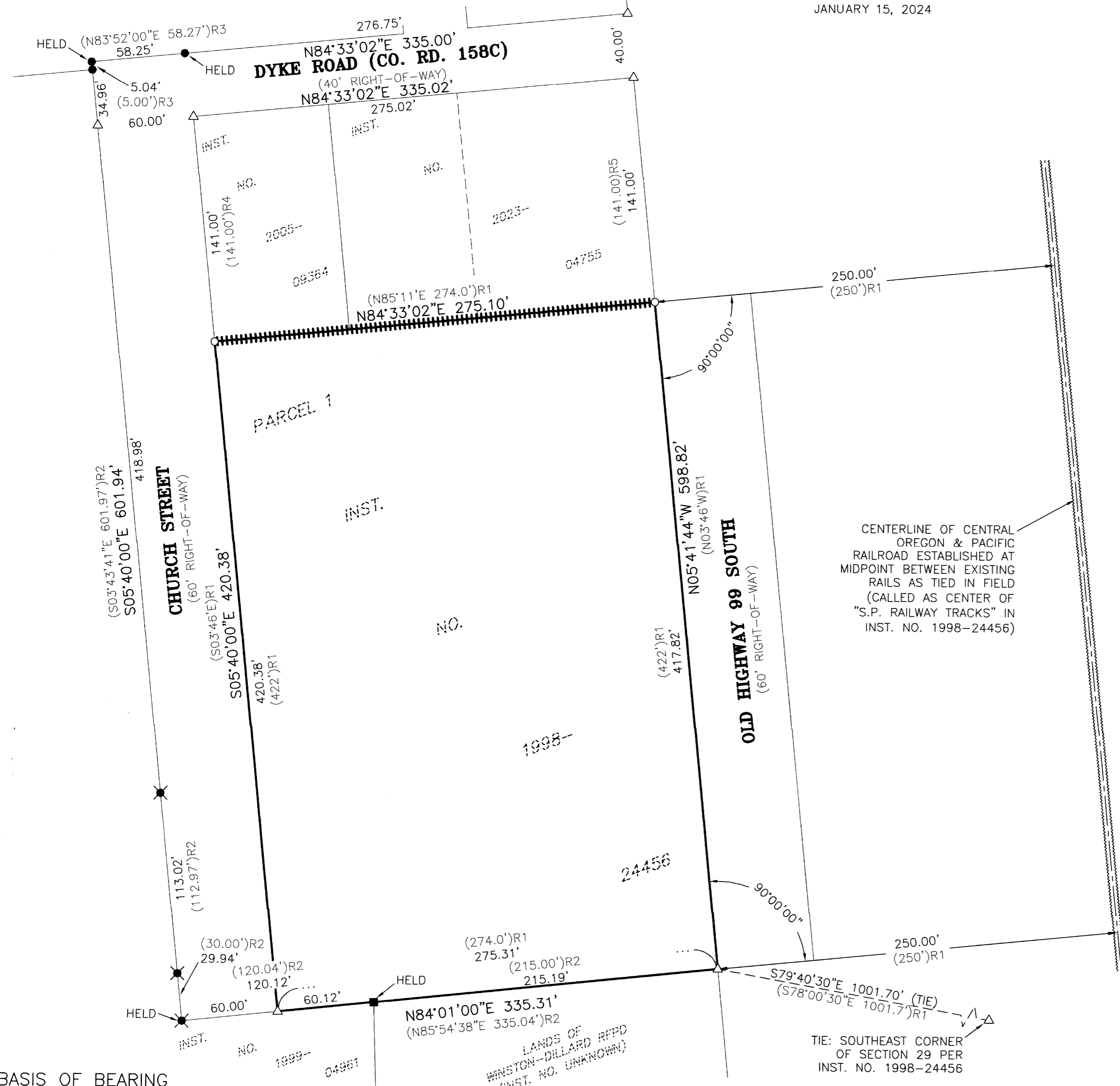


RECORD OF SURVEY
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29,
 TOWNSHIP 28 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN,
 DOUGLAS COUNTY, OREGON
 JANUARY 15, 2024

FILED
 Date: 1-16-2024 By: [Signature]
 This survey consists of:
 Map: M103-30
 Narrative:
 Corner Rpt:
 DOUGLAS COUNTY
 SURVEYOR

MAP FILE M103-30



NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO MONUMENT AND MARK THE NORTH BOUNDARY OF THE PROPERTY DESCRIBED AS "PARCEL 1" IN INSTRUMENT NO. 1998-24456, DEED RECORDS OF DOUGLAS COUNTY. THE PROCEDURE WAS AS FOLLOWS:

THE WESTERLY RIGHT-OF-WAY BOUNDARY OF OLD HIGHWAY 99 SOUTH WAS ESTABLISHED BY HOLDING THE CENTERLINE OF THE CENTRAL OREGON & PACIFIC RAILROAD AND OFFSETTING SAID CENTERLINE 250.00 FEET WEST. THE CENTERLINE OF SAID OLD HIGHWAY 99 SOUTH WAS ALSO TIED AND COMPARED TO THE OFFSET CENTERLINE AND FIT VERY WELL. THE EASTERLY RIGHT-OF-WAY BOUNDARY OF CHURCH STREET WAS ESTABLISHED BY HOLDING THE FOUND 5/8-INCH IRON ROD AT THE SOUTHWESTERLY TERMINUS OF SAID CHURCH ROAD AS SHOWN ON DOUGLAS COUNTY SURVEY M166-3 AND THE FOUND 5/8-INCH IRON ROD AT NORTHERLY ANGLE POINT OF DYKE ROAD AS SHOWN ON DOUGLAS COUNTY SURVEY M122-49 AND OFFSETTING THE LINE BETWEEN THESE TWO MONUMENTS 60.00 FEET EAST. THE NORTH BOUNDARY OF DYKE AVENUE WAS ESTABLISHED BY HOLDING THE AFOREMENTIONED FOUND MONUMENT AT THE NORTHERLY ANGLE POINT AS SHOWN ON SAID SURVEY M122-49 AND THE FOUND 5/8-INCH IRON ROD AT THE SOUTHEAST CORNER OF THE SCHOOL DISTRICT NUMBER 116 PROPERTY, VOLUME 126, PAGE 568, DEED RECORDS OF DOUGLAS COUNTY AND ITS EASTERLY EXTENSION TO THE INTERSECTION WITH THE AFOREMENTIONED WESTERLY RIGHT-OF-WAY BOUNDARY OF SAID OLD HIGHWAY 99 SOUTH. SAID NORTHERLY RIGHT-OF-WAY BOUNDARY WAS OFFSET 40.00 FEET TO ESTABLISH THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF DYKE ROAD, ITS WESTERLY AND EASTERLY TERMINUS BEING ITS INTERSECTIONS WITH THE AFOREMENTIONED EASTERLY RIGHT OF WAY OF SAID CHURCH ROAD AND THE AFOREMENTIONED WESTERLY RIGHT-OF-WAY BOUNDARY OF SAID OLD HIGHWAY 99 SOUTH. THE NORTH BOUNDARY OF SAID "PARCEL 1" WAS RE-ESTABLISHED BY OFFSETTING THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF SAID DYKE ROAD 141.00 FEET SOUTH PER INSTRUMENT NUMBERS 2005-09364 AND 2023-04755, DEED RECORDS OF DOUGLAS COUNTY. MONUMENTS WERE SET AT THE NORTHWEST AND NORTHEAST CORNERS OF SAID "PARCEL 1" BEING THE INTERSECTION OF SAID NORTH BOUNDARY AND THE SAID EASTERLY RIGHT-OF-WAY BOUNDARY OF SAID CHURCH STREET AND SAID WESTERLY RIGHT-OF-WAY BOUNDARY OF SAID OLD HIGHWAY 99 SOUTH.

CENTERLINE OF CENTRAL OREGON & PACIFIC RAILROAD ESTABLISHED AT MIDPOINT BETWEEN EXISTING RAILS AS TIED IN FIELD (CALLED AS CENTER OF "S.P. RAILWAY TRACKS" IN INST. NO. 1998-24456)

LEGEND

- DENOTES EXTERIOR PROPERTY BOUNDARY
- ==== DENOTES BOUNDARY MARKED W/ STAKES & FLAGGING
- - - DENOTES CENTERLINE OF EXISTING RR TRACKS AS NOTED
- DENOTES FOUND 5/8" IRON ROD WITH PLASTIC CAP MARKED "BTS ENG-SURV" PER M122-49
- ⊗ DENOTES FOUND 5/8" IRON ROD WITH PLASTIC CAP MARKED "HIBBS LS 52989" PER M166-3
- DENOTES FOUND "HOT SPOT" UNDER ASPHALT, SET IN M166-3
- DENOTES SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "I.E. ENGINEERING"
- △ DENOTES CALCULATED POSITION
- ()R1 - DENOTES RECORD PER INSTRUMENT NUMBER 1998-24456
- ()R2 - DENOTES RECORD PER M166-3
- ()R3 - DENOTES RECORD PER M122-49
- ()R4 - DENOTES RECORD PER INSTRUMENT NUMBER 2005-09364
- ()R5 - DENOTES RECORD PER INSTRUMENT NUMBER 2023-04755



BASIS OF BEARING

BASIS: O.C.R.S. (OREGON COORDINATE REFERENCE SYSTEM)
 METHOD: O.R.G.N. (OREGON REAL-TIME GNSS NETWORK)
 ZONE: COTTAGE GROVE - CANYONVILLE
 UNITS: INTERNATIONAL FEET
 DATUM: NAD 83 (2011)
 EPOCH: 2010

LANDS OF WINSTON-DILLARD RFPD
 (INST. NO. UNKNOWN)

TIE: SOUTHEAST CORNER OF SECTION 29 PER INST. NO. 1998-24456

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
 NOVEMBER 10, 2010
 BRENT H. KNAPP
 81116

EXPIRES: 6/30/2025

SCALE: 1"=50'
 SHEET 1 OF 1
 JOB NO. 1851-20 T101

CLIENT:
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 3660 GATEWAY STREET
 SPRINGFIELD, OR 97477

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 Roseburg, Oregon 97470
 PHONE (541) 673-0166
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 iemail@ieengineering.com

i.e.
 ENGINEERING

MAP FILE M103-30