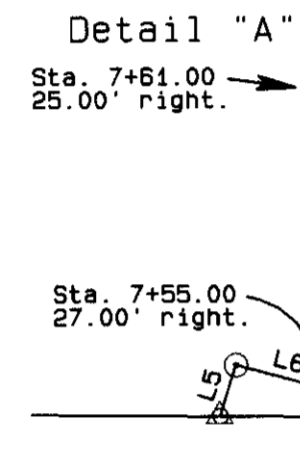


A SURVEY LOCATED IN THE NW1/4 OF SECTION 35, T2S, R26E, W.M., MORROW COUNTY, OREGON

LEGEND

- SET 2" BRASS CAP CEMENTED IN HOLE IN RETAINING WALL STAMPED 56295LS
- SET 5/8"x24" IRON REBAR WITH 1 1/8" ORANGE PLASTIC CAP STAMPED WTS AND 56295LS
- SET A 1 1/8" COPPER WASHER STAMPED WTS AND 56295LS ON A 2" COPPER SPRUE IN A DRILL HOLE IN A STONE WALL
- POSITION OF 1 1/2" IRON PIPE COMPUTED FROM FOUND PINS FROM SURVEY B-21-K
- FOUND 5/8" IRON REBAR FROM R7 UNLESS OTHERWISE NOTED
- COMPUTED LOCATION OF 1/16TH CORNER FROM DEEDS AND JONES'S ADDITION PLAT
- FOUND 5/8" IRON PIN WITH PLASTIC CAP FROM R12
- COMPUTED POINT
- RECORD DATA FROM JONES'S ADDITION UNLESS OTHERWISE NOTED.

RIGHT OF WAY NOTE:
The property line south of the monument on the west line of Lot 1 runs along the 000' Right of Way. North of this monument, the property line follows the original lot lines from the plat of Morrow's 2nd Addition.



LINE TABLE

LINE No.	BEARING	DISTANCE
L1	N89°39'25"E	14.69'
L2	N29°51'40"E	25.39'
L3	N22°25'35"W	21.51'
L4	N17°18'24"E	41.93'
L5	N17°18'24"E	1.11'
L6	S75°04'51"E	2.24'
L7	N03°27'56"W	5.32'
L8	N16°24'17"E	20.91'
L9	N89°31'31"W	40.00'

R = 60.95'
A = 81.24'
Ch = 553.09' 22"W
75.38'
Delta = 75°22'26"

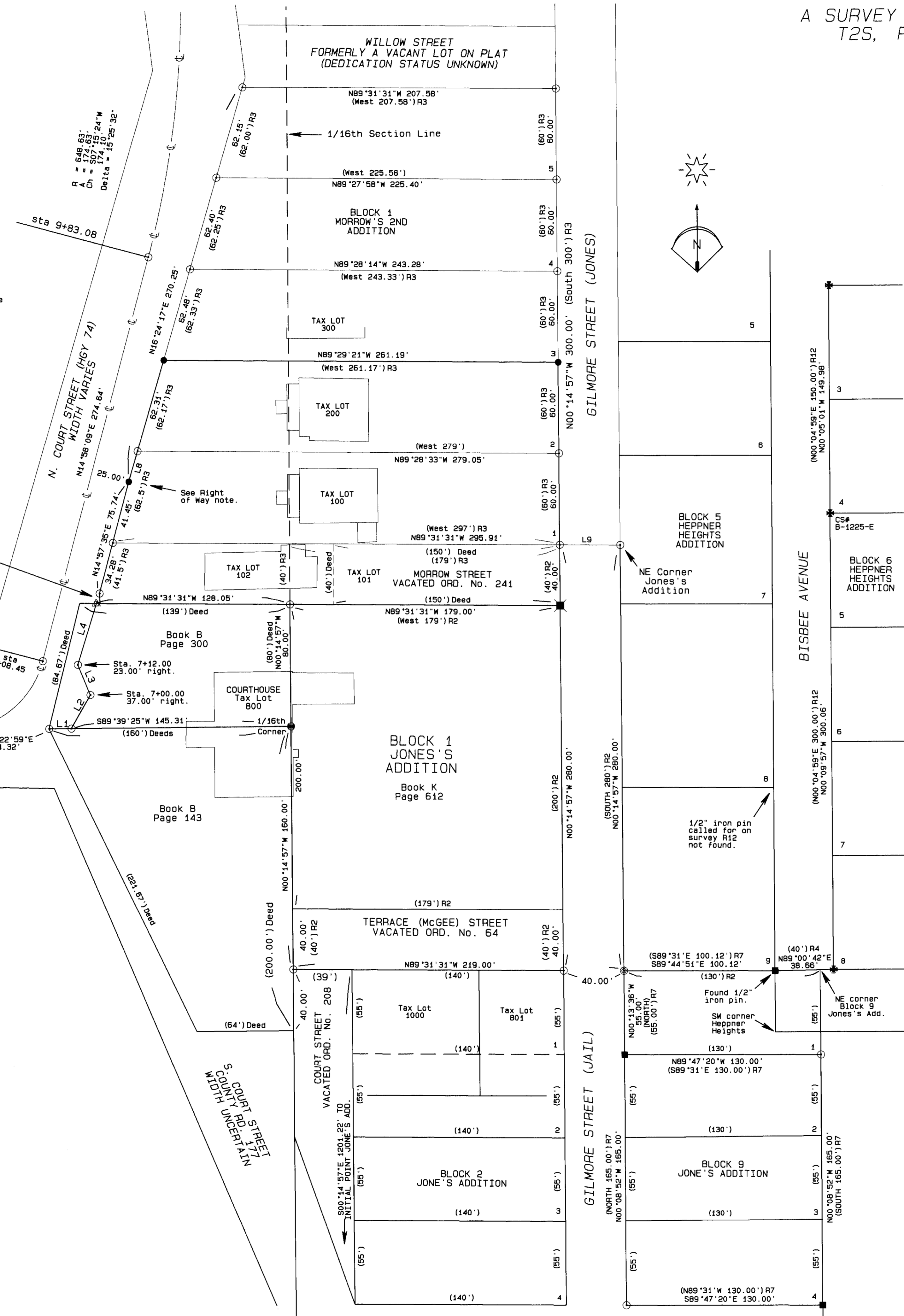


BASIS OF BEARINGS

Bearings are based on GPS derived grid bearings rotated 0°40'29" clockwise to true bearings. Distances shown are true ground distances. To obtain grid distances, multiply by a combined scale factor of 0.99980819.

PROPERTY OWNER

MORROW COUNTY, OREGON
P. O. BOX 788
HEPPNER, OR 97836
(541) 676-5620
TAX LOT 100 — DEED 2014-33621
TAX LOT 101 — BOOK 64, PAGE 166
TAX LOT 102 — DEED 2014-33622
TAX LOT 200 — DEED 2014-33623



NARRATIVE OF SURVEY

This survey was performed at the request of Mr. Robert Quasempts of WENAHA GROUP, INC. The purpose of this survey was to identify the boundaries of Morrow Street and lots 1 and 2 of Block 1 of Morrow's 2nd Addition in preparation for a replat of the same. For information on the method of establishing the location of Jones's Addition, Morrow's 2nd Addition, and the right of way of Highway 74 (North Court Street) see Sheet 2 of this survey.

To establish the boundaries of Block 1 of Morrow's 2nd Addition, I calculated the east line of the block using record plat distances and the northerly bearing from Jones's Addition beginning at the NE corner of Block 1, Jones's Addition. I then calculated the north line of Lot 5 and the south line of Lot 1, Block 1 of Morrow's 2nd using record plat distances and the bearing of the common line between Morrow's 2nd and Jones's Addition. I then proportioned the westerly lot corners of lots 2, 3, and 4, Block 1, Morrow's 2nd by proportionate measure using the record relationship as shown on the plat.

I did not hold the plat of Heppner Heights or the monuments from survey B-1225-E because they overlap onto the plats of Jones's and Morrow's 2nd Addition. The magnitude of this overlap can be seen in the dimensions between the found monuments shown on survey B-21-K and those from survey B-1225-E. It should be noted that this overlap grows less as the subdivisions progress toward the north and also that survey B-1225-E was done with ties to survey B-21-K.

For additional information concerning the establishment of lines by this survey, see Sheet 2.

RECORD SURVEYS

NUMBER	SURVEY No.	FOLDER	SURVEYOR
R1	AYER'S 4th	B1, P15	J. J. McGEE
R2	JONES'S ADD.	B1, P22	J. J. McGEE
R3	MORROW'S 2nd	B1, P37	J. J. McGEE
R4	HEPPNER HEIGHTS	B2, P13	J. C. PAYNE
R5	A-880-K	70	KRUMBEIN
R6	B-4-K	88	CLAYTON
R7	B-21-K	92	GRIFFITH
R8	B-199-K	169	STAEBLER
R9	C-984-E	756	EDWARDS
R10	B-1005-E	777	STAEBLER
R11	C-1081-E	854	KRUMBEIN
R12	B-1225-E	999	EDWARDS
R13	B-1281-E	1054	EDWARDS
R14	1526C	1526	HADDOCK
R15	1569C	1569	COPOCK
R16	2013-30C	1677	BUTLER
R17	11B-1-25	R/W MAP	ODOT
R18	42V-020	AS BUILT	ODOT

RECEIVED BY
Morrow County Surveyor
Date: 5-17-2014
Rec'd By: S.K.H.
No.: 2014-1706D
Folder No.: 1706

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Stephen K. Haddock
JULY 9, 2004
STEPHEN K. HADDOCK
56295LS
RENEWS 6-30-15

SHEET 1 OF 2

SURVEY FOR
WENAHA GROUP, INC
125 SE Court Ave.
Suite A
Pendleton, OR 97801

LOCATION: NW1/4, SECTION 35, T2S,
R26E, W.M., MORROW COUNTY, OREGON

PROJECT DATE: January 13, 2014

Project No. 14-01 SCALE: 1" = 40'

WITNESS TREE SURVEYING
Stephen K. Haddock, PLS, CFedS
P.O. Box 6
Pilot Rock, Oregon 97868
(541) 443-2922

A SURVEY LOCATED IN THE NW1/4 OF SECTION 35,
T2S, R26E, W.M., MORROW COUNTY, OREGON

1701

LINE TABLE
RECORD DATA FROM R16

LINE No.	BEARING	DISTANCE
L1	N69°50'08"E	81.84'
(L1)	N69°08'53"E	81.79'
L2	S33°45'14"W	102.10'
(L2)	S33°04'22"W	102.04'
L3	S00°01'14"W	94.14'
(L3)	S00°34'35"W	94.13'
L4	S00°27'22"E	44.41'
(L4)	S01°16'44"E	44.37'

NARRATIVE OF SURVEY

This survey was performed at the request of Mr. Robert Quaepts of WENAH GROUP, INC. The purpose of the survey was to identify the boundaries of Morrow Street and Lots 1 and 2 of Block 1 of Morrow's 2nd Addition in preparation for a Replat of the same.

Jones's Addition and Morrow's 2nd Addition were platted in the years 1892 and 1900 respectively by surveyor J.J. McGee. The only monumentation reported on these plats was a 2"x12" iron pipe at the initial point of Jones's Addition and pine or fir stakes at the corners of lots and blocks. Subsequent surveys of record in Jones's Addition consist of a survey of Block 9 in 1970 and lots 1 and 2 of Block 8 in 1974. The only subsequent survey done in Morrow's 2nd Addition was a survey filed by ODOT in 2012 for the purpose of obtaining additional right of way along North Court St. as shown hereon. It should be noted that the locations of the lot boundaries in Morrow's 2nd as determined in the ODOT survey were not based on monumentation or possessory lines in Morrow's 2nd Addition. It was duly noted in the ODOT survey that the record bearings and distances from the Plat of Heppner Heights were adjusted to close using the monument at the North 1/4 corner of S35 and the found monuments along the vacated alley shown in survey A-880-K only. The location of Court Street was located in a similar manner using the monuments from Day's Addition as shown in survey C-508-K and the previous solution in Heppner Heights. This "control" was then projected southerly along Court Street and no explanation is given on the ODOT map for how the lot lines in Jones's and Morrow's 2nd were determined. When speaking with the ODOT surveyor, he confirmed that the ODOT locations of the lot lines in Jones's and Morrow's 2nd were based on their solution of Heppner Heights.

Since ODOT acquired additional right of way based on their survey and, since the ODOT location of the lot lines in Morrow's 2nd Addition was not based on any evidence of that Addition, I held only their right of way location based on ties to the monuments as shown hereon. I established the location of Block 1 of Jones's Addition and Block 1 of Morrow's 2nd Addition in the following manner:

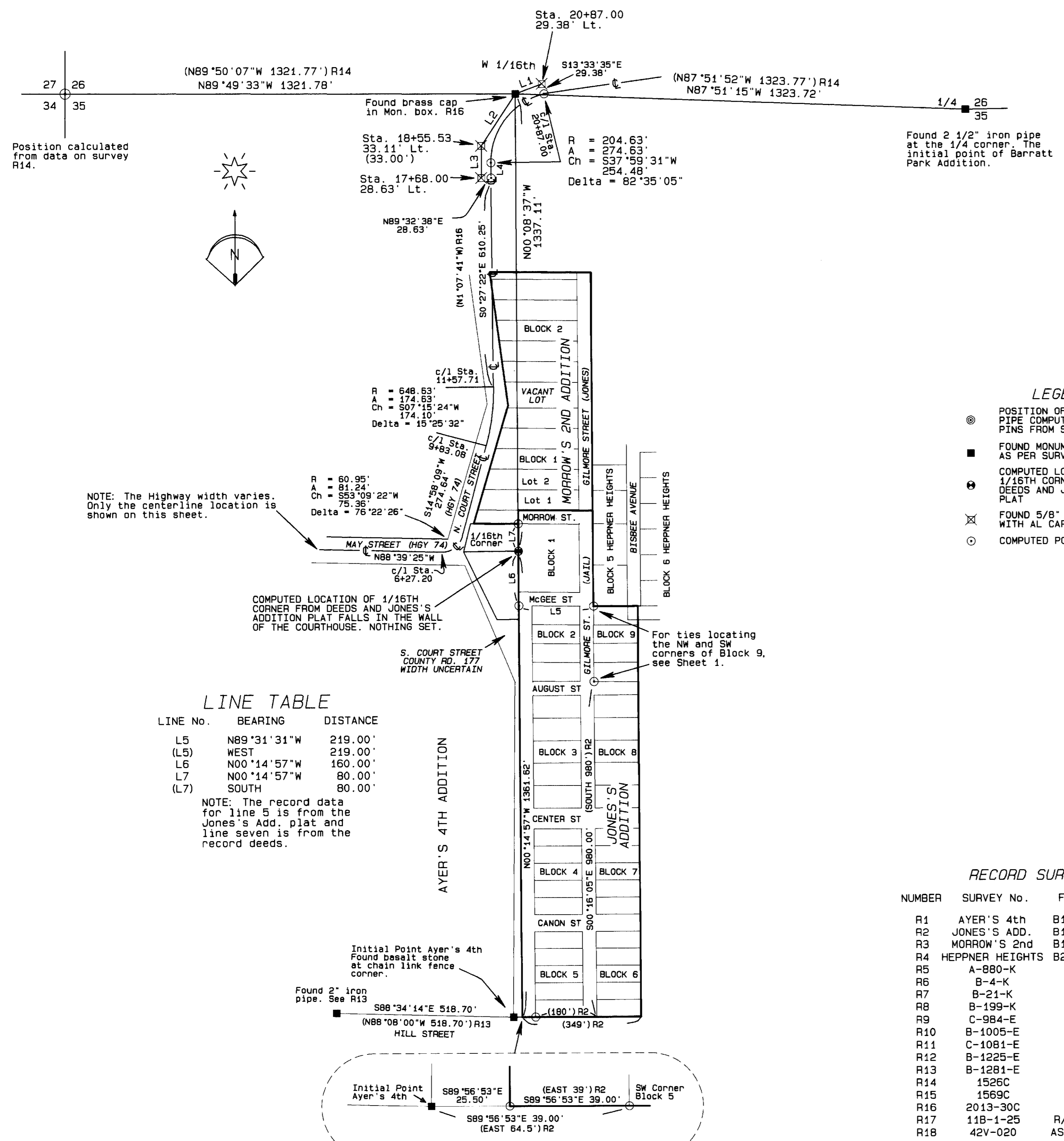
First, because I could not identify any verifiable remains of the pine or fir stakes from 122 years ago, I made measurements to all of the visible possessory lines along Gilmore and Court Streets in both Jones's and Morrow's 2nd additions and confirmed that the surveys in Blocks 8 and 9 of Jones's Addition are a correct representation of those blocks. Next, I determined a direction for the line common to Jones's Addition and Morrow's 2nd Addition based on the stone wall along the north line of the Courthouse property based on the knowledge that this wall was built in 1903 and is the oldest known representation of a possessory line in either subdivision. Then I calculated the SW corner of McGee Street by holding the east-west bearing of the wall and record plat distance from the Jones's Addition plat. Then I calculated the location of the SW corner of Jones's Addition at record distance east of the SE corner of Ayer's 4th Addition. Holding the bearing between the SW corner of Jones's Addition and the SW corner of McGee Street, I projected a line north from the SW corner of McGee Street the record Jones's plat distance to locate the NW corner of Jones's Addition.

It should be noted at this point that the graphic representation of the lots, blocks, and streets on both the plat of Jones's Addition and Morrow's 2nd Addition do not agree with the written description of the plat exterior boundaries. A comparison of the graphic -vs- description of the Jones's plat shows that both McGee and Morrow Streets were omitted from the legal description of the plat. The graphic -vs- description comparison of the Morrow's 2nd plat shows that Gilmore Street was omitted from that plat legal description. In accordance with ORS 93.310 (6), I have resolved this issue in favor of the graphic on both maps as this agrees with actual dimensions on the ground.

After establishing the location of the NW corner of Jones's Addition, I calculated the location of Morrow Street and Lots 1 and 2, Block one of Morrow's 2nd using record plat distances and the bearings established as described above.

In one additional note, the plat of Heppner Heights as filed in 1953, overlaps onto Block 9 of Jones's Addition and also Gilmore Street as platted in Jones's addition and Morrow's 2nd Addition. The plat of Heppner Heights also re-dedicates that portion of Gilmore Street running along the east side of Morrow's 2nd Addition which was first dedicated on the plat of Morrow's 2nd Addition in the year 1900. Given that the plat of Heppner Heights acknowledges the existence of Morrow's 2nd Addition as an adjoiner, and the deed to the Barratts, Book 47, Page 330, excepts all of Morrow's 2nd Addition as an adjoiner, and the deed to the Barratts, Book 47, Page 330, excepts all of Morrow's 2nd Addition, I have held Morrow's 2nd Addition as the senior plat which makes it the controlling document with respect to the location and ownership of Gilmore Street.

This survey was performed with a Trimble R7/R8 RTK GPS system.



LEGEND

- POSITION OF 1 1/2" IRON PIPE COMPUTED FROM FOUND PINS FROM SURVEY B-21-K
- FOUND MONUMENT OF RECORD AS PER SURVEY NOTED
- ⊕ COMPUTED LOCATION OF 1/16TH CORNER FROM DEEDS AND JONES'S ADDITION PLAT
- ⊗ FOUND 5/8" IRON PIN WITH AL CAP. ODOT
- COMPUTED POINT

LINE TABLE

LINE No.	BEARING	DISTANCE
L5	N89°31'31"W	219.00'
(L5)	WEST	219.00'
L6	N00°14'57"W	160.00'
L7	N00°14'57"W	80.00'
(L7)	SOUTH	80.00'

NOTE: The record data for line 5 is from the Jones's Add. plat and line seven is from the record deeds.

RECORD SURVEYS

NUMBER	SURVEY No.	FOLDER	SURVEYOR
R1	AYER'S 4th	B1, P15	J. J. McGEE
R2	JONES'S ADD.	B1, P22	J. J. McGEE
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R11	C-1081-E	854	KRUMBEIN
R12	B-1225-E	999	EDWARDS
R13	B-1281-E	1054	EDWARDS
R14	1526C	1526	HADDOCK
R15	1569C	1569	COPPOCK
R16	2013-30C	1677	BUTLER
R17	11B-1-25	R/W MAP	ODOT
R18	42V-020	AS BUILT	ODOT

BASIS OF BEARINGS
Bearings are based on GPS derived grid bearings rotated 0°40'29" clockwise to true bearings. Distances shown are true ground distances. To obtain grid distances, multiply by a combined scale factor of 0.99980819.

REGISTERED PROFESSIONAL LAND SURVEYOR
Stephen K. Haddock
OREGON JULY 9, 2001
STEPHEN K. HADDOCK
56295LS
RENEWS 6-30-15

RECEIVED BY
Morrow County Surveyor
Date: 5-17-2014
Rec'd By: S.K.H.
No.: 2014-1706D
Folder No.: 1706

SHEET 2 OF 2

SURVEY FOR
WENAH GROUP, INC
125 SE Court Ave.
Suite A
Pendleton, OR 97801

LOCATION: NW1/4, SECTION 35, T2S, R26E, W.M., MORROW COUNTY, OREGON

PROJECT DATE: January 13, 2014

Project No. 14-01 SCALE: 1" = 200'

WITNESS TREE SURVEYING
Stephen K. Haddock, PLS, CFedS
P.O. Box 6
Pilot Rock, Oregon 97868
(541) 443-2922

1706