

**NARRATIVE:**

--THIS SURVEY WAS COMPLETED AT THE REQUEST OF ANDREW THURSTON TO ACCOMPLISH A LOT LINE ADJUSTMENT OF THOSE UNITS DESCRIBED IN DEED NO. 2016-019686. THIS LOT LINE ADJUSTMENT IS INTENDED TO COMBINE THE 5 INDIVIDUALLY DESCRIBED PARCELS IN SAID DEED INTO THE TWO UNITS AS SHOWN HEREON, CREATING TWO BUILDABLE UNITS FOR FUTURE HOME CONSTRUCTION. AS APPROVED BY THE CITY OF DRAIN, PLANNING DEPARTMENT FILE NO. PROPERTY LINE ADJUSTMENT PLA 1-26.

--THE BASIS OF BEARINGS FOR THIS LOT LINE ADJUSTMENT WAS DERIVED FROM THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), HORIZONTAL DATUM: NAD 83, VERTICAL DATUM: NAVD 88, ZONE: COTTAGE GROVE - CANYONVILLE (6006), ELLIPSE: GRS 80, GEOID 12A. AS DEFINED IN OREGON ADMINISTRATIVE RULES 734-005-0005 TO 734-005-0015. MEASURED BETWEEN MONUMENTS 124 & 126 SHOWN HEREON AS THE BASIS OF BEARINGS.

-- FOR THE BOUNDARY RESOLVE I HELD THE MONUMENTS OF RECORD AS SHOWN FROM DOUGLAS COUNTY SURVEY RECORDS, GARDNER'S ADDITION TO DRAIN V1, PG 3, CS 41/377, M123-31, SOUTH DRAIN V1, PG1 AND THOSE DEED CALLS FROM DEED 2016-019686.

--THESE PARCELS ARE ZONED: INDUSTRIAL LOW DENSITY RESIDENTIAL, THE ENTIRETY OF THE PROPERTY LIES WITHIN FLOOD ZONE A.

--SEWER IS AVAILABLE IN THE AS TRAVELED DIVISION AVENUE IN FRONT OF THE DRAIN CITY WATER DEPARTMENT MAINTENANCE YARD ENTRANCE GATE AND WATER IS AVAILABLE IN THE AS TRAVELED DIVISION AVENUE PER THE CITY OF DRAIN.

*James Dean Terrel* DATE May 7, 2026

I, JAMES DEAN TERREL, OREGON PLS 65473 CERTIFY THAT THIS SURVEY ACCURATELY AND CORRECTLY REPRESENTS A BOUNDARY LINE ADJUSTMENT IN ACCORDANCE WITH ORS 209.250 AND THE CITY OF DRAIN LOT LINE ADJUSTMENT DEVELOPMENT PROCEDURES AND REGULATIONS.

FILED  
Date: 05-07-2026 By: RP  
This survey consists of:  
Map: 187-4  
Narrative: \_\_\_\_\_  
Corner Rpt: \_\_\_\_\_

DOUGLAS COUNTY  
SURVEYOR

*Sam Dyer* DATE 5/7/2026

CITY OF DRAIN, ADMINISTRATOR.

ADJUSTMENT DOCUMENT NO.: 2026-005162

**LEGEND**

- FOUND MONUMENT
- SET A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "TERREL PLS65473"
- ◆ CALCULATED POINT
- [x] MONUMENT NO.
- #(xx) RECORD SURVEY DATA
- O.L. ORIGINAL LINE

**MONUMENT NOTES:**

[120, 123, 125, 127]  
FOUND A 5/8" IRON ROD WITH AN YELLOW PLASTIC CAP MARKED "BTS ENG-SURV". HELD PER M123-31.

[121]  
FOUND A 3/4" IRON ROD. HELD PER M40-15.

[124]  
FOUND A 5/8" IRON ROD. HELD PER M51-60.

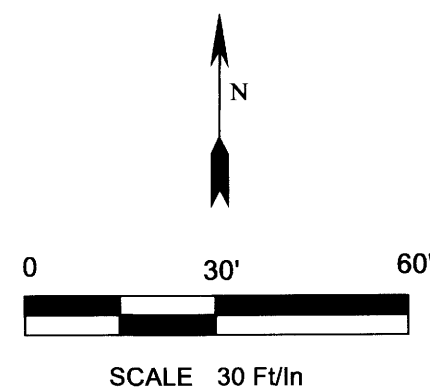
[126]  
FOUND A 1" IRON PIPE. HELD PER CS FILE NO. 41/377.

[128]  
FOUND A BOAT SPIKE ORGIN UNKNOWN.

**REFERENCES:**

- SURVEYS**  
1 = GARDNER'S ADDITION TO DRAIN, V1, PG3  
2 = CS 41/377  
3 = M123-31  
4 = SOUTH DRAIN V1, PG1.

- DEEDS**  
1 = 2016-019686  
2 = 1995-14023  
3 = VOLUME 245, PAGE 376, 199733  
4 = 1995-22040



REGISTERED PROFESSIONAL LAND SURVEYOR

*James Dean Terrel*

OREGON  
SEPTEMBER 14, 2021  
JAMES DEAN TERREL  
65473PLS

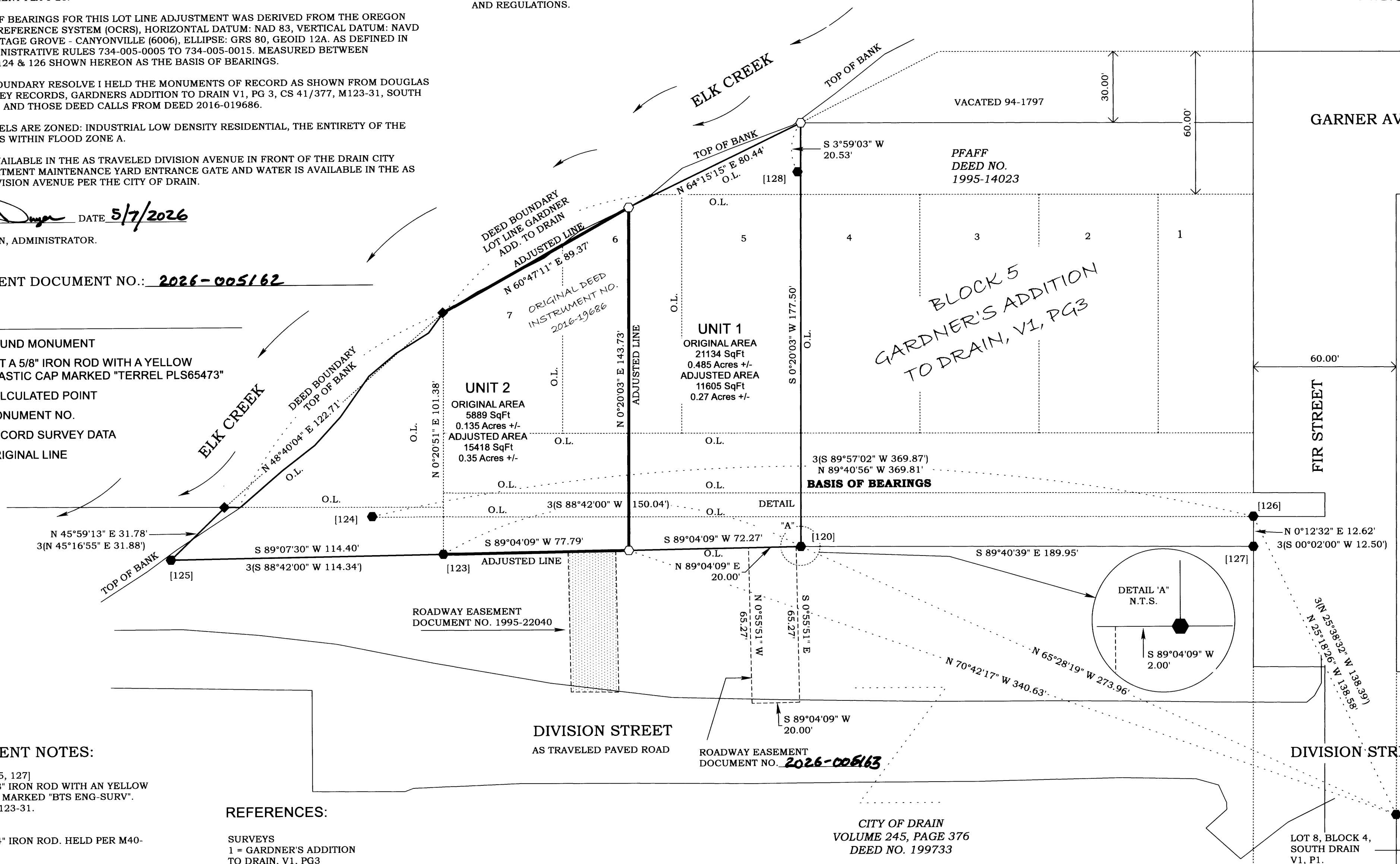
EXPIRES: 6-30-26

**Property Line Surveying**

PROPERTY LINE SURVEYING LLC.  
3460 DOERNER CUTOFF RD.  
ROSEBURG OR 97471  
541-670-0745  
propertylinesurveying@gmail.com  
propertylinesurveying.com

LOT LINE ADJUSTMENT FOR  
**ANDREW THURSTON**  
LOCATED IN THE NW 1/4 OF SECTION 17,  
TOWNSHIP 22 SOUTH, RANGE 5 WEST,  
W.M., DOUGLAS COUNTY, OREGON.

|              |                      |
|--------------|----------------------|
| SHEET 1 OF 1 |                      |
| DRAWN BY:    | JDT                  |
| FIELD CREW:  | JDT, DRD, LMR        |
| EQUIPMENT:   | TRIMBLE S7/TSC5/GPS  |
| FIELD WORK:  | 10/30 - 11/18, 2025  |
| JOB:         | 2024077              |
| FILE NAME:   | 2024077 THURSTON.TRY |
| REVISION:    | 5-5-2026             |



MAP FILE 187-4

MAP FILE 187-4