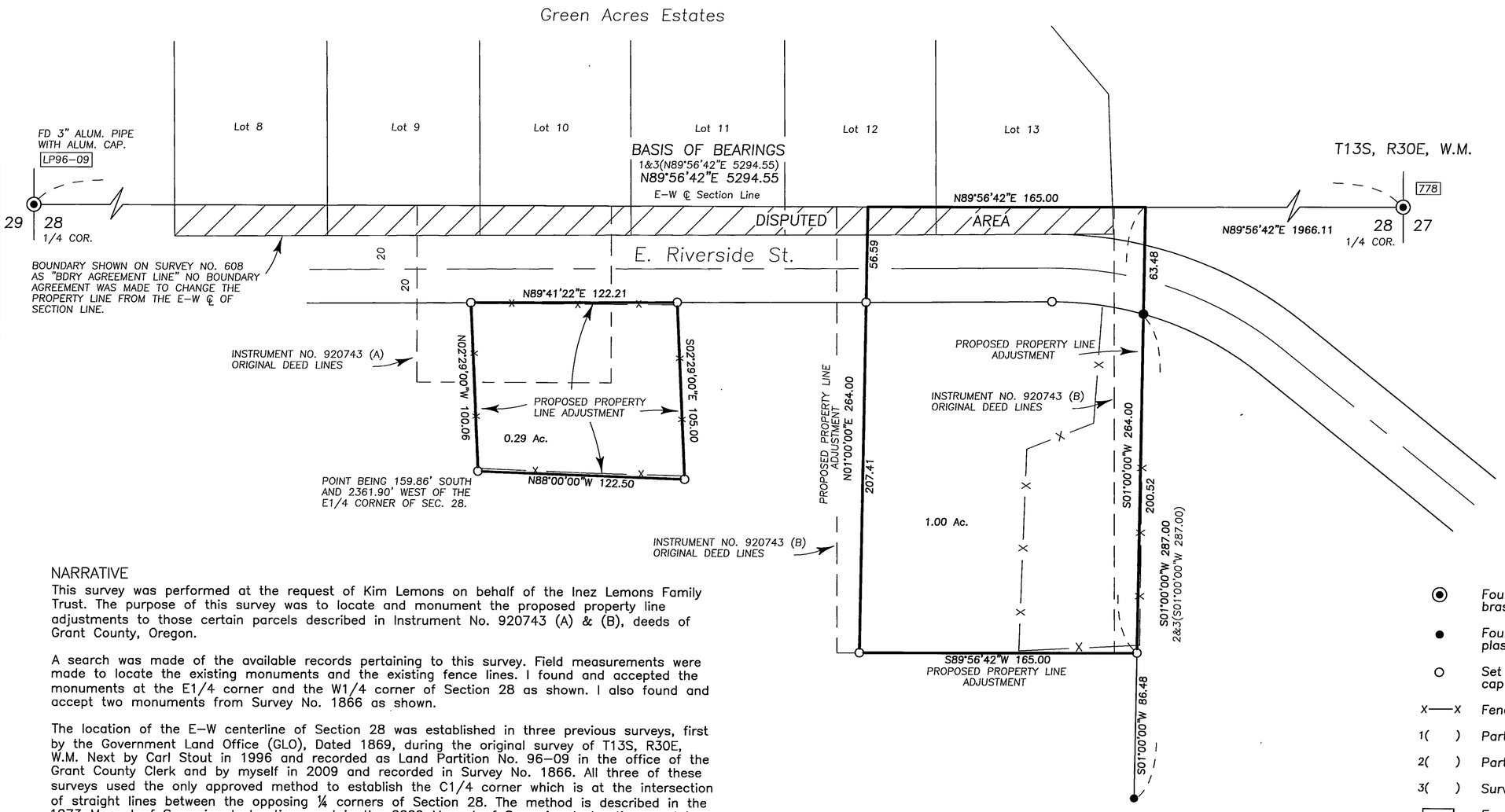

Scale 1"=50'

BASIS OF BEARINGS

Survey No. 1866

NARRATIVE

This survey was performed at the request of Kim Lemons on behalf of the Inez Lemons Family Trust. The purpose of this survey was to locate and monument the proposed property line adjustments to those certain parcels described in Instrument No. 920743 (A) & (B), deeds of Grant County, Oregon.

A search was made of the available records pertaining to this survey. Field measurements were made to locate the existing monuments and the existing fence lines. I found and accepted the monuments at the E1/4 corner and the W1/4 corner of Section 28 as shown. I also found and accept two monuments from Survey No. 1866 as shown.

The location of the E-W centerline of Section 28 was established in three previous surveys, first by the Government Land Office (GLO), Dated 1869, during the original survey of T13S, R30E, W.M. Next by Carl Stout in 1996 and recorded as Land Partition No. 96-09 in the office of the Grant County Clerk and by myself in 2009 and recorded in Survey No. 1866. All three of these surveys used the only approved method to establish the C1/4 corner which is at the intersection of straight lines between the opposing ¼ corners of Section 28. The method is described in the 1973 Manual of Surveying Instructions and in the 2009 Manual of Surveying Instructions and in Title 43 U.S.C 752(2). The land patent to the SE1/4 of Section 28 is dated March 13, 1885, recorded in Book G, Page 327 deeds of Grant County.

The plat of Green Acres Estates has no narrative or any other indication that the south line of Green Acres Estates follows the E-W center of section line. Green Acres Estates was surveyed by Doug Ferguson in 1985. Doug Ferguson also recorded Survey No. 608 in 1980. Mr. Ferguson used monuments from Survey 608 to position several boundaries of Green Acres Estates. There is no deed reference given on the plat of Green Acres Estates to verify the boundary used for that subdivision or any indication that a boundary agreement was done. There has been no boundary agreement recorded and Mr. Lemons says no boundary agreement was ever given by him, his father or any other member of his family.

In 2011 Mike Springer completed Survey No. 1925 "For the Record" and positioned the north line of the SE1/4 and SW1/4 of Section 28 in a different location without regard for the Bona Fide Rights of Ingle Butte Ranches, Inc. and The Inez Lemons Family Trust. Ingle Butte Ranches, Inc. and The Inez Lemons Family Trust are disputing Survey No. 1925, specifically the method used to position the north line of the SE1/4 and SW1/4 of Section 28. I do not accept the method used in Survey No. 1925 to position the North line of the SE1/4 and the SW1/4 of Section 28. I have shown a portion of the disputed area on this survey map.

The new proposed property line adjustments are positioned at locations approved by Mr. Lemons. I used RTK GPS instruments to perform this survey.

LEGEND

- ◉ Found 1½" iron pipe with attached BGA brass cap, unless otherwise shown.
- ● Found 5/8" iron pin with attached red plastic cap, see Survey No. 1866.
- ○ Set 5/8"x30" iron pin with attached red plastic cap marked CORNERSTONE SURVEYING, INC.
- X—X Fence Line
- 1( ) Partition No. 96-09 record bearing and distance.
- 2( ) Partition No. 2017-09 record bearing and distance.
- 3( ) Survey No. 1866 record bearing and distance.
- ▭ Found monument, see record map of survey number shown in box.

RECEIVED AND FILED
GRANT COUNTY SURVEYOR
MAY 8 2018
BY:

REGISTERED
PROFESSIONAL
LAND SURVEYOR
OREGON
SEPT 19, 1995
JACK L. WATSON
2734
Renewal Date 6/30/2018

CORNERSTONE SURVEYING, Inc.
233 S. Canyon Blvd., John Day, Oregon 97845
(541) 575-1813

MAP OF SURVEY
PROPOSED PROPERTY LINE ADJUSTMENT
IN THE CITY OF MT. VERNON
IN THE SE1/4 OF SECTION 28, T13S, R30E, W.M.
GRANT COUNTY, OREGON

SURVEYED FOR: Inez Lemons Family Trust
SURVEYED BY : Jack Watson
SURVEY COMPLETED: 4/11/2018

MAP OF SURVEY NO. 2092