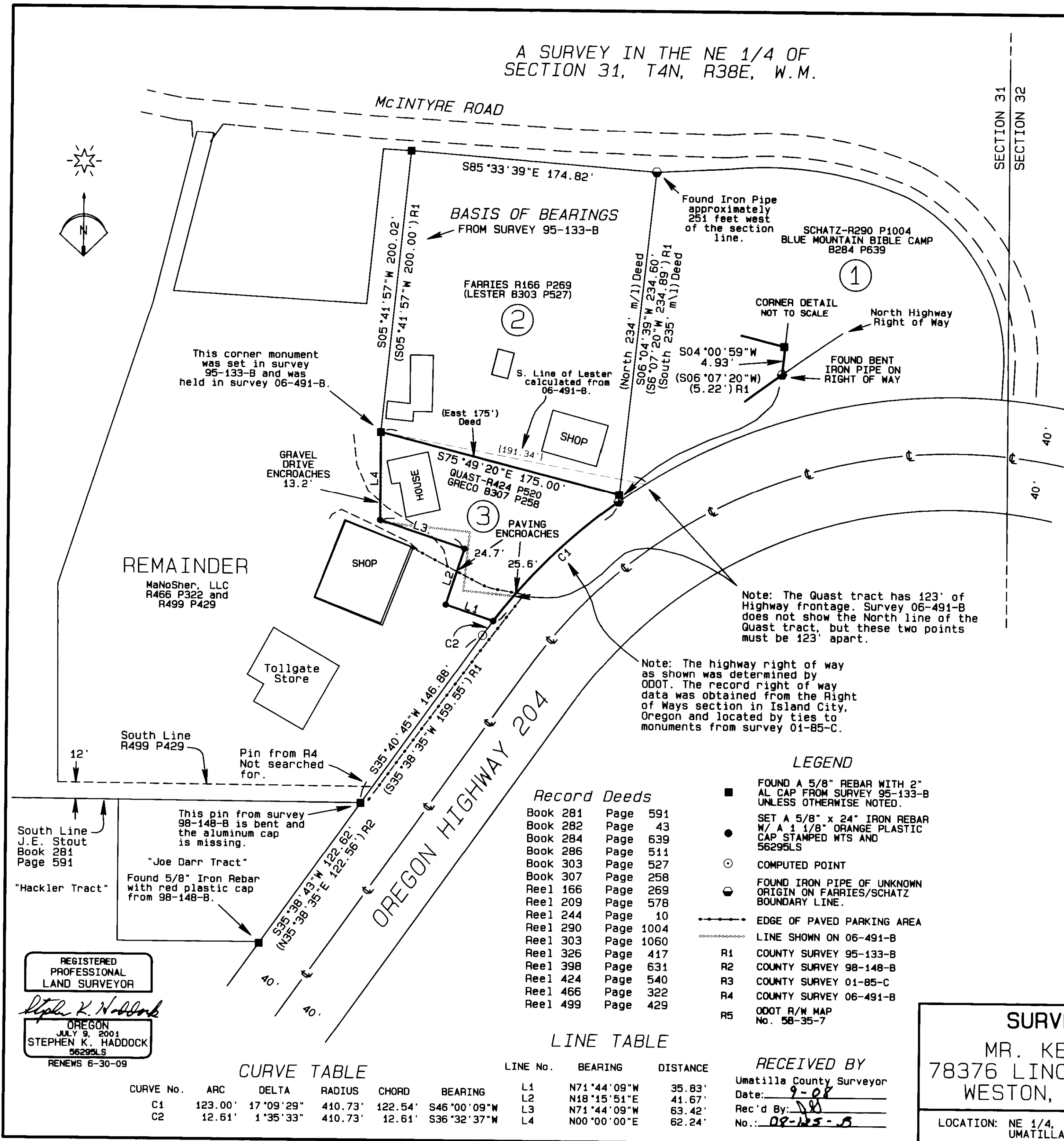


A SURVEY IN THE NE 1/4 OF SECTION 31, T4N, R38E, W.M.

NARRATIVE OF SURVEY



This survey was performed at the request of Mr. Ken Quast. The purpose of the survey was to locate the south boundary of his land as shown on this map.

The Quast property was taken out of the lands of Russell Blackler as described in the deed recorded in Book 175, Page 83. The lands shown on this map as belonging to "MaNoSher LLC" are the remainder of the Blackler tract. The location of the Quast boundary is dependent on the order of sale of the lands taken from the Blackler tract and the locations of McIntyre Road and the State Highway. That order of sale was 1- Blue Mountain Bible Camp, 2- Lester, and then 3- Greco.

The Blue Mountain Bible Camp property is bounded on the north by the McIntyre Road and on the south by the State Highway. I have taken the McIntyre road as its own monument and have held the record data I obtained from the ODOT Right of Way section in Island City, Oregon for the legal location of the Highway. The west line of the Camp property is called as approximately 235 feet long and running south from McIntyre Road to the Highway. I found the two iron pipes on the west line of the Camp property. These pipes are of unknown origin. They show on prior surveys in the area and were held as marking the Camp boundary in survey 95-133-B. I concur with that determination because the pipes agree with both deeds for the length of the Camp/Lester common line, they are in agreement with the possessory lines of both the Camp and Lester properties as seen on the ground, and they also agree with the location of both road right of ways.

The Lester property was surveyed and monumented in survey 95-133-B. That survey also noted the inconsistency in the legal description between the called line lengths and the call for cardinal directions. The issue was resolved by holding the deed distances over directions, the location of McIntyre road, and the location of the Camp/Lester boundary as marked by the iron pipes. The monuments for the west boundary of the Lester property from survey 95-133-B were held by survey 06-491-B. However, survey 06-491-B does not show how he established the south or east lines of the Lester property.

Survey 06-491-B shows a location for the south boundary of the Quast-Greco tract. There is a significant discrepancy in that survey between his location of the Quast's south line and the length of the Lester's south line. The Quast's deed calls for a length along the Highway of 123 feet. Calculating a location for the NE corner of the Quast property at 123 feet along the Highway from the SE corner as determined in survey 06-491-B results in the south line of the Lester tract being 191.34 feet in length. This is 16.34 feet longer than the Lester deed allows. Since the Quast boundary is dependent on the correct location of the Lester boundary, the line from survey 06-491-B cannot be used. The erroneous information from survey 06-491-B was entered into the deed record for the MaNoSher LLC property by the deed recorded in Reel 499, Page 429 but is of no effect because that deed is only a quit claim deed, and the Quasts were not a part of the agreement in which the description in that deed originated. Also, no monuments were set for the Quast boundary in survey 06-491-B.

I established the south boundary of the Quast property by holding the southwest corner of the Lester tract as monumented in survey 95-133-B and held by survey 06-491-B as the point of beginning for the Quast deed. I also held the pipe at the south end of the Lester/Camp line as the end point of "thence south to the right of way line of Oregon Highway 204" from the Greco and Quast deeds. From that pipe I ran along the Highway right of way the deed distance of 123 feet to establish the SE corner. I held the deed direction calls of "Westerly, Northerly, and Westerly" to imply 90° corners. The last distance given in the Quast-Greco deeds is "63.5 inches, more or less". The other deed distances are given in "feet" and "inches". The closing line is supposed to run due south from the point of beginning and 63.5 inches, more or less, will not reach it while 63 feet 5 inches will. To calculate the last course of the deed, I did a bearing-distance intersect. I first calculated the distance from the south corner on the highway right of way to the west end of the "westerly, northerly, westerly" portion of the line. I then intersected the line running south from the point of beginning with an arc at that distance from the southeast corner on the Highway right of way.

In showing the distance along the highway for the MaNoSher property, I did not look for the monument set for the south line of that property by survey 06-491-B. That survey made an error in the location of that line by claiming that the deed to J.E. Stout (B281, P591) was junior to the deed to Clarence Hackler (B286 P511). In fact, the Stout deed was recorded 14 months before the Hackler deed. The Stout deed calls for a point 100 feet west of the north line of the "Darr" tract but does not mention the Hackler tract. The "Darr" tract was supposed to have been taken out of a "Hackler" tract but both the Darr and Hackler deeds were recorded after the Stout deed was. The Hackler legal description uses "more or less" distance calls when closing on the south line of the Stout tract, which is another indication that the Stout line is the senior line. The Darr deed was signed 5 months before the Stout deed but was recorded 20 days after the Stout Deed.

This corner monument was set in survey 95-133-B and was held in survey 06-491-B.

Found Iron Pipe approximately 251 feet west of the section line.

CORNER DETAIL NOT TO SCALE

FOUND BENT IRON PIPE ON RIGHT OF WAY

Note: The Quast tract has 123' of Highway frontage. Survey 06-491-B does not show the North line of the Quast tract, but these two points must be 123' apart.

Note: The highway right of way as shown was determined by ODOT. The record right of way data was obtained from the Right of Ways section in Island City, Oregon and located by ties to monuments from survey 01-85-C.

LEGEND

- FOUND A 5/8" REBAR WITH 2" AL CAP FROM SURVEY 95-133-B UNLESS OTHERWISE NOTED.
- SET A 5/8" x 24" IRON REBAR W/ A 1 1/8" ORANGE PLASTIC CAP STAMPED WTS AND 56295LS
- COMPUTED POINT
- FOUND IRON PIPE OF UNKNOWN ORIGIN ON FARRIES/SCHATZ BOUNDARY LINE.
- EDGE OF PAVED PARKING AREA
- ..... LINE SHOWN ON 06-491-B
- R1 COUNTY SURVEY 95-133-B
- R2 COUNTY SURVEY 98-148-B
- R3 COUNTY SURVEY 01-85-C
- R4 COUNTY SURVEY 06-491-B
- R5 ODOT R/W MAP No. 58-35-7

Record Deeds

Book 281	Page 591
Book 282	Page 43
Book 284	Page 639
Book 286	Page 511
Book 303	Page 527
Book 307	Page 258
Reel 166	Page 269
Reel 209	Page 578
Reel 244	Page 10
Reel 290	Page 1004
Reel 303	Page 1060
Reel 326	Page 417
Reel 398	Page 631
Reel 424	Page 540
Reel 466	Page 322
Reel 499	Page 429

LINE TABLE

LINE No.	BEARING	DISTANCE
L1	N71°44'09"W	35.83'
L2	N18°15'51"E	41.67'
L3	N71°44'09"W	63.42'
L4	N00°00'00"E	62.24'

RECEIVED BY

Umatilla County Surveyor  
Date: 9-08  
Rec'd By: [Signature]  
No.: 08-125-B

CURVE TABLE

CURVE No.	ARC	DELTA	RADIUS	CHORD	BEARING
C1	123.00'	17°09'29"	410.73'	122.54'	S46°00'09"W
C2	12.61'	1°35'33"	410.73'	12.61'	S36°32'37"W

REGISTERED PROFESSIONAL LAND SURVEYOR

Stephen K. Haddock  
OREGON  
JULY 9, 2001  
STEPHEN K. HADDOCK  
56295LS  
RENEWS 6-30-09

SURVEY FOR  
MR. KEN QUAST  
78376 LINCTON MT. RD.  
WESTON, OR 97886  
LOCATION: NE 1/4, S31, T4N, R38E, W.M.,  
UMATILLA COUNTY, OREGON

PROJECT DATE: August 12, 2008  
Project No. 08-24  
SCALE: 1" = 50'  
WITNESS TREE SURVEYING  
Stephen K. Haddock, PLS  
P.O. Box 6  
Pilot Rock, Oregon 97868  
(541) 443-2922