

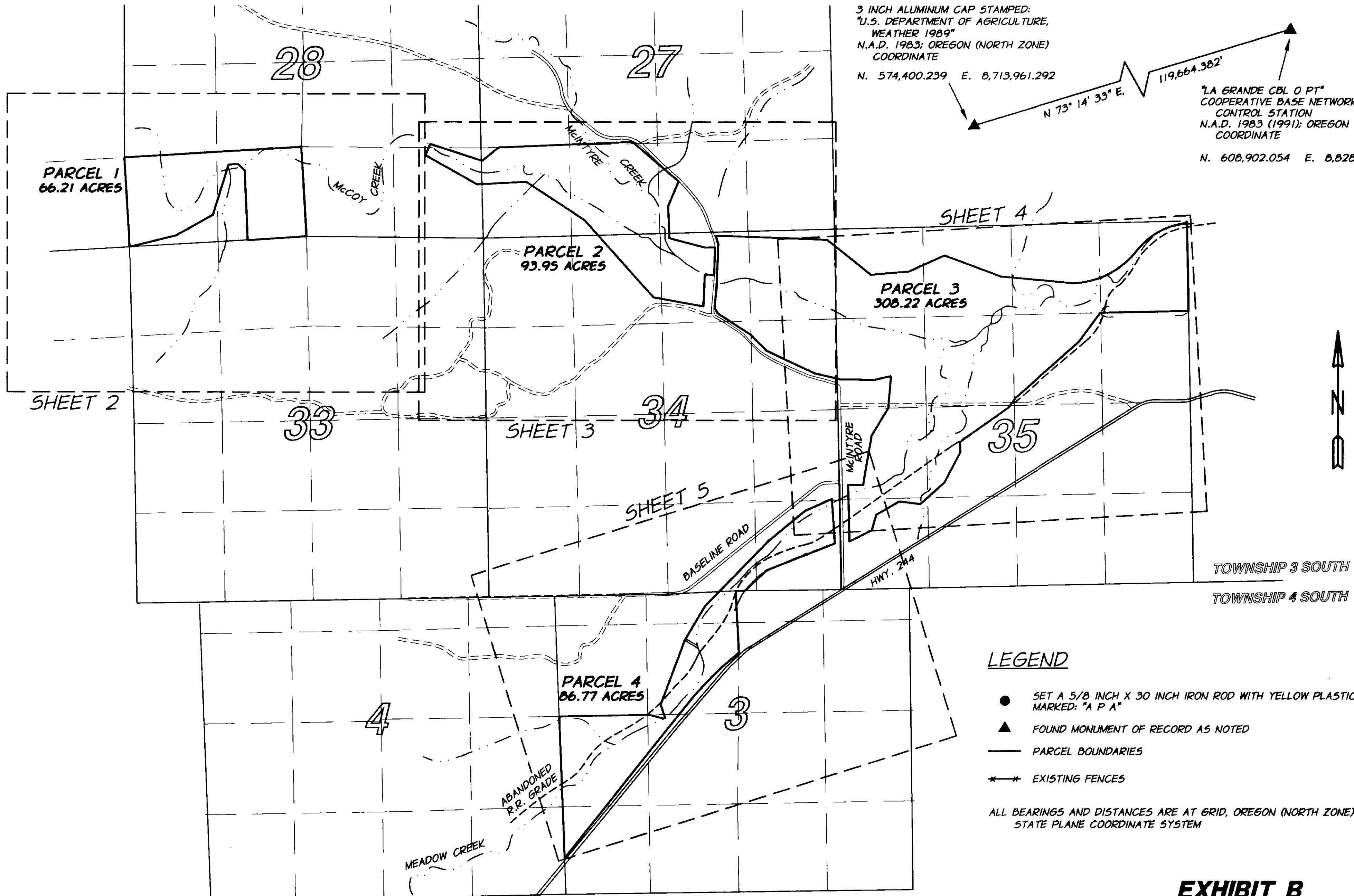
BASIS OF BEARING

3 INCH ALUMINUM CAP STAMPED:
 "U.S. DEPARTMENT OF AGRICULTURE,
 WEATHER 1989"
 N.A.D. 1983; OREGON (NORTH ZONE)
 COORDINATE
 N. 574,400.239 E. 8,713,961.292

119,664.362'

N 73° 14' 33" E.

"LA GRANDE CBL 0 PT"
 COOPERATIVE BASE NETWORK
 CONTROL STATION
 N.A.D. 1983 (1991); OREGON (NORTH ZONE)
 COORDINATE
 N. 608,902.054 E. 8,828,543.966



LEGEND

- SET A 5/8 INCH X 30 INCH IRON ROD WITH YELLOW PLASTIC CAP MARKED: "A P A"
- ▲ FOUND MONUMENT OF RECORD AS NOTED
- PARCEL BOUNDARIES
- * * * EXISTING FENCES

ALL BEARINGS AND DISTANCES ARE AT GRID, OREGON (NORTH ZONE) STATE PLANE COORDINATE SYSTEM

REFERENCES

EASTERN OREGON TITLE INCORPORATED, PRELIMINARY TITLE REPORT NO. 99-10669
 UNION COUNTY SURVEY #012-1995
 UNION COUNTY SURVEY #011-1999

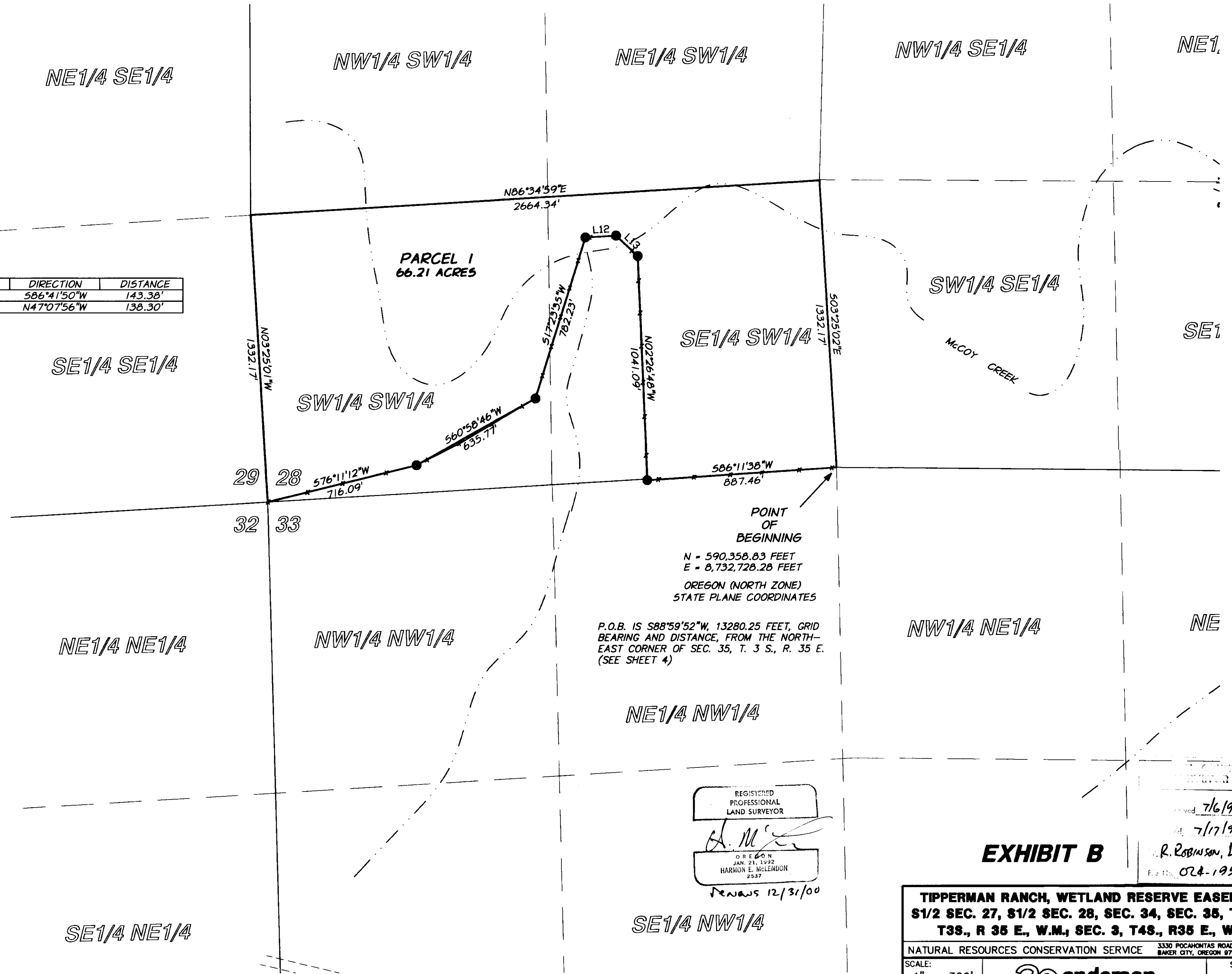
UNION COUNTY SURVEYOR
 Received 7/16/99
 7/17/99
 R. Robinson, Deputy
 024-1999

REGISTERED PROFESSIONAL LAND SURVEYOR
 H. M. [Signature]
 OREGON
 JAN. 21, 1992
 HARMON E. McLENDON
 2537
 RENEWS 12/31/00

TIPPERMAN RANCH, WETLAND RESERVE EASEMENT, S1/2 SEC. 27, S1/2 SEC. 28, SEC. 34, SEC. 35, T3S, R35E., W.M., SEC. 3, T4S., R35E., W.M.		
NATURAL RESOURCES CONSERVATION SERVICE		3330 POCAHONTAS ROAD BAKER CITY, OREGON 97814
SCALE: 1" = 1000'	anderson perry associates, inc. ENGINEERING • SURVEYING • MATERIALS TESTING LA GRANDE, OR. WALLA WALLA, WA. BAKER CITY, OR.	SHEET 1/6
DATE: JUNE 1999		
JOB NO. 2730-30		



LINE	DIRECTION	DISTANCE
L12	S86°41'50"W	143.38'
L13	N47°07'56"W	138.30'



REGISTERED
PROFESSIONAL
LAND SURVEYOR

H. M. McLendon

OREGON
JAN. 21, 1992
HARMON E. MCLENDON
2537

Renews 12/31/00

7/6/99
7/17/99
R. ROBINSON, Deputy
File No. 024-1999

EXHIBIT B

**TIPPERMAN RANCH, WETLAND RESERVE EASEMENT,
S1/2 SEC. 27, S1/2 SEC. 28, SEC. 34, SEC. 35, TWN. 3
T3S., R 35 E., W.M., SEC. 3, T4S., R35 E., W.M.**

NATURAL RESOURCES CONSERVATION SERVICE 3330 POCAHONTAS ROAD
BAKER CITY, OREGON 97814

SCALE:
1" = 300'

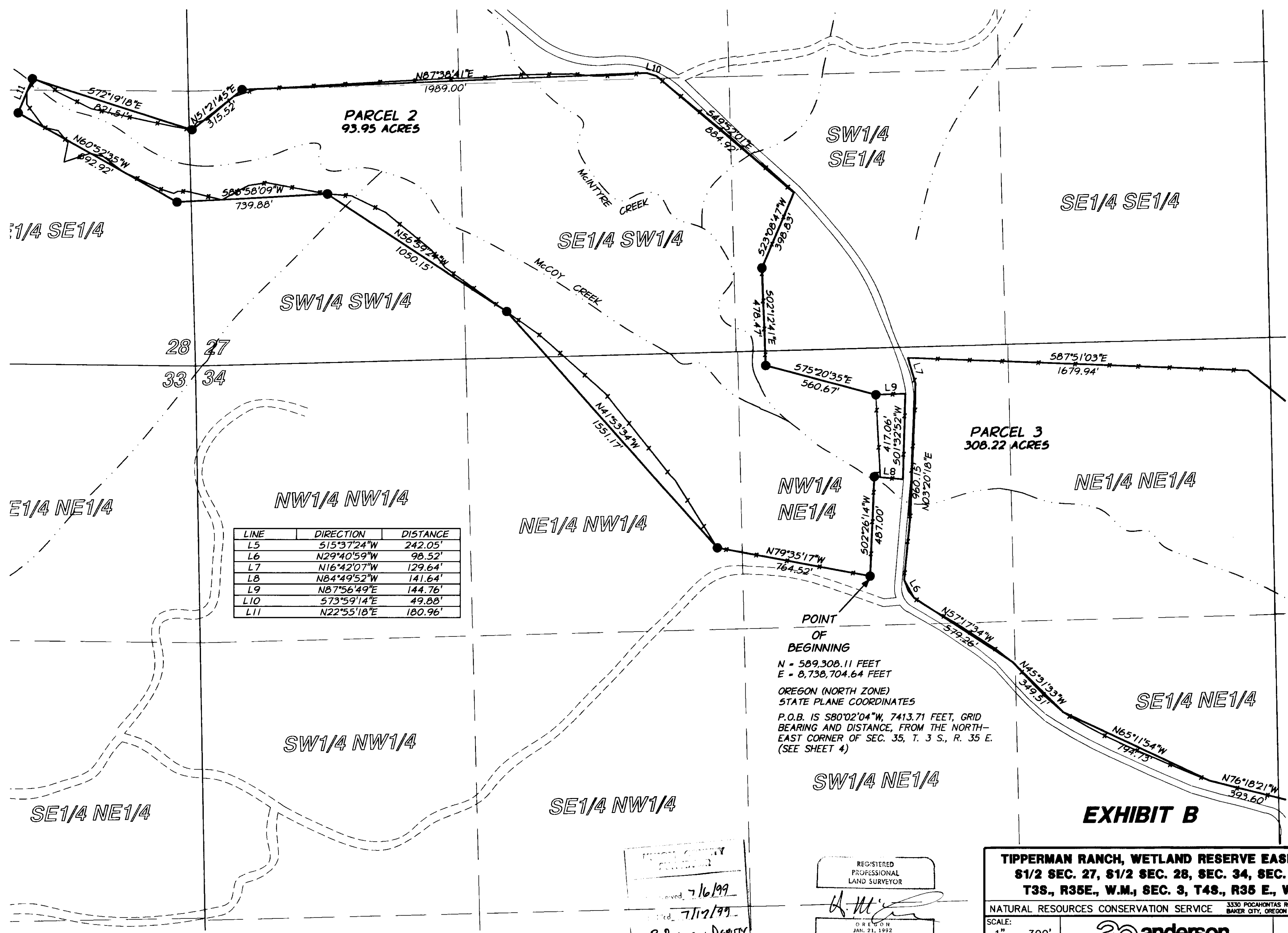
DATE:
JUNE 1999

JOB NO.
2730-30

**anderson
perry
associates, inc.**

ENGINEERING • SURVEYING • MATERIALS TESTING
LA GRANDE, OR. WALLA WALLA, WA. BAKER CITY, OR.

SHEET
2/6



LINE	DIRECTION	DISTANCE
L5	S15°37'24"W	242.05'
L6	N29°40'59"W	98.52'
L7	N16°42'07"W	129.64'
L8	N84°49'52"W	141.64'
L9	N87°56'49"E	144.76'
L10	S73°59'14"E	49.88'
L11	N22°55'18"E	180.96'

POINT OF BEGINNING
 N = 589,308.11 FEET
 E = 8,738,704.64 FEET
 OREGON (NORTH ZONE)
 STATE PLANE COORDINATES
 P.O.B. IS S80°02'04"W, 7413.71 FEET, GRID BEARING AND DISTANCE, FROM THE NORTH-EAST CORNER OF SEC. 35, T. 3 S., R. 35 E. (SEE SHEET 4)

APPROVED 7/16/99
 APPROVED 7/17/99
 R. ROBINSON, DEPUTY
 No. 024-1999

REGISTERED PROFESSIONAL LAND SURVEYOR

 HARMON E. McLEANDER
 2837
 RENEWS 12/31/00

TIPPERMAN RANCH, WETLAND RESERVE EASEMENT, S1/2 SEC. 27, S1/2 SEC. 28, SEC. 34, SEC. 35, T3S., R35E., W.M., SEC. 3, T4S., R35 E., W.M.

NATURAL RESOURCES CONSERVATION SERVICE 3330 POCAHONTAS ROAD BAKER CITY, OREGON 97814

SCALE: 1" = 300'

DATE: JUNE 1999

JOB NO. 2730-30

anderson perry associates, inc.
 ENGINEERING • SURVEYING • MATERIALS TESTING
 LA GRANDE, OR. WALLA WALLA, WA. BAKER CITY, OR.

SHEET **3/6**

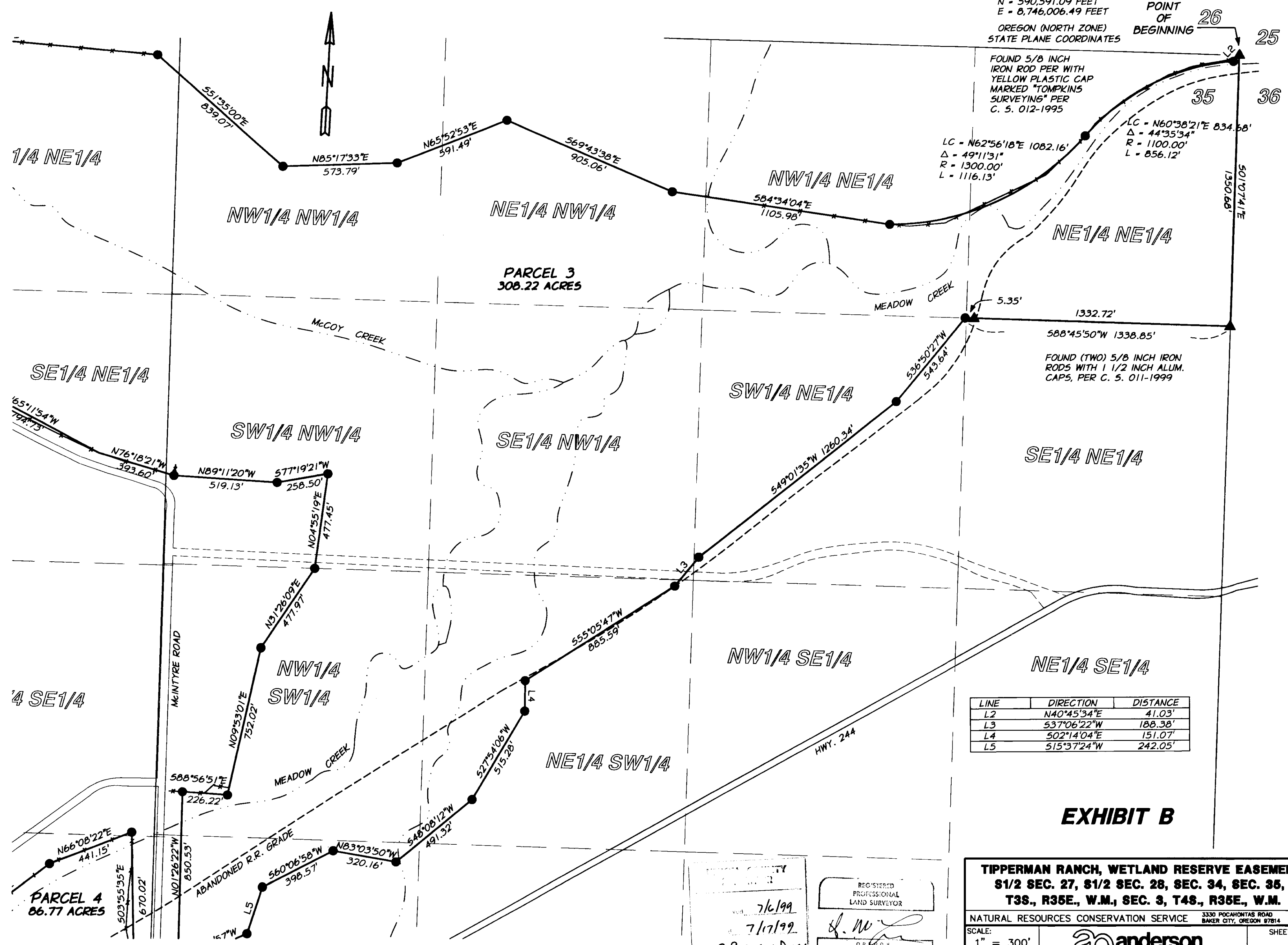
N = 590,591.09 FEET
 E = 8,746,006.49 FEET
 OREGON (NORTH ZONE)
 STATE PLANE COORDINATES

POINT OF BEGINNING 26
 25
 35
 36

FOUND 5/8 INCH IRON ROD PER WITH YELLOW PLASTIC CAP MARKED "TOMPKINS SURVEYING" PER C. S. 012-1995
 LC = N62°56'18"E 1082.16'
 Δ = 49°11'31"
 R = 1300.00'
 L = 1116.13'

LC = N60°38'21"E 834.68'
 Δ = 44°35'34"
 R = 1100.00'
 L = 856.12'

FOUND (TWO) 5/8 INCH IRON RODS WITH 1/2 INCH ALUM. CAPS, PER C. S. 011-1999



LINE	DIRECTION	DISTANCE
L2	N40°45'34"E	41.03'
L3	S37°06'22"W	188.38'
L4	S02°14'04"E	151.07'
L5	S15°37'24"W	242.05'

EXHIBIT B

**TIPPERMAN RANCH, WETLAND RESERVE EASEMENT,
 S1/2 SEC. 27, S1/2 SEC. 28, SEC. 34, SEC. 35,
 T3S., R35E., W.M., SEC. 3, T4S., R35E., W.M.**

NATURAL RESOURCES CONSERVATION SERVICE 3330 POCAHONTAS ROAD
 BAKER CITY, OREGON 97814

SCALE: 1" = 300'
 DATE: JUNE 1999
 JOB NO. 2730-30

Anderson Perry Associates, Inc.
 ENGINEERING • SURVEYING • MATERIALS TESTING
 LA GRANDE, OR. WALLA WALLA, WA. BAKER CITY, OR.

4/6

REGISTERED PROFESSIONAL LAND SURVEYOR
 HARMON E. WILKENDORF
 JAN. 21, 1992
 2537
 RENEWS 12/31/00

7/6/99
 7/17/99
 R. ROBINSON, DEPUTY
 024-1999

P.O.B. IS S52°13'57"W, 6784.35 FEET, GRID BEARING AND DISTANCE, FROM THE NORTH-EAST CORNER OF SEC. 35, T. 3 S., R. 35 E. (SEE SHEET 4)

N = 586,435.95 FEET
E = 8,740,643.45 FEET
OREGON (NORTH ZONE)
STATE PLANE COORDINATES

POINT OF BEGINNING

PARCEL 3
306.22 ACRES

PARCEL 4
86.77 ACRES

Δ = 13°58'53"
R = 5000.00'
L = 1220.10'

LINE	DIRECTION	DISTANCE
L5	S15°37'24"W	242.05'
L14	S89°38'40"W	142.43'
L15	S75°52'17"E	200.19'
L16	S24°52'41"E	14.94'
L17	N63°04'02"E	44.97'
L18	N29°30'57"W	17.94'
L19	N19°04'11"W	188.86'

WASCO COUNTY
SURVEYOR
Received 7/6/99
Filed 7/17/99
R. Robinson, Deputy
024-1999

EXHIBIT B

**TIPPERMAN RANCH, WETLAND RESERVE EASEMENT,
S1/2 SEC. 27, S1/2 SEC. 28, SEC. 34, SEC. 35,
T3S., R35E., W.M., SEC. 3, T4S., R35E., W.M.**

NATURAL RESOURCES CONSERVATION SERVICE 3330 POCAHONTAS ROAD
BAKER CITY, OREGON 97814

SCALE: 1" = 300'

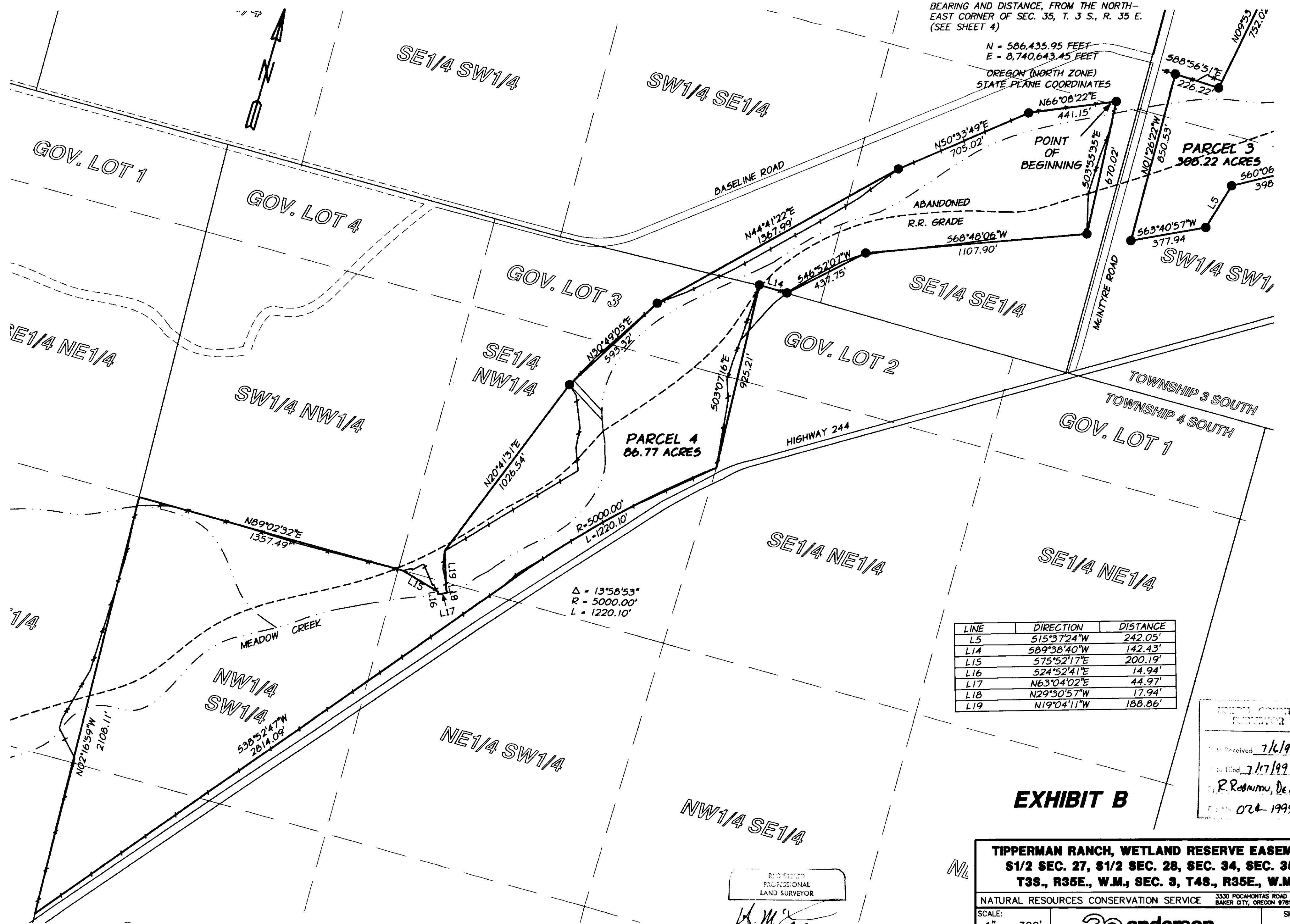
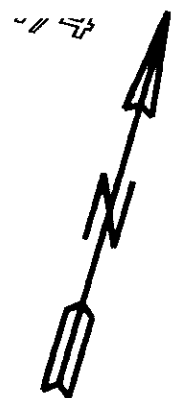
DATE: JUNE 1999

JOB NO. 2730-30

anderson perry
associates, inc.
ENGINEERING • SURVEYING • MATERIALS TESTING
LA GRANDE, OR. WALLA WALLA, WA. BAKER CITY, OR.

SHEET **5/6**

REGISTERED
PROFESSIONAL
LAND SURVEYOR
H. E. McLENDON
OREGON
JAN. 21, 1992
HARMON E. McLENDON
2537
Renews 12/31/00



LEGAL DESCRIPTIONS

EXHIBIT A

Those four parcels of land contained within the South One-half of Section 28, the South One-half of Section 27, Section 34 and Section 35, Township 3 South, Range 35 East and Section 3, Township 4 South, Range 35 East, Willamette Meridian totaling 555.15 acres of true ground area, with all bearings and distances to be measured in the Oregon State Plane Coordinate System, North Zone, being more accurately described as follows:

Parcel one:

Beginning at a point that is Oregon (North Zone) State Plane Coordinate position: North = 590,358.83 feet, East = 8,732,728.28; thence S86°11'38"W, a distance of 887.46 feet; thence N02°26'48"W, a distance of 1041.09 feet; thence N47°07'56"W, a distance of 138.30 feet; thence S86°41'50"W, a distance of 143.38 feet; thence S17°23'35"W, a distance of 782.23 feet; thence S60°58'46"W, a distance of 635.77 feet; thence S76°11'12"W, a distance of 716.09 feet; thence N03°25'01"W, along the West line of Section 28, a distance of 1332.17 feet, to the South One-sixteenth corner between Sections 28 and 29; thence N86°34'59"E, along the North line of the South One-half of the South One-half of Section 28, a distance of 2664.34 feet, to the Center-South One-sixteenth corner of Section 28; thence S03°25'02"E, along the North-South centerline of Section 28, a distance of 1332.17 feet to the Point of Beginning of this description, containing 66.21 acres of true ground area.

Parcel two:

Beginning at a point that is Oregon (North Zone) State Plane Coordinate position: North = 589,308.11 feet, East = 8,738,704.64 feet; thence N79°35'17"W, a distance of 764.52 feet; thence N41°53'34"W, a distance of 1551.17 feet; thence N56°59'24"W, a distance of 1050.15 feet; thence S86°58'09"W, a distance of 739.88 feet; thence N60°52'35"W, a distance of 892.92 feet, thence N22°55'18"E, a distance of 180.96 feet; thence S72°19'18"E, a distance of 821.51 feet; thence N51°21'45"E, a distance of 315.52 feet; thence N87°38'41"E, a distance of 1989.00 feet to the southerly right-of-way line of McIntyre Road; thence continuing along said right-of-way line until further mention, S73°59'14"E, a distance of 49.88 feet; thence S49°52'01"E, a distance of 884.92 feet; thence, leaving said right-of-way line, S23°08'47"W, a distance of 398.83 feet, thence S2°12'41"E, a distance of 478.47 feet; thence S75°20'35"E, a distance of 560.67 feet; thence N87°56'49"E, a distance of 144.76 feet to the westerly right-of-way line of McIntyre Road; thence S1°32'52"W, a distance of 417.06 feet along said right-of-way line; thence, leaving said right-of-way line, N84°49'52"W, a distance of 141.64 feet; thence S2°26'14"W, a distance of 487.00 feet to the Point of Beginning of this description, containing 93.95 acres of true ground area.

Parcel three:

Beginning at the Northeast corner of Section 35, that point being Oregon (North Zone) State Plane Coordinate position: North = 590,591.09 feet, East = 8,746,006.49 feet; thence southerly along the East line of section 35, S01°07'41"E, a distance of 1350.68 feet to the North One-sixteenth corner between Sections 35 and 36; thence S88°45'50"W, along the South line of the North one-half of the northeast one-quarter of Section 35, a distance of 1338.85 feet; thence S36°50'27"W, a distance of 543.64 feet; thence S49°01'35"W, a distance of 1260.34 feet; thence S37°06'22"W, a distance of 188.38 feet; thence S55°05'47"W, a distance of 885.59 feet; thence S02°14'04"E, a distance of 151.07 feet; thence S27°54'06"W, a distance of 515.28 feet; thence S48°08'12"W, a distance of 491.32 feet; thence N83°03'50"W, a distance of 320.16 feet; S60°06'58"W, a distance of 398.57 feet; thence S15°37'24"W, a distance of 242.05 feet; thence S63°40'57"W, a distance of 377.94 feet; N01°26'22"W, a distance of 850.53 feet; thence S88°56'51"E, a distance of 226.22 feet; thence N09°53'01"E, a distance of 752.02 feet; thence N31°26'09"E, a distance of 477.97 feet; thence N04°55'19"E, a distance of 477.45 feet; thence S77°19'21"W, a distance of 258.50 feet; thence N89°11'20"W, a distance of 519.13 feet to the northerly right-of-way line of McIntyre Road; thence continuing along said right-of-way until further mention, N76°18'21"W, a distance of 393.60 feet; thence N65°11'54"W, a distance of 794.73 feet; thence N45°31'33"W, a distance of 349.51; thence N57°17'34"W, a distance of 579.26 feet; thence N29°40'59"W, a distance of 98.52 feet; thence N03°20'18"E, a distance of 960.15 feet; thence N16°42'07"W, a distance of 129.64 feet; thence, leaving said right-of-way line, S87°51'03"E, a distance of 1679.94 feet; thence S51°35'00"E, a distance of 839.07 feet; thence N85°17'33"E, a distance of 573.79 feet; thence N65°52'53"E, a distance of 591.49 feet; thence S69°43'38"E, a distance of 905.06 feet; thence S84°34'04"E, a distance of 1105.98 feet; thence along the arc of a 1300.00 foot radius curve to the left a distance of 1116.13 feet (the long chord of which bears N62°56'18"E, a distance of 1082.16 feet); thence along the arc of a 1100.00 foot radius curve to the right a distance of 856.12 feet (the long chord of which bears N60°38'21"E, a distance of 834.68 feet); thence N40°45'34"E, a distance of 41.03 feet to the Point of Beginning of this description, containing 308.22 acres of true ground area.

Parcel four:

Commencing at a point that is Oregon (North Zone) State Plane Coordinate position North = 586,435.95, East = 8,740,643.45; thence S03°55'35"E, a distance of 670.02 feet; thence S68°48'06"W, a distance of 1107.90 feet; thence S46°52' 7"W, a distance of 437.75 feet to a point on the South line of the Southwest one-quarter of the Southeast one-quarter of Section 34, Township 3 South, Range 35 East, Willamette Meridian; thence westerly along said South line S89°38'40"W, a distance of 142.43 feet to the Northeast corner of Government Lot 3, Section 3, Township 4 South, Range 35 East, Willamette Meridian; thence southerly along the East line of said Government Lot 3 S03°07'16"E, a distance of 925.21 feet to the northerly right-of-way line of Oregon Highway 244; thence along said right-of-way line until further mention and along the arc of a 5000.00 foot radius curve to the left a distance of 1220.10 feet (the long chord of which bears S44°37'49"W, a distance of 1217.08 feet); thence S38°52'47"W, a distance of 2814.09 to a point that is on the northwesterly right-of-way line of Oregon Highway 244 and upon the West line of the Southwest one-quarter of Section 3, Township 4 South, Range 35 East; thence leaving said right-of-way line and commencing northerly along said West line of Section 3, said West line being adjacent to an existing fence, N02°16'59"W, a distance of 2108.11 feet, more or less, to the Northwest corner of the Southwest one-quarter of said Section 3; thence easterly along the North line of the Southwest one-quarter of said Section 3 as described in reel number 134028, Union County records, said North line being adjacent to an existing fence, N89°02'32"E, a distance of 1357.49 feet; thence S75°52'17"E, a distance of 200.19 feet; thence S24°52'41"E, a distance of 14.94 feet to the thread of Meadow Creek; thence along the thread of Meadow Creek N63°04'02"E, a distance of 44.97 feet; thence, leaving the thread of stream, N29°30'57"W, a distance of 17.94 feet; thence N19°04'11"W, a distance of 188.86 feet; thence N20°41'31"E, a distance of 1026.54 feet; thence N30°49'05"E, a distance of 593.32 feet; thence N44°41'22"E, a distance of 1367.99 feet; thence N50°33'49"E, a distance of 705.02 feet; thence N66°08'22"E, a distance of 441.15 feet to the Point of Beginning of this description, containing 86.77 acres of true ground area.

These descriptions were prepared based upon the physical location of roads, fences, streams and available Public Land Survey Corners. They are subject to any discrepancies in courses or distances which any statement of fact or more accurate survey would disclose.

NARRATIVE

NOTE: All section lines and public land boundaries upon this map were protracted from U.S.G.S. quadrangle maps. No field survey was performed to establish these public survey lines.

The lines monumented during this survey are only intended to mark the legal descriptions of the permanent wetland easement, to be managed by the Natural Resources Conservation Service, upon the lands owned by Mark Tipperman.

This survey was performed at the request of the land owner, Mark Tippermann, and the United States Department of Agriculture, Natural Resources Conservation Service, to survey, monument and write legal descriptions for four parcels that are to be dedicated to the Natural Resources Conservation Service as perpetual wetland easements. The location of all lines shown upon this map were determined by the land owner and the Natural Resources Conservation Service.

All bearings and distances are based on the Oregon North Zone State Plane Coordinate System and a mean scale factor was used for the entire project. The conversion factor from grid measurements to ground measurements is 1.00026657. The acreages shown upon the map and written in the legal descriptions were converted to true ground area.

The work was performed with Trimble 4000ssi series G. P. S. receivers, a Leica T1610 theodolite with D11600 distance instrument and a Sokkia SDR-33 data collector.

CERTIFICATION

I, HARMON E. MCLENDON, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY TO NATURAL RESOURCE CONSERVATION SERVICE, MARK TIPPERMAN, LORNA J. WILLIAMSON AND EASTERN OREGON TITLE COMPANY THAT THIS SURVEY WAS MADE UPON THE GROUND BETWEEN AUGUST OF 1998 AND JUNE OF 1999 AND THAT SAID SURVEY MEETS THE MINIMUM STANDARDS FOR AN ALTA/ACSM MOUNTAIN AND MARSHLAND SURVEYS AS AMMENDED IN 1997.

H. M. McLendon
HARMON E. MCLENDON, OREGON PLS 2537

RECEIVED 7/6/99 7/17/99 R. ROBINSON, DEPUTY 024-1999
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REGISTERED PROFESSIONAL LAND SURVEYOR HARMON E. MCLENDON 2537 Renewal 12/31/00

TIPPERMAN RANCH, WETLAND RESERVE EASEMENT, S1/2 SEC. 27, S1/2 SEC. 28, SEC. 34, SEC. 35, T3S., R35E., W.M., SEC. 3, T4S., R35E., W.M.	
NATURAL RESOURCES CONSERVATION SERVICE 3330 POCAHONTAS ROAD BAKER CITY, OREGON 97614	
SCALE: 1" = 300' DATE: JUNE 1999 JOB NO. 2730-30	SHEET 6/6 anderson perry & associates, inc. ENGINEERING - SURVEYING - MATERIALS TESTING LA GRANGE, OR. WALLA WALLA, WA. BAKER CITY, OR.