

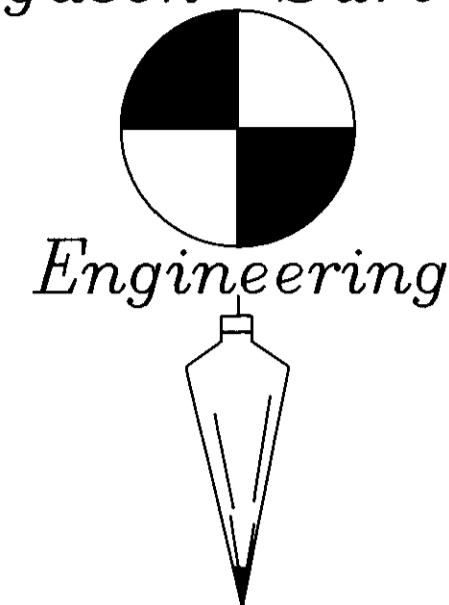
MAP OF SURVEY
A PARCEL OF LAND
LOCATED IN THE NE1/4 OF
SECTION 12, T.5S., R.33E., W.M.

SURVEY FOR: Patrick Lucas, Lehman Hot Springs Inc.

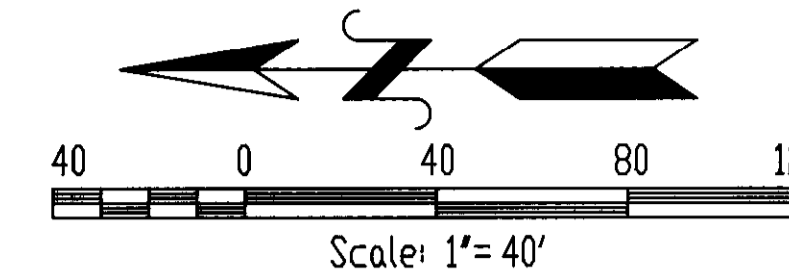
SURVEY BY: Susan E. Newstetter, P.L.S. 2405
D. Mitchell Ferguson, Survey Tech.
Rick Saul, Survey Tech.

DRAWN BY: Kenneth H. Delano JR., L.S.I.T. 1273

Ferguson Surveying



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BASIS OF BEARING:
Solar Observation

NARRATIVE

This survey was performed at the request of Patrick Lucas, Lehman Hot Springs, Inc., for the purpose of locating a parcel of land described in Umatilla County Record of Deeds: Microfilm Reel 215, Page 1068.

During the course of my research for this survey I found the following record maps of survey filed with the Umatilla County Surveyor's Office:

- Q-909-Ax: 1952 map of survey by W.E.D. Criger, Consulting Engineer, for George A McKay, tract located in N/2 of NE/4 Section 12, Twp. 5 S., Range 33 E.W.M.
- A-7-Ax: 1964 map of survey by Wayne D. Harris, PLS 346, for Fanchu Stubblefield) parcel in Sec. 12, T.5S., R.33E. W.M. (Note: This survey was apparently done to delineate a portion of the exterior boundaries of parcels deeded by Stubblefield to various parties in the 1930's)
- R-187-B: 1980 cadastral survey performed by Anderson-Perry and Associates for the Umatilla National Forest) Sections 2 and 3, T.5S., R.33-1/2E. and Sections 1, 12 and 13, T.5S., R.33E., W.M.
- 89-72-A: 1989 map of survey by Baggett-Griffith & Associates for Douglas and Chris McKay) a parcel of land situated in the northeast quarter of section 12, Township 5 South, Range 33 East of the Willamette Meridian (Note: This survey turns out to be a retracement of a portion of W.E.D. Criger's 1952 survey)

My research failed to turn up any map of survey showing the location of this subject parcel.

The deed description for this subject parcel begins at: 'a point with bears South 40°30' East 2000.7 feet and South 19°49'E 447.79 feet and South 74°19'30" West 92.17 feet from the North 1/4 corner of Section 12, Township 5 South, Range 33 East of the Willamette Meridian.....'

Review of the maps of survey by both Criger and Harris indicate the first course S40°30'E, 2000.7 feet is a tie to a 'found iron pin' as shown on Harris' 1964 map. This same tie had been previously shown on Criger's 1952 map with the exact same bearing and distance as Harris reported. This leads me to suspect that Harris never actually surveyed this particular course to check the accuracy of Criger. During the course of this survey I did not locate this 'found iron pin'.

I did find a 1" D.D. iron pipe on the SE'ly line of the parcel surveyed by Harris (shown as 'found iron pin' on Harris's map). In addition I also found a 1/2" rebar driven flush in the ground in a fence corner as shown on this map of survey. While Harris' map of survey does not indicate he set this rebar, a longtime landowner stated it was 'set by the surveyor' many years ago. I accepted this rebar as a property corner.

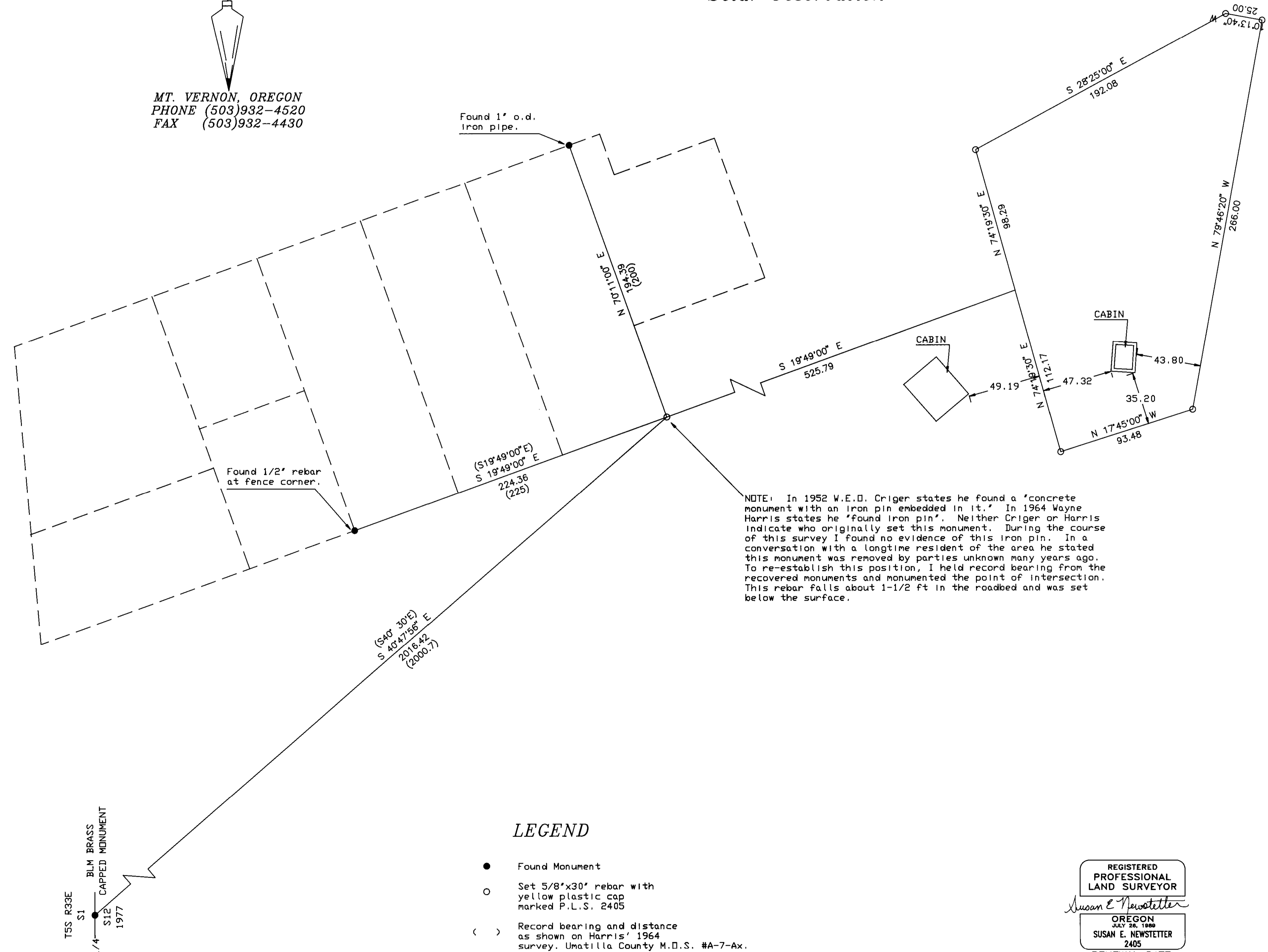
I subsequently used these two recovered monuments to re-establish the missing iron pin. See my detailed note on this map of survey.

As shown on my map of survey, from my re-established position I find the tie to the N1/4 of Section 12 to be N40°47'56"W, 2016.42 feet.

After resolving the position of the first course I then computed the position from the next two courses S19°49'E, 447.79 ft. and S74°19'30"W, 92.17 ft. and found this places the subject parcel quite a distance from the improvements on the ground. How these courses were determined is unknown since no map of survey was found in the County Surveyor's Office nor did I find any evidence of an unrecorded survey.

To properly place this parcel of land where the improvements indicate it was supposed to be located I find these two courses should be: S19°49'E, 525.79 ft and S74°19'30"W, 112.17 ft. The remainder of the courses of this description remain the same as the recorded instrument.

This survey was conducted during the months of October and November 1993. Positional control for this survey was provided by a closed traverse network. The basis of bearing was determined by solar observation. A Wild TC1600 total station was used to obtain measurements and field set monuments from the survey control. A Zeos Notebook computer (IBM compatible 386) utilizing Wildsoft software was used to perform the computations and the Map was prepared utilizing AutoCad r.12. Field notes and computations are on file in the office of Ferguson Surveying and Engineering, P.O. Box 519, Mt. Vernon, Oregon 97865.



LEGEND

- Found Monument
- Set 5/8"x30' rebar with yellow plastic cap marked P.L.S. 2405
- () Record bearing and distance as shown on Harris' 1964 survey. Umatilla County M.D.S. #A-7-Ax.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Susan E. Newstetter
OREGON
JUL 24 1988
SUSAN E. NEWSTETTER
2405
RENEWAL DATE:
12/31/94

RECEIVED BY
Umatilla County Surveyor
Date: 12-93
Initials: [Signature]
No. 93-115-?