

C/4 SECTION 20
T. 9 S., R. 40 E., W.M.
FOUND NAIL

C/4 COR., SEC. 20 TO EAST 1/4 COR., SEC. 20 =
N. 89° 52' 49" E., 2656.47'

((S. 43° 11' W., 10.0'))
S. 42° 10' W., 10.0'

EAST 1/4 CORNER SECTION 20
T. 9 S., R. 40 E., W.M.
FD PIPE W/ 5/8" REBAR W/YPC
"RLS 645" SET INSIDE.

NARRATIVE

This ALTA/ACSM survey is based upon previous surveys of subject parcel and surrounding parcels by Baker County Survey Numbers 9-40-344 M.P., 417, 466, 486, and 502. Monuments found or established by said surveys were recovered and are the basis for this current work.

Said Baker County Survey Numbers 466, 486, and 502 state that the property corner located at the current point of beginning as being the SW corner of the O.T.E.C. transformer fence. This was found to be in error by 2.21 feet. A property corner was set in the correct position this survey. The intersection of the Easterly Right of Way (R.O.W.) of David Eccles Road and the Easterly R.O.W. of Rose Street was established by extending said Right of Ways to the intersection point. The Easterly R.O.W. of Rose Street was established by ties to an unrecorded 3/4" rebar and the property corner set by Baker County Survey No. 9-40-417. These two pins fit nearly perfect with the local culture on both sides of Rose Street. Therefore we have accepted the said unrecorded 3/4" rebar as being on the Easterly R.O.W. of Rose Street.

The only visible encroachments onto subject property are shown hereon. They include a portion of a house, a dilapidated shed, and random dilapidated fences.

All visible above ground and located utilities on and across subject property have been tied and shown hereon. As-built and construction drawings for utility locations and other improvements can be obtained from the Eagle Pacific Inc., Baker City distribution office.

LEGEND

- Set 5/8" rebar with plastic cap marked "HANLEY ENGR. PLS 1817".
- Found, 5/8" rebar with plastic cap marked "HANLEY ENGR. PLS 1206", set by Co. Sur. No. 9-40-466.
- Found, 5/8" rebar with plastic cap marked "HANLEY ENGR. PLS 1206", set by Co. Sur. No. 9-40-466.
- Found, 5/8" rebar with plastic cap marked "HANLEY ENGR. PLS 1206", set by Co. Sur. No. 9-40-486.
- Found, 5/8" rebar with plastic cap marked "HANLEY ENGR. PLS 1817", set by Co. Sur. No. 9-40-502.
- Found, city monument in steel case.
- Found, monument as noted.
- () Baker County Survey No. 9-40-502.
- { } Baker County Survey No. 9-40-466.
- [] Baker County Survey No. 9-40-486.
- (()) Baker County Survey No. 9-40-344 M.P.

REFERENCES

- Baker County Survey No. 9-40-344 M.P.
- Baker County Survey No. 9-40-417.
- Baker County Survey No. 9-40-466.
- Baker County Survey No. 9-40-486.
- Baker County Survey No. 9-40-502.
- Baker County Deed Book 117, Page 168.
- Baker County Deed Book 125, Page 522.
- Baker County Deed Book 132, Page 350.
- Baker County Deed Book 174, Page 216.
- Baker County Deed Book 174, Page 476.
- Baker County Deed No. 67 29 024.
- Baker County Deed No. 69 07 027.
- Baker County Deed No. 76 46 042.
- Baker County Deed No. 97 49 153.
- Baker County Deed No. 99 04 172 (See Note #6).
- Baker County Deed No. 99 52 163.
- Plat of Jackson Addition to Baker City.
- Plat of Wilovale Addition to Baker City.
- Elkhorn Title Co., Preliminary Title Report, File No.: 00011653.

PROPERTY DESCRIPTION

Land located in the Southeast quarter of the Northeast quarter, and the Northeast quarter of the Southeast quarter of Section 20, and the Northwest quarter of the Southwest quarter of Section 21, Township 9 South, Range 40 East, Willamette Meridian, also described as portions of vacated Jackson and Wilovale Additions to Baker City, Oregon, more particularly described as follows:

Beginning at a point S. 79° 49' 50" W., 935.30 feet from the East quarter corner of said Section 20, said point being on the Easterly Right of Way of David Eccles Road (formerly Easterly Right of Way of Sumpter Valley Railway Co.); thence N. 57° 54' 08" E., 109.22 feet; thence S. 73° 50' 09" E., 119.53 feet; thence S. 32° 06' 01" E., 203.43 feet; thence S. 26° 05' 13" E., 689.14 feet; thence N. 58° 16' 32" E., 127.01 feet; thence N. 77° 19' 20" E., 501.7 feet, m/l; to the centerline of the Powder River as it existed on March 3, 2000; thence Northerly along said Powder River centerline to intersect the Westerly Right of Way of U.P.R.R. at Sta. 4202+18, m/l; thence along said Westerly Right of Way N. 47° 50' W., 823.9 feet, m/l, to U.P.R.R. Sta. 4193+94; thence S. 42° 10' W., 10.0 feet; thence along a 431.4 foot radius curve right, the chord of which bears S. 46° 43' 28" E., 30.34 feet; thence S. 27° 06' 33" E., 143.08 feet to intersect the North line of the said Northeast quarter of the Southeast quarter; thence along said North line S. 89° 52' 49" W., 555.49 feet to intersect the Easterly Right of Way of Rose Street; thence along said Easterly Right of Way, S. 33° 25' 40" W., 48.42 feet to intersect the said Easterly Right of Way of David Eccles Road; thence S. 31° 43' 30" E., 144.26 feet along said Easterly Right of Way to the point of beginning.

Land containing 12.33 Acres, m/l.

ALTA/ACSM LAND TITLE SURVEY

Date: May 15, 2000
Revised: June 14, 2000

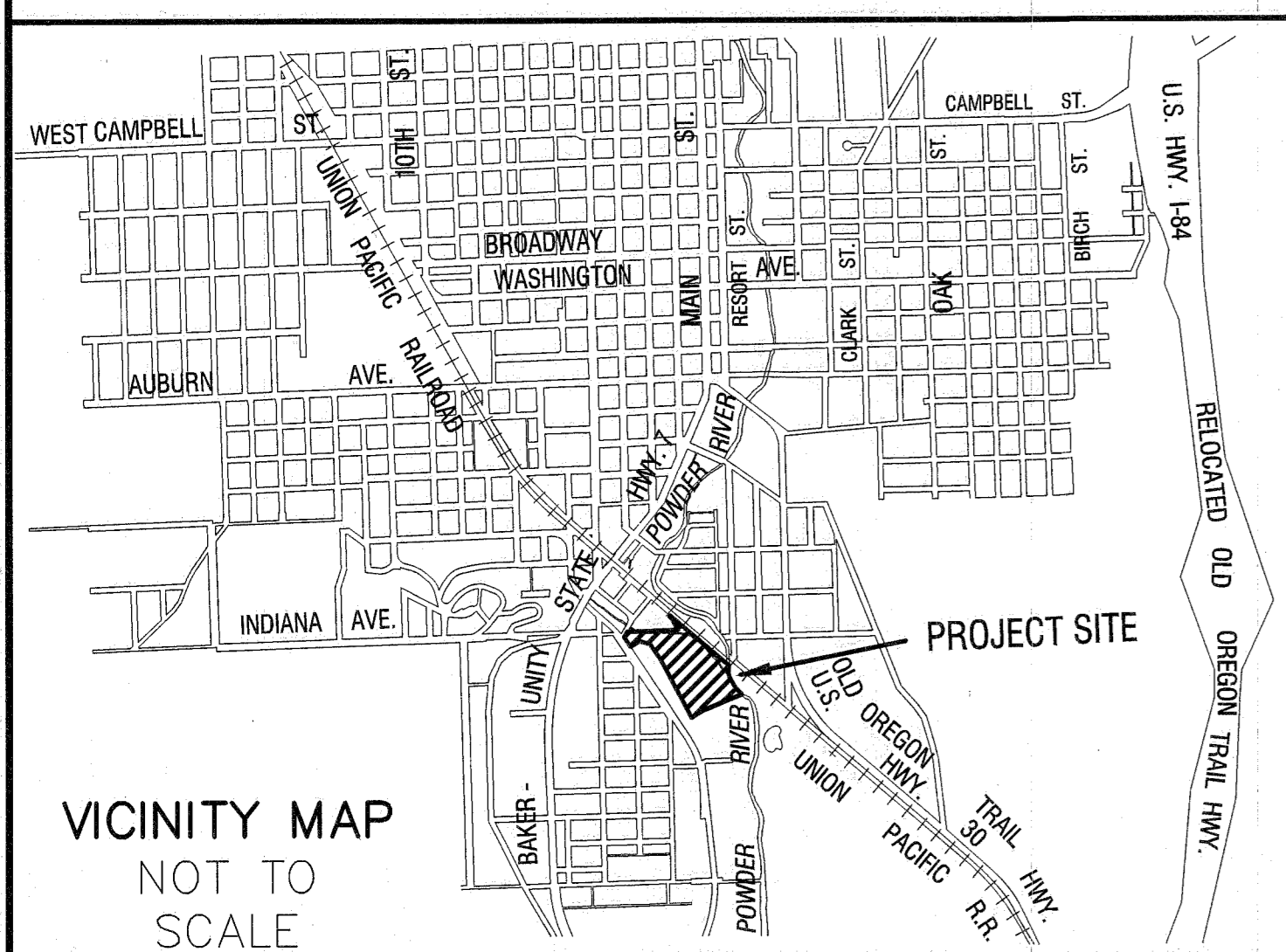
I, Thomas J. Hanley, a licensed land surveyor under the laws of the State of Oregon, do hereby certify to Eagle Pacific Industries Inc., Fleet Capital Corporation, a Rhode Island corporation, and Elkhorn Title Company that this is a true and correct survey of, land located in the Southeast quarter of the Northeast quarter, and the Northeast quarter of the Southeast quarter of Section 20, and the Northwest quarter of the Southwest quarter of Section 21, Township 9 South, Range 40 East, Willamette Meridian, also described as portions of vacated Jackson's and Wilovale Additions to Baker City, Oregon, more particularly described as above, and correctly shows the location of all existing buildings and structures and improvements on said property, that there are no visible encroachments onto adjoining properties, streets, alleys or setbacks by any of the existing buildings, structures, or improvements; there are no visible right-of-ways or easements on said described property other than shown thereon; and there are no party walls or visible encroachments onto said described property by buildings, structures, or other improvements situated on adjoining property, except as shown on said survey. That this survey was made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and ACSM and NSPS in 1997, includes items 1 through 4, 6, 7(a), and (b), 8 through 11, 13, and 16 of Table A thereof, and (ii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an Urban Survey; and (iii) the property and easement descriptions were taken from Elkhorn Title Co., Preliminary Title Report, File No. 00011653, dated February 2, 2000.

FILED JULY 6, 2000
BAKER COUNTY SURVEYOR
SURVEY NO. 9-40-518

Scale: 1" = 80'

NOTES

1. FLOOD ZONE DESIGNATION: ZONE AE
FIRM MAP NUMBER: 410002
FIRM PANEL NUMBER: 0395
FIRM SUFFIX: C
FIRM DATE: JUNE 3, 1988
2. NO RECORD FOUND OF PLATTED SETBACKS OR BUILDING RESTRICTION LINES.
3. FD 5/8" REBAR W/PLASTIC CAP SET BY BAKER CO. SURV. #9-40-417 1.13' NORTH & 0.74' EAST OF TRUE CORNER POSITION.
4. FD 1/2" REBAR IN MON. BOX 1.13' NORTH & 0.74' EAST OF MID-SECTION LINE.
5. APPROXIMATE LOCATION OF UTILITIES BY EASEMENT RESERVATION IN BAKER COUNTY DEED NO. 97 49 153.
6. EQUITABLE SERVITUDE AND EASEMENT FILED AS BAKER COUNTY DEED NO. 99 04 172, PROHIBITS THE PROPERTY FROM RESIDENTIAL USE OF ANY TYPE, AND AGRICULTURAL USE OF ANY TYPE. THE EASEMENT GRANTS D.E.Q. THE RIGHT TO ENTER UPON AND INSPECT ANY PORTION OF THE PROPERTY.



HANLEY ENGINEERING, INC.

P.O. Box 701, 2043 Main St. Baker City, Oregon 97814 (541) 523-3803

REGISTERED PROFESSIONAL LAND SURVEYOR

THOMAS J. HANLEY
JULY 13, 1979
1817

Renews June 30, 2001