NARRATIVE

This survey was performed at the request of Ron Schroeder to locate and mark the record boundaries of the parcel of land as described in Deed Book 122, Page 913 of the Grant County Deed Records, located in the SE1/4 of Section 35, T.7S, R.27E., W.M., Grant County, Oregon.

Said Deed B122, P913 refers to this parcel as "Parcel 2, Division 2", and then describes said parcel by metes and bounds. The parcel and division refer to the Top Ranch, Division 2 map that was filed in the Grant Clerks records on February 2, 1972. The Grant Surveyor has informed me that this division of land is not considered a legitimate subdivision as it did not follow the legal avenues for such a subdivision. With that noted, the Map of Top Ranch, Division 2, is utilized as a guide as discussed further in this narrative.

Based on that information, the deed records for the surrounding tracts, as shown herein, are also located and each of those are also described by metes and bounds. It should be noted that the

Bearing/dist. Record bearing/dist from Grant deed records utilized to locate the record boundaries and easements may not reflect the current County Deed Records, Book 116, Page 841 and Book 122, Page 913. ownership status of the surrounding tracts. Found monument of record. In order to locate the record boundary, the South 1/4 corner Section 35 must be located. See note at symbol The south line of Section 35 was originally surveyed by A.F. York under G.L.O. Contract No. 309, dated November 18, 1878. Original corner evidence at the SW corner of Section 35 is recovered O Set 5/8"x30" dia rebar pin and re-monumented by Bill Wells in 1979. Original corner evidence at the SE corner of Section with orange plastic cap marked FSE SURVEY MARKER 35 is recovered and re-monumented Robert Bagett in 1979. Both of these monuments are located and accepted during the course of this survey. M Calculated Position, no monument found or set. Scale: 1"=100' Based on the above noted section corners, a proportionate position for the S1/4 corner is determined and a search for the original corner is center around that location. York's notes call D Set 2"x2"x10" wooden hub with 3 lath BASIS OF BEARING, GPS observations at a point witness stake. for a 14"x10"x8" stone and two yellow pine bearing trees. A thorough search was made but no being North 2495.06 and West 4018.41 from the evidence of the original corner was recovered. The location of this corner has been heavily SW corner of Section 35, T7S, R27E, W.M. Boundary of Record cultivated and no trace of the original stone or bearing trees remain. York also calls a line tree 662 feet east of the 1/4 corner. This line tree also falls within the cultivated field and no Easement Centerline evidence is found. —X Existing Fence The South 1/4 corner is positioned at proportionate measure from the said found monuments one half miles to the east and west. The Top Ranch, Division 2 map shows the bearing of the South line Section 35 to be Deed Inst. 961897 N89'32'00"W, which is consistent with bearings called in the deed descriptions. The deed bearings are rotated clockwise 00°21'51". The deed calls are then located and monumented as shown herein. The 30' wide access easement was granted in an "Agreement and Covenant Creating Easements And Covenants" document, filed in Book 108, Page 260 of the Grant County Deed Records. The location of said easements is shown on the Top Ranch, Division 2 map. Based on the location as shown on said Division 2 map, the easement is located based on the metes and bounds descriptions from Deed Book 116, Page 841, Deed Book 122, Page 913 and Deed Inst. Ronald and Hideko Schroeder 961897. The centerline of the easement is marked with 2"x2" wooden hubs at the locations RECEIVED AND FILED Deed Book 122, Page 913 GRANT COUNTY SURVEYOR shown herein. (Parcel 2. Top Ranch Division 2) 30' wide Access Easement aranted in Deed Book 108, Page 260 of the Grant County Deed Records. Deed Book 116, Page 841 (Parcel 1, Top Ranch Division 2) Found Grant County Surveyor's Brass LOCATION RD: #3 \$41°06'28'W 91.75 *\$40°44'37'W, 92.00±* capped monement set Existing fence falls 44' north by Robert Bagett from north of the section line, original evidence in 1979 containing 0.30 acres. T.7S. R.27E. N89°10′09′W 390.00 T.7S. R.27E. <u>*N89°32′00″W, 390.0</u>0*_ S35 109.87 S89°10′09″E, 1370.37 S89°10′09°E, 970.00 \$89°10'09"E, 309.00 *109±* **S**3 *S89°32′00*E, 970.00* S89°10′09″E, 2649.37 *\$89°32'00"E, 309.00* (N89°41'E, 2640.00) \$89°10'09'E, 2649,37 T.8S. R.27E. (N89°41'E, 2640.00) T.8S. R.27E. Found the Brass Capped Monument set by Bill Wells from original evidence in 1979

RECORD BOUNDARY SURVEY

Section 35, T.7S., R.27E., W.M.

Survey Completed November 9, 2012

A.F. York under G.L.D. Contract No. 309, dated Nov. 18, 1878.

Situated in the SE1/4 of

Grant County, Oregon

Ronald & Hideko Schroeder

(Bearing/dist.) Record bearing/dist. returned by

Bossier City, LA 71112

LEGEND

1419 Holiday Place

Ferguson Surveying

Engineering

P.O. BOX 519, 210 E. MAIN MT. VERNON, OR 97865 PHONE (541)932-4520 FAX (541)932-4430 EMAIL dfse@oretelco.net

RECORD MAP OF SURVEY NO. 1966

REGISTERED

PROFESSIONAL LAND' SURVEYOR

KENNETH H. DELANO JR.

49865

RENEWAL DATE: 01/01/2014