

# RECORD SURVEY

## BOUNDARY LINE ADJUSTMENT

A PORTION OF THE SW 1/4 OF THE NW 1/4 OF SEC. 32 & PORTION OF THE EAST 1/2, NE 1/4 SEC. 31 TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M. UMATILLA COUNTY, OREGON

## RECORD LEGAL DESCRIPTIONS

(SEE PRELIMINARY TITLE REPORT FROM PIONEER TITLE CO., ORDER #59325)

### PARCEL A

ALL THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32 AND OF THE EAST 128 FEET OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, IN TOWNSHIP 4 NORTH, RANGE 28 EAST, OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, LYING SOUTHERLY OF THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 84 AND WESTERLY OF THE WESTLAND IRRIGATION DISTRICT CANAL. SUBJECT TO ANY AND ALL WATER RIGHTS OF WAY AND ROADS.

### PARCEL B

ALL THAT PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 4 NORTH RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, LYING SOUTHERLY OF THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 84. EXCEPTING THEREFROM THE EAST 128 FEET. SUBJECT TO ANY AND ALL WATER RIGHTS OF WAY AND ROADS.

## SURVEYOR'S NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF WESTERN LAND & CATTLE CO. FOR THE PURPOSE OF ADJUSTING THE BOUNDARIES BETWEEN THE TWO PARCELS SHOWN HEREON. BOTH PARCELS WERE SURVEYED AND MONUMENTED IN FEBRUARY, 1998 BY ROGERS SURVEYING, AND FILED AS SURVEY NO. 98-19-B. THE BOUNDARY IS BEING ADJUSTED IN ORDER TO INCLUDE THE OUT BUILDINGS AND DRIVEWAY WITH PARCEL A AND TO SLIDE THE LINE SO THAT THE IRRIGATION CANAL NO LONGER ENCLOSES PARCEL A.

THE BASIS OF BEARING OF THIS SURVEY IS THE WEST LINE OF OF THE NORTHWEST QUARTER OF SECTION 31 WHICH WAS HELD AS N 00°03'30"W (SEE SURVEY 98-19-B). THE NORTHWEST CORNER OF SEC. 31 WAS NOT FOUND, NOR WERE THE REFERENCES WHICH ARE SHOWN ON SURVEY 91-31-B. THE CORNER POSITION WAS CALCULATED BY SINGLE PROPORTION MEASUREMENT BETWEEN THE WEST QUARTER OF SEC. 31 AND THE WEST QUARTER CORNER OF SEC. 30, BOTH OF WHICH WERE SET BY GOULDS' 1941 DEPENDENT RESURVEY OF THE EAST BOUNDARY OF TOWNSHIP 4N, R.27E. OUR OVERALL MEASUREMENT BETWEEN THE CORNERS MATCHED GOULDS RECORD BY 0.3 FEET. THIS DISTANCE ALSO MATCHED EDWARDS DISTANCE SHOWN ON SURVEY 91-31-B. THIS CORNER WAS MONUMENTED AND REFERENCED PURSUANT TO ORS 209.

THE PROPORTIONATE POSITION OF THE EAST QUARTER CORNER OF SECTION 31 FALLS 18.5 FEET SOUTH OF THE FOUND RAILROAD SPIKE SET BY EDWARDS ON SURVEY 91-31-B. SINCE THE COMPUTED POSITION DOES NOT FIT THE CENTERLINE OF THE EXISTING ROAD, THE FOUND RR SPIKE WAS HELD FOR THE 1/4 CORNER.

## NOTES:

1. BASIS OF BEARING IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 31 ASSUMED AS N 00°03'30"W.
2. (M) = MEASURED (C) = COMPUTED [ ] = DENOTES ORIGINAL GLO RECORD MEASUREMENT { } = DENOTES RECORD MEASUREMENT PER SURVEY # 91-31-B (EDWARDS) ( ) = DENOTES RECORD MEASUREMENT PER UMATILLA CO. REMONUMENTATION SURVEY #1991-2 (EDWARDS) SEE FILE 92-95-C
3. O = DENOTES SET 5/8"x30" REBAR WITH YELLOW PLASTIC CAP STAMPED 'RSI-GBW 02817LS'.
4. ⊕ = DENOTES FOUND 3" DIAM. BRASS CAP SET IN CONCRETE ON CENTERLINE OF RIGHT OF WAY. STAMPED: "STATE HIGHWAY DEPARTMENT REFERENCE".
5. EQUIPMENT AND PROCEDURES USED: PRIMARY CONTROL SURVEY WAS PERFORMED USING TRIMBLE 4000SSI DUAL FREQUENCY GPS RECEIVERS OPERATING IN THE REAL TIME KINEMATIC MODE.
6. THE ALIGNMENT OF THE WESTLAND IRRIGATION CANAL IS WAS DETERMINED FROM A FIELD SURVEY OF THE EXISTING CENTERLINE.

## REFERENCE SURVEYS

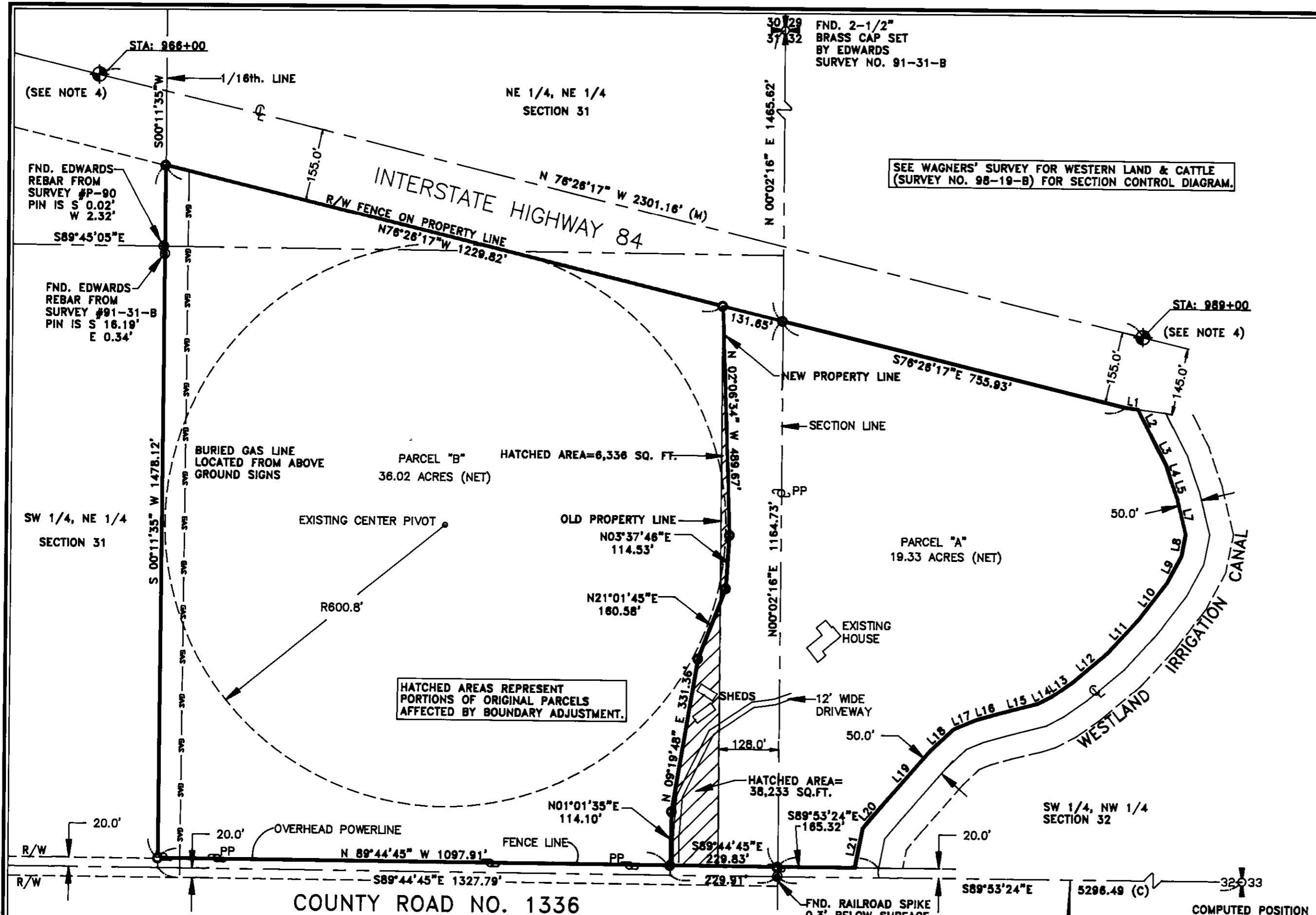
SURVEY NO. 98-19-B (WAGNER) BEARING BASE  
SURVEY NO'S. P-90 (EDWARDS), OREGON DEPT. OF HIGHWAYS RIGHT OF WAY PLANS FOR I-184,  
SURVEY NO. 91-31-B (EDWARDS), SURVEY NO. 92-95-C (UMATILLA CO. BY EDWARDS),  
DEED RECORD REEL 217, PAGE 1278. 1941 GLO DEPENDENT RESURVEY (GOULD) OF EAST BOUNDARY OF T4N., R27E.

## SURVEYOR'S CERTIFICATION

I, GARY B. WAGNER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN MARCH 1999, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY ORS 92.

RECEIVED BY  
Umatilla County Surveyor  
Date 4-99  
Rec'd By SK  
No. 99-568  
REV: 4/15/99

CLIENT	WESTERN LAND AND CATTLE	JOB NO.	OR0298
PROJECT	NE 1/4 SEC. 31 & NW 1/4 SEC. 32	RECORD SURVEY/BOUNDARY ADJUSTMENT	
DRAWN BY:	GBW	SCALE: 1" = 200'	F. B. NO.: 005
APPROVED:	GBW	DATE: 03/15/99	VERSION- ACAD14
			FILE: OR0298
			SHEET 1
			OF 1



LINE	BEARING	DISTANCE
L1	S62°08'55"E	26.46
L2	S27°28'19"E	67.53
L3	S27°12'40"E	64.10
L4	S18°20'14"E	35.71
L5	S19°45'09"E	41.09
L7	S13°55'14"E	79.73
L8	S11°08'38"W	47.71
L9	S28°00'24"W	65.58
L10	S37°19'08"W	96.43
L11	S42°28'28"W	97.57
L12	S49°22'15"W	97.39
L13	S54°27'00"W	54.15
L14	S62°03'30"W	34.31
L15	S79°14'52"W	85.05
L16	S73°57'49"W	53.84
L17	S66°53'21"W	49.86
L18	S46°58'10"W	70.58
L19	S40°53'48"W	147.45
L20	S40°09'17"W	68.86
L21	S11°02'22"W	86.18

NOTE: LINE 6 OF THE LINE TABLE WAS OMITTED.

## NEW LEGAL DESCRIPTIONS

### PARCEL A

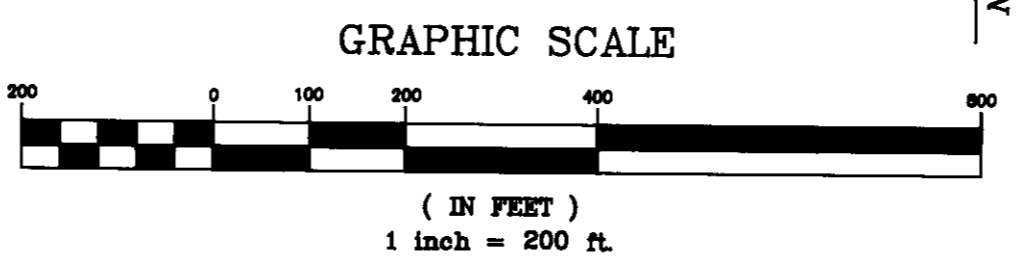
ALL THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32 AND THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY OREGON, LYING SOUTHERLY OF THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 84, WESTERLY OF THE WESTLAND IRRIGATION CANAL AND EASTERLY OF THE FOLLOWING DESCRIBED LINE:  
COMMENCING AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 31; THENCE N89°44'45"W, 229.91 FEET ALONG THE EAST-WEST CENTERLINE OF SAID SECTION;  
THENCE N00°15'15"E, 20.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF COUNTY ROAD NO. 1336 AND THE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT-OF-WAY N01°01'35"E, 114.10 FEET; THENCE N09°19'48"E, 331.36 FEET; THENCE N21°01'45"E, 160.58 FEET; THENCE N03°37'48"E, 114.53 FEET; THENCE N02°08'34"W, 489.87 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 84 AND THE TERMINUS OF THE ABOVE DESCRIBED LINE. EXCEPT ANY PORTION THEREOF LYING WITHIN COUNTY ROAD NO. 1336.

PARCEL CONTAINS 19.33 ACRES.

### PARCEL B

ALL THAT PORTION OF EAST HALF OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY OREGON, LYING SOUTHERLY OF THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 84, AND WESTERLY OF THE FOLLOWING DESCRIBED LINE:  
COMMENCING AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 31; THENCE N89°44'45"W, 229.91 FEET ALONG THE EAST-WEST CENTERLINE OF SAID SECTION;  
THENCE N00°15'15"E, 20.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF COUNTY ROAD NO. 1336 AND THE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT-OF-WAY N01°01'35"E, 114.10 FEET; THENCE N09°19'48"E, 331.36 FEET; THENCE N21°01'45"E, 160.58 FEET; THENCE N03°37'48"E, 114.53 FEET; THENCE N02°08'34"W, 489.87 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 84 AND THE TERMINUS OF THE ABOVE DESCRIBED LINE. EXCEPT ANY PORTION THEREOF LYING WITHIN COUNTY ROAD NO. 1336.

PARCEL CONTAINS 36.02 ACRES.



**REGISTERED PROFESSIONAL LAND SURVEYOR**  
GARY B. WAGNER  
02817LS  
RENEWS 6/30/00

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