

BASIS OF BEARING

True Geodetic North at the corner common to Sections 28, 29, 32 and 33, Township 4 North, Range 37 East of the Willamette Meridian, as determined by GPS observation

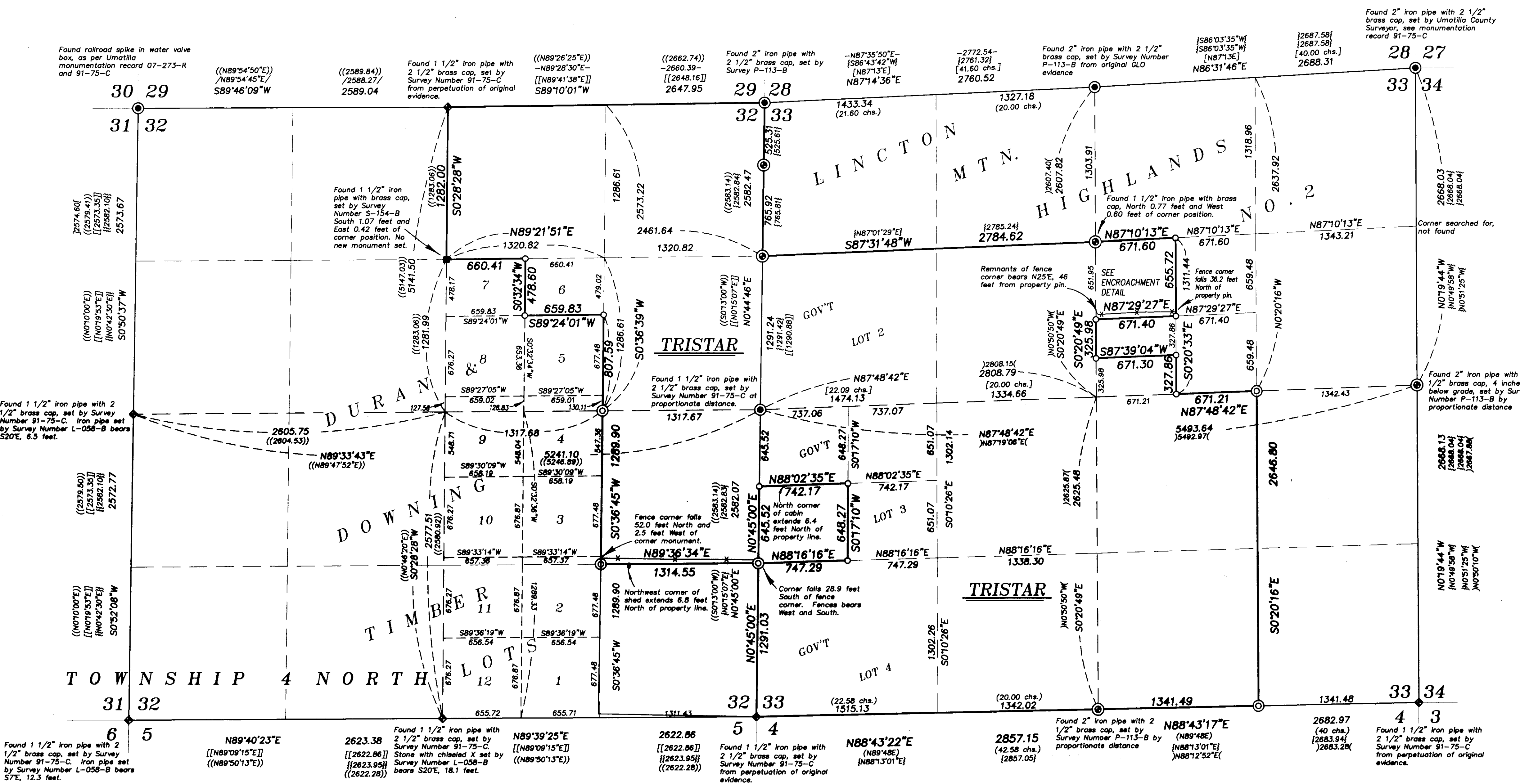
SCALE: 1"=500'

LEGEND

- Found monument as described, as per Umatilla County Monumentation records
Found 1 1/2" iron pipe with 2 1/2" brass cap marked as per Umatilla County Monumentation Records, set by Survey Number 91-75-C
Found 2" iron pipe with 2 1/2" brass cap set by Survey Number P-113-B
Found 1 1/2" iron pipe with 2 1/2" brass cap set by Survey Number S-154-B
Set 5/8" x 30" iron pin with 1 1/2" aluminum cap, marked as per Umatilla County Monumentation records, filed separately
Set 5/8" x 30" iron pin with 2" aluminum cap, marked BGB SURVEY MARKER
Record measurement as per field notes of GLO Contract Number 304, dated Sept. 19, 1878, executed by George Pershin
Record measurement as per field notes of GLO Contract Number 332, dated July 29, 1879, executed by George Pershin
Record measurement as per Survey Number P-113-B
Record measurement as per Survey Number 91-75-C
Record measurement as per Survey Number I-153-C
Record measurement as per Survey Number S-104-B and S-154-B
Record measurement as per Survey Number F-025-Ax
Record measurement as per Survey Number M-114-B
Record measurement as per Survey Number N-065-B
Record measurement as per Survey Number O5-186-B
Record measurement as per Survey Number 92-77-B
Existing fence line

REFERENCE MATERIAL

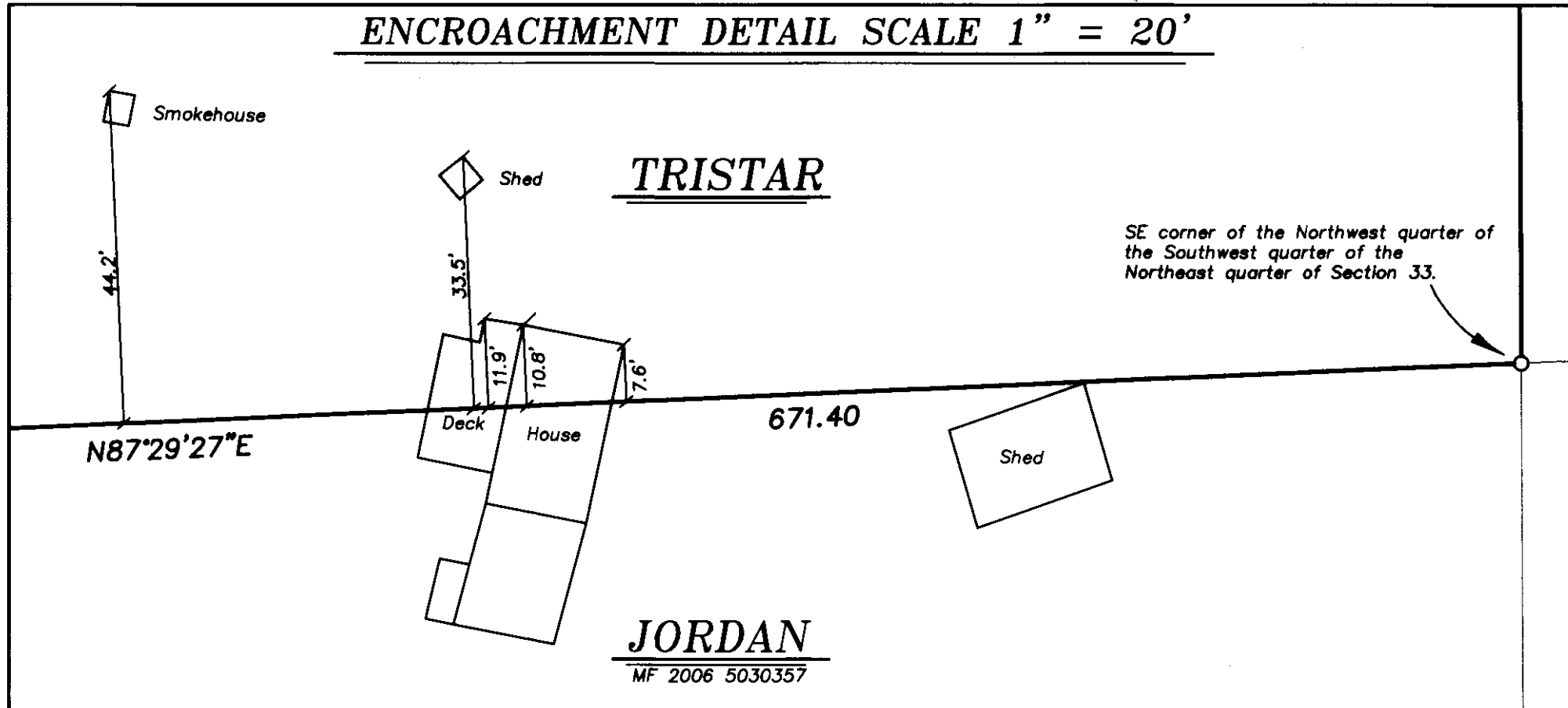
Table with columns for Survey Number, Reference, and Deed References. Includes entries like Survey Number F-025-Ax, Survey Number I-153-C, Survey Number L-058-B, etc.



TOWNSHIP 3 NORTH

NARRATIVE

This survey was done at the request of Steve McClelland, on behalf of Hancock Forest Management, land manager for the lands within. These lands are currently held in title by Tristar NE Oregon Timberlands. Mr. McClelland wanted the exteriors of the property monumented. The deed to Gallatin Northeast Land and Timber (and currently managed by Hancock Forest Management) was described by aliquot part, as were preceding deeds to Boise Cascade and to Harris Pine Mills. There are two areas where the legal descriptions to the lands adjoining the Tristar ownership do not read as aliquot. In the Southwest quarter of Government Lot 3, Section 33, there are three ownerships that read as metes and bounds descriptions (MF 228678, MF 208245 and Book 209 Page 472). The parent to these tracts was a conveyance to Theodore Walden by Book 164 Page 635 which describes the tract as the SW 1/4, NW 1/4, SW 1/4 of Section 33. I therefore hold the aliquot lines within this area and monument the Southwest quarter of Lot 3. The other area where there is an overlap in deeds is within Lots 5 and 6 of Duran and Downing Timber Lots. The deed to Gallatin describes the area of ownership within the lands of the Duran and Downing Timber Lots subdivision as the Northeast quarter of the Southwest quarter of the Northeast quarter. This is an overlap between the owner to the South whose deed refers to Lot 5 of Duran and Downings. The origins of this discrepancy stem back to a deed from George and Clara Winn to Jack Beathe, filed April 20, 1946 in Book 177, Page 98, of which the legal description reads as "Lot 6". Jack and Donna Beathe then convey to E.C. Burlingame the "NE 1/4 of the SW 1/4 of the NE 1/4 of Section 32". It also refers to it as "the same tract as was erroneously described in that deed ... in Volume 177, Page 98". This deed was filed September 23, 1948 in Book 187, Page 86. In an affidavit filed August 5, 1953, E.C. Burlingame claims adverse possession over said Northeast 1/4 of the Southwest 1/4 of the Northeast 1/4 of Section 32 (Book 213, Page 59). At the time of this filing, title to Lot 5 was vested in A.H. and Elma Cornell, by a deed recorded in March 6, 1950 in Book 191, page 594. Cornell conveys Lot 4 of Duran and Downing Timber Lots to Frank and Billie Miller by deed recorded in August 1955 in Book 227, Page 380. In December of 1955, E.C. Burlingame pursues quitclaim deeds from the heirs of prior owners of Lot 6 with a legal description that describes the tract by aliquot part (Book 219-Page 687, Book 230-Page 615, Book 230-Page 617, Book 230-Page 667). I do not find that through the chain of title that any of these people had any interest in Lot 5, or any other portion of the Northeast quarter of the Southwest quarter of the Northeast quarter other than Lot 6. No quitclaim deed to Burlingame was had from the Millers (who owned Lot 5 at the time). I find the effect of these quitclaim deeds and the affidavit of adverse possession to therefore be ineffectual. As I am of the opinion that Burlingame never had title to anything more than Lot 6 within this quadrant, subsequent deeds that transferred the aliquot part have, in effect, only transferred the lands within Lot 6. Logging activity in the area seems to be more harmonious with the Lot lines as opposed to the aliquot line. I begin the survey by tying the controlling monuments of Sections 32 and 33. I accept monuments that were set by P-113-B and 91-75-C. Monuments set at proportionate measurement were accepted as they exist on the ground. I do not accept the monuments set by Survey I-153-C at the West, South and Southwest corners of Section 32 and use the corners set by William Wells in Survey 91-75-C. I subdivide the sections as per BLM Manual of Instructions 2009. The plat of Duran and Downing Timber Lots is rather sparse with regards to survey information, and I can only ascertain intent based on the given acreages and platted linework. The exteriors of the subdivision are by aliquot part (Book L, Page 558) and it appears that the intent is to constrain Lots 1 through 12 to the Southwest quarter of the Northeast quarter and the West half of the Southeast quarter. The lines which separate Lots 1-6 from Lots 7-12 appears to fall along the aliquot line (the East line of the West half of the West half of the Southeast quarter and the East line of the West half of the Southwest quarter of the Northeast quarter). I then place the East/West running lot lines by proportionate measurement based on the acreage calls of the original plat. There are a few notable encroachments along the exterior of the property. Along the South line of the Northeast quarter of the Southeast quarter of Section 32, a fence line falls approximately 30-50 feet North of the line. Much of this fence is downed and in a state of disrepair. A shed encroaches approximately 6.8 feet in the area as shown hereon. Along the South line of the Northwest quarter of the Southwest quarter of the Northeast quarter of Section 33, there are numerous building encroachments. A house sticks over the line by 10.8 feet, with the deck encroaching 11.9 feet. There are several outbuildings that encroach as shown hereon. See detail. Along the North line of the Southwest quarter of Government Lot 3, a cabin encroaches approximately 6.4 feet. I find no other unusual conditions with this survey.



REGISTERED PROFESSIONAL LAND SURVEYOR
JEFFREY S. HSU
83571
Renewal Date: June 30, 2015

RECEIVED BY
Umatilla County Surveyor
Date: 8/9/2013
Rec'd By: Jeff K...
No.: 13-213-C

BAGETT, GRIFFITH & BLACKMAN
2006 Adams Avenue, LaGrande, Oregon
Map of Survey
Situate in Sections 32 and 33, Township 4 North, Range 37 East of the Willamette Meridian
UMATILLA COUNTY, OREGON
SURVEYED FOR Hancock Forest Management
SURVEYED BY J. S. H.
Scale: 1" = 500' Drawn by: J. S. H. June/July 2013