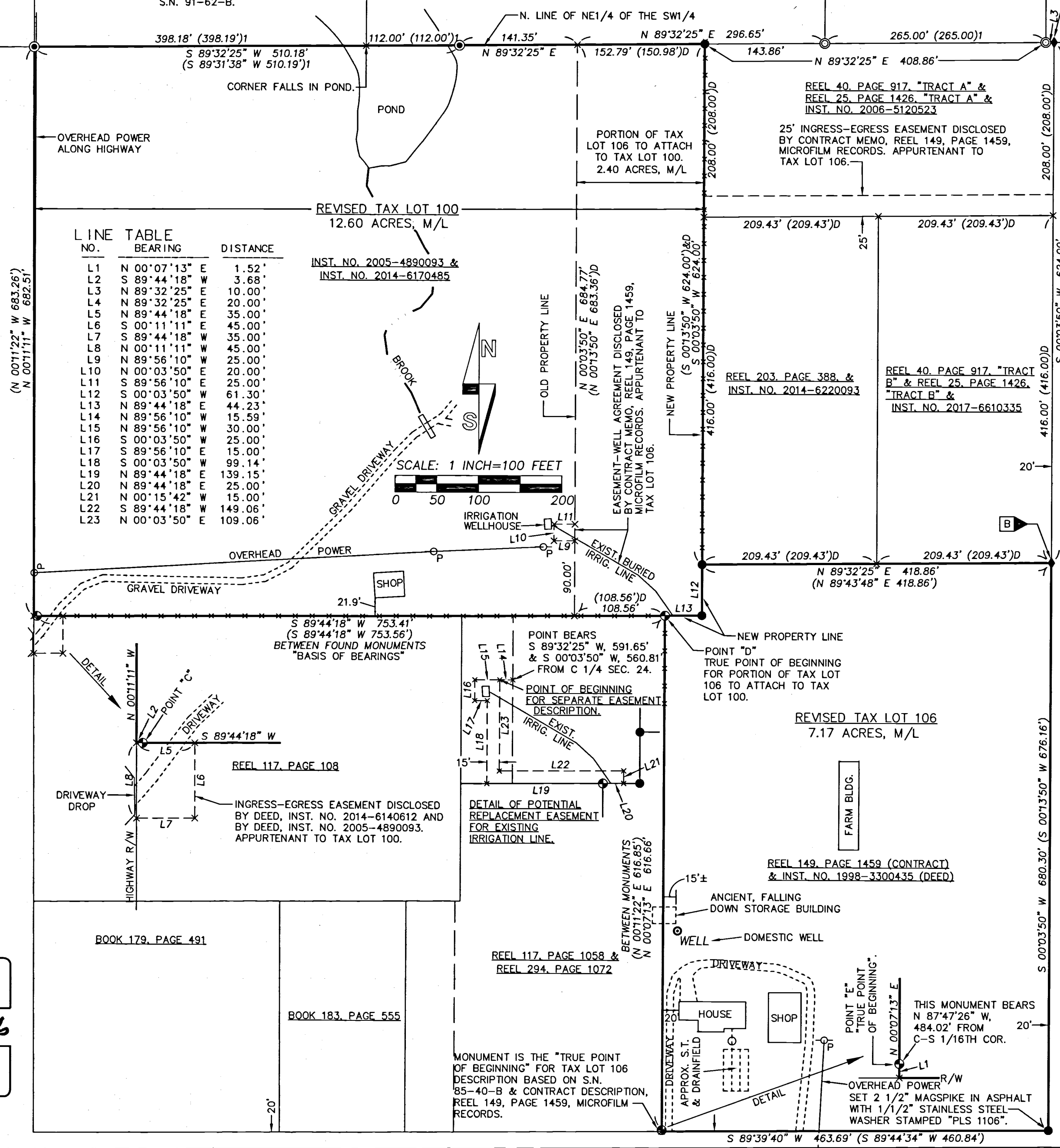# RECORD OF SURVEY FOR PROPERTY LINE ADJUSTMENT

PARCEL 1,
REPLAT OF PORTION OF LOTS 27 & 28
GRANDVIEW ORCHARD TRACTS
S.N. 91-62-B.

PARCEL 1,
PARTITION PLAT NO. 1995-40

PARCEL 3,
PARTITION PLAT NO. 1995-40

N. LINE OF NE1/4 OF THE SW1/4

398.18' (398.19')1 — S 89°32'25" W 510.18' (S 89°31'38" W 510.19')1
112.00' (112.00')1
141.35'
N 89°32'25" E
152.79' (150.98')D
N 89°32'25" E 296.65'
143.86'
265.00' (265.00)1
N 89°32'25" E 408.86'

CORNER FALLS IN POND.

POND

OVERHEAD POWER ALONG HIGHWAY

PORTION OF TAX LOT 106 TO ATTACH TO TAX LOT 100. 2.40 ACRES, M/L

REEL 40, PAGE 917, "TRACT A" & REEL 25, PAGE 1426, "TRACT A" & INST. NO. 2006-5120523

25' INGRESS-EGRESS EASEMENT DISCLOSED BY CONTRACT MEMO, REEL 149, PAGE 1459, MICROFILM RECORDS. APPURTENANT TO TAX LOT 106.

REVISED TAX LOT 100
12.60 ACRES, M/L

INST. NO. 2005-4890093 & INST. NO. 2014-6170485

CENTER 1/4 CORNER.
2 1/2" BRASS CAP
BELOW ROAD SURFACE.
A.K.A. NE CORNER OF NE1/4 SW1/4

LEGEND

- ● — SET 5/8" BY 24" REBAR WITH 1 1/4" RED PLASTIC CAP MARKED "ORPLS 1106 WA PLS 17372", UNLESS OTHERWISE NOTED.
- ○ — MONUMENT FOUND AS NOTED.
- ⊛ — FOUND 5/8" REBAR WITH 1 1/4" ALUM. CAP MARKED "PLS 933" FROM SURVEY NO. 85-40-B.
- ◎ — FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "ORPLS 1106 WA PLS 17372".
- ⦿ — FOUND 5/8" REBAR WITH RED PLASTIC CAP MARKED "PLS 1333" FROM REPLAT OF A PORTION OF LOTS 27 & 28 OF GRANDVIEW ORCHARD TRACTS RECORDED AS SURVEY NO. 91-62-B.
- ◆ — FOUND 1/2" REBAR. ORIGIN UNKNOWN.
- × — COMPUTED POINT ONLY, NOT SET OR FOUND.
- —×—×— — INDICATES WIRE FENCE LINE. NOT ALL FENCES ARE SHOWN.
- S.N. — INDICATES SURVEY NUMBER OF RECORDED SURVEY IN THE COUNTY SURVEYOR'S OFFICE.
- (XOX) — RECORD DIMENSION FROM SURVEY NO. 85-40-C.
- (XOX)D — RECORD DIMENSION FROM DEED DESCRIPTIONS.
- (XOX)1 — RECORD DIMENSION FROM SURVEY NO. 91-62-B OR PARTITION PLAT NO. 1995-40.

LINE TABLE

NO.	BEARING	DISTANCE
L1	N 00°07'13" E	1.52'
L2	S 89°44'18" W	3.68'
L3	N 89°32'25" W	10.00'
L4	N 89°32'25" E	20.00'
L5	N 89°44'18" E	35.00'
L6	S 00°11'11" W	45.00'
L7	S 89°44'18" W	35.00'
L8	N 00°11'11" W	45.00'
L9	N 89°56'10" W	25.00'
L10	N 00°03'50" E	20.00'
L11	S 89°56'10" W	25.00'
L12	S 00°03'50" E	61.30'
L13	N 89°44'18" E	44.23'
L14	N 89°56'10" W	15.59'
L15	N 89°56'10" W	30.00'
L16	S 89°56'10" W	25.00'
L17	N 89°56'10" W	15.00'
L18	S 00°03'50" W	99.14'
L19	N 89°44'18" E	139.15'
L20	N 89°44'18" E	25.00'
L21	N 00°15'42" W	15.00'
L22	S 89°44'18" W	149.00'
L23	N 00°03'50" E	109.06'

SCALE: 1 INCH=100 FEET
0 50 100 200

REEL 203, PAGE 388, & INST. NO. 2014-6220093

REEL 40, PAGE 917, "TRACT B" & REEL 25, PAGE 1426, "TRACT B" & INST. NO. 2017-6610335

209.43' (209.43')D   209.43' (209.43')D

EASEMENT-WELL AGREEMENT DISCLOSED BY CONTRACT MEMO, REEL 149, PAGE 1459, MICROFILM RECORDS. APPURTENANT TO TAX LOT 106.

AREA SUMMARY:

TAX LOT 100:
AREA BY SURVEY = 10.20 ACRES, PLUS 2.40 ACRES FROM TAX LOT 106
= 12.60 ACRES, REVISED AREA.

TAX LOT 106:
AREA BY SURVEY = 9.57 ACRES, LESS 2.40 ACRES TO ATTACH TO TAX LOT 100
= 7.17 ACRES, REVISED AREA.

NARRATIVE:

THIS SURVEY WAS MADE AT THE REQUEST OF MR. LARRY MOORE FOR THE PURPOSE OF A PROPERTY LINE ADJUSTMENT BETWEEN TAX LOTS 100 AND 106 OF ASSESSOR MAP NO. 6N 35 24C. THE PROPERTIES ARE SITUATED IN NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, T6N., R35E., W.M.

IN SURVEY NO. 85-40-B, THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER WAS PARTLY DIVIDED, MONUMENTS WERE SET AND A NUMBER OF DEEDS WERE RECORDED BASED ON THAT SURVEY. WHEN SURVEY NO. 85-40-B WAS MADE, CERTAIN SECTION SUBDIVISION CORNERS WERE COMPUTED WHICH HAVE NOT BEEN HELD ON SUBSEQUENT SURVEYS IN THE AREA. I SEARCHED FOR ALL THE RELEVANT MONUMENTS ESTABLISHED ON SURVEY NO. 85-40-B AND HELD SEVERAL OF THEM FOR LINE IN THIS SURVEY. I HELD THE 5/8 INCH REBARS WITH ALUMINUM CAPS FROM SURVEY NO. 85-40-C, DESIGNATED POINTS "C", "D" AND "E" ON THE THIS MAP AS MONUMENTS DEFINING PARTS OF THE SOUTH BOUNDARY OF TAX LOT 100 AND WEST LINE OF TAX LOT 106. FOR UNKNOWN REASONS, I DID NOT RECOVER ANY MONUMENTS FROM SURVEY NO. 85-40-C ON THE EASTERLY BOUNDARY OF TAX LOT 106, DESCRIBED IN MEMORANDUM OF LAND SALES CONTRACT RECORDED AT REEL 149, PAGE 1459, MICROFILM RECORDS.

I HELD THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER BETWEEN MONUMENTS RECOVERED AT THE C-S 1/16TH CORNER AND THE CENTER 1/4 CORNER. THE NORTH LINE WAS HELD AS MONUMENTED ON SURVEY NO. 91-62-B, BY DONALD STAEBLER. THE WEST LINE OF THE SURVEY WAS HELD ON THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 11, AS DETERMINED ON SURVEY NO. 91-62-B. THE SOUTH LINE WAS COMPUTED ON A LINE BETWEEN THE C-S 1/16TH CORNER MONUMENT AND THE RAILROAD SPIKE MONUMENT AT THE S 1/16TH CORNER OF SECTION 24 PER SURVEY NO. 94-158-B, 13-343-C AND 15-009-B.

THIS SURVEY WAS MADE USING A TRIMBLE GEODETIC GPS SYSTEM BY REAL TIME KINEMATIC METHODS. IN AREAS WHERE VEGETATION OBSCURED GPS SIGNAL, A TRIMBLE S6 ONE-SECOND ROBOT WAS USED FOR CORNER TIES AND SETS. CONTROLLING MONUMENTS AND NEW MONUMENTS SET WERE VERIFIED BY REDUNDANT OBSERVATIONS.

TUM-A-LUM ROAD RIGHT-OF-WAY WIDTH NOTE:
THE RIGHT-OF-WAY WIDTH OF TUM-A-LUM ROAD IS SHOWN AS 40 FEET ON ASSESSOR MAPS. THE ORIGINAL DEED DESCRIPTIONS FOR TRACTS ABUTTING TUM-A-LUM ROAD IN THE NE1/4 OF THE SW1/4 ARE WRITTEN AND COMPUTED USING A 20 FOOT RIGHT-OF-WAY WIDTH WEST OF THE EAST LINE OF THE NE1/4 OF THE SW1/4. ALL RECORD SURVEYS ON BOTH SIDES OF THE EAST LINE OF THE NE1/4 OF THE SW1/4 DEPICT A RIGHT-OF-WAY WIDTH OF 40 FEET. CURRENT ROAD RECORDS AT THE SURVEYORS OFFICE STATE A RIGHT-OF-WAY WIDTH OF 60 FEET, 30 FEET ON EACH SIDE OF THE EAST LINE OF THE NE1/4 OF THE SW1/4.

FOR THIS SURVEY I HAVE HELD THE RIGHT-OF-WAY WIDTH WEST OF THE EAST LINE OF THE NE1/4 OF THE SW1/4 AT 20 FEET IN CONFORMANCE WITH DEED DESCRIPTIONS AND RECORD SURVEYS.

OLD PROPERTY LINE

NEW PROPERTY LINE

BROOK

GRAVEL DRIVEWAY

IRRIGATION WELLHOUSE

EXIST. BURIED IRRIG. LINE

S 89°44'18" W 753.41' (S 89°44'18" W 753.56') BETWEEN FOUND MONUMENTS "BASIS OF BEARINGS"

OVERHEAD POWER

GRAVEL DRIVEWAY

SHOP

21.9'

POINT "D"
TRUE POINT OF BEGINNING FOR PORTION OF TAX LOT 106 TO ATTACH TO TAX LOT 100.

POINT BEARS S 89°32'25" W, 591.65' & S 00°03'50" W, 560.81' FROM C 1/4 SEC. 24.

POINT OF BEGINNING FOR SEPARATE EASEMENT DESCRIPTION.

REEL 117, PAGE 108

INGRESS-EGRESS EASEMENT DISCLOSED BY DEED, INST. NO. 2014-6140612 AND BY DEED, INST. NO. 2005-4890093. APPURTENANT TO TAX LOT 100.

DETAIL OF POTENTIAL REPLACEMENT EASEMENT FOR EXISTING IRRIGATION LINE.

EXIST. IRRIG. LINE

REVISED TAX LOT 106
7.17 ACRES, M/L

FARM BLDG.

REEL 149, PAGE 1459 (CONTRACT) & INST. NO. 1998-3300435 (DEED)

DRIVEWAY DROP

BETWEEN MONUMENTS (N 00°11'22" E 616.85') N 00°07'13" E 616.66'

ANCIENT, FALLING DOWN STORAGE BUILDING

WELL — DOMESTIC WELL

REEL 117, PAGE 1058 & REEL 294, PAGE 1072

BOOK 179, PAGE 491

BOOK 183, PAGE 555

HOUSE   SHOP

DRIVEWAY

APPROX. S.T. & DRAINFIELD

POINT "E"
"TRUE POINT OF BEGINNING"

THIS MONUMENT BEARS N 87°47'26" W, 484.02' FROM C-S 1/16TH COR.

OVERHEAD POWER
SET 2 1/2" MAGSPIKE IN ASPHALT WITH 1 1/2" STAINLESS STEEL WASHER STAMPED "PLS 1106".

MONUMENT IS THE "TRUE POINT OF BEGINNING" FOR TAX LOT 106 DESCRIPTION BASED ON S.N. 85-40-B & CONTRACT DESCRIPTION, REEL 149, PAGE 1459, MICROFILM RECORDS.

C/L EAST FERNDALE ROAD, CO. ROAD NO. 522
S 89°39'40" W

S 89°39'40" W 463.69' (S 89°44'34" W 460.84')

OVERHEAD POWER & PHONE

E-W CENTERLINE SW1/4 COMPUTED FROM S.N. 94-158-B, 13-243-C & 15-009-B.

FOUND MONUMENT NOTES:

Ⓐ — BENT 1/2" REBAR IN DRIVEWAY BEARS N 35°09' W, 0.2' FROM COMPUTED POSITION.

Ⓑ — 1/2" REBAR BEARS N 83°03' W, 0.1' FROM COMPUTED POSITION.

C-S 1/16TH, FOUND 1/2" REBAR CALLED ON S.N. 85-40-B. A.K.A. SE CORNER OF NE1/4 SW1/4

C/L TUM-A-LUM ROAD, CO. ROAD NO. 505 AND N-S CENTERLINE OF SECTION 24

N 00°03'50" E 1324.34'

WELLS SURVEYING
200 SE HAILEY SUITE 108
P.O. BOX 1696
PENDLETON, OR 97801
PHONE: (541) 276-6362

DATE: 12/19	DR. BY: WRW
CK. BY: WRW	NO: 18-1703

PROJECT:

PROPERTY LINE ADJUSTMENT FOR:

YARLOTT TRUST
MOORE & PROCTOR

SITUATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, T6N., R35E., W.M., UMATILLA COUNTY, OREGON.