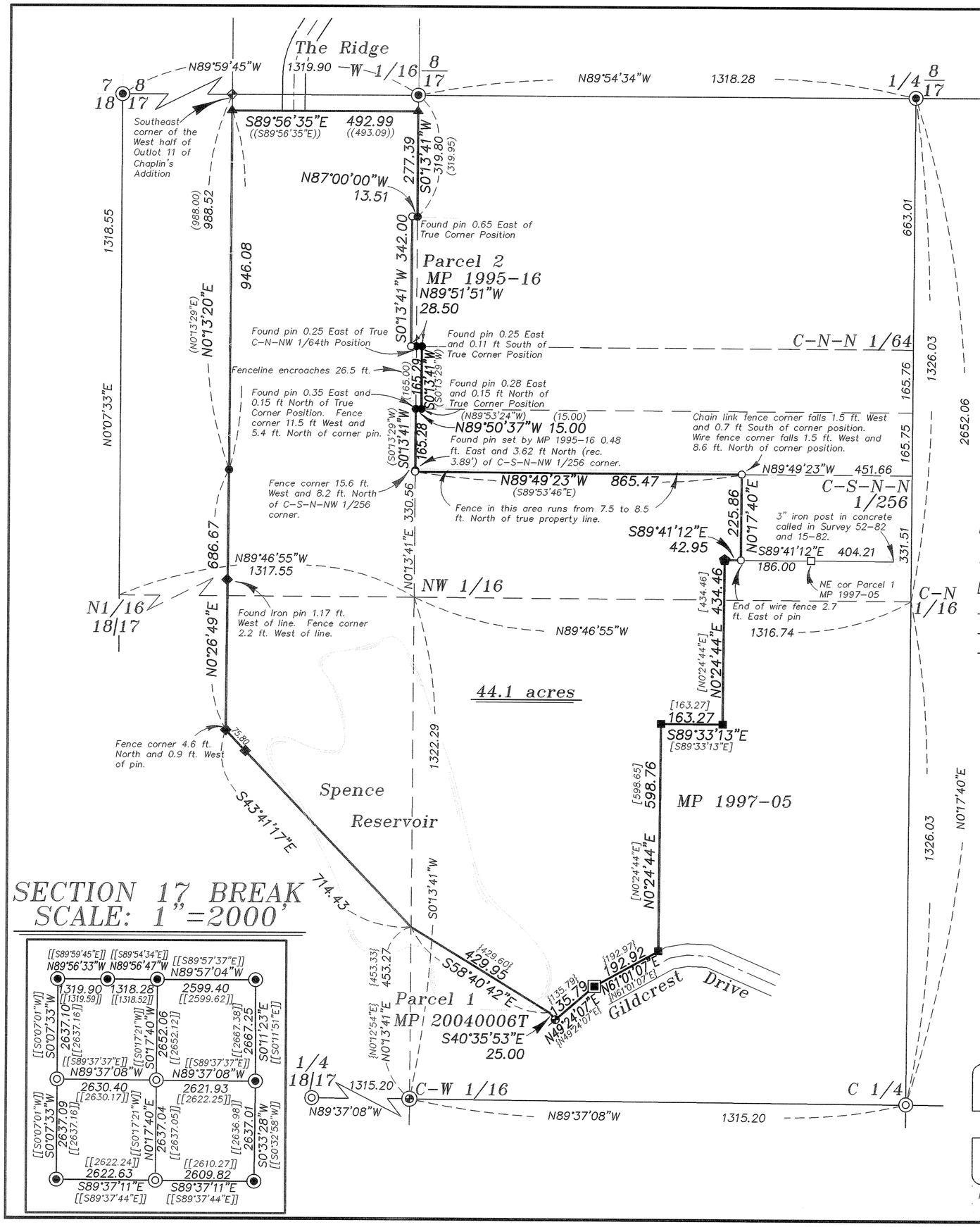

LEGEND

- Found 5/8" iron pin set by Survey Number 72-75
- Found 5/8" iron pin set by Survey Number 12-85
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by MP 1995-16
- Found unrecorded 1/2" iron pipe shown in Survey Number 046-1995
- Found 5/8" iron pin with plastic cap marked APA set by Survey Number 52-82
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by Survey Number 046-1995
- Found 5/8" iron pin set by Survey Number 62-75
- Found 5/8" iron pin with plastic cap marked BGB SURVEY MARKER set by The Ridge Subdivision
- Found 5/8" iron pin marked BGB SURVEY MARKER set by Survey Number 013-2000
- Found 2 1/2" Aluminum pipe marked as per Union County Monumentation Records, set by Survey Number 022-1993
- Found 2 1/2" Aluminum cap on 5/8" iron pin marked as per Union County monumentation records, set by MP 20040006T
- Found monument as per Union County Monumentation Records
- Set 5/8" iron pin with plastic cap marked BGB SURVEY MARKER
- ( ) Record measurement as per Minor Partition 1995-16
- [ ] Record measurement as per Survey Number 046-1995
- { } Record measurement as per Minor Partition 20040006T
- [[ ]] Record measurement as per Survey Number 020-2000
- —X— Existing Fenceline
- —·— Centerline
- — — — Aliquot Line

BASIS OF BEARING

Forward bearing as published by the U.S.C. and G.S. from △ COLLEGE to △ VALLEY Dated 1946.

SCALE: 1"=200'

REFERENCE MATERIAL

Union County Monumentation Records
Minor Partition Plat 1995-16
Minor Partition Plat 1997-05
Minor Partition Plat 20040006T
Survey Number 62-75
Survey Number 72-75
Survey Number 15-82
Survey Number 52-82
Survey Number 046-1995
Survey Number 013-2000
Survey Number 020-2000
Survey Number 022-1993
Plat of The Ridge Subdivision

DEED REFERENCES
Book 99, Page 584
Book 104, Page 387
Book 109, Page 111
Book 110, Page 57
Book 122, page 322
Book 153, Page 606
Book 153, page 607
Book 153, Page 643
Microfilm Document 20003623
Microfilm Document 20073534
Microfilm Document 20080598

NARRATIVE

This survey was done at the request of Greg Sackos, owner of the land within. The purpose of the survey is to determine the exteriors of his ownership within Section 17 remaining after platting The Ridge subdivision. The land to the West of the tract has been in a separate ownership since at least 1941 (See Book 110, Page 57 and Book 99, Page 584) The metes and bounds description describes the dividing line by referencing a point directly South from the Southeast corner of the West half of Lot 11 of Chaplin's Addition. This description is vague at best with regards to what basis of bearings was used. In Minor Partition 1995-16, Greg Blackman uses a line parallel with the East line of the Northwest quarter of the Northwest quarter to establish this line. In Survey Number 62-75, James Voelz establishes the line parallel to the center section line and by deed distance at cardinal distances from the Northeast corner of the Northwest quarter of the Northwest quarter. I hold both the Blackman pin and the most Southerly Voelz pin as the best evidence of the intent of the conveyance. This puts an angle point in the line. From the South Voelz pin, I drive a line to the Northwest corner of Parcel 1 of MP 20040006T. The exteriors as it follows Parcel 1 of said partition, Gildcrest Drive and Parcels 1 and 2 of MP 1997-05 are determined by this partition. Monuments were recovered and found to be in position.

From the Northwest corner of Parcel 1 of Minor Partition 1997-05, the line proceeding East is shown in said partition (as determined by Surveys 52-82 and 046-1995). All the land within this quarter-quarter section was once owned by G.W. Spence (Book 104, Page 389), as well as the South half of the Northeast quarter of the Northwest quarter. The aliquot parts of the Northeast quarter of the Northwest quarter were the first to be conveyed away from the Spence tract to Jack Ricker (Book 122, Page 322). The tracts within the Southeast quarter of the Northwest quarter were metes and bounds descriptions that also conveyed interest to Jack Ricker (Book 153, Page 643), who then further divided them (Book 153, Page 606 and 607). These metes and bounds descriptions create some overlaps with the aliquot line, and some leave gaps in others. As is described in the narrative for Survey Number 15-82 and Survey 52-82, Jack Ricker was G.W. Spence's son-in-law, and a highway engineer. The unrecorded monuments found around tracts in this area were set by him prior to conveyance (see Narrative for Survey 15-82). Where these were found, they have been held as true corners.

I hold the line established by the North line of Parcel 1 of MP 1997-05. From the unrecorded pin at the NE corner of Parcel 1 of MP 1997-05, I run record deed distance of 186 feet, as per Book 153, Page 606 West along said line. From this point, I run a line North, parallel with the Center Section line to the North line of the South half of the South half of the Northeast quarter of the Northwest quarter, as the aliquot part has seniority over the metes and bounds descriptions. I then hold the aliquot line Westerly to the West line of the Northeast quarter of the Northwest quarter. From there the boundary follows the exteriors of Minor Partition 1995-16. This partition was done with a different section break than is shown hereon, and pins are off as shown on the map. The line departs the partition line where it is adjusted in Lot Line Adjustment recorded as MF 20073534, which adjusts the line along the West line of Parcel 2 of said partition another 13.50 feet to the West to coincide with a fenceline.

I find no other unusual conditions with this survey.

SECTION 17 BREAK
SCALE: 1"=2000'

REGISTERED
PROFESSIONAL LAND SURVEYOR
OREGON
JULY 17, 1986
RICK G. ROBINSON
2219
Renewal Date: Dec. 31, 2010

UNION COUNTY SURVEYOR
Date Received 3/27/09
Date Filed 3/27/09
By Gregory T. Blake
File No. 006-2009

BAGETT, GRIFFITH & BLACKMAN
2006 Adams Avenue, LaGrande, Oregon
Map of Survey
A tract of land situated in the Northwest quarter of Section 17, Township 3 South, Range 38 East of the Willamette Meridian
UNION COUNTY, OREGON

SURVEYED FOR	SHR Land Company LLC	
SURVEYED BY	R. G. R.	
Scale: 1" = 200'	Drawn by: J. S. H.	3/09

SURVEY NUMBER 006-2009