

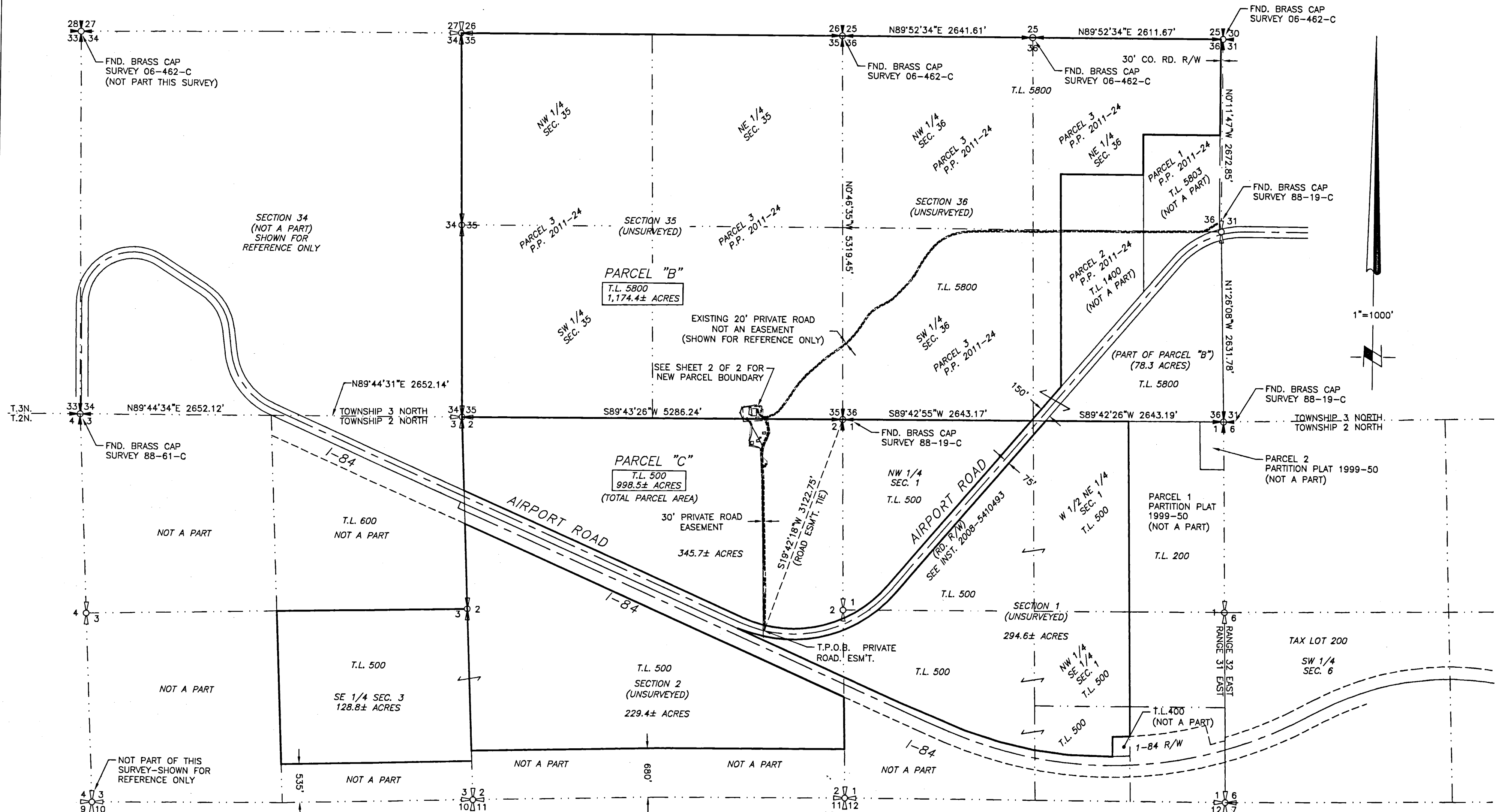
SURVEYOR'S NARRATIVE

THIS SURVEY WAS PERFORMED IN NOVEMBER-DECEMBER 2018 AT THE REQUEST OF DON PINKERTON. THE PURPOSE OF THIS SURVEY IS TO ADJUST THE BOUNDARIES OF TAX LOTS 5802, 5800 AND 500 SO THAT EXISTING TAX LOT 5802 CONFORMS TO THE EXISTING FOOTPRINT OF THE NON-FARM GROUND SURROUNDING PINKERTON'S RESIDENCE AND OUTBUILDINGS AS SHOWN ON SHEET 2. THE BEARING BASE FOR THIS SURVEY IS THE OREGON COORDINATE SYSTEM (NORTH ZONE) NAD_83(2011) DATUM. SECTION LINES SHOWN HEREON ARE BASED ON A COMBINATION OF FOUND MONUMENTS AS INDICATED AND COMPUTED BEARING & DISTANCES FROM RECORD SURVEYS 06-462-C AND 88-19-C. TAX LOTS 5800 AND 500 WERE NOT MONUMENTED PER THIS SURVEY. THE LOCATION OF INTERSTATE 84 RIGHT OF WAY WAS DERIVED FROM STANFIELD-PENDELTON SECTION, OLD OREGON TRAIL HIGHWAY, DRAWING NO. 4B-25-15

THE NEW LEGAL DESCRIPTIONS FOR TAX LOTS 5802, 5800 AND 500 REPRESENT THE "RESULTANT PARCELS" OF THIS BOUNDARY LINE ADJUSTMENT WHICH WILL BE RECORDED BY SEPARATE INSTRUMENTS.

THIS SURVEY WAS PERFORMED USING A TRIMBLE R8 GPS SYSTEM CONFIGURED FOR REAL TIME KINEMATIC SURVEYING. DISTANCES SHOWN HEREON ARE 'TRUE GROUND' MEASUREMENTS SCALED FROM OREGON STATE PLANE GRID USING A COMBINED FACTOR OF 0.99986170

RECORD OF SURVEY
FOR BOUNDARY LINE ADJUSTMENT
PORTIONS OF SECTIONS 35 & 36, T.3N., R.31E.,
AND PORTIONS OF SECTIONS 1, 2, & 3, T.2N., R.31E., W.M.
UMATILLA COUNTY, OREGON

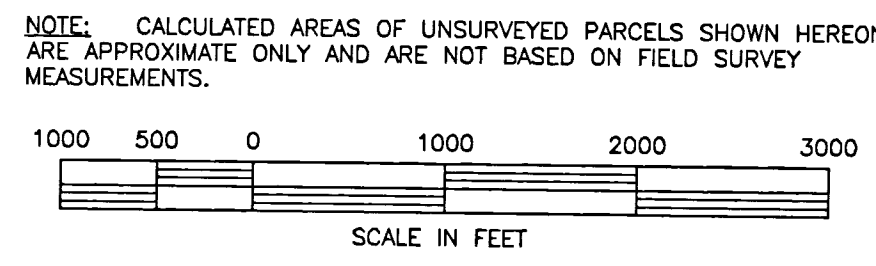


SURVEYOR NOTES

1. BASIS OF BEARING IS THE OREGON COORDINATE SYSTEM, (NORTH ZONE) NAD_83(2011) BASED ON STATIC GPS OBSERVATIONS PROCESSED BY NATIONAL GEODETIC SURVEY "ON LINE POSITIONAL USER SYSTEM". MEASURED BEARINGS SHOWN HEREON ARE 'GRID'. DISTANCES ARE TRUE GROUND MEASUREMENTS SCALED FROM GRID USING A COMBINED SCALE & ELEVATION FACTOR OF 0.99986170.
2. ○ = DENOTES SET 5/8"x30" REBAR WITH YELLOW PLASTIC CAP STAMPED "WAGNER LS02817".
3. ● = INDICATES FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED: 'WELLS' LS1106 PER SURVEY Q-624-A
4. ⊕ = INDICATES FOUND SECTION CORNER ⊙ = INDICATES COMPUTED SECTION CORNER POSITION
NOT PART OF THIS SURVEY—SHOWN FOR REFERENCE ONLY
5. ⊙ = INDICATES COMPUTED 1/4 CORNER POSITION—SHOWN FOR REFERENCE ONLY
6. (M) = MEASURED PER THIS SURVEY (R) = RECORD PER SURVEY 06-462-C
7. THE LOCATION OF THE SEPTIC TANK DRAIN FIELD SHOWN HEREON WAS DERIVED FROM A DEPT. OF ENVIRONMENTAL QUALITY "AS-BUILT" PLAN DATED 1996. THE INFORMATION PROVIDED ON SAID PLAN IS APPROXIMATE ONLY AND MAY DIFFER FROM THE ACTUAL LOCATION.

SURVEY REFERENCES

WILLIAM R. WELLS SURVEY FOR LEO GORGER ESTATE FILED AS SURVEY #Q-624-A
PARTITION PLAT NO. 1999-50 BY DAVID EVANS & ASSOCIATES, INSTRUMENT #1999-3600752
PARTITION PLAT NO. 2011-24 BY CITY OF PENDELTON, INSTRUMENT # 2011-5850255
WILLIAM R. WELLS CORNER RESTORATION SURVEY FOR UMATILLA COUNTY, SURVEY 06-462-C
WILLIAM R. WELLS CORNER RESTORATION SURVEY FOR UMATILLA COUNTY, SURVEY 88-19-C
ANDERSON-PERRY & ASSOCIATES SURVEY FOR BARNHART AIRPORT ROAD CONNECTOR FILED AS SURVEY NO. 10-55-B
STANFIELD-PENDELTON SECTION, OLD OREGON TRAIL HIGHWAY, DRAWING NO. 4B-25-15
& WARRANTY DEED TO STATE HIGHWAY COMMISSION, BOOK 226, PAGE 69
PRELIMINARY TITLE REPORT BY AMERTITLE COMPANY, PENDELTON, OREGON, FILE NO. 258776AM DATED SEPTEMBER 10, 2018



RECEIVED BY

Umatilla County Surveyor
Date: 11/19/18
Rec'd By: CT
No.: 19-005-A

REGISTERED PROFESSIONAL LAND SURVEYOR
Gary B. Wagner
OREGON
JUNE 30, 1997
GARY B. WAGNER
02817LS
RENEWS 6/30/20

REV: 01/07/19

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CLIENT	A & B PINKERTON, INC		JOB	32618
PROJECT	BOUNDARY LINE ADJUSTMENT OVERALL PLAN			
DRN. BY	GBW	SCALE 1"= 1000'	F. B. NO. NA	SHEET 1
APPROVED	GBW	DATE 11/19/18	ACAD VER -2017	OF 2
			FILE: 32618.dwg	

RECORD OF SURVEY

FOR BOUNDARY LINE ADJUSTMENT
PORTIONS OF SECTIONS 35 & 36, T.3N., R.31E., W.M.
AND PORTIONS OF SECTIONS 1, 2 & 3, T.2N., R.31E., W.M.
UMATILLA COUNTY, OREGON

LEGAL DESCRIPTIONS

PARCEL "A" (ADJUSTED TAX LOT 5802)

THAT PORTION OF SECTION 35 TOWNSHIP 3 NORTH, RANGE 31 EAST, AND THAT PORTION OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 31 EAST, W.M., UMATILLA COUNTY, OREGON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE BRASS CAP MONUMENT MARKING THE SOUTHEAST CORNER OF SAID SECTION 35; THENCE S 89°43'20"W, 1034.67 FEET ALONG THE SOUTH LINE THEREOF TO THE TRUE POINT OF BEGINNING; THENCE S 07°39'39"E, 196.54 FEET; THENCE S24°38'36"W, 150.55 FEET; THENCE S 16°41'24"W, 86.21 FEET; THENCE S 04°02'38"W, 110.79 FEET; THENCE S42°59'33"E, 84.17 FEET; THENCE S 08°34'24"E, 39.70 FEET; THENCE S 31°31'36"W, 43.21 FEET; THENCE S 66°10'35"W, 34.65 FEET; THENCE S 86°09'29"W, 30.00 FEET; THENCE N 04°12'04"W, 273.85 FEET; THENCE N 79°37'08"W, 151.32 FEET; THENCE N 04°37'11"W, 80.03 FEET; THENCE N 10°03'58"E, 77.31 FEET; THENCE N 01°56'13"E, 139.67 FEET; THENCE N 32°46'21"W, 52.54 FEET; THENCE N 82°22'01"W, 73.09 FEET; THENCE N 25°21'59"W, 29.76 FEET TO THE SOUTH LINE OF SAID SECTION 35; THENCE CONTINUING N 25°21'59"W 93.23, FEET; THENCE N 19°32'42"E, 82.77 FEET; THENCE N 72°25'38"E, 39.04 FEET; THENCE N 82°25'18"E, 168.81 FEET; THENCE S 44°30'06"E, 29.95 FEET; THENCE S 58°44'23"E, 85.53 FEET; THENCE S 00°00'00"E, 90.72 FEET; THENCE N 88°04'38"E, 69.00 FEET; THENCE S 07°39'39"E, 40.75 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS 4.02 ACRES.

TOGETHER WITH A 30.00' WIDE EASEMENT FOR PRIVATE ROAD LYING 15.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 35, TOWNSHIP 3 NORTH, RANGE 31 EAST, W.M., THENCE S 19°42'18"W, 3122.75 FEET TO THE CENTERLINE OF AN EXISTING PRIVATE ROAD AND THE BEGINNING OF SAID DESCRIBED CENTERLINE (SAID POINT ALSO BEING A POINT ON THE CENTERLINE OF AIRPORT ROAD); THENCE NORTHERLY ALONG THE CENTERLINE OF SAID PRIVATE ROAD THE FOLLOWING COURSES AND DISTANCES: THENCE N 00°11'07"W, 677.5 FEET; THENCE N 02°48'35"W, 167.9 FEET; THENCE N 01°32'16"W, 470.5 FEET; THENCE N02°02'36"W, 332.44 FEET; THENCE N 01°13'03"W, 419.2 FEET; THENCE 03°54'40"W, 191.1 FEET MORE OR LESS TO THE MOST SOUTHERLY LINE OF THE ABOVE DESCRIBED TRACT OF LAND AND THE TERMINUS OF SAID CENTERLINE. EXCEPT ANY PORTION OF SAID DESCRIBED EASEMENT LYING WITHIN AIRPORT ROAD RIGHT OF WAY.

PARCEL "B" (ADJUSTED TAX LOT 5800)

PARCEL 3, PARTITION PLAT NO. 2011-24 ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. 2011-5850225, RECORDS OF UMATILLA COUNTY, OREGON; TOGETHER WITH ALL THAT PORTION OF THAT TRACT OF LAND DESCRIBED IN BARGAIN AND SALE DEED RECORDED IN REEL 143, PAGE 960, UMATILLA COUNTY DEED RECORDS, LYING WITHIN SECTION 35, TOWNSHIP 3 NORTH, RANGE 31 EAST, W.M.

EXCEPT THAT PORTION OF SAID SECTION 35 DESCRIBED AS FOLLOWS:

COMMENCING AT THE BRASS CAP MONUMENT MARKING THE SOUTHEAST CORNER OF SECTION 35 TOWNSHIP 3 NORTH, RANGE 31 EAST, W.M., THENCE S 89°43'20"W, 1034.67 FEET ALONG THE SOUTH LINE THEREOF TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING S 89°43'20"W, 360.81 FEET ALONG SAID SOUTH LINE; THENCE N 25°21'59"W, 93.23 FEET; THENCE N 19°32'42"E, 82.77 FEET; THENCE N 72°25'38"E, 39.04 FEET; THENCE N 82°25'18"E, 168.81 FEET; THENCE S 44°30'06"E, 29.95 FEET; THENCE S 58°44'23"E, 85.53 FEET; THENCE S 00°00'00"E, 90.72 FEET; THENCE N 88°04'38"E, 69.00 FEET; THENCE S 07°39'39"E, 40.75 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL "C" (ADJUSTED TAX LOT 500)

SECTION 1, TOWNSHIP 2 NORTH, RANGE 31 EAST:

THE WEST HALF OF THE NORTHEAST QUARTER; THE NORTHWEST QUARTER, THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; AND ALL THAT PORTION OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER LYING NORTH AND NORTHERLY OF THE RIGHT OF WAY OF INTERSTATE I-84;

EXCEPTING A PARCEL OF PARCEL LYING IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 1 DESCRIBED IN BARGAIN AND SALE DEED RECORDED IN BOOK 310, PAGE 503, RECORDS OF UMATILLA COUNTY

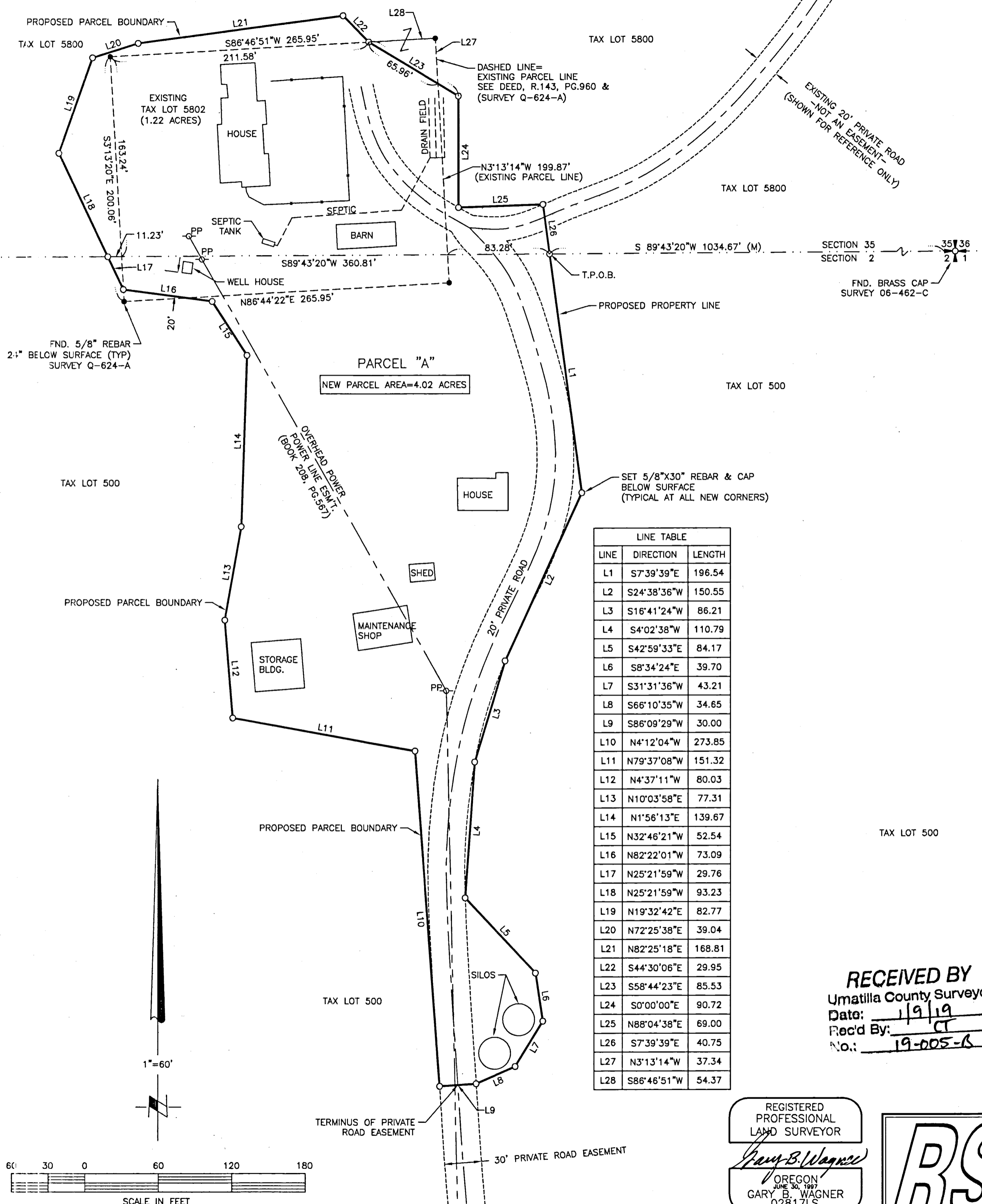
SECTION 2 TOWNSHIP 2 NORTH, RANGE 31 EAST:

ALL OF SAID SECTION 2 EXCEPT THE SOUTH 680 FEET THEREOF; AND EXCEPT THAT PORTION OF SAID SECTION 2 DESCRIBED AS FOLLOWS:

COMMENCING AT THE BRASS CAP MONUMENT MARKING THE NORTHEAST CORNER OF SAID SECTION 2; THENCE S 89°43'20"W, 1034.67 FEET ALONG THE NORTH LINE THEREOF TO THE TRUE POINT OF BEGINNING; THENCE S 07°39'39"E, 196.54 FEET; THENCE S24°38'36"W, 150.55 FEET; THENCE S 16°41'24"W, 86.21 FEET; THENCE S 04°02'38"W, 110.79 FEET; THENCE S42°59'33"E, 84.17 FEET; THENCE S 08°34'24"E, 39.70 FEET; THENCE S 31°31'36"W, 43.21 FEET; THENCE S 66°10'35"W, 34.65 FEET; THENCE S 86°09'29"W, 30.00 FEET; THENCE N 04°12'04"W, 273.85 FEET; THENCE N 79°37'08"W, 151.32 FEET; THENCE N 04°37'11"W, 80.03 FEET; THENCE N 10°03'58"E, 77.31 FEET; THENCE N 01°56'13"E, 139.67 FEET; THENCE N 32°46'21"W, 52.54 FEET; THENCE N 82°22'01"W, 73.09 FEET; THENCE N 25°21'59"W, 29.76 FEET TO THE NORTH LINE OF SAID SECTION 35; THENCE N 89°43'20"E, 360.81 FEET ALONG SAID NORTH LINE TO THE TRUE POINT OF BEGINNING.

SECTION 3 TOWNSHIP 2 NORTH, RANGE 31 EAST;

THE SOUTHEAST QUARTER EXCEPT THE SOUTH 535 FEET THEREOF. EXCEPT ANY PORTION OF THE ABOVE DESCRIBED LANDS CONVEYED TO THE STATE OF OREGON HIGHWAY COMMISSION AND ANY PORTION LYING WITHIN THE BOUNDARIES OF THE INTERSTATE HIGHWAY 84 AND COUNTY ROAD RIGHT OF WAYS.



LINE	DIRECTION	LENGTH
L1	S7°39'39"E	196.54
L2	S24°38'36"W	150.55
L3	S16°41'24"W	86.21
L4	S4°02'38"W	110.79
L5	S42°59'33"E	84.17
L6	S8°34'24"E	39.70
L7	S31°31'36"W	43.21
L8	S66°10'35"W	34.65
L9	S86°09'29"W	30.00
L10	N4°12'04"W	273.85
L11	N79°37'08"W	151.32
L12	N4°37'11"W	80.03
L13	N10°03'58"E	77.31
L14	N1°56'13"E	139.67
L15	N32°46'21"W	52.54
L16	N82°22'01"W	73.09
L17	N25°21'59"W	29.76
L18	N25°21'59"W	93.23
L19	N19°32'42"E	82.77
L20	N72°25'38"E	39.04
L21	N82°25'18"E	168.81
L22	S44°30'06"E	29.95
L23	S58°44'23"E	85.53
L24	S0°00'00"E	90.72
L25	N88°04'38"E	69.00
L26	S7°39'39"E	40.75
L27	N3°13'14"W	37.34
L28	S86°46'51"W	54.37

RECEIVED BY
Umatilla County Surveyor
Date: 11/19/19
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No.: 19-005-6

REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. WAGNER
OREGON JUNE 30, 1997
GARY B. WAGNER
02817LS
RENEWS 6/30/20

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CLIENT	A & B PINKERTON, INC		JOB	32618
PROJECT	BOUNDARY ADJUSTMENT			
	DETAIL PLAN			
DRN. BY	GBW	SCALE	1" = 60'	F. B. NO. NA
APPROVED	GBW	DATE	11/19/18	ACAD VER -2017
				FILE: 32618.dwg
				SHEET 2 OF 2

REV: 01/07/19

