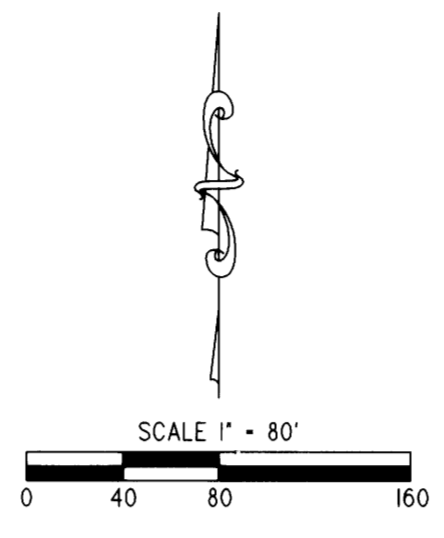
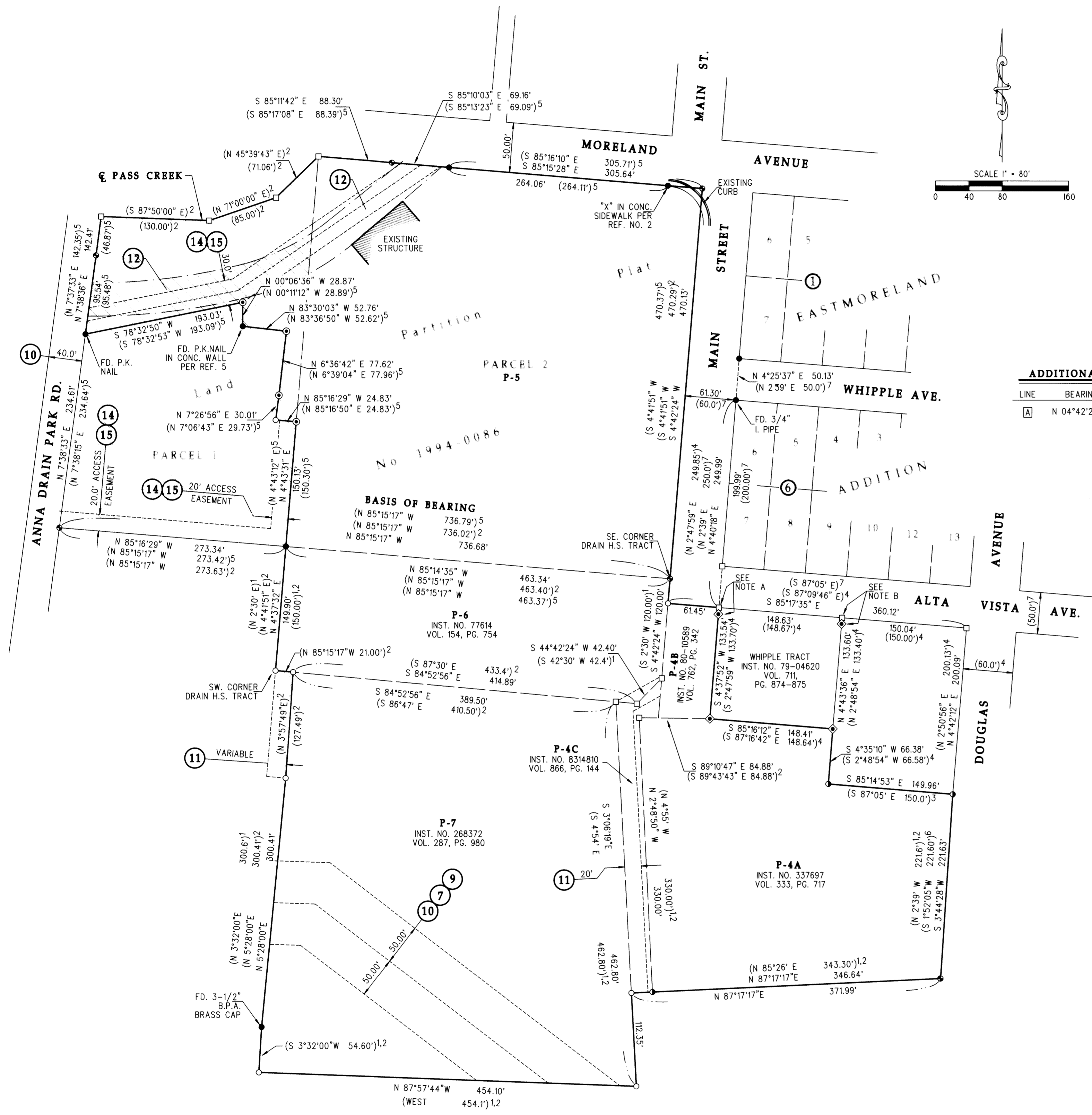


BOUNDARY SURVEY FOR DRAIN SCHOOL DISTRICT No. 22 NW 1/4 SEC. 16 & NE 1/4 SEC 17, T 22 S, R 5 W W.M. DRAIN, DOUGLAS COUNTY, OREGON Survey Date: AUGUST 25, 2018 Submittal Date: FEBRUARY 23, 2026

FILED Date: 3-31-26 By: KC This survey consists of: Map M185-53 Narrative Corner Rpt: DOUGLAS COUNTY SURVEYOR



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 YELLOW PLASTIC CAP STAMPED "i.e. ENGINEERING".
FOUND "T" POST
FOUND 5/8" REBAR WITH A RED PLASTIC CAP STAMPED "D.A. EDWARDS LS 2339".
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.
(M.T.S.) DENOTES DIMENSION NOT SHOWN TO SCALE
DENOTES LINE NOT DRAWN TO SCALE
DENOTES EXISTING FENCE LINE

REFERENCES

- PARCELS 4A-4C, 5-8 AS DESCRIBED IN A PRELIMINARY TITLE REPORT PREPARED BY THE EUGENE OREGON WESTERN TITLE AND ESCROW OFFICE ORDER NO. W0156813 DATED MAY 9, 2018.
SURVEY RM 3-23 SHANER 1979
SURVEY M24-58 HAINES 1963
SURVEY M159-48 EDWARDS 2009
LAND PARTITION PLAT NO. 1994-0086 BENTZ 1994
LAND PARTITION PLAT NO. 1996-0006A SHANER 1996
EASTMORELAND ADDITION TO DRAIN AS PLATTED AND RECORDED IN VOL 6, PAGE 16 DOUGLAS COUNTY PLAT RECORDS.

NOTES

- FD. 5/8" REBAR WITH A RED PLASTIC CAP STAMPED D.A. EDWARDS LS 2339 N 4°37'52" E 1.55' (N 2°47'59" E 1.55')
FD. 5/8" REBAR WITH A RED PLASTIC CAP STAMPED D.A. EDWARDS LS 2339 N 4°13'46" E 1.36' (N 2°48'54" E 1.36')

ADDITIONAL COURSES

Table with columns: LINE, BEARING, DISTANCE. Row 1: A N 04°42'24" W 29.78'

NOTES CORRESPONDING TO TITLE EXCEPTIONS

- 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.
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.
ACCESS EASEMENT IN FAVOR OF THE BONNEVILLE POWER ADMINISTRATION CONTAINED IN THAT CERTAIN DEED AND EASEMENT RECORDED OCTOBER 5, 1959 INSTRUMENT NO. 268372 VOL. 287, PAGES 980-982 DOUGLAS COUNTY DEED RECORDS.
ACCESS EASEMENT IN FAVOR OF THE BONNEVILLE POWER ADMINISTRATION, 50' IN WIDTH OVER THE EXISTING ROADWAY AS CONTAINED IN THAT CERTAIN CONTRACT AND GRANT OF EASEMENT RECORDED OCTOBER 7, 1977 INSTRUMENT NO. 77-19506, BOOK 652, PAGES 39-44 DOUGLAS COUNTY DEED RECORDS.
ACCESS EASEMENTS CONTAINED IN THAT CERTAIN INSTRUMENT RECORDED JULY 27, 1994 INSTRUMENT NO. 94-16917 DOUGLAS COUNTY DEED RECORDS ARE DELINEATED ON PARTITION PLAT NO. 1994-0086.

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 DEMARCATATE THE BOUNDARIES OF THEIR LAND HOLDINGS WITHIN THE CITY OF DRAIN OREGON. THE BASIS OF BEARING IS DEFINED BY THE SOUTH BOUNDARY OF LAND PARTITION PLAT NO. 1994-0086. THE BASIS OF BEARING WAS ESTABLISHED BY HOLDING THE POSITION OF THE FOUND 5/8" REBAR WITH AN ALUMINUM CAP STAMPED "SHANER" ACCEPTED AS MARKING THE SOUTHWEST CORNER OF PARCEL 1 OF LAND PARTITION PLAT NO. 1994-0086. TOGETHER WITH THE LINE ESTABLISHED BETWEEN THE LAST DESCRIBED POINT AND A FOUND 5/8" REBAR WITH AN ALUMINUM CAP STAMPED "LS 430" ACCEPTED AS MARKING THE SOUTHEAST CORNER OF PARCEL 2 OF LAND PARTITION PLAT NO. 1994-0086. 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. THE NORTHWEST CORNER OF THAT PORTION OF THE SUBJECT PROPERTY DESCRIBED IN A WARRANTY DEED RECORDED APRIL 15, 1964 INSTR. NO. 337697 IN VOLUME 333 PGS. 717-718 DOUGLAS COUNTY OREGON DEED RECORDS WAS ESTABLISHED BY A DISTANCE-DISTANCE INTERSECTION MEASURED NORTHERLY FROM THE FOUND "T" IRON ACCEPTED AS MARKING THE SOUTHWEST CORNER OF SAID LAST DESCRIBED TRACT AND MEASURED WESTERLY FROM A FOUND 5/8" REBAR WITH A RED PLASTIC CAP STAMPED "D.A. EDWARDS LS 2339" ACCEPTED AS MARKING THE FIRST ANGLE POINT IN THE NORTH BOUNDARY OF THE LAST DESCRIBED TRACT. THE EASTERN BOUNDARY OF THAT PORTION OF THE SUBJECT PROPERTY DESCRIBED IN A WARRANTY DEED RECORDED MAY 15, 1948 INSTR. NO. 77614 IN VOLUME 154 PG. 754 DOUGLAS COUNTY OREGON DEED RECORDS WAS ESTABLISHED BY HOLDING RECORD ANGLES AND DISTANCES AS MEASURED SOUTHERLY FROM THE FOUND 5/8" REBAR WITH AN ALUMINUM CAP STAMPED "LS 430" ACCEPTED AS MARKING THE SOUTHEAST CORNER OF LAND PARTITION PLAT NO. 1994-0086 AND THE SOUTHEAST CORNER OF THE DRAIN H.S. PROPERTY. THE WESTERN AND EASTERN BOUNDARIES OF THAT PORTION OF THE SUBJECT PROPERTY DESCRIBED IN A DEED AND EASEMENT CONVEYANCE RECORDED OCTOBER 5, 1959 INSTR. NO. 268372 IN VOLUME 287, PGS. 980-982 DOUGLAS COUNTY OREGON DEED RECORDS WAS ESTABLISHED BY HOLDING RECORD DATA PER SURVEY RM-23 AS MEASURED NORTHERLY, SOUTHERLY AND EASTERLY FROM THE FOUND 3-1/2" BRASS CAP MARKING THE SOUTHEAST CORNER OF THE BPA SUBSTATION PROPERTY SHOWN ON SAID SURVEY.

REGISTERED PROFESSIONAL LAND SURVEYOR Jonathan A. Oakes 205 EXPIRES: DECEMBER 31, 2026

POAGE ENGINEERING & SURVEYING, INC. P.O. BOX 2527 • EUGENE, OREGON 97402 • (541) 485-4595 JOB No. 4623-S, DWN. BY JAO/4623-S.GXD, DATE: 08-18