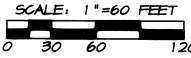


**BASIS OF BEARINGS**

N09°04'13"N ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 30, EAST OF THE WILLAMETTE MERIDIAN, AS SHOWN ON UMATILLA COUNTY SURVEY NO. 45-044-B.



**NARRATIVE**

THIS SURVEY WAS PERFORMED AT THE REQUEST OF MARGE ROFF TO SURVEY AND MARK THE BOUNDARIES OF THE PROPERTY DESCRIBED HEREON. THE FOUND 5/8" REBAR WITH 2" ALUMINUM CAP PER SURVEY NO. 45-105-B WAS HELD AS BEING A POINT ON THE EASTERLY LINE OF THE "JACK KELLY-EARL SHORTRIDGE" TRACT THE SOUTHERLY END OF SAID EASTERLY LINE WAS HELD AS BEING RECORD DISTANCE ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 30 FROM THE MONUMENT MARKING THE SOUTH QUARTER CORNER OF SECTION 30. (THIS MONUMENT WAS SET IN 1934 AND THE DEED CREATING THE JACK KELLY-EARL SHORTRIDGE TRACT IS DATED 1930) THE RIGHT-OF-WAY OF HIGHWAY 204 (NESTON-ELGIN HIGHWAY) AS SHOWN IS BASED UPON DEED DIMENSIONS AND MAY NOT BE A TRUE REPRESENTATION OF THE ACTUAL RIGHT OF WAY (NO HIGHWAY MONUMENTATION COULD BE FOUND).

THIS SURVEY WAS PERFORMED AS A CLOSED FIELD TRAVERSE USING A SOKKIA AUTOMATIC TOTAL STATION HAVING STANDARD ERRORS OF 00'00"08" ANGULAR AND 3 MM ± 3PPM TIMES DISTANCE. THE TRAVERSE WAS ADJUSTED USING THE LEAST SQUARES METHOD. MONUMENTS SHOWN WERE VISITED AT THE TIME OF THIS SURVEY IN NOVEMBER, 1997.

FOUND A 2" ALUMINUM CAP ON A 5/8" REBAR PER SURVEY NO. 45-115-B

NOTE: NO RECORD OF AN ACCESS EASEMENT TO THE SURVEYED PROPERTY FROM THE TWO EXISTING HIGHWAY ACCESS POINTS COULD BE FOUND.

**RECORD LEGAL DESCRIPTION**

BEGINNING AT QUARTER CORNER ON SOUTH LINE OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 30, THENCE SOUTH 09°30' NEST ALONG SOUTH LINE OF SAID SECTION 30 AS DISTANCE OF 994.06 FEET TO INTERSECTION WITH SEMI-TANGENT OF NESTON-ELGIN HIGHWAY, THENCE NORTH 16°51' NEST ALONG CENTERLINE OF SAID NESTON-ELGIN HIGHWAY A DISTANCE OF 493.92 FEET TO THE POINT OF INTERSECTION ON SAID HIGHWAY, THENCE NORTH 40°11' NEST ALONG CENTERLINE OF SAID HIGHWAY A DISTANCE OF 178 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 09°30' EAST, PARALLEL TO SOUTH LINE OF SAID SECTION 30 A DISTANCE OF 660 FEET, MORE OR LESS, TO EASTERLY LINE OF JACK KELLY-EARL SHORTRIDGE TRACT, THENCE SOUTH 34°08' EAST ALONG SAID EASTERLY LINE A DISTANCE OF 190.80 FEET TO A POINT WHICH IS SOUTH 09°30' EAST OF THE TRUE POINT OF BEGINNING; THENCE SOUTH 09°30' NEST A DISTANCE OF 640 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

SUBJECT TO ANY AND WATER RIGHTS OF WAY, ROADS & HIGHWAYS, ALL BEING EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

**LINE TABLE**

NO.	BEARING	DISTANCE
L1	S 09°04'13" E	34.06'
L2	N 09°04'13" N	34.06'

**LEGEND**

- PROPERTY LINE
  - - - SECTION LINE
  - - - RIGHT-OF-WAY LINE
  - ① FOUND SURVEY MONUMENT AS NOTED
  - ② FOUND 5/8" REBAR WITH 2" ALUMINUM CAP PER SURVEY NO. 45-105-B OR 45-115-B, AS NOTED
  - ③ FOUND 5/8" REBAR WITH A 1 1/2" ALUMINUM CAP PER SURVEY NO. 05-130-B.
  - FOUND 1/2" GALVANIZED IRON PIPE OF UNKNOWN ORIGIN AS NOTED.
  - SET A 5/8" X 30" REBAR WITH A YELLOW PLASTIC CAP STAMPED "TOMKINS SURVEYING" AND A BRASS WASHER STAMPED "MA 19619 OR 2820LS" ATTACHED WITH A 6" STEEL FENCE POST ALONG SIDE.
  - ⊕ CALCULATED POSITION NOT SET OR FOUND
  - x SET 6" STEEL FENCE POST TO MARK PROPERTY LINE.
- (XOX)R1 RECORD DIMENSIONS PER G.L.O. SURVEYOR OTIS GOULD (1934)
- (XOX)R2 RECORD DIMENSIONS PER DEED
- (XOX)R3 RECORD DIMENSIONS PER SURVEY NO. 5-155-B
- (XOX)R4 RECORD DIMENSIONS PER SURVEY NO. 05-130-B
- (XOX)R5 RECORD DIMENSIONS PER SURVEY NO. 45-115-B
- (XOX)R6 RECORD DIMENSIONS PER SURVEY NO. 45-044-B



FOUND A 2 1/2" BRASS CAP ON A 1" IRON PIPE STAMPED AS SHOWN MARKING THE S.N. CORNER OF SECTION 30

POINT ON SEMI-TANGENT OF NESTON-ELGIN (HIGHWAY 204) HIGHWAY, ACCORDING TO DEED.

N 09°04'13" N 2606.60'  
(N 09°04'13" N 2606.60')R6  
(S 09°31'54" E 2606.02')R5  
(S 09°30' E 34.49 CH. = 2606.34')R1

REGISTERED PROFESSIONAL LAND SURVEYOR

RECEIVED BY  
Umatilla County Surveyor  
Date 11-97  
By Greg E. Flowers  
No. 97-211-B

OREGON  
JUNE 30, 1997  
GREG E. FLOWERS  
02820LS

RENEWS 12/31/97  
11/6/97

A SURVEY LOCATED IN THE S.E. 1/4 AND THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 30, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON

FOR: MARGE ROFF, ROFF REAL ESTATE  
810 S. MAIN, MILTON-FREEMATER, OREGON 97662

TOMKINS LAND SURVEYING, INC.  
20 EAST ROFFMAN ST. SUITE 204  
WALLA WALLA, WA. 99362  
(509) 522-4843

DATE  
OCTOBER, 1997  
SCALE  
1" = 60'