

T3N, R34E, W.M.
SE 1/4, S4; SW 1/4, S3;
UMATILLA COUNTY, OREGON

NARRATIVE OF SURVEY:

This survey was performed at the request of Mr. Eric C. Sederburg. The purpose of this survey was to identify the boundaries of the land described in the quitclaim deed recorded in Reel 299, Page 428 of the deed records of Umatilla County, Oregon, and all visible encumbrances on that land. Deed references used in this survey are listed in the legend and are from the County Records office of Umatilla County. Record surveys used for reference are also listed in the legend.

Control for this survey was established from the public land corners of section 3 as shown on this map and the public street monumentation on the Main street of the City of Adams as shown on this map. The property lines are described as being parallel with, and at right angles to the centerline of the main track of the Railroad. These tracks are no longer present so the bearing and location of the tracks were determined from calls along the section lines to the tracks from deeds Reel 252, Page 252, and Book 128, Page 250.

This survey was performed by a two man crew using a Geodimeter System 600, 3 second, Electronic total station with a distance accuracy of +/- (3mm + 3 ppm) and two Wild System 200 GPS receivers.

LEGEND

- | | |
|--|-------------------------|
| ● FOUND BRASS CAP BY PLS 933 | REFERENCE SURVEYS: |
| ⊙ FOUND IRON PIPE AS NOTED | (1) 93-24-B BY PLS 933 |
| ● SET 5/8X30" IRON REBAR WITH 1 1/8" RED PLASTIC CAP STAMPED ORLS 852 AND WALS 13922 | (2) I-137-B BY PLS 933 |
| □ FOUND STONE WITH "X" AS PER SURVEY Q-1122-C | (3) Q-1122-C BY PLS 346 |
| ⊗ COMPUTED POINT | (4) 95-210-B BY PLS 852 |
| ● FOUND PK NAIL ON HIGHWAY CENTERLINE | |

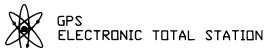
REFERENCE DEEDS:			
BOOK	PAGE	BOOK	PAGE
118	605	251	381
128	250	R132	412
130	634	R133	1670
153	534	R143	1897
191	100	R146	1515
225	657	R193	1556
246	189	R252	252
251	380	R299	428

Also, an Act of Congress dated October 17, 1888. (25 Stat. 558) and an unrecorded agreement between the State of Oregon and The Oregon-Washington Railroad and Navigation company dated September 29th, 1939, as shown on State Highway right of way map 5B-23-10 and designated RR-267.

MONUMENTS SET: April 4, 1997

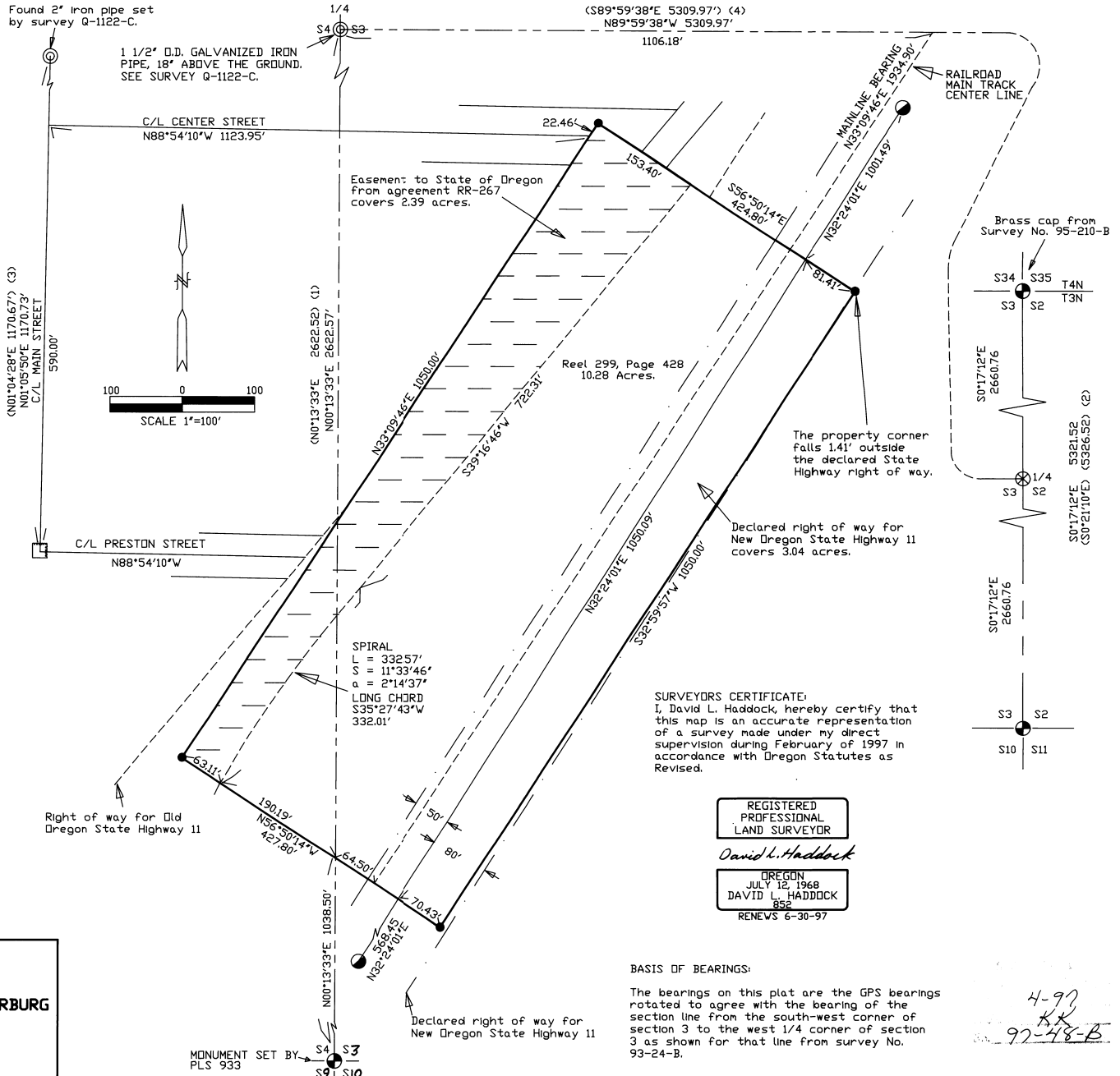
David L. Haddock, Surveyor and Engineer
P.O. Box 1574 (541) 276-2174
Pendleton, OR. 97801

HADDOCK SURVEYING



SURVEY FOR:

Mr. ERIC C. SEDERBURG
P.O. BOX 72
ADAMS, OR. 97810



SURVEYORS CERTIFICATE:
I, David L. Haddock, hereby certify that this map is an accurate representation of a survey made under my direct supervision during February of 1997 in accordance with Oregon Statutes as Revised.

REGISTERED PROFESSIONAL LAND SURVEYOR
David L. Haddock
OREGON
JULY 12, 1968
DAVID L. HADDOCK
852
RENEWS 6-30-97

BASIS OF BEARINGS:

The bearings on this plat are the GPS bearings rotated to agree with the bearing of the section line from the south-west corner of section 3 to the west 1/4 corner of section 3 as shown for that line from survey No. 93-24-B.

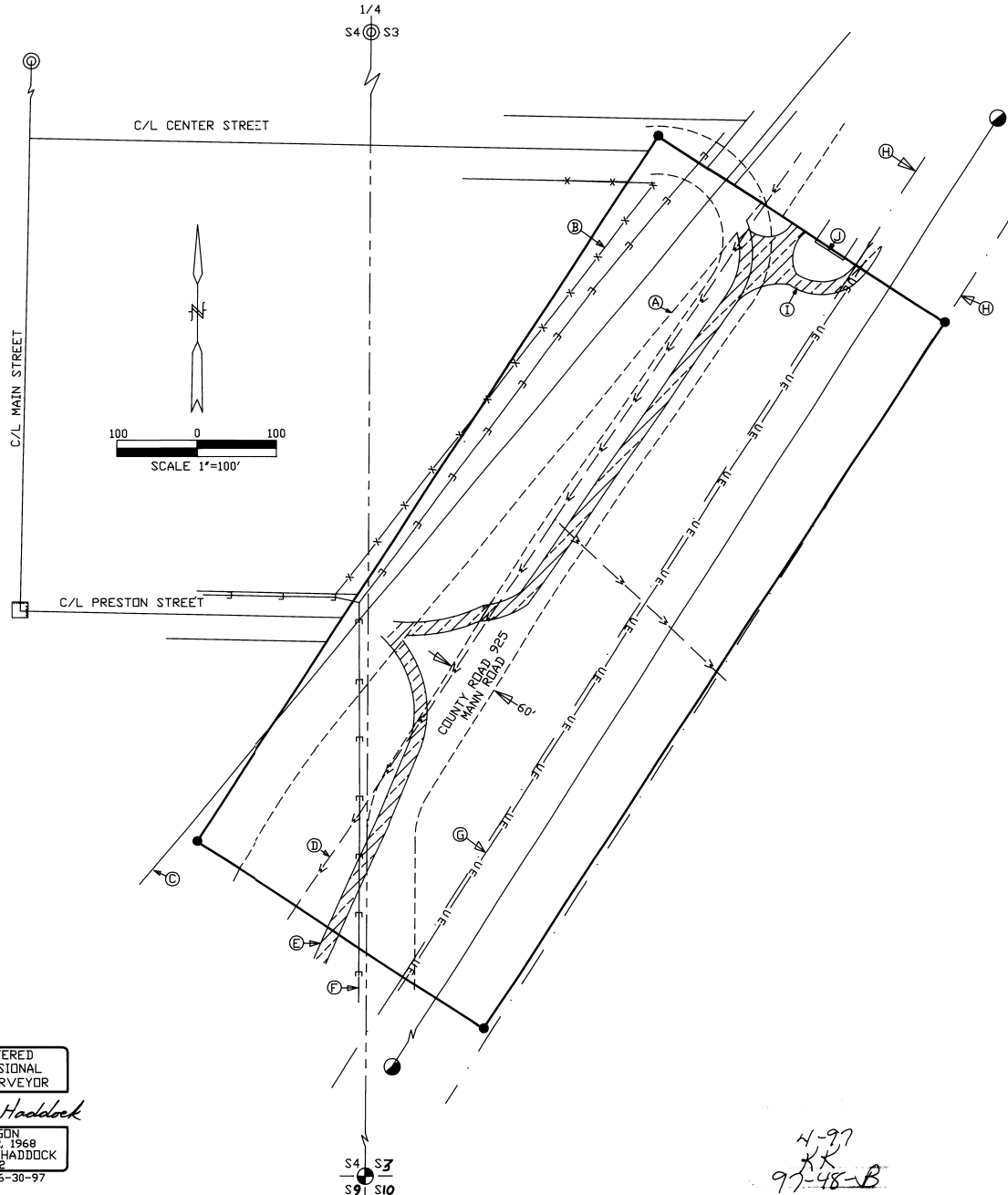
4-97
KX
97-48-B

ENCUMBERANCE DETAIL

This survey was performed at the request of Mr. Eric C. Sederburg. The purpose of this survey was to identify the boundaries of the land described in the quitclaim deed recorded in Reel 299, Page 428 of the deed records of Umatilla County, Oregon, and all visible encumbrances on that land.

The visible encumbrances on the land are shown on this page and are identified as follows:

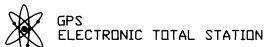
- (A) This line marks the easterly line of the easement granted to the State of Oregon by the unrecorded easement dated September 29th, 1939. The area covered by this easement is 2.39 acres.
- (B) This fence encloses pasture land to the west of the subject property. It encroaches on a triangular shaped piece of the subject property approximately 29' wide and 360' long.
- (C) This is the centerline of the existing pavement of Old Oregon State Highway 11. The pavement falls within the right of way as identified by the deeds, however the centerline of the pavement lies 12' farther to the west than the centerline of the right of way.
- (D) This is a 4" water main from the City of Adams. The line running east from the junction in the center of the property is a 3/4" line.
- (E) This is a driveway to a private residence. This driveway shows as existing on Oregon State Highway right of way map SB-23-10 in 1939.
- (F) This is an overhead power line belonging to PP&L. There is no recorded easement for this power line.
- (G) There is a buried underground fibre optic line lying inside the marked right of way of New Highway 11. This line also has no recorded easement.
- (H) This is the westerly right of way line of New Oregon State Highway 11. Mr. Jock Elliot of the Oregon Department of Transportation stated that the State has not purchased this right of way due to unresolved title issues. This portion of right of way covers 3.04 acres of the subject property.
- (I) This is a gravel access road which trucks have been using to access the PGG Adams Station grain elevator. It is unclear how long this access has been utilized.
- (J) This is an old concrete foundation which overlaps the property line by 4.40 feet.



MONUMENTS SET: April 4, 1997

David L Haddock, Surveyor and Engineer
P.O. Box 1574 (541) 276-2174
Pendleton, OR. 97801

HADDOCK SURVEYING



SURVEY FOR:

ERIC C. SEDERBURG
P.O. BOX 72
ADAMS, OR. 97810

REGISTERED
PROFESSIONAL
LAND SURVEYOR

David L. Haddock

OREGON
JULY 12, 1968
DAVID L. HADDOCK
852
RENEWS 6-30-97

S4 S3
S9 S10

4-97
JK
97-48-B