

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF RYAN RODEN WITH THE PURPOSE OF LOCATING THE BOUNDARIES OF THAT CERTAIN PROPERTY DESCRIBED IN DEED NO. B16030042.

THE SUBJECT PROPERTY IS DESCRIBED AS BEING A PORTION OF THE SW1/4 OF GOVERNMENT LOT 1 OF SECTION 30. SAID PROPERTY IS ALSO A PORTION OF THE R.T. LINCOLN PLACER CLAIM, WHICH WAS ORIGINALLY SURVEYED BY CHARLES M. FOSTER, U.S. DEPUTY MINERAL SURVEYOR AS MINERAL SURVEY 612, COMPLETED JANUARY 25, 1905.

IN 1965, JAMES HANLEY, PE, COMPLETED A DEPENDENT RESURVEY AND SUBDIVISION OF SECTION 30. THIS WAS FILED APRIL 26, 1966 AS BAKER COUNTY SURVEY NO. 11-40-9.

IN 1986, BILL WELLS, PLS AND BILL HANLEY, PLS PERFORMED THE RANCHERIA CADASTRAL SURVEY UNDER A JOINT-VENTURE CONTRACT FOR THE WALLAWA-WHITMAN NATIONAL FOREST. THIS SURVEY WAS FILED AS BAKER COUNTY SURVEY NO. 11-40-78. IN PART, IT WAS A DEPENDENT RESURVEY AND SUBDIVISION OF SECTION 30, AND AS SUCH REQUIRED THE RETRACEMENT OF MINERAL SURVEY NO.'S 611, 612 AND 705. THE NARRATIVE DISCUSSES THAT THE 1965 SURVEY BY JIM HANLEY DID NOT TAKE THESE MINERAL SURVEYS INTO ACCOUNT, BUT INSTEAD SUBDIVIDED SECTION 30 IN THE NORMAL FASHION. IT GOES ON TO EXPLAIN THAT THE MINERAL SURVEY LINES AND CORNERS DO NOT COINCIDE WITH A TYPICAL SUBDIVISION OF SECTION 30. SUPPORTING DOCUMENTATION IS PROVIDED IN A SUPPLEMENTAL NARRATIVE BY WELLS AND HANLEY, COMPLETE WITH AN OPINION ISSUED BY THE B.L.M. FILED SEPARATELY AS SURVEY NO. 11-40-34. THE B.L.M. OPINION STATES THAT THE FOUND OR REESTABLISHED MINERAL SURVEY CORNERS ALONG THE NORTH-SOUTH CENTERLINE OF THE SW AND NW QUARTERS SHOULD BE CONSIDERED THE LEGAL SUBDIVISION OF SECTION CORNERS. AS A RESULT, SEVERAL OF JIM HANLEY'S MONUMENTS FROM 1965 WERE NOT ACCEPTED AS BEING THE LEGAL SUBDIVISION OF SECTION CORNERS.

IN 1997, DAVID TRAPP, PLS PERFORMED A PROPERTY LINE ADJUSTMENT SURVEY RECORDED AS SURVEY NO. 11-40-243. DURING SAID SURVEY, HE FOUND AND ACCEPTED AN UNRECORDED PIN NEAR R.T. LINCOLN CORNER #6. THE NARRATIVE GIVES NO REASON FOR HIS ACCEPTANCE OF THIS PIN OR WHETHER HE BELIEVES IT REPRESENTS R.T. LINCOLN CORNER #6, WHICH WOULD BE IN DIRECT CONFLICT WITH SURVEY NO. 11-40-78.

FIELD MEASUREMENTS WERE MADE TO LOCATE THE FOUND CONTROLLING MONUMENTS FROM SURVEY NO. 11-40-78, WHICH PROVIDES THE BASIS OF BEARINGS FOR THIS SURVEY. THE MONUMENTS SET BY BILL WELLS AND BILL HANLEY ARE ACCEPTED FOR THIS SURVEY. I REESTABLISHED R.T. LINCOLN CORNER #5 BY SINGLE PROPORTIONATE MEASUREMENT BETWEEN THE FOUND MONUMENTS FROM SURVEY 11-40-78 AT R.T. LINCOLN CORNER #4 AND THE WEST 1/4 CORNER OF SECTION 30. I DETERMINED R.T. LINCOLN CORNER #6 BY HOLDING THE RECORD BEARING AND DISTANCE FROM SURVEY NO. 11-40-78, MEASURING FROM THE REESTABLISHED R.T. LINCOLN CORNER #5.

WE FOUND THE TWO UNRECORDED PINS NEAR R.T. LINCOLN CORNER #6 AS FOUND DURING TRAPP'S SURVEY, WHICH ARE NOT ACCEPTED. IT APPEARS THESE PINS WERE SET IN AN ATTEMPT TO MARK THE SOUTHEAST CORNER OF GOVERNMENT LOT 1, BUT IF SO WERE APPARENTLY DONE WITH NO REGARD FOR MINERAL SURVEY 612. WE ALSO FOUND AN UNRECORDED 1/2" IRON PIN IN AN IRON PIPE NEAR THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY, WHICH IS ALSO NOT ACCEPTED. I BELIEVE THE EVIDENCE PRESENTED BY SURVEY NO.'S 11-40-34 AND 11-40-78 AND THE PROCEDURES AND REASONING OUTLINED THEREIN PROVIDE A SOLID BASIS FOR THE REJECTION OF THESE PINS, THE ORIGIN AND PURPOSE OF WHICH ARE UNCERTAIN.

THE NORTH LINE OF THE SUBJECT PROPERTY IS COINCIDENT WITH THE CENTERLINE OF THE ROAD RIGHT OF WAY CONVEYED TO THE UNITED STATES OF AMERICA, RECORDED MAY 2, 1966 AS DEED NO. 66-18-017. ALTHOUGH THE CENTERLINE IS DESCRIBED BY BEARINGS AND DISTANCES, THE DEED ALSO STATES THAT "IF THE ROAD IS LOCATED SUBSTANTIALLY AS DESCRIBED HEREIN, THE CENTERLINE OF THE ROAD AS CONSTRUCTED IS HEREBY DEEMED ACCEPTED BY THE GRANTOR AS THE TRUE CENTERLINE OF THE EASEMENT GRANTED." AFTER LOCATING THE EXISTING ROAD IN THE FIELD, I FOUND THIS TO BE THE CASE, AND SO THE TRAVELED CENTERLINE OF THE STICES GULCH ROAD IS ACCEPTED AS THE TRUE BOUNDARY LINE AS SHOWN HEREON.

NEW MONUMENTS WERE SET AT POSITIONS ACCORDING TO THE EVIDENCE FOUND AND AS OUTLINED HEREIN. WE MARKED THE WEST, EAST AND SOUTH LINES WITH STEEL U POSTS AND FLAGGING. SEE CORNER MONUMENTATION SHEET FILED SEPARATELY FOR MORE DETAILED INFORMATION CONCERNING THE MONUMENT AND ACCESSORIES AT R.T. LINCOLN CORNER #5.

REFERENCES

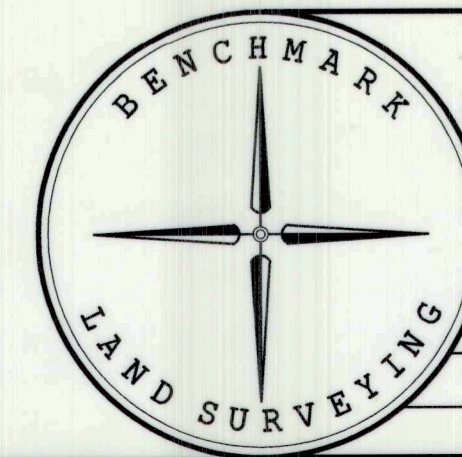
RECORD MAP OF SURVEY NO.'S 11-40-9, 11-40-34, 11-40-73, 11-40-74, 11-40-75, 11-40-78 AND 11-40-243

DEED RECORD INSTRUMENT NO.'S 66-18-017, 85-40-033, 03010151, B04080270, B14520120 & B16030042

MINERAL SURVEY NO. 612

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

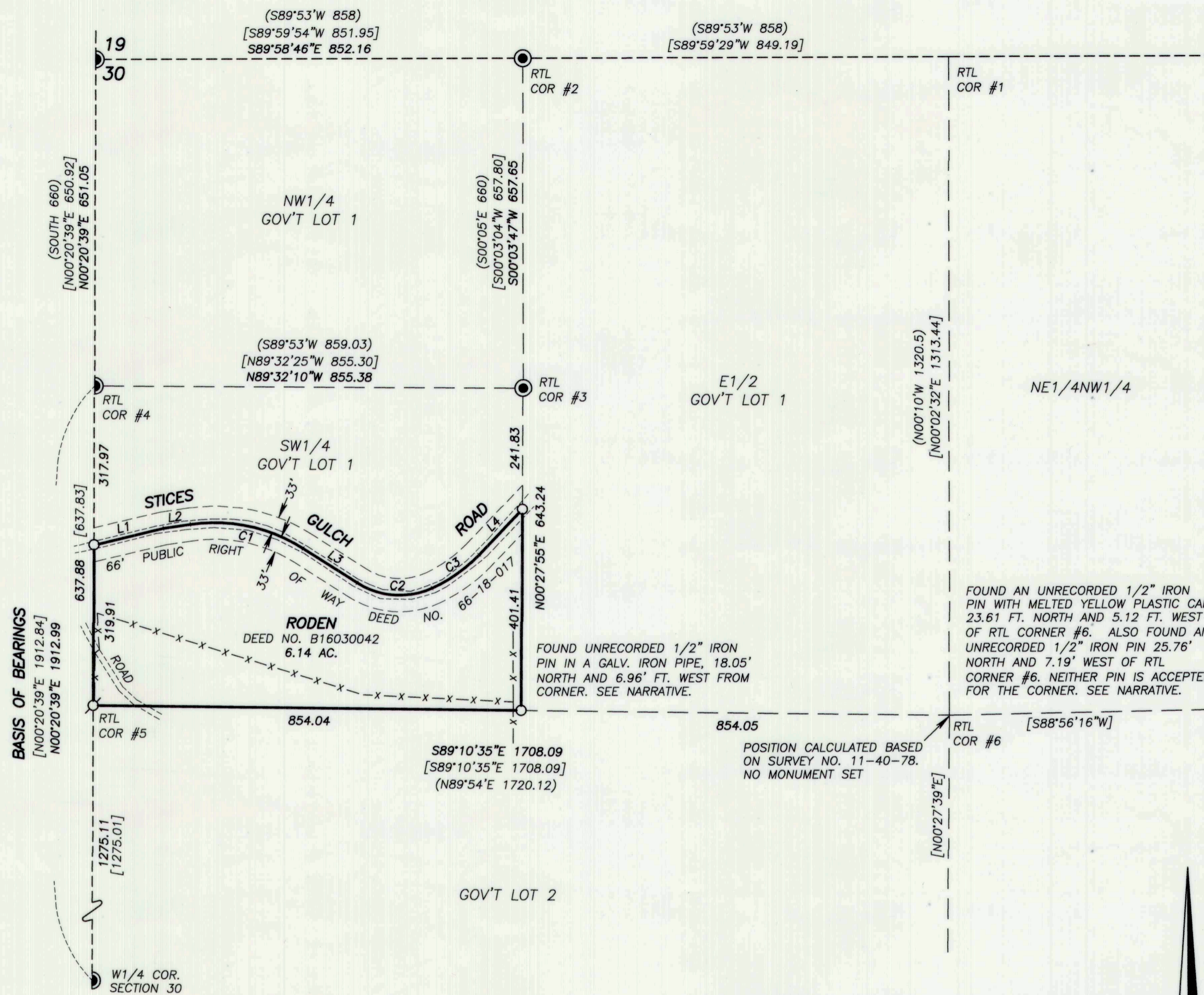


BENCHMARK LAND SURVEYING
217 N. CANYON BLVD. JOHN DAY, OREGON
2101 MAIN STREET, STE 223 BAKER CITY, OREGON
541-575-1251 ~ 800-699-0516

MAP OF SURVEY
THE SW1/4 OF GOVERNMENT LOT 1 OF
SECTION 30, T.11S., R.40E., W.M.,
BAKER COUNTY, OREGON

SURVEYED FOR	RYAN RODEN	
SURVEYED BY	JLH & MRT	8/19/2016
SCALE: 1"=200'	DRAWN BY: JLH	

FILED August 29 2016
BAKER COUNTY SURVEYOR
SURVEY NO. 11-39-192
11-40-255



LEGEND

- FOUND 2 1/2" ALUMINUM PIPE AND CAP SET BY WILLIAM WELLS IN 1986, SURVEY NO. 11-40-78
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BENCHMARK SURVEYING
- ⊙ SET 5/8"x30" IRON PIN WITH ATTACHED 2" ALUMINUM CAP MARKED BENCHMARK LAND SURVEYING, AND WITH MINERAL CORNER DESIGNATION. SEE RECORD MONUMENTATION SHEET FILED SEPARATELY FOR MORE DETAILS.
- () RECORD BEARING AND DISTANCE FROM MINERAL SURVEY 612 BY CHARLES FOSTER
- [] RECORD BEARING AND DISTANCE FROM SURVEY NO. 11-40-78
- x-x FENCE LINE

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	LONG CHORD BEARING-DIST.
C1	330.00	40°51'01"	235.28	S77°47'31"E 230.33
C2	158.00	56°43'16"	156.42	S85°43'39"E 150.11
C3	300.00	22°06'30"	115.76	N54°51'28"E 115.04

LINE TABLE

LINE	BEARING	DIST.
L1	N76°38'27"E	142.76
L2	N81°46'58"E	54.13
L3	S57°22'01"E	127.04
L4	N43°48'13"E	125.62

BASIS OF BEARINGS

SURVEY NO. 11-40-78
THE WEST LINE OF THE NW1/4 SECTION 30
BEARS N.00°20'39"E. AS SHOWN



FOUND AN UNRECORDED 1/2" IRON PIN WITH MELTED YELLOW PLASTIC CAP 23.61 FT. NORTH AND 5.12 FT. WEST OF RTL CORNER #6. ALSO FOUND AN UNRECORDED 1/2" IRON PIN 25.76' NORTH AND 7.19' WEST OF RTL CORNER #6. NEITHER PIN IS ACCEPTED FOR THE CORNER. SEE NARRATIVE.

FOUND UNRECORDED 1/2" IRON PIN IN A GALV. IRON PIPE, 18.05' NORTH AND 6.96' FT. WEST FROM CORNER. SEE NARRATIVE.

POSITION CALCULATED BASED ON SURVEY NO. 11-40-78. NO MONUMENT SET