

# RECORD OF SURVEY

## BOUNDARY SURVEY

IN THE SE 1/4 OF SECTION 15  
TWP 4 NORTH, RNG 26 EAST  
OF THE W.M.,  
MORROW COUNTY, OREGON.

CLIENT: **BRUCE MCLANE  
WILBER-ELLIS CO.  
77453 PATTERSON FERRY RD.  
P.O. BOX 140  
BOARDMAN, OR  
97818**

### SURVEYOR'S NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF BRUCE MCLANE FOR WILBER-ELLIS CO. TO MONUMENT THE PROPERTY CORNERS OF THAT LAND DESCRIBED AS M-30604 MORROW COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 26 EAST, W.M., MORROW COUNTY, OREGON; BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89° 54' 02" WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 1,200.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 01° 17' 08" EAST A DISTANCE OF 1,201.44 FEET, MORE OR LESS; TO A POINT ON THE NORTHERLY MARGIN OF THE UNION PACIFIC RAILROAD RIGHT OF WAY; THENCE NORTH 72° 10' 06" WEST ALONG SAID NORTHERLY MARGIN A DISTANCE OF 121.22 FEET; THENCE SOUTH 01° 15' 30" EAST ALONG SAID MARGIN A DISTANCE OF 26.45 FEET; THENCE NORTH 72° 10' 06" WEST ALONG SAID NORTHERLY MARGIN A DISTANCE OF 831.02 FEET; THENCE NORTH 01° 17' 08" WEST A DISTANCE OF 937.79 FEET TO A POINT OF THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89° 54' 02" EAST ALONG SAID NORTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 900.00 FEET TO THE TRUE POINT OF BEGINNING; CONTAINING 22.30 ACRES.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS PURPOSES 30.00 FEET IN WIDTH OVER THE NORTHERLY 30.00 FEET OF THE SOUTH HALF OF SAID SECTION 15 EXCEPT ON EASTERLY 1,200.00 FEET OF SAID SOUTH HALF; TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS PURPOSES BEING 30.00 FEET IN WIDTH LYING NORTHEASTERLY OF AND ADJACENT TO THE NORTHEASTERLY RIGHT OF WAY OF THE UNION PACIFIC RAILROAD IN THE NORTHWEST QUARTER OF SECTION 15.

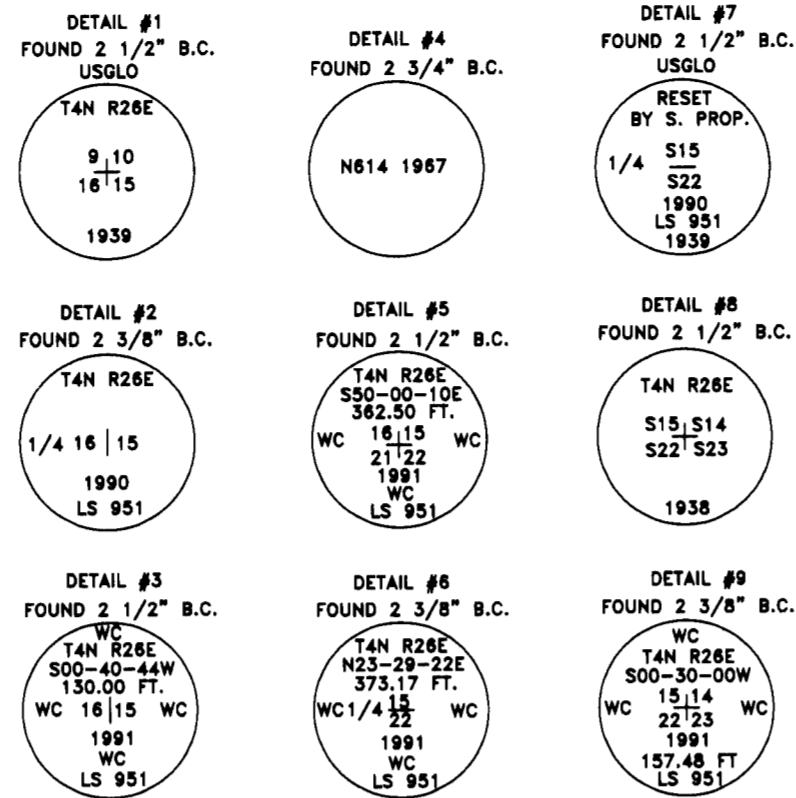
\*OMITTED FROM M-30604

EDWARDS REMONUMENTED SOME OF THE GENERAL LAND OFFICE CORNERS IN THIS AREA FOR MORROW COUNTY IN FEBRUARY OF 1991 (SEE SURVEY # C-907-E). THE SOUTHEAST AND NORTHWEST SECTION CORNERS OF SECTION 15 WHERE RECOVERED ALONG WITH THE WEST 1/4 CORNER AND THE SOUTH 1/4 CORNER BOTH OF SECTION 15. A SEARCH WAS MADE FOR THE SOUTHWEST SECTION CORNER OF SECTION 15 WITH NO SUCCESS. TWO BEARING OBJECTS WHERE RECOVERED FOR THIS SECTION CORNER, A 2 3/4 INCH BRASS CAP OREGON STATE HIGHWAY BENCH MARK AND A 2 1/2 INCH BRASS CAP WITNESS CORNER. HOLDING SAID BENCH MARK TO REESTABLISH SAID SECTION CORNER FITS WELL WITH EDWARDS SURVEY. THE BEARING AND DISTANCE ON SAID WITNESS CORNER TO SAID SECTION CORNER APPEARS TO BE ERRONEOUS, AS IT DOES NOT FIT EDWARDS SURVEY. I SPOKE WITH EDWARDS IN REGARDS TO THIS AND HE INFORMED ME THAT THE ORIGINAL BRASS CAP WITNESS CORNER WAS DISTURBED AND THAT HE RESET IT S 62° 20' 19" E, 325.10 FEET FROM SAID SOUTHWEST SECTION CORNER OF SECTION 15 AND HAD NOT RESTAMPED SAID WITNESS CORNER WITH CORRECTED BEARING AND DISTANCE.

MCKINNIS PERFORMED A SURVEY FOR WESTERN ALFALFA ON THE PARCEL OF LAND TO THE EAST OF THE WILBER-ELLIS TRACT IN 1998 (SEE SURVEY # C-1171-E). THE PURPOSE OF THE SURVEY WAS TO ADJUST THE PROPERTY BOUNDARY DUE TO THE ENCROACHMENT OF THE EXISTING BUILDING AT THE SOUTHEAST CORNER OF THE WILBER-ELLIS TRACT. A THROUGH SEARCH WAS MADE FOR THE MCKINNIS CORNERS AND NOTHING WAS RECOVERED, NOR WHERE ANY DEEDS RECOVERED IN MY RESEARCH SHOWING THE NEW BOUNDARIES FOR EITHER THE WILBER-ELLIS TRACT NOR THE WESTERN ALFALFA TRACT BASED ON MCKINNIS SURVEY. I SPOKE WITH THE MORROW COUNTY ASSESSOR IN REGARDS TO THIS AND SHE CONFIRMED THAT THERE WERE NEVER ANY DEEDS FILED SHOWING THE NEW PROPERTY BOUNDARIES.

THIS SURVEY WAS ACCOMPLISHED UTILIZING THE TOPCON HYPER SYSTEM WITH A LEGACY-H RECEIVER. AN AUTONOMOUS POSITION WAS GENERATED ON THE BASE UNIT AND THE SOUTH 1/4 CORNER AND THE SOUTHEAST SECTION CORNER BOTH OF SECTION 15 WERE SUBSEQUENTLY USED FOR LOCALIZING THE SYSTEM. EACH CORNER AND FEATURE WAS THEN LOCATED OR SET ON A 15 SECOND EPOCH WITH A FIXED SOLUTION.

### MONUMENT DETAIL

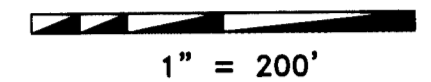


### SURVEYS

EDWARDS FOR MORROW COUNTY (SURVEY NO. C-907-E)  
MCKINNIS FOR WESTERN ALFALFA (SURVEY NO. C-1171-E)  
ROGERS FOR COMINCO AMERICAN (SURVEY NO. C-103-K-337)  
GOULD, 1939 DEPENDENT SURVEY OF TWP.4N.,RNG.26E.,W.M.

### LEGEND

- SET 5/8" x 30" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED "PLS LS 48490"
- FOUND MONUMENT AS NOTED
- PROPERTY BOUNDARIES
- x CALCULATED

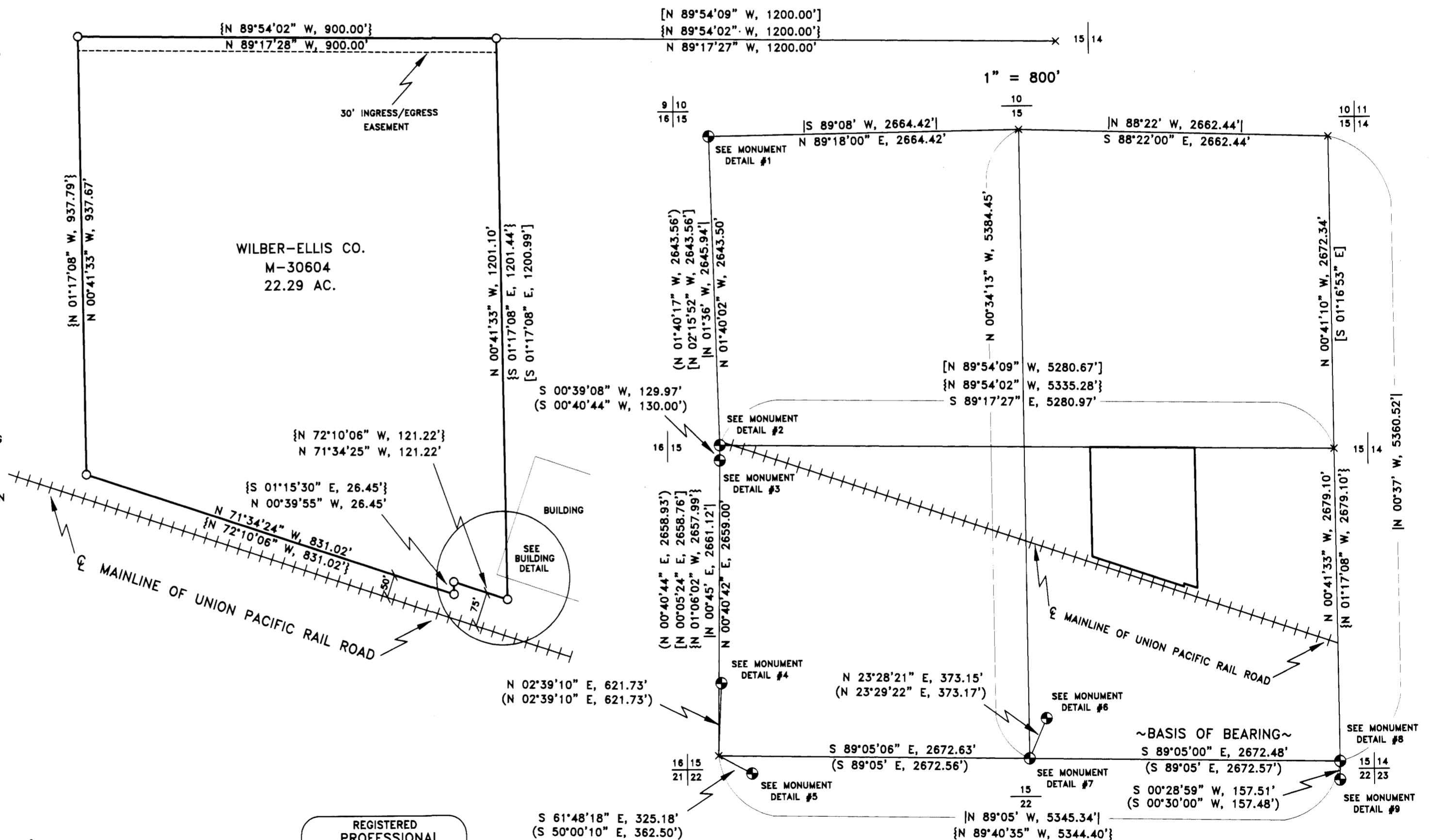


### NOTES

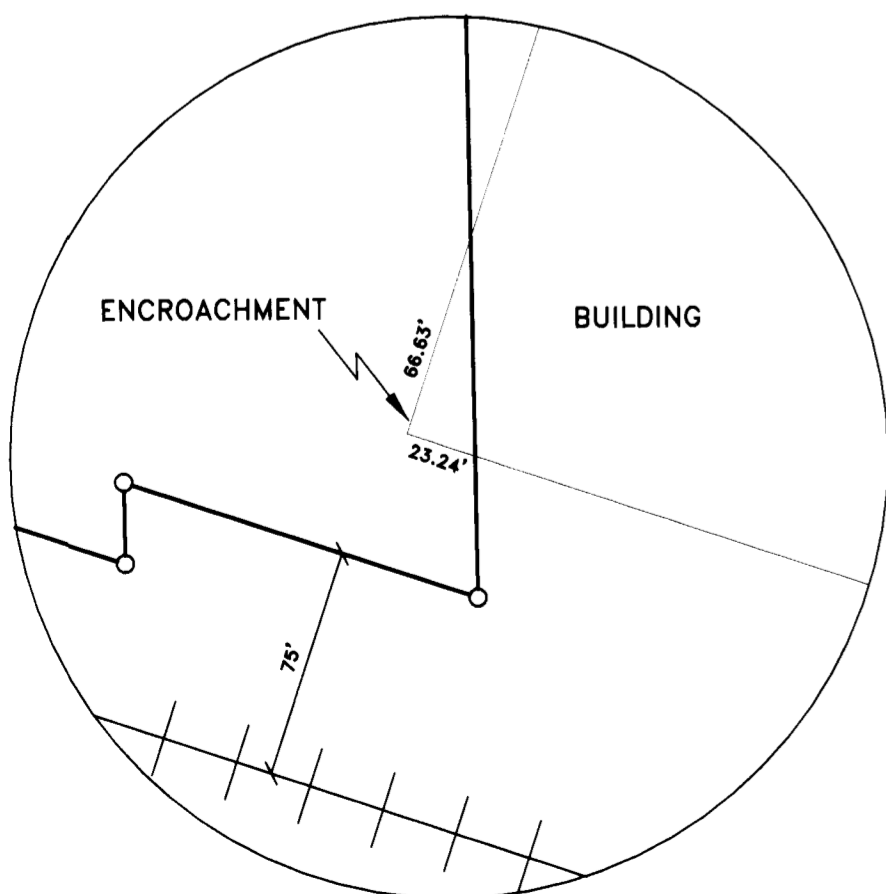
- ( ) RECORD AS PER SURVEY NO. C-907-E
- [ ] RECORD AS PER SURVEY NO. C-1171-E
- { } RECORD AS PER SURVEY NO. C-103-K-337
- | | RECORD AS PER GOULD, 1939 DEPENDENT SURVEY OF TWP.4N.,RNG.26E.,W.M.

### DEEDS

- M-30604
- M-2000-1574
- M-37605
- M-19869
- M-12827



### BUILDING DETAIL



### SURVEYOR'S CERTIFICATION

I, KEITH P. PRIMM, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN NOVEMBER 2005, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY ORS CHAPTER 92. AND HAVE SET THE PROPER MONUMENTS.

REGISTERED PROFESSIONAL LAND SURVEYOR

*Keith P. Primm*  
OREGON  
JULY 12, 2005  
KEITH P. PRIMM  
48490

EXPIRATION DATE: 12/31/08

DATE 14 DEC 05

RECEIVED BY  
Morrow County Surveyor  
Date DEC 6, 2005  
Rec'd By SKB  
No. 1456-C

### PRIMM LAND SURVEYING LLC

*PLS*  
P.O. BOX 1322, 775 S.E. 10TH  
HERMISTON, OR 97838  
BUI (541) 564-7887  
FAX (541) 567-8020  
pls@oregontrall.net

CLIENT: **BRUCE MCLANE FOR WILBER ELLIS CO.**

SE 1/4 SECTION 15 TWP. 4 N., RNG. 26 E., W.M.

PROJECT:  
BOUNDARY SURVEY OF THAT PROPERTY DESCRIBED AS M-30604 MORROW COUNTY RECORDS.

JOB#: 0511003  
DATE: 18 NOV 05  
FB/PG: 018/76  
SHEET: 1 OF 1  
DRAWN BY: KPP  
APPROVED: KPP

1456