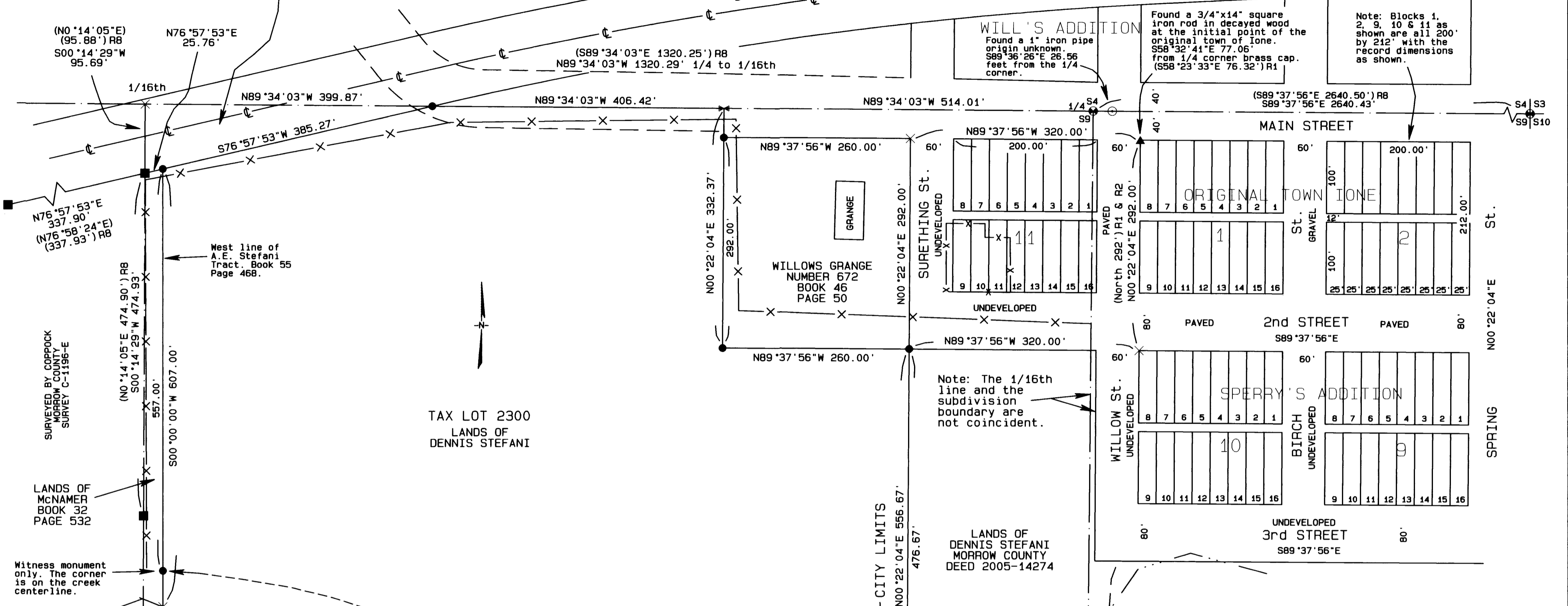


LANDS OF MORROW COUNTY GRAIN GROWERS, Inc. MORROW COUNTY DEED M-46196

**BASIS OF BEARINGS**  
Bearings are based on the north line of Section 9 as per survey C-1196-E by Coppock.

U.P.R.R. Right of Way (ABANDONED)



**NARRATIVE OF SURVEY**

This survey was performed at the request of Mr. Dennis Stefani. The purpose of the survey was to identify the title issues associated with the Stefani Lands and to monument the corrected boundary after those issues were resolved.

There have been several surveys in this area which have used different methods to establish the boundary locations. Record surveys B-505-K, B-658-K and C-254-K all began at a 1/2" iron pin at the intersection of Main and "F" streets. These surveys held that pin as the section corner monument. The plat of Cluff's 7th Addition shows the section corner as being approximately 9 feet east of the "F" street centerline. I tied a majority of the fence lines and sidewalks in town and believe that this pin is about 5' too far to the west to be the original section corner.

Record survey C-900-E began at the proportioned position for the north 1/4 corner of Section 9. The west boundary of Spring Street was then calculated at a distance of 520' east of the 1/4 corner. This introduced an error of 5 feet. The description of Spring Street in the written description of Sperry's Addition as recorded in Deed Book E, Page 293 states that the street should begin at a distance of 525 feet east of the 1/4 corner.

Both of these methods have produced street locations that are approximately 5 feet too far west. The surveys further diverge in that those measuring from the section corner lay out the streets at 90° to the section line while C-900-E laid out Spring Street parallel with the north-south center section line. The use of the two different bearings is the reason for the 5.68' extra length along 5th street between "A" and Cherry streets as shown on survey C-1365-M for the School District.

The deed for the Willows Grange is dependent on the location of Sperry's Addition. To locate the boundaries of Sperry's addition I tied most of the fence lines, alley ways, side walks and older buildings in town. From this I computed a search location for the initial point of the addition. According to the plat description in deed book E, Page 293, the initial point was marked with a post. At that point I found a completely decayed wooden post with an iron pin in the center of it. I held this as the initial point of Sperry's Addition and used the section line running east from the 1/4 corner as the correct bearing base. I calculated the blocks

and streets at record distance from the Initial Point. I also calculated blocks and streets at 90° as this was how it was described in the plat specifications. This resulted in very good agreement with the possessory lines in town.

I calculated the location of the Grange property entirely from ties to Sperry's Addition since the deed makes no reference to Section lines. I held the monuments from surveys C-900-E and C-1196-E as controlling the section subdivisions. I also held the location of the railroad right of way as previously monumented by survey C-1196-E.

The south boundary of this property is distinctly a water boundary. Both deeds call for the center of the creek and the deed to the Emerts makes no mention of any location of that centerline.

The land shown as belonging to McNamer does not show on the assessor's map. The McNamers changed the description of this property from aliquot part to metes and bounds to retain this strip. Mr. Stefani stated that he had always been told that there was an "access" strip along that side of the property.

REGISTERED PROFESSIONAL LAND SURVEYOR

RECEIVED BY  
Morrow County Surveyor  
Date APRIL 20 2007  
Rec'd By SKB  
No. 1499-C

STEPHEN K. HADDOCK  
JULY 9, 2001  
56295LS  
RENEWS 6-30-07

- LEGEND**
- FOUND BRASS CAP AS PER SURVEY C-900-E
  - FOUND 5/8" IRON REBAR FROM RECORD SURVEY C-1196-E UNLESS NOTED
  - ▲ SET A 5/8" x 30" GREEN COATED IRON REBAR WITH AN ORANGE PLASTIC CAP STAMPED WTS & 56295LS IN PLACE OF DECAYED ORIGINAL MONUMENT.
  - ⌵ SET A 1 1/8" COPPER WASHER STAMPED WTS & 56295LS WITH PK NAIL IN ASPHALT
  - SET A 5/8" x 24" IRON REBAR WITH AN ORANGE PLASTIC CAP STAMPED WTS & 56295LS
  - FOUND 1" IRON PIPE
  - × COMPUTED POINT
- RECORD SURVEYS**
- R1 ORIGINAL TOWN OF IONE DEED BOOK F, PAGE 457 PLAT BOOK 1, PAGE 9
  - R2 PLAT OF SPERRY'S 2nd & WILLS ADDITIONS, PLAT BOOK 1, PAGE 18, ALSO DEED BOOK E, PAGES 293 - 299.
  - R3 CLUFF'S ADDITIONS, PLAT BOOK 1, PAGES 28 - 30, 32, 36, 38, & 45.
  - R4 COUNTY SURVEY B-505-K
  - R5 COUNTY SURVEY B-658-K
  - R6 COUNTY SURVEY C-254-K
  - R7 COUNTY SURVEY C-900-E
  - R8 COUNTY SURVEY C-1196-E
  - R9 COUNTY SURVEY C-1365-M

**SURVEY FOR**

Mr. Dennis Stefani  
P.O. Box 11  
Ione, OR 97843

PROJECT DATE: February, 2007

Project No. 07-02      SCALE: 1" = 100'

**WITNESS TREE SURVEYING**

Stephen K. Haddock, PLS  
P.O. Box G  
Pilot Rock, Oregon 97868  
(541) 443-2922

LOCATION: North 1/2, S9, T1S, R24E, W.M., Morrow County, Oregon.