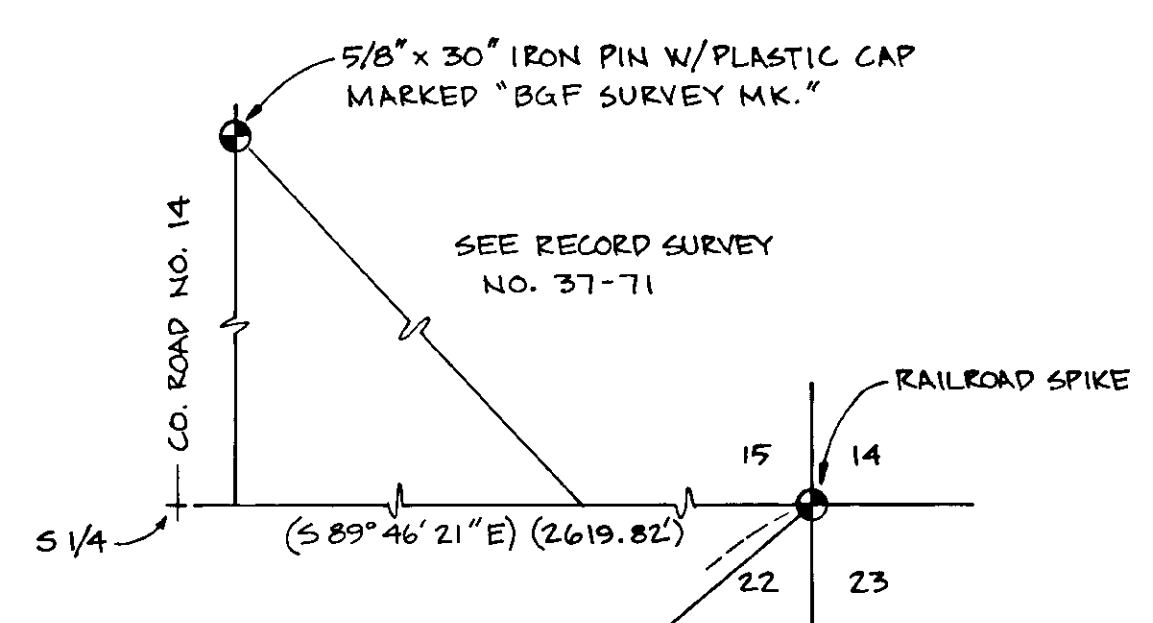


BASIS OF BEARING
RECORD SURVEY NO. 37-71



PROPERTY DESCRIPTION

A parcel of land situated in the Northwest quarter of the Northwest quarter of Section 27, Township 3 South, Range 38 East, Willamette Meridian, Union County, Oregon more particularly described as follows:

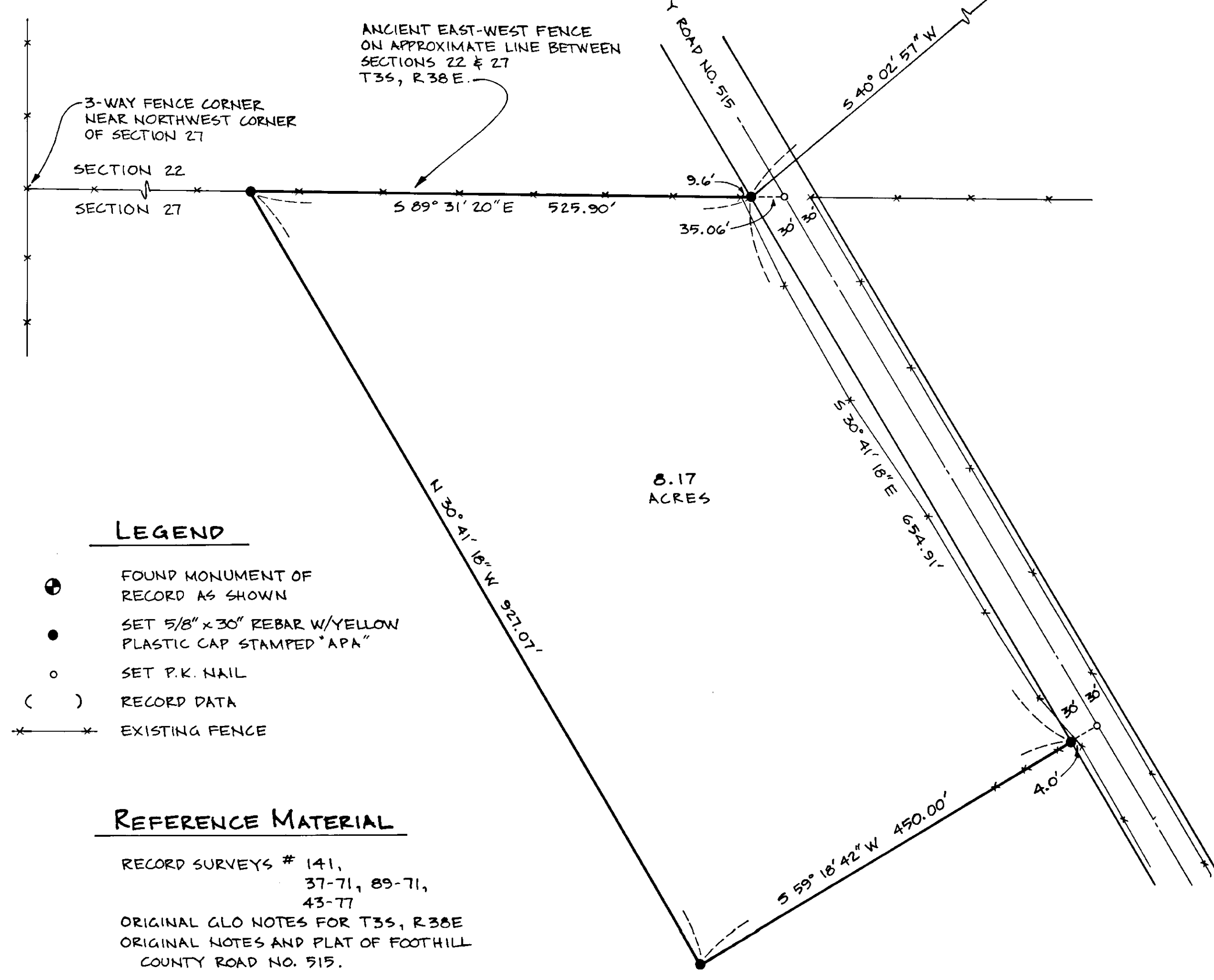
Beginning at a 5/8" x 30" rebar at the intersection of the Southwesterly right-of-way line of the Foothill County Road No. 515 and the ancient East-West fence on the approximate North line of said Section 27, said point also being South 40°02'57" West, 6,885.53 feet from the Northeast corner of Section 22, Township 3 South, Range 38 East, Willamette Meridian; Thence South 30°41'18" East, 654.91' along the said Southwesterly right-of-way line of the County Road to a 5/8" x 30" rebar; Thence South 59°18'42" West, 450.00 feet, perpendicular to the said Southwesterly right-of-way line of the County Road, to a 5/8" x 30" rebar; Thence North 30°41'18" West, 927.07', parallel to the said Southwesterly right-of-way line of the County Road, to a 5/8" x 30" rebar on the said ancient East-West fence on the approximate North line of Section 27; Thence South 89°31'20" East, 525.90 feet, along the said ancient East-West fence to the point of beginning. Containing 8.17 acres.

Refer to Record Survey No. 28-80.

NARRATIVE OF SURVEY

The original stone at the Northwest corner of Section 27, T3S, R38E, W.M. could not be found. Due to the lack of monuments at the corners needed to reestablish the north line of said Section 27 and without breaking down a large portion of the Township, a Boundary Line Agreement was entered into by the adjoining property owners on the north and south sides of the North line of Section 27 lying west of the Foothill County Road No. 515. The parties mutually agreed that the ancient fence located on the approximate line between Sections 27 and 22, T3S, R38E, W.M. which is now dividing their respective properties shall be and remain the division line of their properties irrespective of what may be the true location of the Section Line between said Sections 27 and 22. This agreement was entered into March 20, 1980.

No evidence could be found of the original stones set along the Easterly and Northeasterly right-of-way line of the Foothill County Road No. 515 by County Surveyor Arthur Curtis on August 28, 1899. The existing fences along the Northeasterly and Southwesterly sides of the road tend to follow either the toe of the fill for the road or the top edge of the cut for the road. There is no consistent distance between the fences. Therefore, the existing centerline stripe was used to establish the centerline of the Foothill County Road No. 515 due to its straightness and lack of any evidence to contradict such a decision. The original plat and field notes for the County Road make no mention of the width. Therefore, the General Laws of Oregon prescribe 60 feet as standard width when no width is stated for the time period from May 21, 1889 to May 22, 1915.



LEGEND

- FOUND MONUMENT OF RECORD AS SHOWN
- SET 5/8" x 30" REBAR W/YELLOW PLASTIC CAP STAMPED "APA"
- SET P.K. NAIL
- () RECORD DATA
- *—*— EXISTING FENCE

REFERENCE MATERIAL

RECORD SURVEYS # 141,
37-71, 89-71,
43-77
ORIGINAL GLO NOTES FOR T3S, R38E
ORIGINAL NOTES AND PLAT OF FOOTHILL COUNTY ROAD NO. 515.

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
SEPTEMBER 25, 1977
HOWARD L. PERRY
1284

MAP OF SURVEY LOCATED IN NW 1/4 NW 1/4 SECTION 27 T3S, R38E, W.M., UNION COUNTY, OREGON		
FOR: ALLEN SMUTZ		
SCALE: 1" = 100'	 anderson perry & associates, inc. engineering • surveying • materials testing LA GRANDE, ORE. & WALLA WALLA, WASH.	SHEET NO. 1/1
DATE: APRIL 1980		
JOB NO. 2689-00		