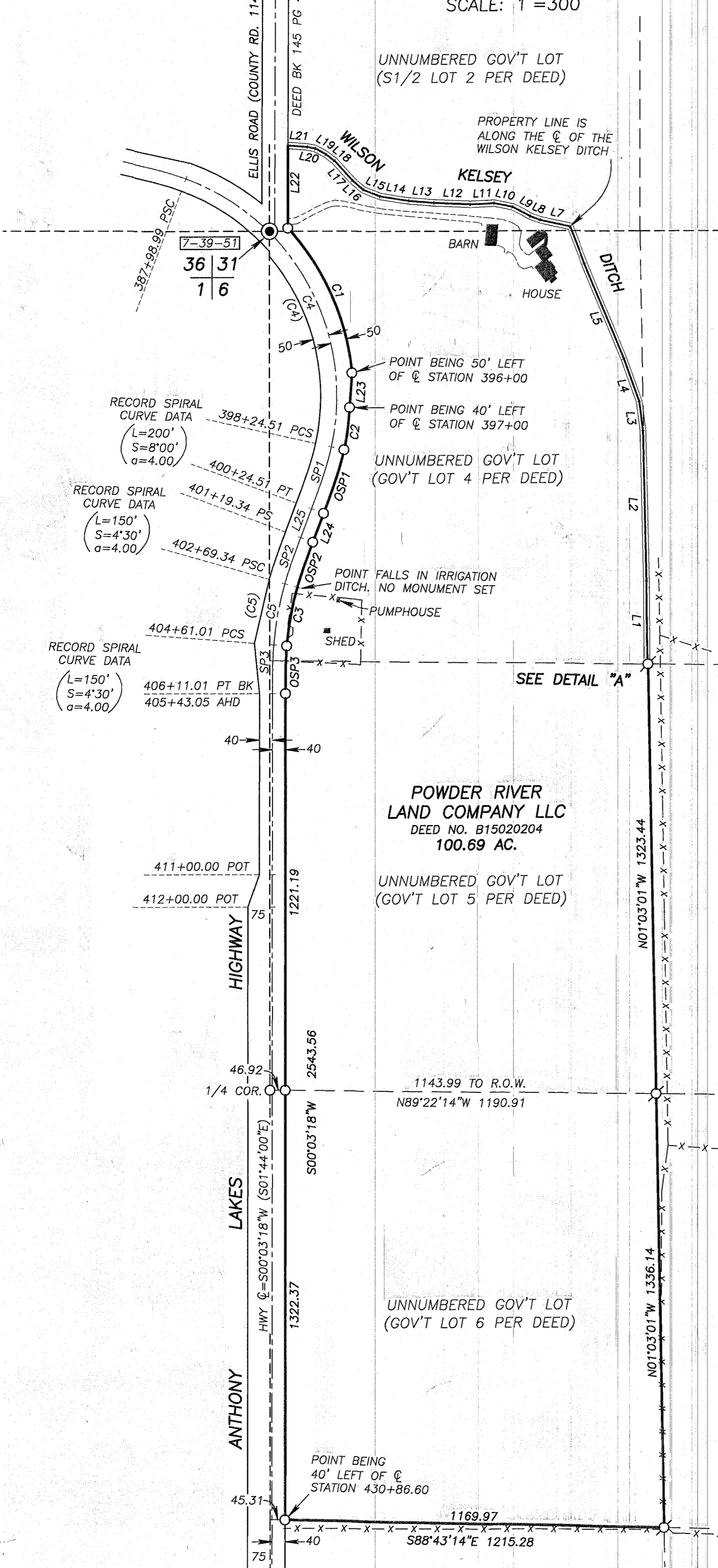


PROPERTY DETAIL

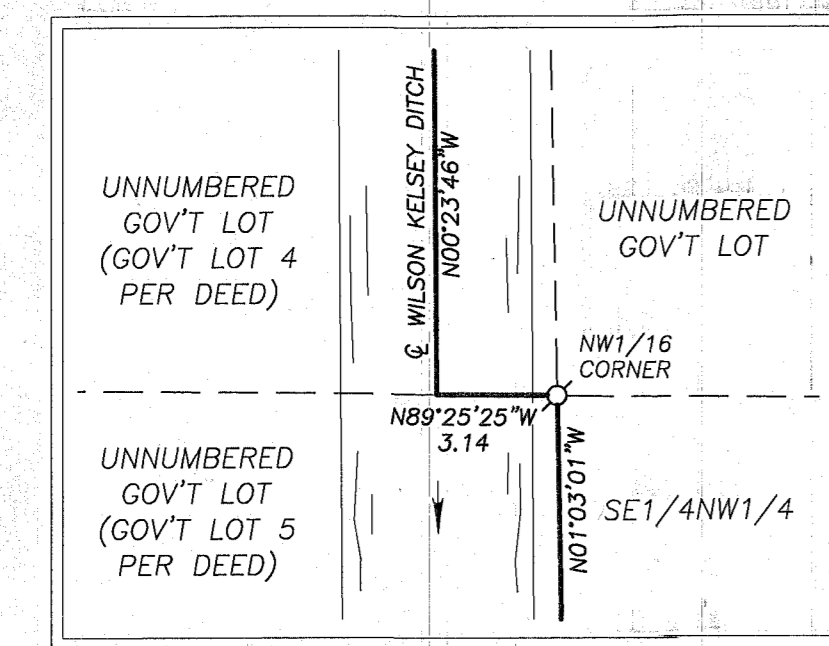
SCALE: 1"=300'



POWDER RIVER LAND COMPANY LLC
DEED NO. B15020204
100.69 AC.

DETAIL "A"

SCALE: 1"=5'



BASIS OF BEARINGS

RECORD SURVEY NO. 7-38-8
THE WEST LINE OF SECTION 6 BEARS
N.00°00'55"W, AS SHOWN

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF TERRY INSCOE ON BEHALF OF POWDER RIVER LAND COMPANY, LLC. THE PURPOSE OF THIS SURVEY WAS TO LOCATE THE BOUNDARIES OF THAT CERTAIN PROPERTY DESCRIBED IN DEED NO. B15 02 0204, BAKER COUNTY DEED RECORDS, REQUIRING A DEPENDENT RESURVEY AND SUBDIVISION OF SECTION 6, T.6S., R.39E., W.M. A PORTION OF SAID PROPERTY IS ALSO SITUATED IN SECTION 31, T.6S., R.39E., W.M.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS PERTAINING TO THIS SURVEY. THE EXTERIOR BOUNDARY OF THE TOWNSHIP WAS ORIGINALLY SURVEYED BY TIMOTHY W. DAVENPORT, U.S. DEPUTY SURVEYOR UNDER CONTRACT NO. 102 DATED JULY 20, 1863. THE SUBDIVISION OF TOWNSHIP 7 S., RANGE 39 E. WAS COMPLETED BY DAVID P. THOMPSON AND DAVID CHAPLIN, U.S. DEPUTY SURVEYORS, UNDER CONTRACT NO. 104 DATED APRIL 16, 1864. A SEARCH OF THE BAKER COUNTY SURVEYOR'S RECORDS PRODUCED SURVEY NO.'S 7-38-8, 7-38-65, 7-39-50, 7-39-51 AND 7-39-52. SURVEYS 7-38-8 AND 7-38-65 WERE BOTH PERFORMED BY JAMES HANLEY IN 1977 AND 1989, RESPECTIVELY. DURING SAID SURVEYS, HE MONUMENTED THE NORTHWEST AND SOUTHWEST CORNERS OF SECTION 6. SURVEY NO.'S 7-39-50, 7-39-51 AND 7-39-52 WERE PERFORMED BY RANDY SCOTT, PLS. IN 2003 TO DOCUMENT THE RECONSTRUCTION OF THE ANTHONY LAKES HIGHWAY. IT IS NOTWORTHY TO MENTION THAT ALTHOUGH SURVEY NO. 7-39-52 DOCUMENTS A FOUND 5/8" REBAR AT THE S1/16 CORNER, I FIND NO PRIOR RECORD OF THIS CORNER BEING MONUMENTED.

I ALSO UTILIZED OREGON STATE HIGHWAY DEPARTMENT DRAWING NO. 88-12-3 FOR THE LOCATION OF THE ANTHONY LAKES HIGHWAY RIGHT OF WAY, AND DRAWING NO. 88-26-1 FOR THE LOCATION OF ELLIS COUNTY ROAD.

FIELD MEASUREMENTS WERE MADE TO LOCATE MONUMENTS FROM THE AFOREMENTIONED COUNTY SURVEYS. WE FOUND THE MONUMENTS AT THE NORTHWEST AND SOUTHWEST CORNERS OF SECTION 6, PER SURVEY NO.'S 7-39-50 AND 7-39-51, WHICH I ACCEPT. THE MONUMENT AT THE SOUTH 1/16 CORNER SECTION 6 FROM SURVEY NO. 7-39-52 WAS SEARCHED FOR BUT NOT FOUND.

A THOROUGH FIELD SEARCH FOR EVIDENCE WAS MADE AT THE EXPECTED CORNER LOCATIONS FOR THE REMAINING SECTION AND 1/4 SECTION CORNERS. ORIGINAL G.L.O. MONUMENTATION THESE CORNERS CONSISTED OF WOODEN POSTS, WHICH WE FOUND NO TRACE OF. HOWEVER, MANY OF THESE CORNER POSITIONS AND SECTION LINES HAVE BEEN PERPETUATED BY FENCES, WHICH ARE OFTEN THE BEST AVAILABLE EVIDENCE OF CORNER LOCATIONS IN THIS AREA. FOUND EVIDENCE WAS EVALUATED AND CORNERS DETERMINED AS FOLLOWS:

NORTH 1/4 CORNER AND EAST 1/4 CORNER OF SECTION 6:
NO REMAINING EVIDENCE WAS FOUND. DUE TO LAND OWNERSHIP PATTERNS IN THE AREA, THERE ARE NO FENCES OR OTHER LINES OF OCCUPATION INDICATING EVIDENCE OF THE ORIGINAL CORNER LOCATIONS. THESE CORNERS ARE DETERMINED LOST, AND ARE REESTABLISHED BY PROPORTIONATE MEASURE.

NORTHEAST CORNER SECTION 6:
THE CORNER OF LONG ESTABLISHED FENCES RUNNING NORTH, EAST AND SOUTH IS ACCEPTED AS THE BEST AVAILABLE EVIDENCE OF THE ORIGINAL CORNER POSITION.

SOUTH 1/4 CORNER SECTION 6:
THE CORNER OF LONG ESTABLISHED FENCES RUNNING NORTH, EAST AND SOUTH IS ACCEPTED AS THE BEST AVAILABLE EVIDENCE OF THE ORIGINAL CORNER POSITION.

SOUTHEAST CORNER OF SECTION 6:
THERE IS A FENCE CORNER FROM WHICH FENCES RUN EAST, SOUTH AND WEST A SHORT DISTANCE TO INTERSECT THE UNION PACIFIC RAILROAD RIGHT OF WAY. ALTHOUGH THE LOCATION OF THE NORTH-SOUTH RUNNING FENCELINE AGREES WITH OTHER CORNERS IN THE AREA, THE EAST-WEST RUNNING FENCELINE DOES NOT. HOWEVER, THERE IS ALSO A LONG-ESTABLISHED EAST-WEST RUNNING FENCELINE WEST OF THE RAILROAD TRACKS, EXTENDING EAST FROM THE SOUTH QUARTER CORNER OF SECTION 6, WHICH PROVIDES A MUCH BETTER FIT. I DETERMINED THIS CORNER AT THE INTERSECTION OF THIS FENCE LINE PROJECTED EAST, AND THE NORTH-SOUTH FENCELINE PROJECTED NORTH, SAID FENCES BEING THE BEST AVAILABLE EVIDENCE OF THE LOCATIONS OF THE SECTION LINES. THE POSITION OF THIS CORNER IS HARMONIOUSLY RELATED TO OTHER KNOWN CORNERS IN THE AREA.

EAST 1/4 CORNER SECTION 7:
TO HELP VERIFY THE LOCATION OF THE SOUTHEAST CORNER OF SECTION 6, I EXTENDED MY SEARCH SOUTH A HALF MILE TO THE VICINITY OF THE EAST 1/4 CORNER OF SECTION 7, WHERE I FOUND THE REMAINS OF THE OLD ROAD BED OF THE HUTCHISON SPUR ROAD. AS PER THE VACATION ORDER FILED IN DEED INSTRUMENT NO. 95 31 169, THE HUTCHISON SPUR ROAD WAS CENTERED ALONG THE EAST-WEST CENTER LINE OF SECTION 7, WITH THE EAST 1/4 CORNER BEING LOCATED IN THE CENTER OF THE ROAD. AS SUCH, I DETERMINED THE CORNER POSITION AT THE INTERSECTION OF THE LONG-ESTABLISHED FENCE LINE RUNNING NORTH AND THE CENTER OF THE OLD ROAD BED OF THE VACATED HUTCHISON SPUR ROAD. I DID NOT SET A MONUMENT AT THIS LOCATION, AS IT WAS TIED STRICTLY FOR INFORMATIONAL PURPOSES TO HELP CORROBORATE THE LOCATION OF THE SOUTHEAST CORNER OF SECTION 6.

WEST 1/4 CORNER SECTION 6:
THIS CORNER FALLS IN THE PAVED SURFACE OF ANTHONY LAKES HIGHWAY, AND IS LOST. I REESTABLISHED ITS POSITION BY PROPORTIONATE MEASURE BETWEEN FOUND ACCEPTED MONUMENTS AT THE NORTHWEST AND SOUTHWEST CORNERS OF SECTION 6.

I ALSO MADE FIELD MEASUREMENTS TO LOCATE THE CENTER OF THE PAVED SURFACE OF ANTHONY LAKES HIGHWAY. I HELD THE RECORD CENTERLINE GEOMETRY FROM O.S.H.D. DRAWING NO. 88-12-3, AND APPLIED A 01°47'18" CLOCKWISE ROTATION TO CONFORM TO THE BASIS OF BEARINGS FOR THIS SURVEY. THE RIGHT OF WAY OF ELLIS COUNTY ROAD WAS ORIGINALLY CONVEYED IN DEED BOOK 145, PAGE 452. DUE TO THE ERRONEOUS LOCATION OF THE RANGE LINE SHOWN ON DRAWING NO. 88-12-3, THE LEGAL DESCRIPTION CANNOT BE INTERPRETED WITH ANY CERTAINTY IN REGARDS TO ITS REFERENCE TO THE SECTION LINE. HOWEVER, THE DEED ALSO DESCRIBES RIGHT OF WAY LINE BEING 40 FEET FROM, AND PARALLEL TO THE EXISTING CENTERLINE. THEREFORE, I MADE FIELD MEASUREMENTS TO LOCATE THE EXISTING ROAD CENTERLINE, AND ESTABLISHED THE EAST RIGHT OF WAY LINE ACCORDINGLY.

NEW MONUMENTS WERE SET AT POSITIONS ACCORDING TO THE EVIDENCE FOUND AND THE PROCEDURES OUTLINED HEREIN. SECTION 6 WAS SUBDIVIDED WITH REFERENCE TO THE 2009 B.L.M. MANUAL. SEE MONUMENTATION SHEETS FILED SEPARATELY FOR MORE DETAILED INFORMATION ABOUT MONUMENTS SET AND ACCESSORIES ESTABLISHED.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

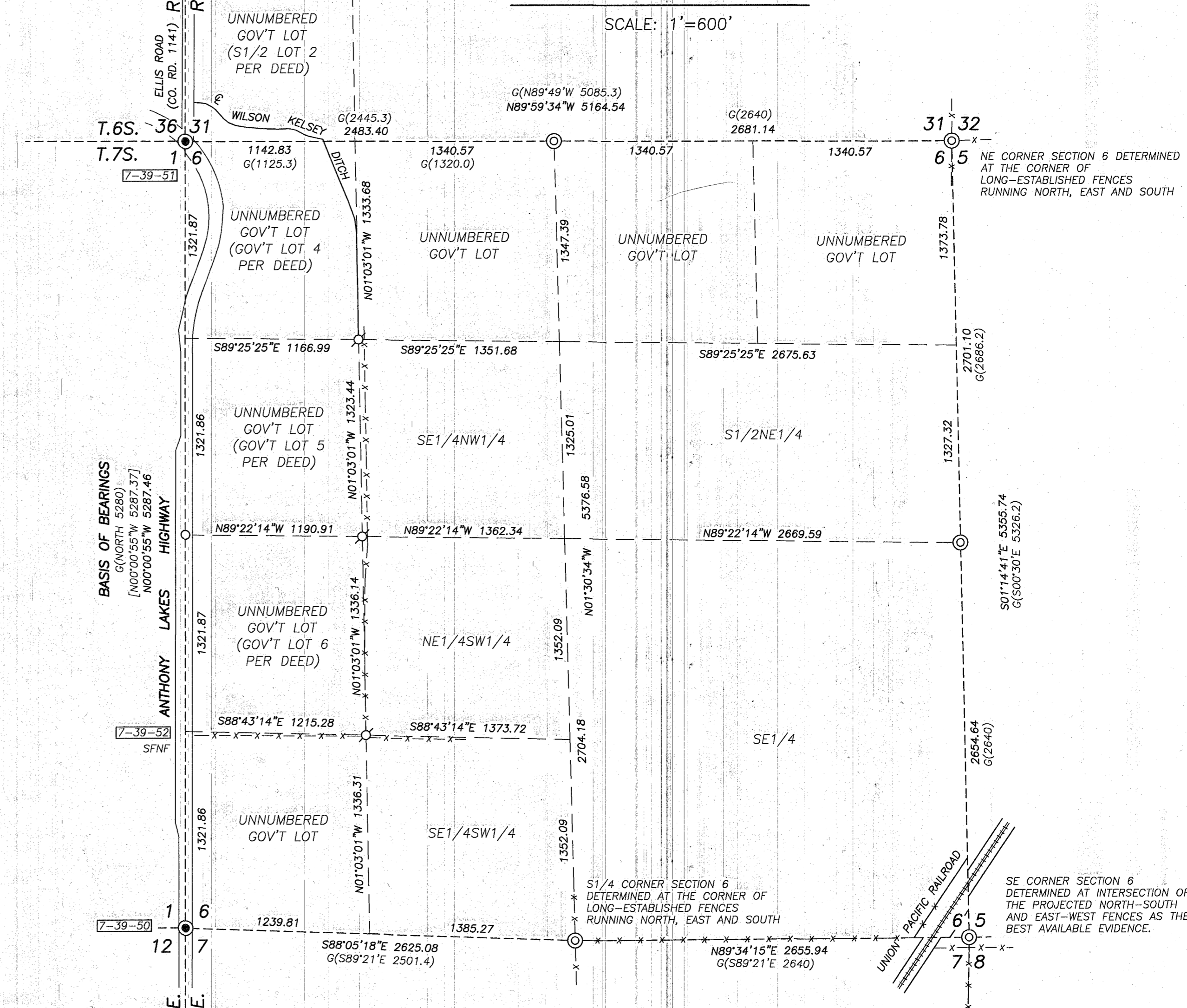
OREGON
NOVEMBER 30, 2007
JASON L. HATFIELD
#69454
EXPIRES: 6/30/2017

REFERENCES

- RECORD MAP OF SURVEY NO.'S 7-38-8, 7-38-65, 7-39-50, 7-39-51 & 7-39-52
- DEED RECORD INSTRUMENT NO.'S 9531168, B15 02 0204, B02 48 0220, AND B12 52 0075
- DEED RECORD BOOK 145 PAGE 452 AND BOOK 169 PAGE 1363
- OREGON STATE HIGHWAY DEPARTMENT DRAWING NO.'S 88-26-1 & 88-12-3
- GENERAL LAND OFFICE FIELD NOTES

SECTION SUBDIVISION

SCALE: 1"=600'



LEGEND

- FOUND 5/8" IRON PIN WITH ATTACHED 2" ALUMINUM CAP
- ⊙ SET 5/8"x30" IRON PIN WITH ATTACHED 2 1/2" ALUMINUM CAP MARKED "BENCHMARK LAND SURVEYING", AND WITH APPROPRIATE 1/4 CORNER AND SECTION CORNER DESIGNATIONS. SEE MONUMENTATION SHEETS FILED SEPARATELY FOR MORE DETAILS.
- ⊘ SET 5/8"x30" IRON PIN WITH ATTACHED 2" ALUMINUM CAP MARKED "BENCHMARK LAND SURVEYING", AND WITH APPROPRIATE 1/16 CORNER DESIGNATIONS. SEE MONUMENTATION SHEETS FILED SEPARATELY FOR MORE DETAILS.
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "BENCHMARK SURVEYING"
- () RECORD BEARING AND DISTANCE FROM O.S.H.D. DRAWING NO. 88-12-3
- G () G.L.O. RECORD BEARING AND DISTANCE
- [] RECORD BEARING AND DISTANCE FROM SURVEY NO. 7-38-8
- 7-39-XX RECORD SURVEY NO. FROM WHICH FOUND MONUMENT ORIGINATED
- X-X FENCE LINE
- SFWF MONUMENT SEARCHED FOR, NOT FOUND

LINE TABLE

LINE	BEARING	DIST.
L1	N00°23'46"W	255.67
L2	N01°17'07"W	462.42
L3	N07°24'46"W	91.06
L4	N19°39'24"W	139.81
L5	N22°38'45"W	317.64
L6	N21°19'02"W	121.67
L7	N77°33'02"W	53.72
L8	N69°18'13"W	33.45
L9	N62°00'11"W	62.04
L10	N78°03'40"W	58.07
L11	S87°37'37"W	72.31
L12	N87°47'30"W	113.10
L13	N85°14'10"W	78.77
L14	N81°03'35"W	88.13
L15	N68°29'27"W	55.93
L16	N50°44'45"W	43.83
L17	N42°22'41"W	82.38
L18	N52°34'20"W	32.28
L19	N61°23'13"W	37.59
L20	N79°07'21"W	25.59
L21	N85°27'57"W	59.41
L22	S00°08'49"W	254.45
L23	S03°57'37"W	106.66
L24	S20°33'18"W	94.83
L25	S20°33'18"W	94.83
(L25)	S20°33'18"W	94.83

SPIRAL CURVE TABLE

CURVE	LENGTH	K	A
SP1	200.00	99.94	378.47
SP2	150.00	74.98	378.47
SP1	150.00	74.98	378.47

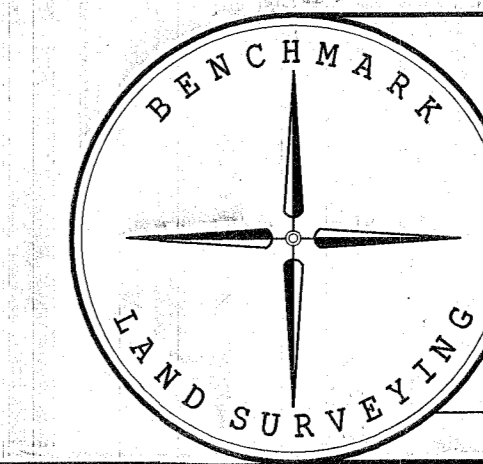
CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	LONG CHORD BEARING-DIST.
C1	766.20	37°07'09"	496.38	S23°57'56"E 487.75
C2	766.20	9°57'39"	131.46	S07°34'28"W 131.30
C3	914.93	11°30'00"	183.64	S10°18'18"W 183.33
C4	716.20	82°02'30"	1026.52	S28°27'57"E 940.13
(C4)	716.20	82°02'30"	1026.52	N/A
C5	954.93	11°30'00"	191.67	S10°18'18"W 191.35
(C5)	954.93	11°30'00"	191.67	N/A

OFFSET SPIRAL CURVE TABLE

CURVE	LENGTH	LONG CHORD BEARING-DIST.
OSP1	205.59	S175°10'09"W 205.41
OSP2	146.86	S19°04'16"W 146.82
OSP3	146.86	S01°32'19"W 146.82

FILED Aug. 5, 2016
BAKER COUNTY SURVEYOR
SURVEY NO. 6-38-36 / 7-38-119
6-39-7 / 7-39-73



BENCHMARK LAND SURVEYING
217 N. CANYON BLVD. JOHN DAY, OREGON
2101 MAIN STREET, STE 223 BAKER CITY, OREGON
541-575-1251 ~ 800-699-0516

MAP OF SURVEY
BOUNDARY SURVEY SITUATED IN THE SW1/4 SECTION 31, T.6S., R.39E. AND A DEPENDENT RESURVEY AND SUBDIVISION OF SECTION 6, T.7S., R.39E., W.M., BAKER COUNTY, OREGON

SURVEYED FOR	TERRY INSCOE
SURVEYED BY	JLH, MCS & KMS
DATE	7/22/2016
SCALE:	AS SHOWN
DRAWN BY:	JLH