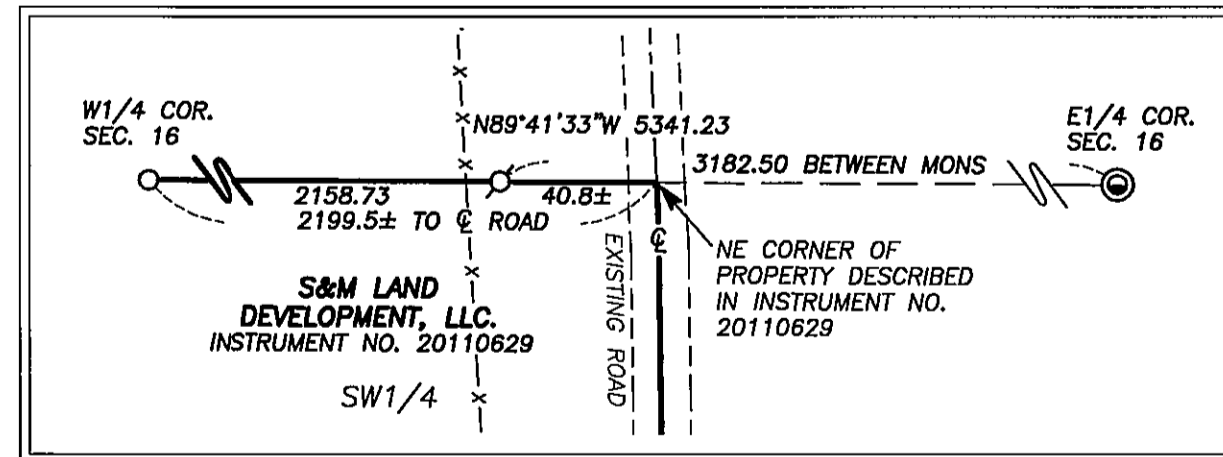


BASIS OF BEARINGS
 GEODETIC NORTH
 G.P.S. OBSERVATION TAKEN NEAR THE SE CORNER SECTION 17

DETAIL
 SCALE: 1"=50'



NARRATIVE

SEE SEPARATE NARRATIVE ATTACHED HERETO, AND BY THIS REFERENCE MADE A PART HEREOF.

LEGEND

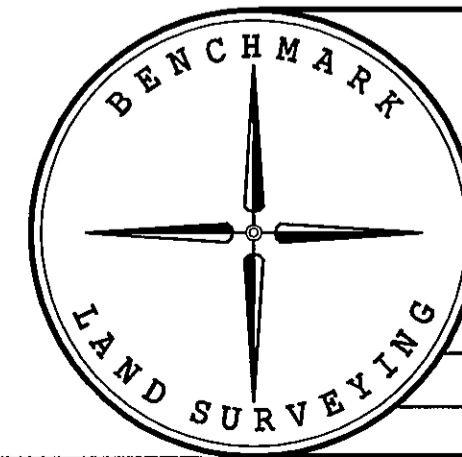
- FOUND 2 1/2" GRANT COUNTY SURVEYOR BRASS DISC GROUTED IN BEDROCK
- ⊙ FOUND 2 1/2" GALV. IRON PIPE WITH ATTACHED 3" BLM BRASS CAP FROM SURVEY NO. 613
- ⊙ FOUND 2 1/2" ALUMINUM PIPE WITH ATTACHED 3" CAP FROM SURVEY NO. 1737
- ⊙ SET 1 1/2"x30" GALV. IRON PIPE WITH ATTACHED 2 1/2" BRASS CAP MARKED BENCHMARK LAND SURVEYING, AND WITH APPROPRIATE SECTION CORNER OR 1/4 CORNER DESIGNATIONS.
- SET 5/8"x30" IRON PIN WITH ATTACHED 2" ALUMINUM CAP MARKED BENCHMARK LAND SURVEYING, AND WITH APPROPRIATE SECTION CORNER, 1/4 CORNER OR 1/16 CORNER DESIGNATIONS.
- ⊕ SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BENCHMARK SURVEYING
- () G.L.O. RECORD BEARING AND DISTANCE
- [] B.L.M. RECORD BEARING AND DISTANCE FROM SURVEY NO. 613
- X-X FENCE LINE
- SFNF SEARCHED FOR, NOT FOUND

REFERENCES

RECORD MAP OF SURVEY NO.'S 613 AND 1737
 DEED RECORD INSTRUMENT NO.'S 901019, 960696, 990839, 20062288, 20102274 & 20110629
 DEED RECORD BOOK 128 PAGE 508
 GENERAL LAND OFFICE FIELD NOTES
 GRANT COUNTY CORNER RESTORATION RECORDS

REGISTERED PROFESSIONAL LAND SURVEYOR

 OREGON
 NOVEMBER 30, 2007
 JASON L. HATFIELD
 #69454
 EXPIRES: 6/30/2013



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
 DEPENDENT RESURVEY AND SUBDIVISION OF SECTION 17
 T.14S., R.31E., W.M.
 GRANT COUNTY, OREGON

SURVEYED FOR	S&M LAND DEVELOPMENT, LLC.	
SURVEYED BY	JLH & MCS	5/23/2012
SCALE: 1"=1000'	DRAWN BY: JLH	

CORRECTIONS MADE SEPTEMBER 20, 2012 PER AFFIDAVIT OF CORRECTION FILED AS INSTRUMENT NO. 20121934, DEED RECORDS.

GRANT COUNTY SURVEYOR

RECEIVED AND FILED
 GRANT COUNTY SURVEYOR
 JUNE 1 2012

BY:

NARRATIVE FOR MAP OF SURVEY NO. 1949

This survey was performed at the request of Mike Sanders, representing S&M Land Development, LLC. The purpose of this survey was to mark the north line of the property described in Deed Instrument No. 20110629, records of Grant County, Oregon. To locate said north line, a dependent resurvey and subdivision of Section 17 was necessary.

A search was made of the available records pertaining to this survey. Field measurements were made to locate existing monuments and evidence of original G.L.O. corner positions.

The history of surveys pertaining to this survey are as follows:

- The original subdivision of Township 14 South, Range 31 East was performed by Bamford Robb, U.S. Deputy Surveyor, under Contract No. 357, dated July 2, 1880.
- Dependent Resurvey by Peter A. Peterson and Craig L. Wanless, Cadastral Surveyors for the B.L.M. completed July 31, 1978 and recorded in the Grant County Surveyor records as Map of Survey No. 613.
- Record Map of Survey No. 1737 by Kenneth H. Delano Jr., PLS, filed October 31, 2005. During Mr. Delano's survey, he found and accepted original corner evidence at the NW Corner Section 19, T.14S., R.31E.

The field notes from the B.L.M. resurvey and also the Grant County Corner Restoration records reveal that the majority of Bamford Robb's corners that have been perpetuated in this township were done so from original bearing trees. In most cases, if the original stone was found at all, it was either unmarked, illegibly marked, or was indistinguishable as part of a mound of stone.

At each expected corner location, we made a diligent search to recover the original marked stone. At most of these locations, the rocks were very deteriorated and easily fractured. Rocks were scarce in many search locations, where it appeared that every rock of reasonable size had been gathered and used to build rock jacks in nearby fences. At other locations, it was evident that rocks had been imported to build rock jacks; probably due to the absence of available native rock.

Throughout the course of this survey, I found that several of Bamford Robb's topographic calls were grossly in error or sometimes the natural features called for were nonexistent.

During my survey, I found several of the fences and fence corners to be harmoniously related and were accepted as the best available evidence of the original corners. On page 50 of Bamford Robb's field notes, he mentions that the section line between Sections 17 and 20 passes through a valley which is embraced in a farm belonging to the De Frates brothers. I feel it's noteworthy that there were early occupants present when the original survey was made. These occupants likely had knowledge of these corners and perpetuated their positions.

The corner evidence was evaluated as follows:

North ¼ Corner Section 17:

We did not find the original corner stone. This corner was determined to be at the intersection of long established fences extending South and West.

Northwest Corner Section 17:

We did not find the original corner stone. I utilized the existing east-west fence for northings, and a proportionate easting position, measuring between the found monument at the North ¼ Corner Section 18 and the established monument at the North ¼ Corner Section 17.

Southwest Corner Section 17:

We did not find the original corner stone. We found an ancient fence intersection with fences extending North, East, South and West. We also found a mound of stone approximately 64 feet South of the fence intersection in the fence line. We examined every stone in the mound, but did not find the original marked stone. The mound was comprised of about 5 stones that were all substantially smaller than the one called for in the notes. I don't believe this mound is original, but is rather the remains of an old rock jack. I determined the ancient fence intersection to be the best available evidence of the section corner.

Northeast Corner Section 8:

I found an unmarked stone, 14"X10"X3" set upright, 3 inches in the ground in a mound of stone comprised of eight other stones. I accept the stone and mound for the position of the section corner.

North ¼ Corner Section 16:

We did not find the original corner stone. Bamford Robb's field notes call for a brook 2.83 chains (186.7 feet) West of the ¼ corner. I tied this brook in the field, which relates very well when compared to its record position. The brook was contained within an incised channel. I utilized a long established east-west fence line for northings, and a proportionate easting position, measuring between the found B.L.M. monument at the Northeast Corner Section 16, and the center of the brook called for in the field notes.

Northeast Corner Section 17:

After a diligent search, we found no remaining evidence of the original corner. The field notes contain a topographic call for a brook 1.00 chains East of the corner and a call for what is presumably the same brook 2.00 chains North of the corner. I tied this brook, the channel of which is not well defined north of the search area. After evaluating the relationship of the calls, I suspect either one or both of these calls are in error. Due to the fact that the calls are to the nearest chain also leads me to believe they were approximations at best. I therefore determine this corner lost, and re-establish its position by double proportion, measuring between the monuments at the NE Corner Section 8, the SE Corner Section 17, the N1/4 Corner Section 16 and the N1/4 Corner Section 17.

We also searched for, but found no remaining evidence of the following corners: East ¼ Corner, South ¼ Corner and West ¼ Corner Section 17 and the East ¼ Corner Section 8. I determined

these corners to be lost, and re-established the monumented corners shown on the annexed map by proportionate measurement between found controlling corners.

I subdivided Section 17 according to the procedures outlined in the 2009 B.L.M. Manual of Surveying Instructions. I set monuments at positions according to the evidence found, and the deed and survey record, as shown hereon.

See Corner Restoration records filed in the office of the Grant County Surveyor, detailing new monuments set with new corner accessories.


Benchmark Land Surveying, Inc.
217 N. Canyon Blvd.
John Day, OR. 97845
(541) 575-1251

RECEIVED AND FILED
GRANT COUNTY SURVEYOR

JUN 01 2012

BY: 

REGISTERED
PROFESSIONAL
LAND SURVEYOR


OREGON
NOVEMBER 30, 2007
JASON L. HATFIELD
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EXPIRES: 6/30/2013