

RECORD OF SURVEY

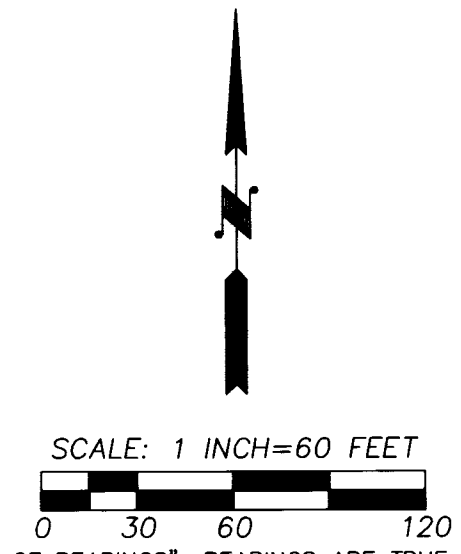
AUGUST, 2009

SECTION CORNER.
FOUND 2 1/2" BRASS CAP ON 1 1/4" GALV.
IRON PIPE PER SURVEY NO. 98-138-B.

LEGEND

- - SET 5/8" X 24" IRON REBAR WITH A 1 1/4" RED PLASTIC CAP MARKED "OR PLS 1106, WA PLS 17372".
- ⊕ - CALCULATED POINT ONLY, NOT SET OR FOUND.

NOTE:
THE CALLS OF NORTH, SOUTH, EAST OR WEST SHOWN ON THE TRACT BOUNDARIES ARE PRECISE CARDINAL CALLS BASED ON THE MAP BEARING BASE. THE CALLS ARE REPORTED IN THIS MANNER TO CONFORM TO THE RECORD TRACT DESCRIPTION CALLS.



NARRATIVE OF SURVEY

THIS SURVEY WAS MADE AT THE REQUEST OF GARY JELLUM AND LARRY LEDBETTER TO IDENTIFY DISCREPANCIES WITH CURRENT RECORD DEED DESCRIPTIONS AND TO PREPARE DESCRIPTIONS TO SHIFT THE EXISTING TRACT LINES TO THEIR INTENDED LOCATIONS.

THE DEED DESCRIPTIONS FOR THREE ADJOINING TRACTS FIT EACH OTHER BUT DO NOT FIT INTENDED LOCATIONS OR EXISTING IMPROVEMENTS. THE RECORD DESCRIPTIONS ARE ALL REFERENCED TO THE NORTHWEST CORNER OF SECTION 15. WHEN RECORD DESCRIPTIONS ARE LAID OUT RELATIVE TO THE NORTHWEST CORNER OF SECTION 15, THE RECORD DESCRIPTIONS FALL 74 FEET SOUTH OF INTENDED LOCATIONS, PLACING ALL OR PARTS OF BUILDINGS INTENDED TO BE ON ONE TRACT ONTO THE ADJOINING TRACTS.

THE FIRST DEEDS FOR THE THREE TRACTS DATE BACK TO 1954. NO RECORD OF SURVEYS FOR ANY OF THE TRACTS WERE FOUND IN PUBLIC RECORDS. LARRY LEDBETTER REMEMBERS RALPH THOMPSON (DECEASED), DOING SOME WORK ON THE TRACTS IN THE 1960'S OR 1970'S BUT WE FIND NO RECORD SURVEYS FOR THE WORK.

WE HAVE PREPARED REVISED DESCRIPTIONS SEPARATELY FOR EACH OF THE THREE TRACTS. THE REVISED DESCRIPTIONS ARE THE SAME AS THE RECORD DESCRIPTIONS, EXCEPT THE RECORD CALLS SOUTH FROM THE NORTHWEST CORNER OF SECTION 15 ARE SHORTENED BY 74 FEET TO MATCH INTENDED TRACT LOCATIONS. A DESCRIPTION FOR A NEW 30 FOOT WIDE INGRESS-EGRESS & UTILITY EASEMENT WAS ALSO PREPARED SEPARATELY TO COVER THE EXISTING DRIVE THROUGH THE THREE TRACTS.

REVISED TRACT BOUNDARIES ARE MONUMENTED AS SHOWN. THE SURVEY WAS MADE BY A 2 PERSON CREW USING TRIMBLE 5700 GEODETIC GPS RECEIVERS OPERATED IN REAL TIME KINEMATIC MODE. CONTROL CORNER TIES AND NEW MONUMENT SETS WERE VERIFIED BY REDUNDANT OBSERVATIONS.

RECEIVED BY
Umatilla County Surveyor
Date: 9/10/20
Filed By: CT
No: 20-077-8

LINE NO.	BEARING	DISTANCE
L1	S 15° 19' 52" E	76.44'
L2	S 06° 33' 10" E	43.77'
L3	S 01° 17' 07" W	49.04'
L4	S 04° 39' 55" W	21.32'
L5	N 67° 17' 50" E	54.31'
L6	N 61° 28' 43" E	31.50'
L7	N 61° 28' 43" E	78.18'

CURVE NO	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG
C1	37° 52' 27"	70.00'	46.27'	45.43'	N 19° 36' 09" W
C2	74° 09' 47"	70.00'	90.61'	84.41'	N 75° 37' 17" W

PROPOSED NEW 30' INGRESS-EGRESS & EASEMENT DESCRIPTION PREPARED SEPARATELY

BEGINNING POINT OF CORRECTED DESCRIPTION FOR TAX LOT 4100

BEGINNING POINT OF CORRECTED DESCRIPTION FOR TAX LOT 4200

EASEMENT TRACT III OF INGRESS-EGRESS EASEMENT RECORDED AT I.N. 2002-4100632, UMATILLA COUNTY OFFICE OF RECORDS.

TERMINUS POINT OF BEGINNING FOR NEW EASEMENT BEARS SOUTH 76° 22' 22" EAST, 2519.62 FEET FROM NW CORNER OF SECTION 15.

EXISTING 20' INGRESS-EGRESS EASEMENT RECORDED AT I.N. 2002-4100632, UMATILLA COUNTY OFFICE OF RECORDS.

REGISTERED PROFESSIONAL LAND SURVEYOR

William R. Wells

OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106

RENEWS 6/30/10

WELLS SURVEYING
2602 N.E. RIVERSIDE PLACE
P.O. BOX 1696
PENDLETON, OR 97801
PHONE: (541) 276-6362

DATE: 8/09 DR. BY: DMT
CK. BY: WRW NO: 09-1251

PROJECT: JELLEDPARCELS2009

SURVEY FOR:
JELLUM/LEDBETTER

LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 NORTH RANGE 34 EAST, W.M., UMATILLA COUNTY, OREGON.