

BASIS OF BEARING

Solar observation taken at a point 3550 feet South and 3350 feet West of the Northeast corner of Section 22, Township 6 South, Range 39 East of the Willamette Meridian, as per Survey Number 7-40-16

SCALE: 1"=1000'

LEGEND

- Found monument as described
- Found 5/8" iron pin with 1 1/2" aluminum cap, set by ODOT Strip Map 9B-3-20
- ⊙ Found 1 1/2" aluminum cap, unless otherwise noted, set by ODOT Survey 5B-11-23 and 24
- Found 5/8" iron pin set by Survey Number 7-39-7
- ▲ Found 5/8" iron pin set by Survey Number 7-39-47 with yellow plastic cap marked BGB SURVEY MARKER
- ◆ Found 5/8" iron pin set by Survey Number 7-40-16 with yellow plastic cap marked BGB SURVEY MARKER
- ◆ Found 5/8" iron pin with yellow plastic cap marked BGB SURVEY MARKER set by Partition Plat 2011-010 (filed as Survey 7-39-65 and 7-40-13)
- ⊙ Set 2 1/2" aluminum pipe with 3" aluminum cap marked as per monumentation record, filed separately
- ⊙ Set 5/8"x30" iron pin with 2 1/2" aluminum cap, marked as per monumentation record, filed separately
- Set 5/8"x30" iron pin with plastic cap marked BGB SURVEY MARKER
- ⊕ Irrigation stand pipe
- ⊞ Pivot
- ⊞ Electric Panel
- - - Easement
- - - Centerline
- - - Ditch centerline
- - - Fenceline
- [] Record measurement as per Survey Number 7-39-4
- [] Record measurement as per Survey Number 7-39-5
- [] Record measurement as per Survey Number 7-39-7
- [] Record measurement as per Survey Number 7-39-32
- [] Record measurement as per Survey Number 7-39-47
- [] Record measurement as per Partition Plat 2011-010 filed as Survey Number 7-39-65 and 7-40-13
- [] Record measurement as per Survey Number 7-39-70 and 7-40-16
- [] Record measurement as per Survey Number 7-39-83
- / / Record measurement as per ODOT Strip Maps 5B-11-23 and 24
- / / Record measurement as per ODOT Strip Map 9B-3-20
- { } Record measurement as per stated Title Report
- < > Record measurement as per County Road Survey
- () Record measurement as per field notes of GLO Contract Number 104, executed by Thompson and Chaplin, dated April 16, 1864
- (()) Record measurement as per field notes of GLO Contract Number 102, executed by Davenport, dated July 20th, 1863

REFERENCE MATERIAL

- Survey Number 7-39-04
- Survey Number 7-39-05
- Survey Number 7-39-07
- Survey Number 7-39-28
- Survey Number 7-39-23
- Survey Number 7-39-47
- Survey Number 7-39-48
- Survey Number 7-39-71
- Survey Number 7-39-83
- Survey Number 7-40-16
- ODOT Strip Map 9B-3-20
- Partition Plat 1992-009
- Partition Plat 2011-010
- Survey of Finch Road (1909)

DEED REFERENCES
 70 15 012
 76 08 022
 Preliminary Title Report 560314AM, dated February 9, 2023, prepared by AmeriTitle, LLC

NARRATIVE

This survey was done at the request of Brad Allen as part of a land sale to Farmland Reserve. Mr. Allen wanted the exteriors surveyed and any encroachments noted. He also wanted select existing easements depicted as well as showing a proposed easement along a driveway, as a basis for creating a new access easement. Discussions of methods and encroachments issues are discussed on the following sheets.

FILED July 19, 2023
 BAKER COUNTY SURVEYOR
 SURVEY NO. 7-39-109
 7-40-24



Sheet 1 of 6

BAGETT, GRIFFITH & BLACKMAN
 2006 Adams Avenue, LaGrande, Oregon
 Map of Survey

Situated in Sections 10,11,12,13,14,15,16,21,22,23, and 24, Township 7 South, Range 39 East and Sections 7 and 18 of Township 7 South, Range 40 East, of the Willamette Meridian
 BAKER COUNTY, OREGON

SURVEYED FOR	Brad Allen
SURVEYED BY	J. S. H.
Scale: 1" = 1000'	Drawn by: J. S. H. Apr.-Jun. 2023

BASIS OF BEARING

Solar observation taken at a point 3550 feet South and 3360 feet West of the Northeast corner of Section 22, Township 6 South, Range 39 East of the Willamette Meridian, as per Survey Number 7-40-16

SCALE: 1"=800'

NARRATIVE

NORTHWEST AND WEST QUARTER SECTION 15

The corners along the West line of Section 15 are shown on ODOT Strip Map 58-11-23, where it gives angular and distance ties from the alignment of Highway 30. There are no descriptions of what was found. To place the highway alignment, I recover the Brass Cap RP's along the highway. I create a best fit line from the nominal offsets to establish the centerline. To place Stations 200+54.5 and 193+64.5, I hold the RP at station 203+00. At station 180+00, I hold the RP on the West side of the highway. To place Station 163+57.2, I run record distance from station 180+00. At the quarter corner position, I find a stone, firmly set, clearly marked '1/4'. This falls within 3 feet of the position shown on said ODOT strip map. I hold the stone position at the quarter corner. At the Northwest corner position, I find no remaining evidence, and hold the ODOT position as being the best available evidence of the original corner position.

EAST LINE OF SECTION 15

I search for the monuments along the East line of Section 15, but do not find any remaining corners. In the road survey for Haines Dump Road, executed by C.M. Foster in 1909, he calls the centerline of the road as it runs along the East/West centerline of Section 14 as being 30 feet South of said aliquot line. I therefore place the East quarter corner at a point 30 feet North of the apparent point of intersection at the bend in the road.

The road, as it heads South, is called as being on the Section line. To place the Southeast corner of the Section, I hold the centerline of the road for Easting, and place the Northing at proportionate position between the quarter corner between Sections 14 and 15 and the quarter corner between Section 22 and 23. Placement of the quarter corner between Sections 22 and 23 is described on Page 3.

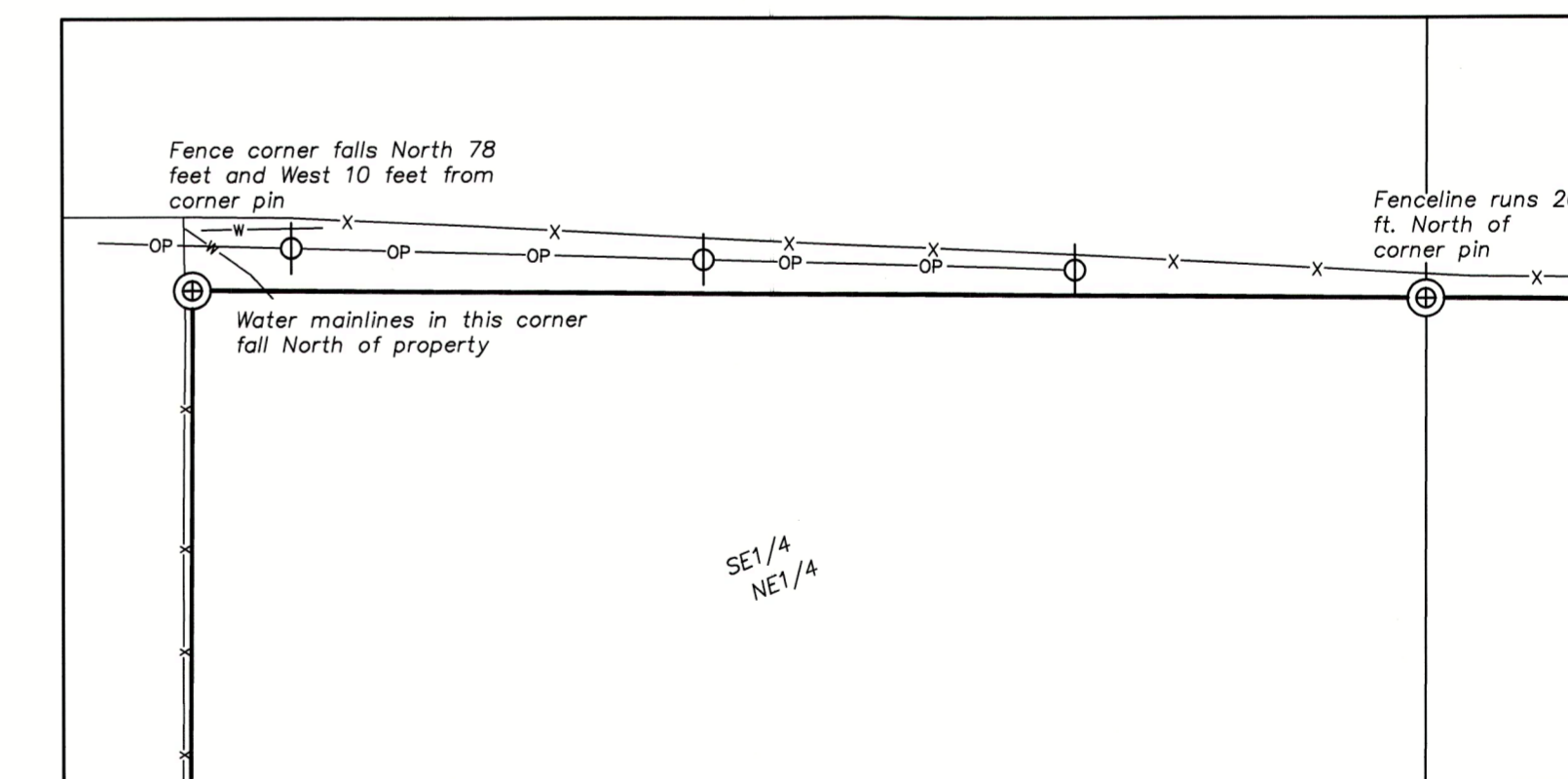
NORTH LINE SECTIONS 14 AND 15

I make a diligent search for corners at the North quarters of Sections 14 and 15, as well as the Northeast corner of Section 15, but find no remaining evidence. At the quarter corner between Section 10 and 11, there is a prominent fence corner. This falls harmoniously in position to the prominent rock jack fence corner at the Northeast corner of Section 10, accepted by Surveys 7-39-02. I therefore accept this fence corner as the best available evidence of the original corner.

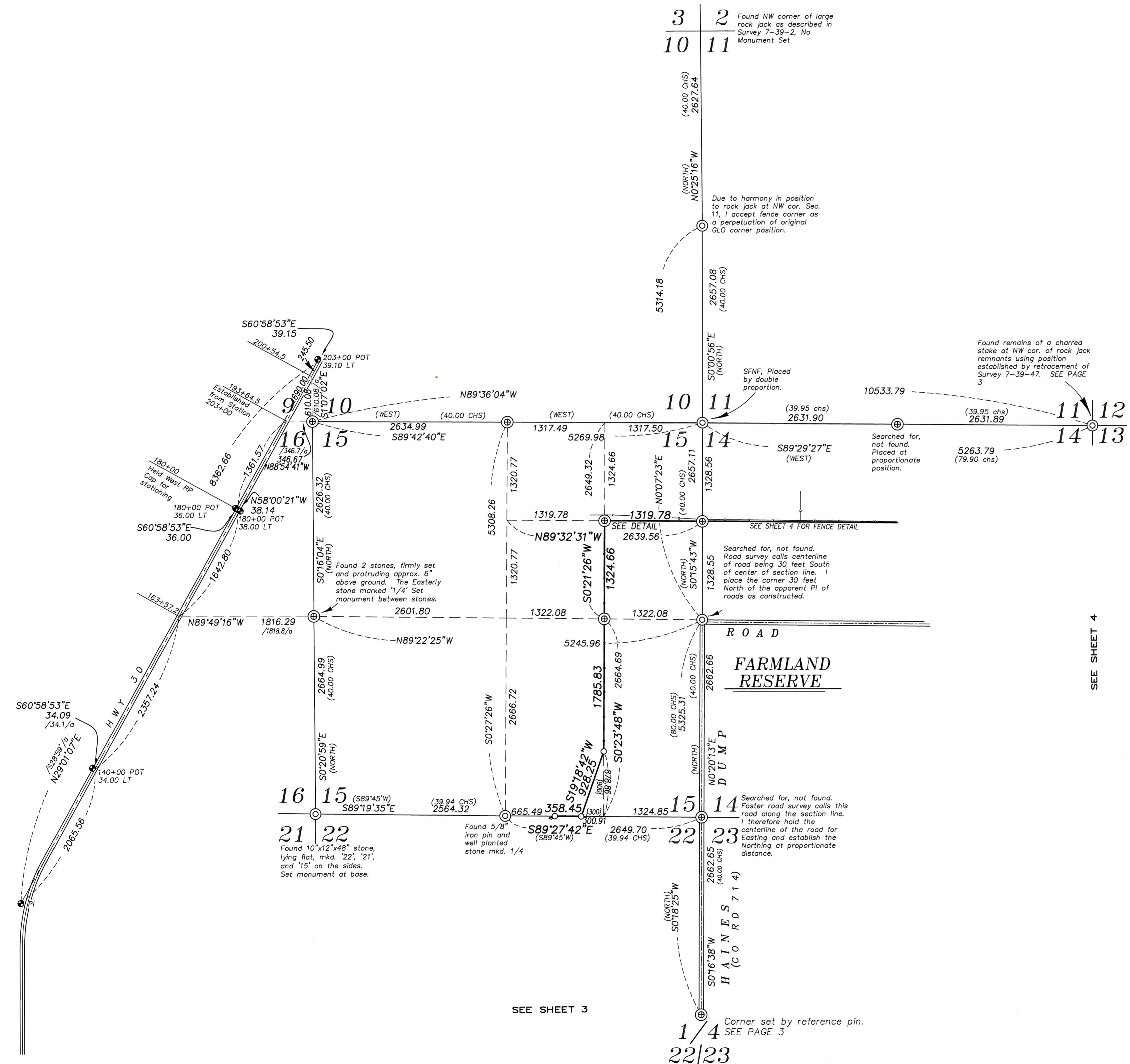
Placement of the Northeast corner of Section 14 is done on Page 3. I place the lost corners along the North lines of Section 14 and 15, by proportionate measure, as per BLM Manual of Instructions.

The diagonal portion in the Southeast corner of the Southwest quarter of the Southeast quarter of Section 15 calls to a fenceline. I hold the fenceline as constructed.

The fenceline along the North line of the Southeast quarter of the Northeast quarter of Section 15 is off as shown in the detail drawing. There are water lines and power lines that service this property fall North of the property line.



DETAIL SCALE: 1"=200'



SEE SHEET 4

SEE SHEET 3

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BAKER COUNTY SURVEYOR
SURVEY NO. 7-39-109
7-40-24



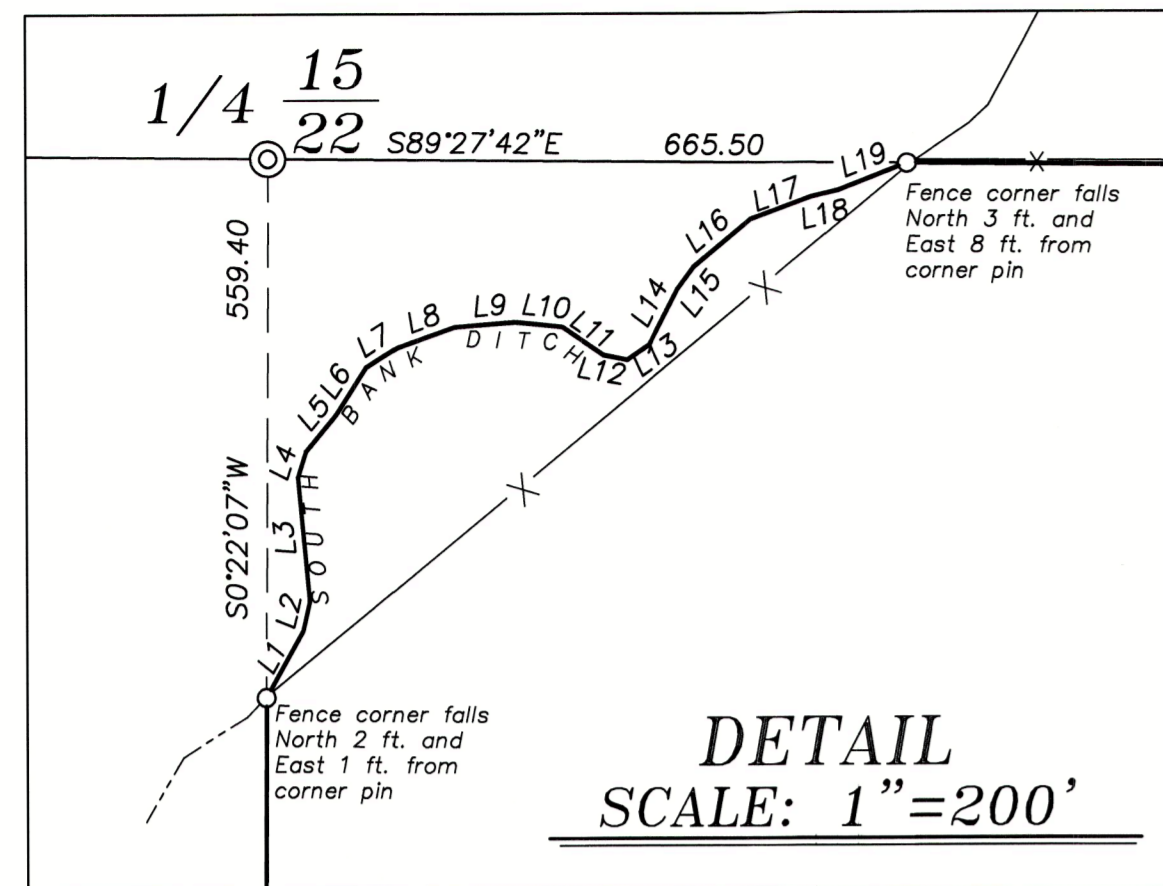
BAGETT, GRIFFITH & BLACKMAN
2006 Adams Avenue, LaGrande, Oregon
Map of Survey
Sited in Sections 10, 11, 12, 13, 14, 15, 16, 21, 22, 23, and 24, Township 7 South, Range 39 East and Sections 7 and 18 of Township 7 South, Range 40 East, of the Willamette Meridian
BAKER COUNTY, OREGON

SURVEYED FOR	Brad Allen
SURVEYED BY	J. S. H.
Scale: 1" = 800'	Drawn by: J. S. H. Apr.-Jun. 2023

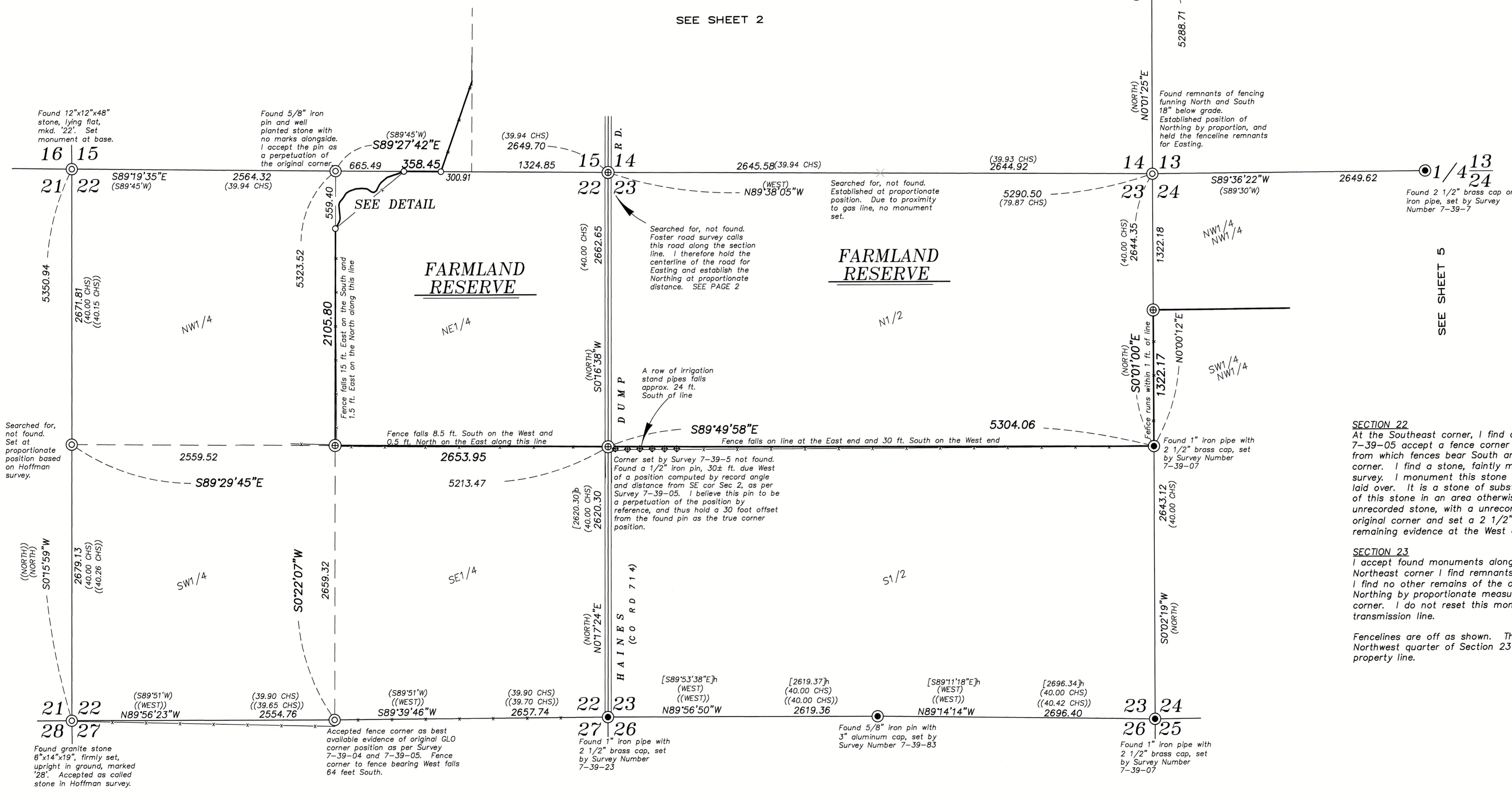
BASIS OF BEARING

Solar observation taken at a point 3550 feet South and 3360 feet West of the Northeast corner of Section 22, Township 6 South, Range 39 East of the Willamette Meridian, as per Survey Number 7-40-16

SCALE: 1"=600'



Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction
L1	78.93	N29° 10' 59"E	L11	52.32	S55° 45' 09"E
L2	31.26	N12° 31' 28"E	L12	25.02	S78° 48' 34"E
L3	129.73	N05° 17' 17"W	L13	28.00	N55° 42' 52"E
L4	27.73	N17° 34' 51"E	L14	64.29	N27° 15' 29"E
L5	49.32	N39° 43' 57"E	L15	28.52	N36° 20' 38"E
L6	58.84	N32° 33' 13"E	L16	77.65	N50° 33' 07"E
L7	38.30	N58° 06' 01"E	L17	68.00	N69° 46' 40"E
L8	63.85	N70° 28' 53"E	L18	27.03	N76° 28' 56"E
L9	63.20	N85° 34' 03"E	L19	77.78	N68° 41' 29"E
L10	48.94	S84° 13' 45"E			



NARRATIVE

SECTION 22
At the Southeast corner, I find and accept the monument set by 7-39-28. Surveys 7-39-04 and 7-39-05 accept a fence corner at the South quarter corner position. I find the North fence corner, from which fences bear South and East, falls harmoniously with the record distances from the SE corner. I find a stone, faintly marked 1/4, at the SW corner, which is of called size as per Hoffman survey. I monument this stone position. At the Northwest corner, I find the marked Hoffman stone, laid over. It is a stone of substantial length, so I leave it in place and I set a monument at the base of this stone in an area otherwise devoid of stone. At the North quarter corner position, I find an unrecorded stone, with an unrecorded 5/8" iron pin alongside. I accept these as a perpetuation of the original corner and set a 2 1/2" aluminum pipe at the position of the found iron pin. I find no remaining evidence at the West quarter corner and place this by proportion as per Hoffman survey.

SECTION 23
I accept found monuments along the South line and at the East quarter corner as shown. At the Northeast corner I find remnants of fencing running North and South below grade approximately 6-18". I find no other remains of the original corner. I hold the fence line remnants for Easting, and place the Northing by proportionate measure. I can find no remains of the original corner at the North quarter corner. I do not reset this monument as its position falls in a cultivated field above a natural gas transmission line.

Fencelines are off as shown. There is a row of irrigation standpipe in the Southwest corner of the Northwest quarter of Section 23 that services the Farmland Reserve property that falls South of the property line.

FILED July 19, 2023
BAKER COUNTY SURVEYOR
SURVEY NO. 7-39-109
7-40-24

REGISTERED PROFESSIONAL LAND SURVEYOR
JEFFREY S. HSU
JUNE 2, 2010
RENEWAL DATE: JUNE 30, 2025

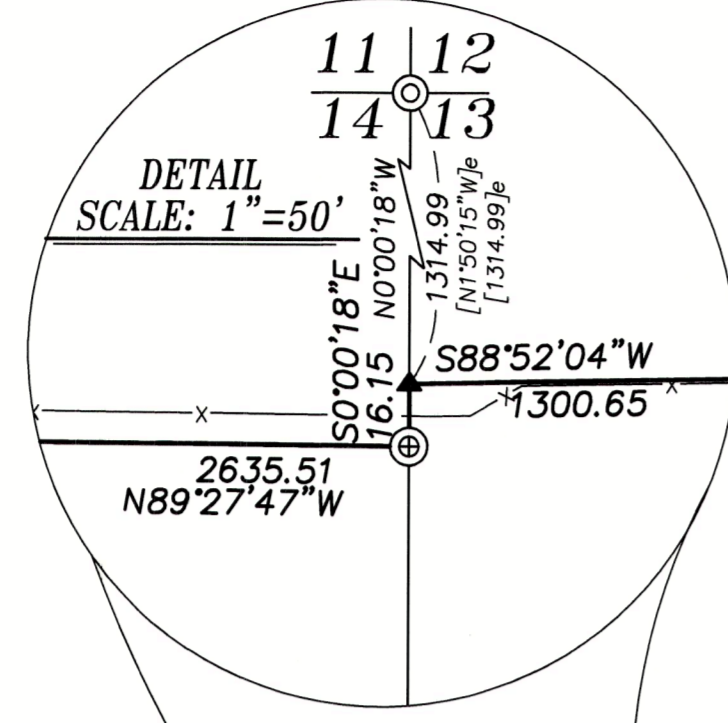
BAGETT, GRIFFITH & BLACKMAN
2006 Adams Avenue, LaGrande, Oregon
Map of Survey
Sited in Sections 10, 11, 12, 13, 14, 15, 16, 21, 22, 23, and 24, Township 7 South, Range 39 East and Sections 7 and 18 of Township 7 South, Range 40 East, of the Willamette Meridian
BAKER COUNTY, OREGON

SURVEYED FOR	Brad Allen
SURVEYED BY	J. S. H.
Scale: 1" = 600'	Drawn by: J. S. H. Apr.-Jun. 2023

BASIS OF BEARING

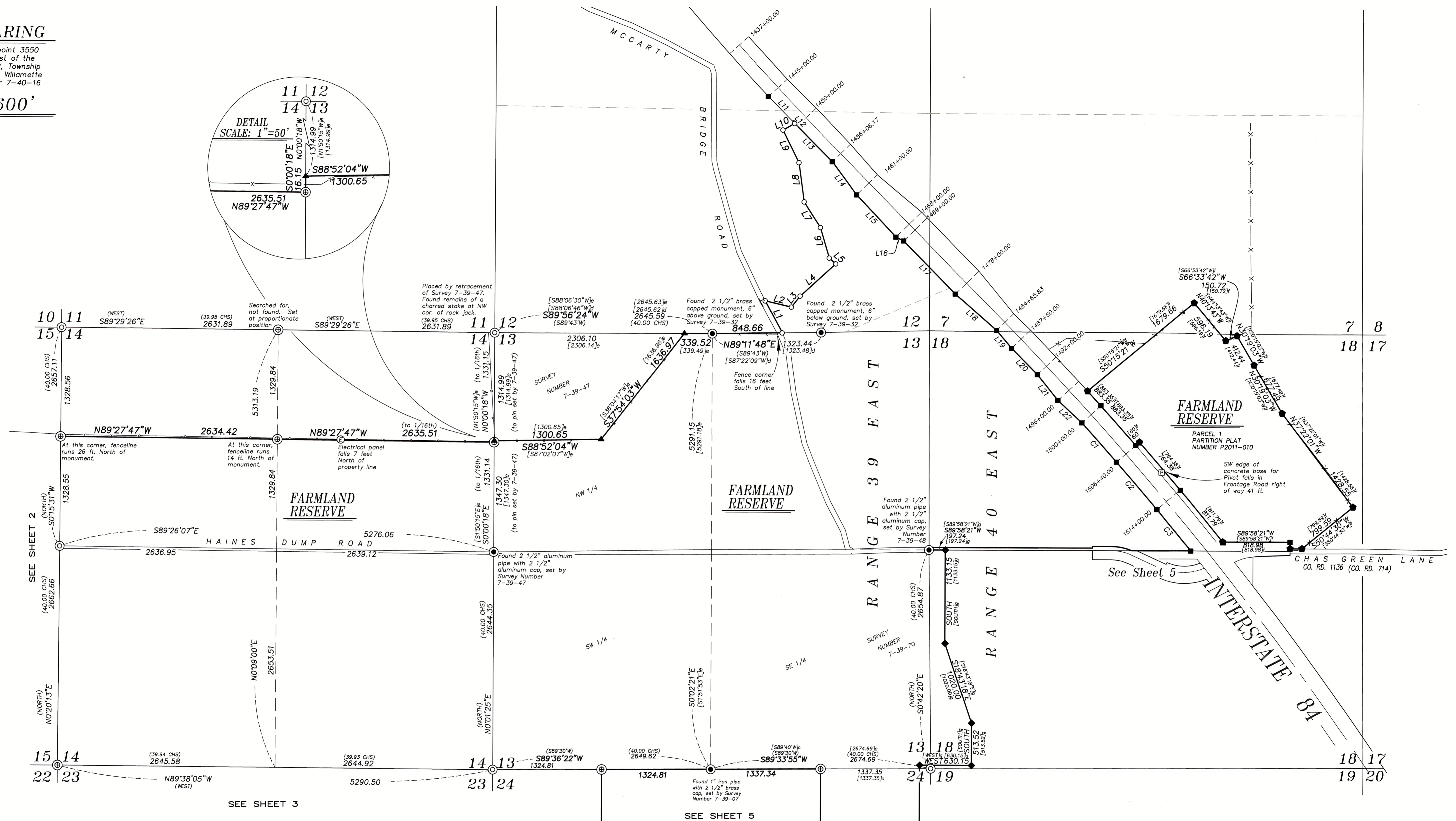
Solar observation taken at a point 3550 feet South and 3360 feet West of the Northeast corner of Section 22, Township 6 South, Range 39 East of the Willamette Meridian, as per Survey Number 7-40-16

SCALE: 1"=600'



Line #	Length	Direction
L1	439.17	N28° 14' 46\"W
L2	326.87 {295±}	S76° 51' 40\"E {S77°E}
L3	170.46 {175±}	N38° 19' 38\"E {N39°E}
L4	583.50	N47° 38' 00\"E {N48°E}
L5	106.13 {107±}	N47° 38' 05\"W {N47°W}
L6	386.31 {390±}	N16° 21' 10\"W {N16°W}
L7	369.77 {370±}	N32° 49' 55\"W {N33°W}
L8	479.71 {480±}	N07° 47' 20\"W {N8°W}
L9	440.79 {440±}	N26° 30' 50\"W {N26°W}
L10	163.78 {190±}	N60° 40' 29\"E {N61°E}

Line #	Length	Direction
L11	457.38	N44° 21' 35\"W
L22	399.49	N46° 46' 28\"W
L15	700.12	N43° 15' 55\"W
L14	497.40	N36° 17' 52\"W
L17	900.00	S44° 30' 16\"E
L16	105.26	N63° 47' 40\"W
L18	667.57	S48° 48' 08\"E
L19	283.70	S40° 13' 37\"E
L20	448.10	S44° 59' 48\"E
L21	398.93	S38° 47' 20\"E
L13	608.53	N44° 59' 22\"W
L12	45.20	N44° 21' 35\"W



NARRATIVE

I find the monuments set by Partition Plat 2011-010, Surveys 7-39-70, and 7-39-47 in place and in good condition. Monumentation by ODOT strip map 9B-3-20 was also recovered.

SECTION 14

At the Northwest corner of Section 13, Jim Hanley accepted a rock jack fence corner for the original corner position. Greg Blackman accepted the same fence corner in Survey 7-39-47. I find that fences in this area have been removed and the rock jack had been reduced to a pile of stones. I place this corner by retracement of Survey 7-29-37. The position fell at the Northwest corner of the rock jack remnants, where upon excavation, a charred stake tip was found. I monument this position. The remainder of the monuments are discussed on Pages 2 and 3. Subdivision of the section is as per BLM Manual of Instruction 2009. The North sixteenth corner of the East line of Section 14 is not in common with the pin set by Survey 7-39-47. The difference is depicted in the detail drawing. I recover monuments marking Interstate 84, set by Strip Map 9B-3-20, as shown. By the standard of the day they were set, they are relatively harmonious with stationing. I hold the monument position as found.

The irregular portion falling within Section 12 makes calls to a fenceline. I find the courses to be relatively harmonious with the existing fence. I monument the angle points of the fence. I recover pins set by Survey Number 7-39-70 and find them in place and in good condition.

ENCROACHMENTS

The fenceline that runs along the South line of the North half of the North half of Section 14 is off as shown. An electrical panel, that appears to service pivots on the Farmland Reserve parcel falls North of the property line as shown. Fenceline that runs along the North line of Section 13 along McCarty Bridge Road encroaches onto the Farmland Reserve property as shown. A pivot that falls between Parcel 1 of Partition 2011-010 and the Interstate lies within the Frontage Road right-of-way.

Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	637.49	38047.18	0°57'36\"	N41°43'24\"W	637.48
C3	646.80	38047.18	0°58'27\"	N39°36'58\"W	646.80
C2	757.02	38047.18	1°08'24\"	N40°40'24\"W	757.00



BAGETT, GRIFFITH & BLACKMAN
 2006 Adams Avenue, LaGrande, Oregon
 Map of Survey
 Situated in Sections 10,11,12,13,14,15,16,21,22,23, and 24, Township 7 South, Range 39 East and Sections 7 and 18 of Township 7 South, Range 40 East, of the Willamette Meridian
 BAKER COUNTY, OREGON

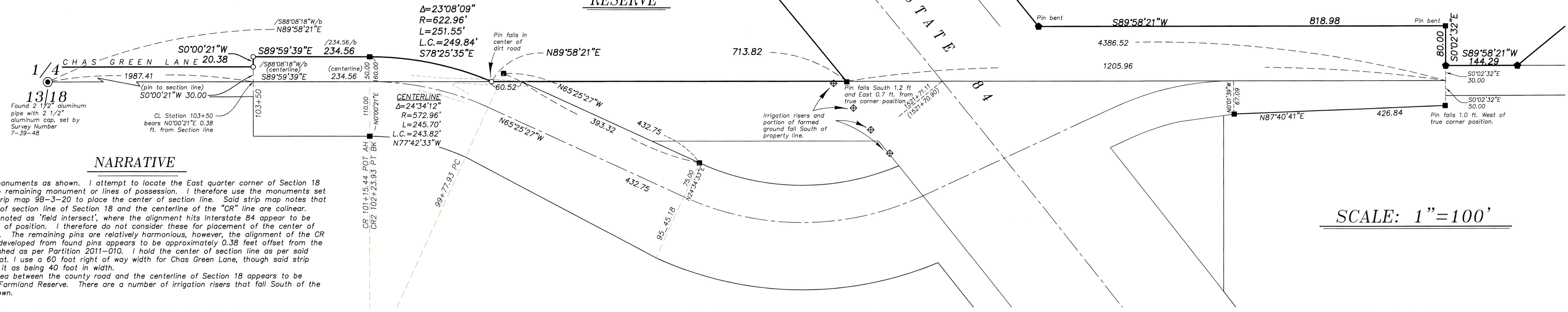
July 19, 2023
 FILED 7-39-2023
 BAKER COUNTY SURVEYOR
 SURVEYED BY J. S. H.
 SURVEY NO. 7-39-109
 7-40-24

SURVEYED FOR	Brad Allen
SURVEYED BY	J. S. H.
Scale: 1" = 600'	Drawn by: J. S. H. Apr.-Jun. 2023

FARMLAND RESERVE

FARMLAND RESERVE

INTERSTATE 84

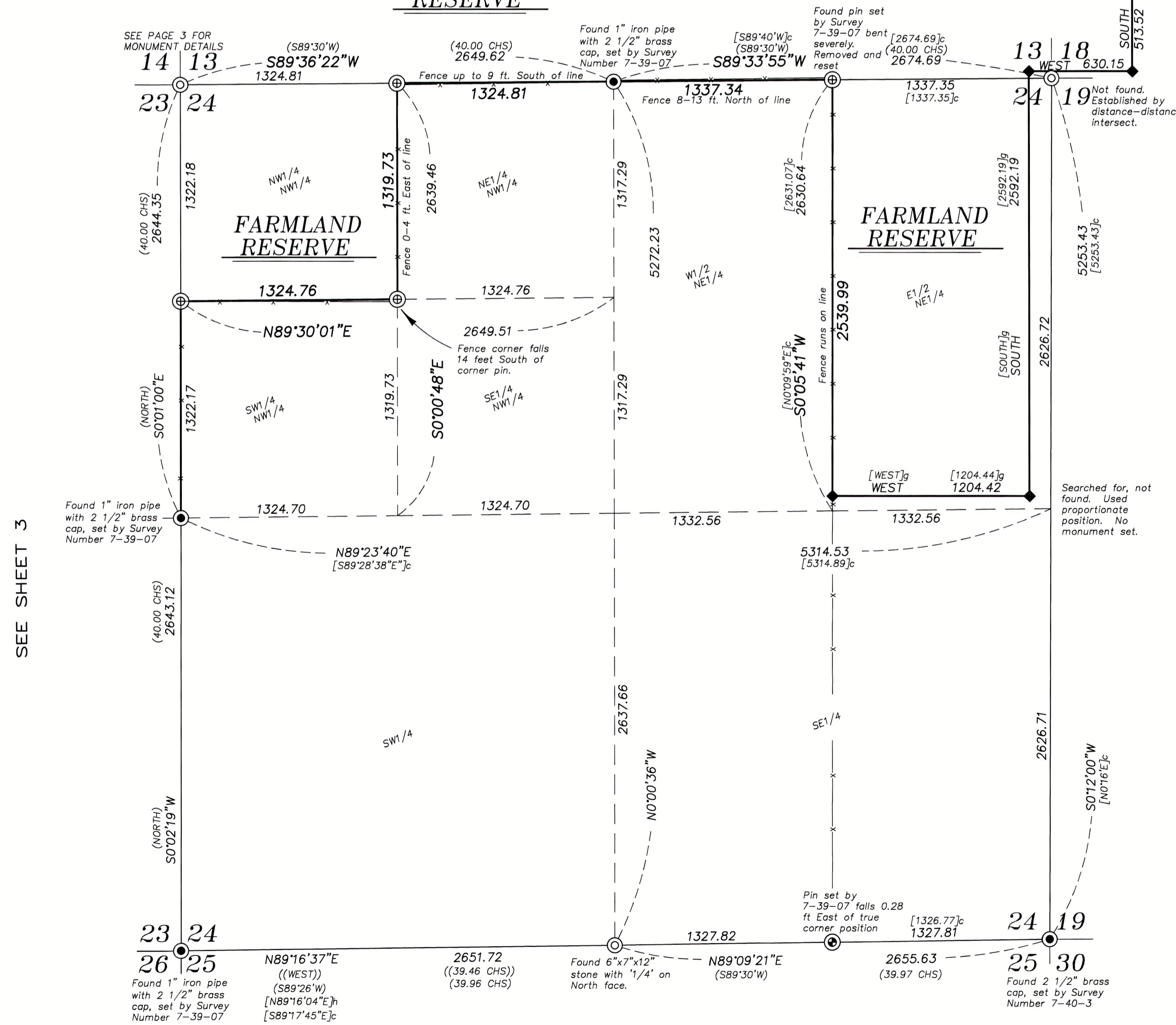


NARRATIVE

I recover monuments as shown. I attempt to locate the East quarter corner of Section 18 and find no remaining monument or lines of possession. I therefore use the monuments set by ODOT strip map 9B-3-20 to place the center of section line. Said strip map notes that the center of section line of Section 18 and the centerline of the "CR" line are colinear. Those pins noted as "field intersect", where the alignment hits Interstate 84 appear to be notably out of position. I therefore do not consider these for placement of the center of section line. The remaining pins are relatively harmonious, however, the alignment of the CR line, when developed from found pins appears to be approximately 0.38 feet offset from the line established as per Partition 2011-010. I hold the center of section line as per said Partition Plat. I use a 60 foot right of way width for Chas Green Lane, though said strip map notes it as being 40 feet in width. The area between the county road and the centerline of Section 18 appears to be farmed by Farmland Reserve. There are a number of irrigation risers that fall South of the line, as shown.

SCALE: 1"=100'

FARMLAND RESERVE SEE SHEET 4



BASIS OF BEARING

Solar observation taken at a point 3550 feet South and 3360 feet West of the Northeast corner of Section 22, Township 6 South, Range 39 East of the Willamette Meridian, as per Survey Number 7-40-16

SCALE: 1"=500'

NARRATIVE

I recover the monuments within Section 24, as shown. I find no remaining evidence of the corner at the Northeast corner and replace this by distance-distance intersection from the Southeast quarter and the North quarter corner based on the distances of Survey Number 7-39-07. Doing so is harmonious with the East 1/16th corner on the North line of said Section. Though there was not a corner found at the South quarter corner position in Survey 7-39-07, I find a stone marked '1/4' in a collar of stone. I accept this as a perpetuation of the original GLO corner. It appears to affect the sixteenth corner on the South line only a minimal amount. The pin set by Survey 7-39-70 as a closing corner on the West line of the East half of the Northeast quarter, where it was intended to be lengthened or shortened to the true line, appears to fall directly on line. Subdivision of section is done as per BLM Manual of Instructions. Fencelines are off as shown.

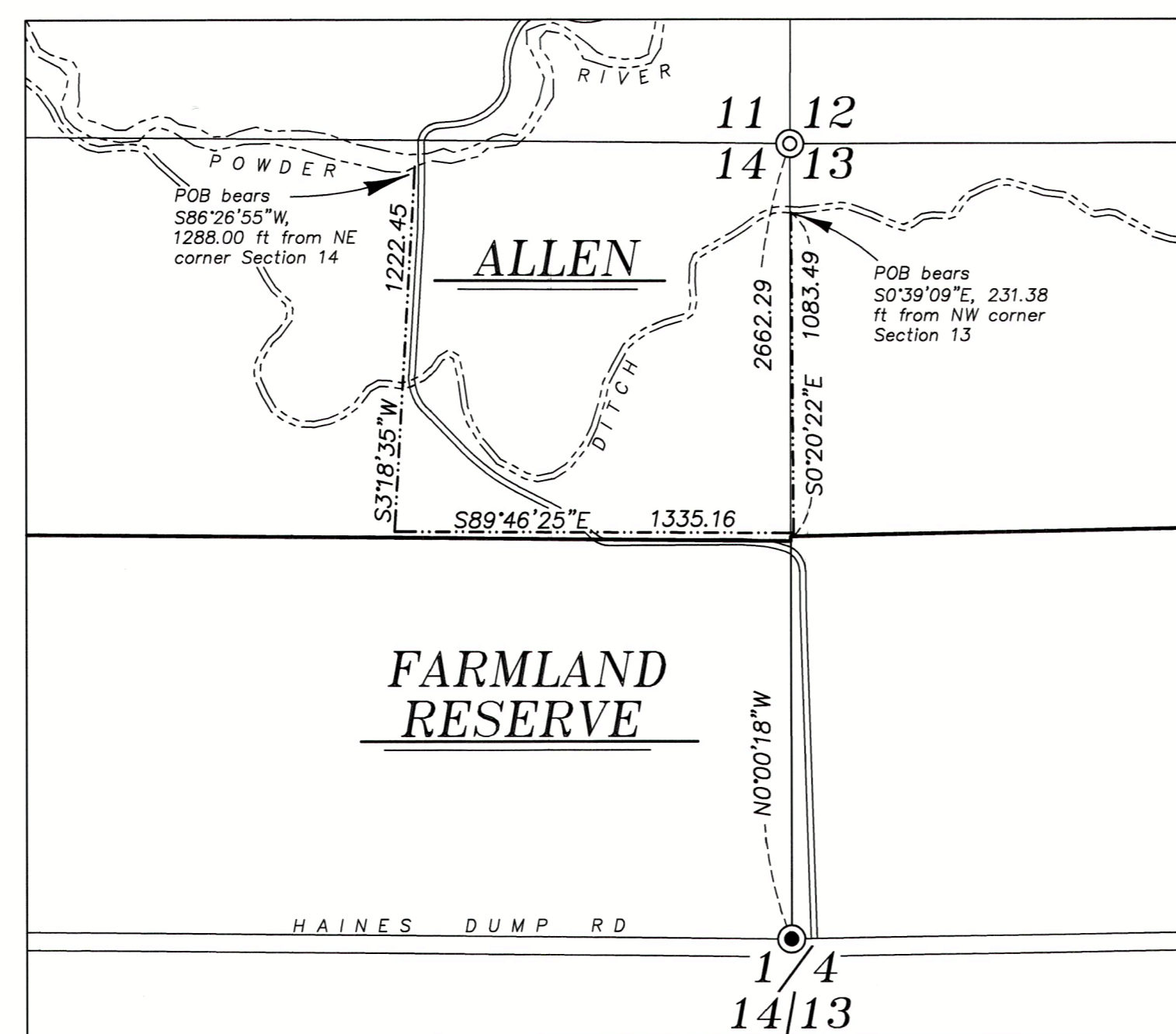
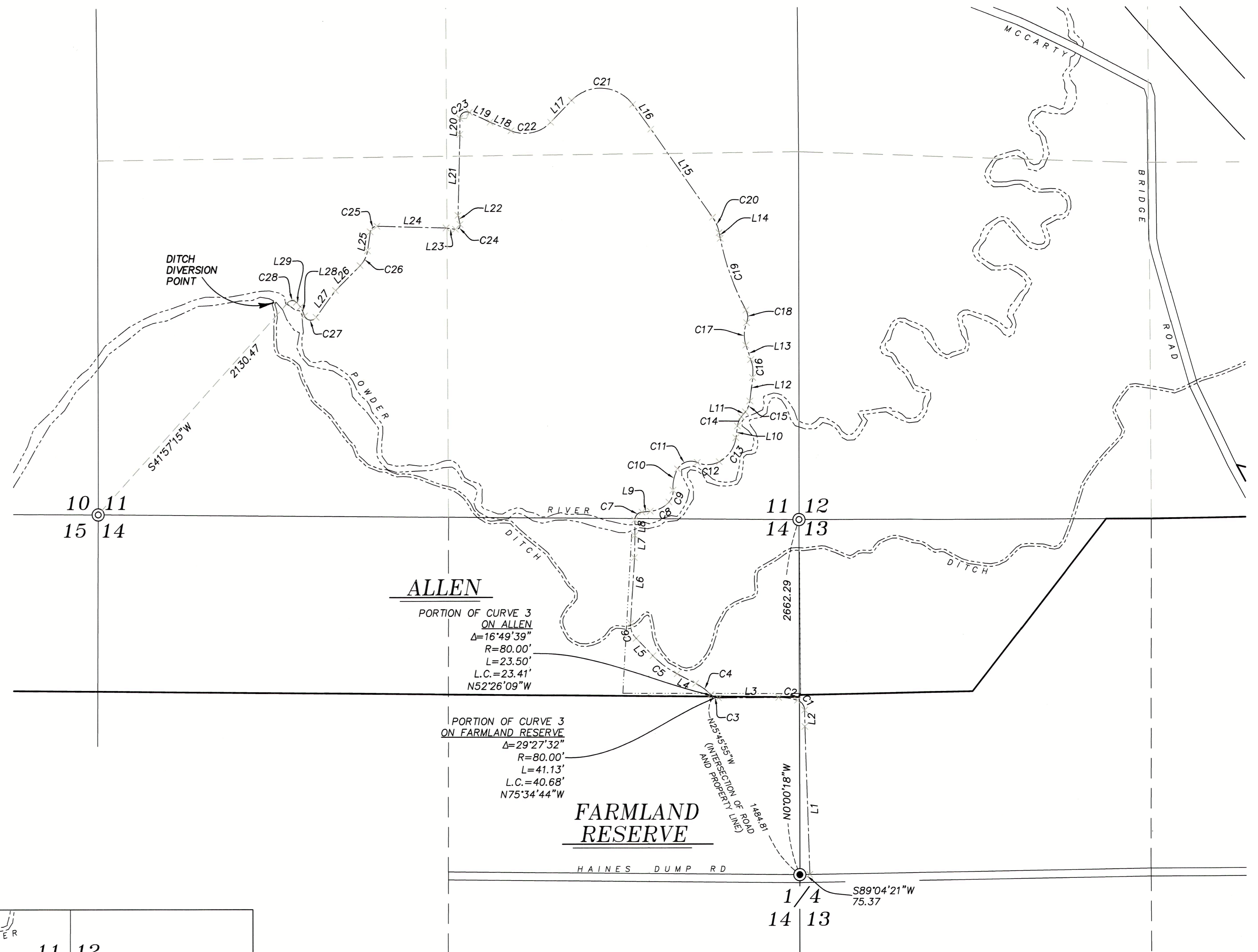
REGISTERED PROFESSIONAL LAND SURVEYOR
 JEFFREY S. HSU
 OREGON JUNE 2, 2010
 83571
 Renewal Date: June 30, 2025

BAGETT, GRIFFITH & BLACKMAN
 2006 Adams Avenue, LaGrande, Oregon
 Map of Survey
 Situated in Sections 10,11,12,13,14,15,16,21,22,23, and 24, Township 7 South, Range 39 East and Sections 7 and 18 of Township 7 South, Range 40 East, of the Willamette Meridian
 BAKER COUNTY, OREGON

SURVEYED FOR	Brad Allen
SURVEYED BY	J. S. H.
Scale: 1" = 500'	Drawn by: J. S. H. Apr.-Jun. 2023

FILED July 19, 2023
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 SURVEY NO. 7-39-109
 7-40-24

Parcel Table					
Line #/Curve #	Length	Direction/Delta	Radius	Chord Bearing	Chord Length
L1	1108.91	N1° 49' 11"W			
L2	123.14	N0° 19' 51"W			
C1	97.86	71°15'02"	78.69	N35° 57' 22"W	91.67
C2	144.05	18°43'37"	440.72	N80° 56' 42"W	143.41
L3	450.02	S89° 41' 30"W			
C3	64.63	46°17'11"	80.00	N67° 09' 55"W	62.88
C4	142.19	18°35'34"	438.19	N53° 19' 06"W	141.57
L4	158.29	N62° 36' 53"W			
C5	227.69	18°38'13"	700.00	N53° 17' 47"W	226.69
L5	181.04	N43° 58' 40"W			
C6	124.27	47°27'58"	150.00	N20° 14' 41"W	120.74
L6	492.54	N3° 29' 17"E			
L7	166.27	N1° 17' 48"E			
L8	115.87	N0° 18' 21"W			
C7	89.01	84°59'38"	60.00	N42° 11' 28"E	81.07
L9	62.29	N84° 41' 17"E			
C8	160.26	41°44'15"	220.00	N63° 49' 10"E	156.74
C9	96.90	48°06'35"	115.41	N18° 53' 45"E	94.08
C10	165.99	34°47'25"	273.37	N12° 14' 10"E	163.45
C11	172.25	84°36'08"	116.66	N71° 55' 56"E	157.02
C12	171.64	52°35'26"	187.00	N87° 56' 18"E	165.68
C13	226.05	53°57'56"	240.00	N34° 39' 37"E	217.79
L10	88.76	N7° 40' 39"E			
C14	76.14	31°09'39"	140.00	N23° 15' 28"E	75.21
L11	47.66	N38° 50' 18"E			
C15	88.58	32°06'39"	158.05	N22° 46' 58"E	87.43
L12	177.23	N6° 43' 39"E			
C16	135.99	25°08'03"	310.00	N5° 50' 23"W	134.90
L13	113.59	N18° 24' 24"W			
C17	172.55	41°04'13"	240.73	N2° 07' 42"E	168.88
C18	97.92	51°00'09"	110.00	N2° 50' 16"W	94.72
C19	573.52	17°28'08"	1881.07	N19° 36' 17"W	571.30
L14	43.98	N10° 52' 13"W			
C20	126.75	24°12'30"	300.00	N22° 58' 28"W	125.81
L15	807.11	N35° 04' 43"W			
L16	230.19	N35° 59' 51"W			
C21	524.54	100°10'46"	300.00	N86° 05' 14"W	460.23
L17	227.25	S43° 49' 23"W			
C22	322.36	68°24'22"	270.00	S78° 01' 34"W	303.55
L18	170.11	N67° 46' 15"W			
L19	171.11	N67° 27' 36"W			
C23	100.57	115°14'30"	50.00	S57° 55' 09"W	84.45
L20	120.62	S0° 17' 54"W			
L21	606.60	S1° 25' 35"W			
L22	69.43	S12° 17' 35"E			
C24	57.93	110°38'11"	30.00	S43° 01' 31"W	49.34
L23	71.20	N81° 39' 24"W			
L24	520.72	N88° 26' 30"W			
C25	72.44	83°00'46"	50.00	S50° 03' 08"W	66.27
L25	143.93	S8° 32' 45"W			
C26	125.97	36°05'15"	200.00	S26° 35' 22"W	123.90
L26	262.87	S44° 38' 00"W			
L27	246.15	S36° 02' 40"W			
C27	105.60	121°00'31"	50.00	N83° 27' 04"W	87.04
L28	74.78	N22° 56' 49"W			
L29	46.75	N43° 21' 48"W			
C28	80.34	106°43'37"	43.13	S83° 16' 23"W	69.22



ALLEN
 PORTION OF CURVE 3
 ON ALLEN
 $\Delta=16°49'39"$
 $R=80.00'$
 $L=23.50'$
 $L.C.=23.41'$
 $N52°26'09"W$

FARMLAND RESERVE
 PORTION OF CURVE 3
 ON FARMLAND RESERVE
 $\Delta=29°27'32"$
 $R=80.00'$
 $L=41.13'$
 $L.C.=40.68'$
 $N75°34'44"W$

BASIS OF BEARING
 Solar observation taken at a point 3550 feet South
 and 3360 feet West of the Northeast corner of
 Section 22, Township 6 South, Range 39 East of the
 Willamette Meridian, as per Survey Number 7-40-16

SCALE: 1"=500'

NARRATIVE

This sheet is to depict the location of easements that are to be created. The above map depicts the location of a mutual use access road. The map to the left depicts locations of underground water lines and appurtenances that fall on the Allen property which serve irrigation pivots on the Farmland Reserve tract. I have prepared legal descriptions separately.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

 OREGON
 JEFFREY S. HSU
 83571
 Renewal Date: June 30, 2025.

FILED July 19, 2023
 BAKER COUNTY SURVEYOR
 SURVEY NO. 7-39-109
 7-40-24

Sheet 6 of 6

BAGETT, GRIFFITH & BLACKMAN
 2006 Adams Avenue, LaGrande, Oregon
 Map of Survey

Situated in Sections 10,11,12,13,14,15,16,21,22,23,
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 BAKER COUNTY, OREGON

SURVEYED FOR	Brad Allen
SURVEYED BY	J. S. H.
Scale: 1" = 600'	Drawn by: J. S. H. Apr.-Jun. 2023