

**BOUNDARY SURVEY
FOR
DRAIN SCHOOL DISTRICT No. 22
NW 1/4 SEC. 16 & NE 1/4 SEC 17, T 22 S, R 5 W W.M.
DRAIN, DOUGLAS COUNTY, OREGON
Survey Date: AUGUST 25, 2018
Submittal Date: FEBRUARY 23, 2026**

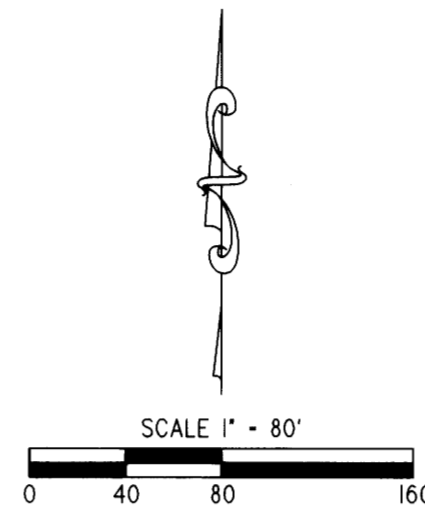
FILED
Date: 3/31/26 By: KC
This survey consists of:
Map M185-52
Narrative _____
Corner Rpt: _____
DOUGLAS COUNTY
SURVEYOR

NOTES CORRESPONDING TO TITLE EXCEPTIONS

- 9 A 100' WIDE ELECTRIC TRANSMISSION LINE EASEMENT IN FAVOR OF THE UNITED STATES OF AMERICA AS DISCLOSED BY AN INSTRUMENT RECORDED OCTOBER 2, 1947, INSTRUMENT NO. 69313 VOL. 146, PGS. 186-188 DOUGLAS COUNTY DEED RECORDS.
- 7 10 ACCESS EASEMENT AND TRANSMISSION LINE EASEMENT CONTAINED IN A JUDGEMENT ON DECLARATION OF TAKING AND ORDER OF IMMEDIATE POSSESSION, RECORDED AUGUST 22, 1948, INSTRUMENT NO. 76753 VOL. 154, PAGES 169-173 DOUGLAS COUNTY DEED RECORDS.
- 20 A VARIABLE WIDTH OFF-SITE EASEMENT BENEFITTING THE NORTH DOUGLAS SCHOOL DISTRICT NO. 22 AS DISCLOSED BY AN INSTRUMENT RECORDED NOVEMBER 28, 2011, INSTRUMENT NO. 2011-016940 DOUGLAS COUNTY DEED RECORDS.
- 21 AN ACCESS EASEMENT BENEFITTING THE EASTERN ADJOINER AS DISCLOSED BY AN INSTRUMENT RECORDED FEBRUARY 17, 2017, INSTRUMENT NO. 2017-003527 DOUGLAS COUNTY DEED RECORDS.

TITLE NOTES

- A. THIS AREA WAS INTENDED TO BE CONVEYED TO THE NORTHERN ADJOINER (ZOSELL) THROUGH A PROPERTY LINE ADJUSTMENT AS SHOWN IN SURVEY MAP M130-60 ON FILE IN THE OFFICE OF THE DOUGLAS COUNTY SURVEYOR. HOWEVER THERE IS NO COUNTY RECORDED IN THE COUNTY DEEDS AND RECORDS OFFICE THAT ACCOMPLISHES THE DESIRED PROPERTY LINE ADJUSTMENT.
- B. THE NORTH FACE OF THE EXISTING VACANT RESIDENTIAL STRUCTURE EXTENDS BETWEEN 1.2' TO 3.5' NORTH OF THE PROPERTY LINE.



NOTES

- 1. FD. MONUMENT AS SHOWN N 87°16'33" W 0.50' (N.T.S.)
- 2. FD. MONUMENT AS SHOWN N 87°16'33" W 0.61' (N.T.S.)
- 3. FD. MONUMENT AS SHOWN S 70°01'32" W 0.44' (N.T.S.)

LEGEND

- FOUND 5/8" REBAR UNLESS OTHERWISE NOTED
- FOUND 5/8" REBAR WITH AN ALUMINUM CAP STAMPED "SHANER ENG."
- FOUND 5/8" REBAR WITH A RED PLASTIC CAP STAMPED "D.A. EDWARDS LS 2339"
- FOUND "T" POST
- FOUND 5/8" REBAR WITH A YELLOW PLASTIC CAP STAMPED "LAND MARK"
- SET 5/8" x 30" REBAR WITH YELLOW PLASTIC I.D. CAP STAMPED "POAGE ENG. & SURV. INC."
- COMPUTED POINT. NO MONUMENT FOUND OR SET.
- () DATA OF RECORD WITH AN ENDNOTE CORRESPONDING TO A REFERENCE NUMBER SHOWN HEREON.
- MEASURED DIMENSIONS EQUAL RECORD DIMENSIONS UNLESS OTHERWISE NOTED.
- (N.T.S.) DENOTES DIMENSION NOT SHOWN TO SCALE
- DENOTES LINE NOT DRAWN TO SCALE
- x—x— DENOTES EXISTING FENCE LINE

REFERENCES

- 1. PARCELS 1A-1E, 2 & 3 AS DESCRIBED IN A PRELIMINARY TITLE REPORT PREPARED BY THE EUGENE OREGON WESTERN TITLE AND ESCROW OFFICE ORDER NO. W0156813 DATED MAY 9, 2018.
- 2. LAND PARTITION PLAT NO. 2007-0037 EDWARDS 2007
- 3. SURVEY M150-79 HEMBURGER 2006
- 4. LAND PARTITION PLAT NO. 2001-0050 EDWARDS 2001
- 5. EAST DRAIN AS PLATTED AND RECORDED IN VOL. 2A, PAGE 1 DOUGLAS COUNTY PLAT RECORDS.
- 6. SURVEY M107-54A SHANER 1989
- 7. SURVEY M113-70 BENTZ 1991
- 8. SURVEY M64-40 HAINES 1977
- 9. SURVEY M130-60 EDWARDS 1998
- 10. HEDRICK CREEK ADDITION SUBDIVISION PHASE II AS PLATTED AND RECORDED IN VOL. 20, PAGE 60A DOUGLAS COUNTY PLAT RECORDS.
- 11. C.S. 58/286-3 THEIL FILED 1984 NO SURVEY DATE
- 12. SURVEY M2-12 BYRON 1956
- 13. SURVEY M17-19 HAINES 1959

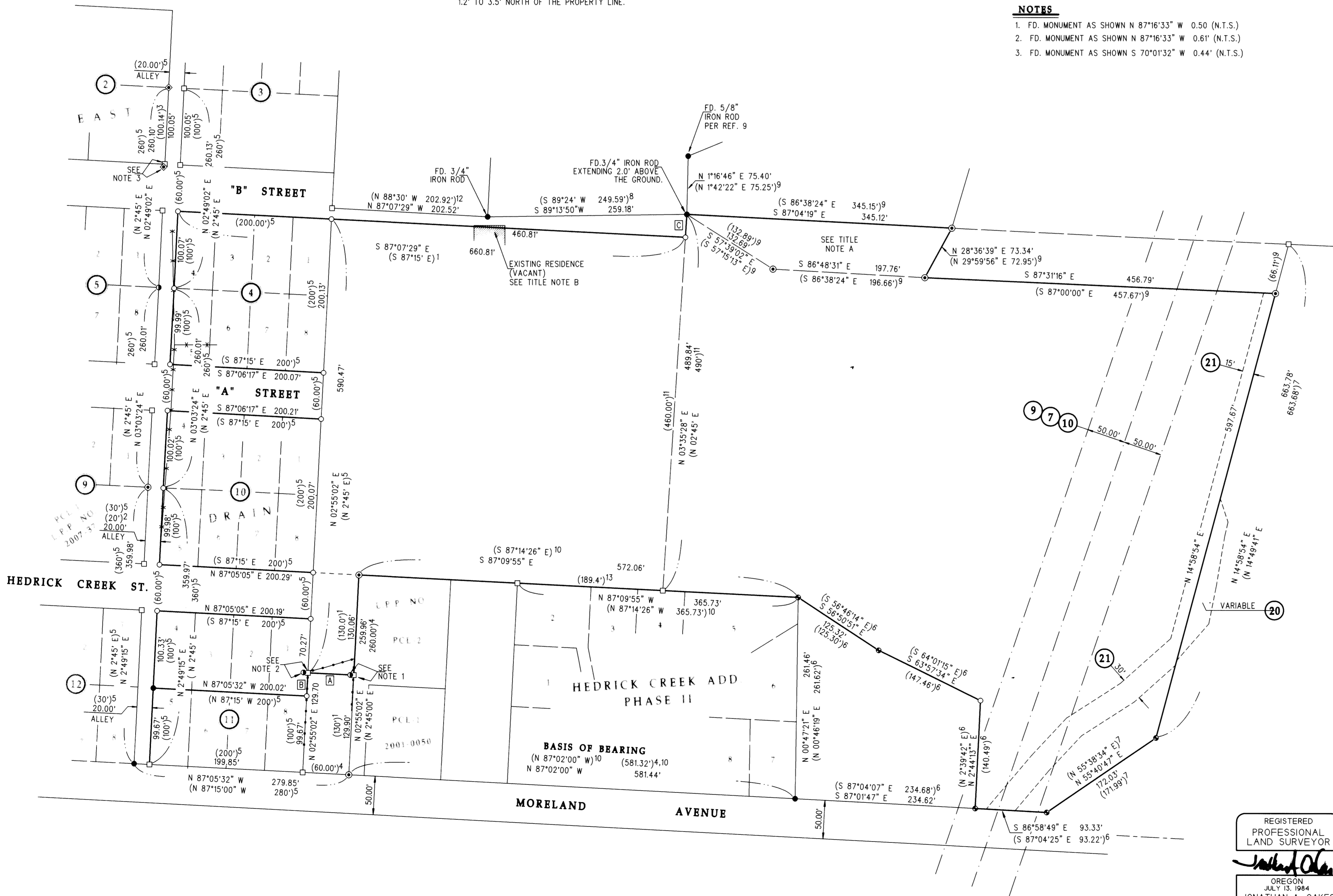
ADDITIONAL COURSES

LINE	BEARING	DISTANCE
A	N 87°16'33" W (N 87°15' W)1	59.84' (60')1
B	N 02°55'02" E (N 02°45' E)5	30.04'
C	S 03°35'28" W (S 05°08' E)13	29.84' (29.6')13

NARRATIVE

THIS SURVEY WAS ORIGINALLY PERFORMED IN THE SUMMER OF 2018. THE ACCOMPANYING SURVEY MAP WAS PREPARED AT THAT TIME. I CAN ONLY SPECULATE THAT THE SURVEY MAP WAS PREPARED AND THEN PLACED IN THE JOB FILE TO BE REVIEWED AND EDITED PRIOR TO BEING SUBMITTED FOR RECORDING IN THE DOUGLAS COUNTY SURVEY FILES. AS A RESULT OF POOR PROJECT MANAGEMENT, THE PROJECT WAS REFILED WITHOUT THE INITIAL SURVEY DRAWING BEING REVIEWED AND SUBMITTED FOR RECORDING WITHIN THE 45 DAY TIME FRAME. OUR BUSINESS OPERATIONS HAVE NOW CLOSED. THIS SURVEY MAP WAS DISCOVERED IN A REVIEW OF THE COMPANY RECORDS AND IS NOW BEING SUBMITTED FOR RECORDING IN THE FILES OF THE DOUGLAS COUNTY SURVEYOR.

THIS SURVEY WAS PREPARED AT THE REQUEST OF THE DOUGLAS COUNTY SCHOOL DISTRICT NO. 22 TO DEMARCAT THE BOUNDARIES OF THEIR LAND HOLDINGS WITHIN THE CITY OF DRAIN OREGON. THE BASIS OF BEARING IS DEFINED BY THE NORTH MARGIN OF MORELAND AVENUE PER THE PLAT OF HEDRICK CREEK ADDITION SUBDIVISION PHASE II AS PLATTED AND RECORDED IN VOLUME 20 PAGE 60A OF THE DOUGLAS COUNTY PLAT RECORDS. THE BASIS OF BEARING WAS ESTABLISHED BY HOLDING THE POSITION OF THE FOUND 5/8" REBAR ACCEPTED AS MARKING THE SOUTHEAST CORNER OF LOT 7 OF HEDRICK CREEK ADDITION SUBDIVISION, TOGETHER WITH THE LINE ESTABLISHED BETWEEN THE LAST DESCRIBED POINT AND THE FOUND 5/8" REBAR WITH A RED PLASTIC CAP STAMPED "D.A. EDWARDS LS 2339" ACCEPTED AS MARKING THE SOUTHWEST CORNER OF LAND PARTITION PLAT NO. 2001-0050. THE MAJORITY OF THE BOUNDARIES OF THE SUBJECT PROPERTIES WERE ESTABLISHED UNDER PREVIOUS SURVEYS LISTED IN THE REFERENCES SHOWN HEREON. MONUMENTS PLACED IN SAID SURVEYS WERE RECOVERED AS SHOWN HEREON AND THEIR FOUND POSITIONS WERE HELD TO DEFINE BOUNDARIES OF THE SUBJECT PROPERTY FOR THE PURPOSE OF THIS SURVEY. A PORTION OF THE SUBJECT PROPERTY IS DESCRIBED AS BLOCK 4, BLOCK 10 AND LOTS 1-4 IN BLOCK II WITHIN THE PLAT OF EAST DRAIN AS PLATTED AND RECORDED IN VOLUME 2 PAGE 1 OF THE DOUGLAS COUNTY PLAT RECORDS. THE BLOCKS WITHIN THE PLAT OF EAST DRAIN WERE ESTABLISHED BY HOLDING THE POSITION OF THE FOUND 5/8" REBAR ACCEPTED AS MARKING THE SOUTHEAST CORNER OF BLOCK 12 IN SAID PLAT OF EAST DRAIN, TOGETHER WITH THE LINES ESTABLISHED BETWEEN THE LAST DESCRIBED POINT AND THE FOUND 5/8" REBAR WITH A RED PLASTIC CAP STAMPED "D.A. EDWARDS LS 2339" ACCEPTED AS MARKING THE NORTHEAST CORNER OF LOT 8, BLOCK 9 OF SAID PLAT OF EAST DRAIN, AND CONTINUING TO A "T" IRON ACCEPTED AS MARKING THE NORTHEAST CORNER OF LOT 8, BLOCK 5 OF EAST DRAIN, AND CONTINUING TO A 5/8" REBAR WITH A YELLOW PLASTIC CAP STAMPED "LAND MARK" ACCEPTED AS MARKING THE MIDPOINT OF THE EAST BOUNDARY OF BLOCK 2 OF THE PLAT OF EAST DRAIN. A LINE PARALLEL TO AND 20 FEET EASTERLY OF THE AFORESAID LINE DEFINES THE WEST BOUNDARY OF SAID BLOCKS 4, 10 AND II IN SAID PLAT OF EAST DRAIN. THE SOUTHWEST CORNER OF BLOCK II WAS ESTABLISHED ON THE NORTH MARGIN OF MORELAND AVENUE AT THE RECORD DIMENSION MEASURED WESTERLY FROM THE FOUND 5/8" REBAR WITH A RED PLASTIC CAP STAMPED "D.A. EDWARDS LS 2339" ACCEPTED AS MARKING THE SOUTHWEST CORNER OF LAND PARTITION PLAT NO. 2001-0050. THE NORTHEAST CORNER OF BLOCK 4 WAS ESTABLISHED AT THE RECORD DIMENSION MEASURED EASTERLY FROM THE NORTHWEST CORNER OF SAID BLOCK 4 AS SAID CORNER IS ESTABLISHED HEREIN. A LINE BETWEEN THE SOUTHEAST CORNER OF BLOCK II AND THE NORTHEAST CORNER OF BLOCK 4 DEFINES THE EAST BOUNDARY OF BLOCKS 4, 10 AND II IN THIS SURVEY. A 5/8" REBAR WAS RECOVERED AND ACCEPTED AS MARKING THE SOUTHWEST CORNER OF LOT 4, BLOCK II OF SAID PLAT OF EAST DRAIN. A LINE RUNNING EASTERLY, PARALLEL TO THE NORTH MARGIN OF MORELAND AVENUE, FROM THE SOUTHWEST CORNER OF LOT 4, BLOCK II WAS CLOSED ONTO THE EAST BOUNDARY OF BLOCK II TO DEFINE THE SOUTHWEST CORNER OF LOT 4, BLOCK II IN SAID PLAT OF EAST DRAIN. A PORTION OF THE SUBJECT PROPERTY DESCRIBED IN A WARRANTY DEED RECORDED OCTOBER 13, 1964 INSTR. NO. 34629 IN VOLUME 339 PGS. 302-303 OF THE DOUGLAS COUNTY OREGON DEED RECORDS WAS ESTABLISHED BY HOLDING THE LINE ESTABLISHED BETWEEN THE "T" IRONS ACCEPTED AS REFERENCING THE SOUTHEAST AND SOUTHWEST CORNERS OF SAID LAST DESCRIBED TRACT AND CLOSING THAT LINE ONTO THE WEST BOUNDARY OF LAND PARTITION PLAT NO. 2001-0050 AND THE EAST BOUNDARY OF BLOCK II OF THE SAID PLAT OF EAST DRAIN. A PORTION OF THE NORTH BOUNDARY OF THE SUBJECT PROPERTY WAS ESTABLISHED THROUGH A PROPERTY LINE ADJUSTMENT SHOWN IN SURVEY M130-60. HOWEVER, IT APPEARS THAT ONLY THE CONVEYANCE FROM THE SCHOOL DISTRICT TO BAKER WAS RECORDED IN THE PUBLIC RECORD TO PERFECT THEIR PROPERTY LINE ADJUSTMENT. A DEED FORMALIZING THE PROPERTY LINE ADJUSTMENT BETWEEN THE SCHOOL DISTRICT AND ZOSELL SHOWN IN SURVEY M130-60 DOES NOT APPEAR IN THE PUBLIC RECORD. IT SHOULD BE NOTED THAT ZOSELL IS UTILIZING THE LAND AS IF THE PROPERTY LINE ADJUSTMENT HAS ACTUALLY OCCURRED.



REGISTERED
PROFESSIONAL
LAND SURVEYOR
Jonathan A. Oakes
OREGON
JULY 13, 1984
JONATHAN A. OAKES
2025
EXPIRES: DECEMBER 31, 2026

POAGE ENGINEERING & SURVEYING, INC.
P.O. BOX 2527 • EUGENE, OREGON 97402 • (541) 485-4505
JOB NO. 4623, DWN. BY JAO/4623-N.GXD, DATE: 08-18

ASSESSOR'S MAP No. 15-05W-16BB TL No. 400
15-05W-17AA TL No. 3900, 7900

PLANNER: CANON IPF605
INK: CANON ipf102mk
MEDIA: MILANO JPC-4M2