

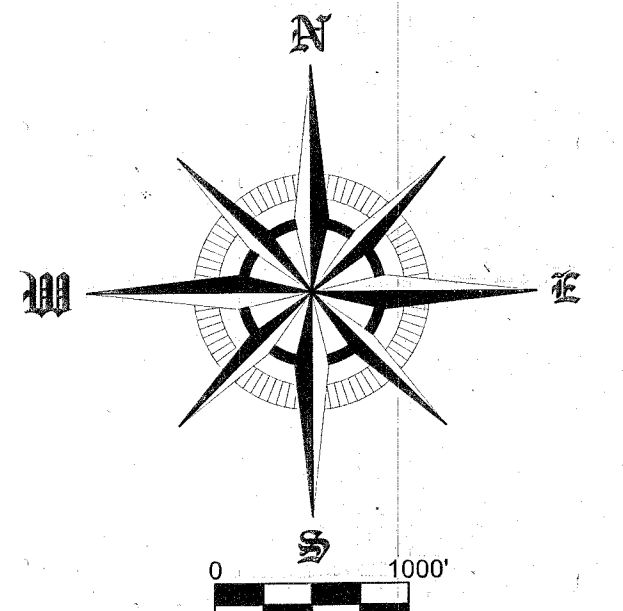
AUBURN CREEK RANCH BOUNDARY SURVEY

A Portion of Sections 11, 12, 13, 14, 15, 22, 23, 24 & 25, T 12 S, R 40 E W. M.

BAKER COUNTY OREGON

Scale 1 Inch = 1000 Feet

Date July 24, 2013



NARRATIVE:

I, James H. Hambleton, Oregon Registered Land Surveyor No. 645, of 18483 West Campbell Loop, Baker City, Oregon 97814, and phone number 541-524-1256, have made the following survey at the request of Philip Wirth of the AUBURN CREEK RANCH LLC, for the purpose of correctly locating property lines and corners of their ranch property located on Auburn Gulch near Bridgeport, Oregon. This will enable better control of their ranch lands.

The original GLO survey was made by George Henderson, Deputy Surveyor, under contract number 409, dated August 22, 1881. His survey covered all of T 12 S, R 40 E. A retracement survey along the East range line of T 12 S, R 40 E as well as work in Section 12, T 12 S, R 40 E W.M. was performed by U. S. Cadastral Engineer Lincoln E. Wilkes under special instructions as Survey Group No. 119, being dated March 30, 1926.

In 1975, James J. Carlson, Cadastral Surveyor for The Bureau of Land Management under special instructions, Group No. 350, dated May 3, 1957, approved May 6, 1957 and assignment instructions dated August 30, 1975, re-monumented several corners throughout this immediate area, previously being recovered by U. S. Forest Service employees.

An additional survey referred to as "The Dooley Fire Cadastral Survey" in a portion of Section 11, T 12 S, R 40 E W. M. was made by Douglas M. Ferguson ORLS No. 848, dated 1990, filed in the Baker County Surveyor's office under file number 12-40-3 is being shown on this map by parenthesis as such [].

Using public and private records, I made the foregoing survey using a TOPCON-XT Global Positioning System to accomplish the fieldwork. The Meridian used for this survey was based on a survey made by Lincoln E. Wilkes, U.S. Cadastral Engineer. His survey was dated March 30, 1926. A portion of this survey was along the Range Line between T 12 S, R 40 & 41 E. I used his record bearing of N 00° 22' 00" E between the 1/4 corner common to Sections 13 & 18, T 12 S, R 40 & 41 E and the 1/4 corner common to Sections 7 & 12, T 12 S, R 40 & 41 E, as the basis of bearing for this survey. After completing the initial fieldwork, I have marked the designated boundary line with wooden lath and blue and white ribbon.

During the course of this survey it was necessary to expand my work into approximately 18 sections of the original survey of T 12 S, R 40 E. This was done in an effort to recover the original corners necessary to complete this survey. This gave me a somewhat clearer picture and a pattern began to emerge of the survey work which was made by US Deputy Surveyor George Henderson under contract number 409 and dated August 30, 1881. The markings on the original corner stones that I was able to identify and recover during this survey were very dim and poorly marked. George Henderson was very careless in his monumentation, leaving virtually no accessories to accompany his monuments.

George Henderson used yellow pine posts, a softwood, for many of these corners in the timbered reaches of this township, where there were sufficient trees that could have been used as bearing tree accessories to the corners. He apparently chose to ignore them and used pits and mounds of earth as his accessories. The softwood post, pits and mounds of earth had a very short lifespan before they were weathered and eroded away to an unrecoverable state.

Lincoln D. Wilkes also found the same problems with George Henderson's original work, as he made reference to the poor quality of the work in his field notes of 1926. He states, and I quote "The original survey of this township appears to have been very carelessly done, especially in the matter of monumentation." End of the quote.

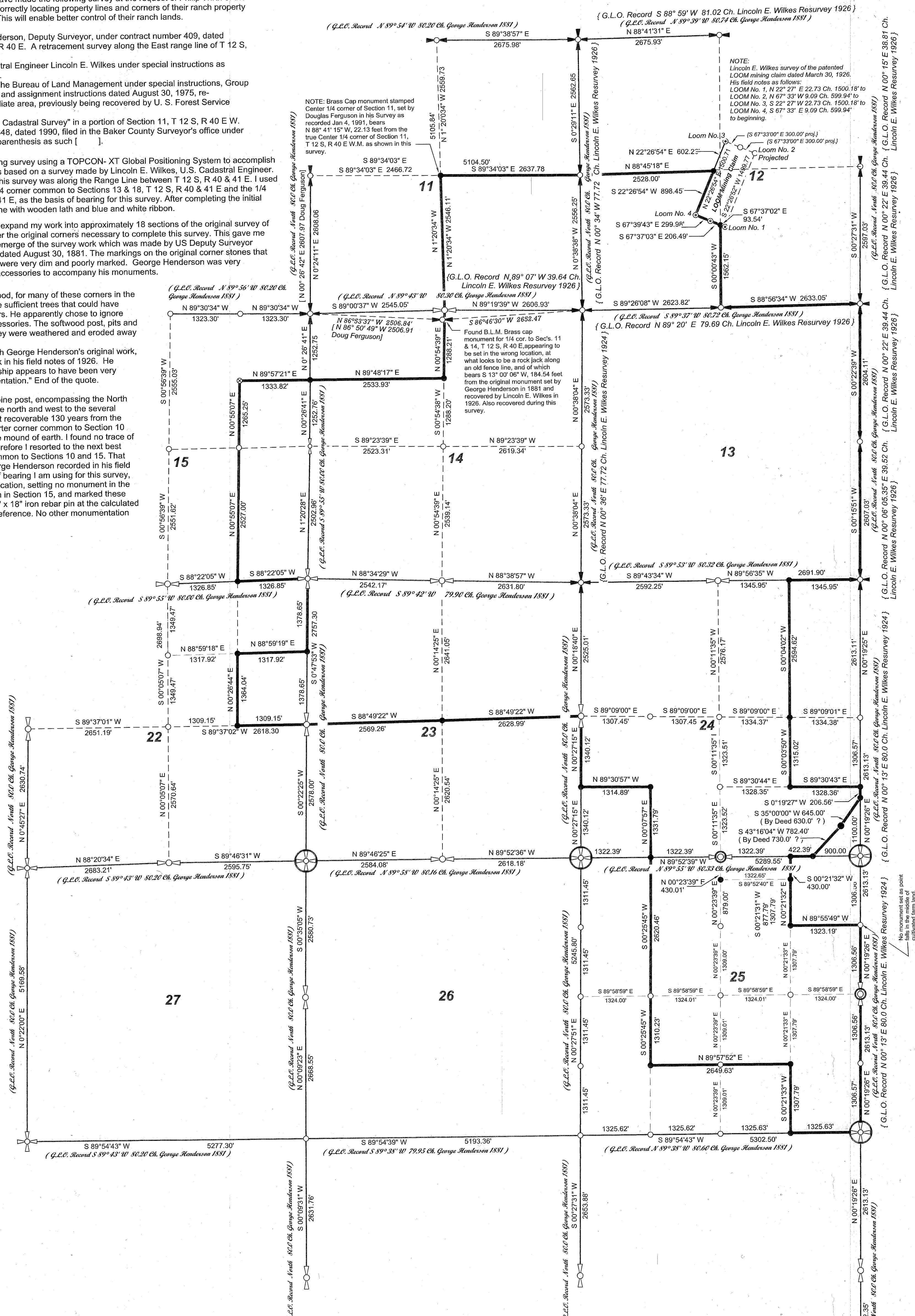
George Henderson's field notes indicate he set 14 pine post, encompassing the North and West side of Section 15 and continuing on to the north and west to the several adjacent sections. These corner monuments are not recoverable 130 years from the time they were set. In my survey, I needed the quarter corner common to Section 10 and 15, which also was a pine post with pits and the mound of earth. I found no trace of any of these corners of which I have mentioned, therefore I resorted to the next best available evidence to restore the quarter corner common to Sections 10 and 15. That being the GLO record bearings and distances, George Henderson recorded in his field notes. I rotated the GLO call bearing to the basis of bearing I am using for this survey, then mathematically computed the quarter corner location, setting no monument in the field. I then projected the subdivision lines as shown in Section 15, and marked these lines with wooden lath in the field, and setting a 5/8" x 18" iron rebar pin at the calculated NE-C-1/16 corner location of Section 15 for future reference. No other monumentation was done in Section 15.

Additional findings of facts found during this in-depth survey have revealed:

First the original one quarter corner, common to Sections 11 and 14, T 12 S, R 40 E W.M., has been found and recovered, which is a stone measuring 24" x 11" x 5" at maximum dimensions. The original GLO notes describes this corner as a stone measuring 24" x 10" x 4" placed in a mound of stone. This stone has the original markings of George Henderson when he set the corner in 1881. The stone was also recovered by Lincoln E. Wilkes in his survey of 1926. Lincoln E. Wilkes states he remarked the stone taking care not to disturb the original dim markings. This is a double marked stone as both markings are visible today. There is also a mound of stones about this monument as described in Lincoln E. Wilkes notes at the time he left the corner in 1926. Lincoln E. Wilkes used this 1/4 corner as one of his control corners in the survey he was making in Section 12, T 12 S, R 40 E W.M.

The second finding of fact is that near the vicinity of this one quarter corner, I also found a BLM Brass Cap Monument, set by James J. Carlson, Cadastral Surveyor for the Bureau of Land Management, under special instructions group 350 with assignment instructions dated August 30, 1975. This Brass Cap Monument is located S 13° 00' 06" W, 184.54 feet from the confirmed original quarter corner stone. After a thorough search and investigation, it appears that James Carlson's BLM Brass Cap Monument has been set where an old rock jack stood at an old fence corner. I had no other alternative other than to treat this as a bad corner monument.

I rejected this bad monument, as its location was not consistent with the adjacent corners, nor was it where the original monument had been set. I then proceeded my survey showing the bad corner monuments location and relationship to the adjacent corners, but using the original monument to complete the survey.



LEGEND	
	Found original GLO Section Corner which had been remonumented with a permanent Brass Cap monument.
	Found original Section Corner as per GLO notes. Placed a 5/8" x 30" iron rebar pin with plastic cap as a reference pin to help identify the corner pending permanent monumentation in the future.
	No trace of the original Section Corner could be identified. Restored corner location by proportionate measurements as per BLM manual. Placed a 5/8" x 30" iron rebar pin with plastic cap as a reference pin pending permanent monumentation in the future.
	Found original Quarter Corner monument which had been remonumented with a permanent Brass Cap monument.
	Found original quarter corner as per GLO notes. Placed a 5/8" x 30" iron rebar pin with plastic cap as a reference pin to help identify the corner pending permanent monumentation in the future.
	No trace of the original Quarter Corner could be identified. Restored corner location by proportionate measurements as per BLM manual. Placed a 5/8" x 30" iron rebar pin with plastic cap as a reference pin pending permanent monumentation in the future.
	Set 5/8" x 30" Iron Rebar pin with stamped 2 1/2" Aluminum cap in a mound of stone, at the subdivisional corner locations common with Auburn Creek Ranch property boundary.
	Found original Patent Mining Claim corner, set a 5/8" x 30" Iron Rebar pin with plastic cap to aid in perpetuating the original corner location.
	Set 5/8" x 18" iron rebar pin with plastic cap as a reference point.
	No monument set at this location during this survey.

Edited 36X 831
11-25-14
SAH
1 12 76
T 12 & 13 S, R 40 & 41 E

REGISTERED PROFESSIONAL LAND SURVEYOR
James H. Hambleton
JAMES H. HAMBLETON
July 10, 1984
LICENSE # 645
EXPIRES: June 30, 2014

FILED July 26, 2013
BAKER COUNTY SURVEYOR
SURVEY NO. 12-40-13