

BASIS OF BEARINGS

N01°49'20"W ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 22, TWP. 5 NORTH, RGE. 36 EAST, W.M., AS SHOWN ON MCLIND'S 1985 SURVEY FOR KELLY, UMATILLA COUNTY SURVEY 85-62-A.

COUNTY ROAD RIGHT OF WAY ESTABLISHED AT 40' FROM THE AS BUILT CENTERLINE, AS SHOWN ON THAT DRAWING FILED AT THE UMATILLA CO. DEPT. OF PUBLIC WORKS DATED 6-14-88, TITLED RIGHT OF WAY ACQUISITION FOR DORTCH BRIDGE.

REFERENCE MATERIAL

DEEDS:
 REEL 43 PAGE 173
 REEL 233 PAGE 163
 BOOK 159 PAGE 271-275
 REEL 246 PAGE 538
 REEL 7 PAGE 1855 FOR TAX 2100
 REEL 176 PAGE 1137 FOR TAX 504

SURVEYS:
 0-80-AK
 85-62-A
 95-153-B
 82-07-A

LEGEND

- X-X-X- FENCE LINE
- - - - - RIGHT OF WAY LINE
- - - - - CENTERLINE
- - - - - SECTION OR SECTION SUBDIVISION LINE
- - - - - PROPERTY BOUNDARY
- - - - - IRRIGATION MAIN LINE
- | | | RECORD DIMENSION
- x CALCULATED POINT, NOT FOUND OR SET
- o FOUND SURVEY MONUMENT AS DESCRIBED
- o FD 5/8" X 30" REBAR WITH PLASTIC YELLOW CAP STAMPED "TOMKINS SURVEYING" AND BRASS WASHER STAMPED "W22593 0R2360." PER SURVEY 97-161-C.
- o SET 5/8" X 30" REBAR WITH PLASTIC YELLOW CAP STAMPED "TOMKINS SURVEYING" AND BRASS WASHER STAMPED "W22593 0R2360." PER SURVEY 97-161-C.
- o POWER POLE, OVERHEAD LINE NOT SHOWN FOR CLARITY
- o POWER SERVICE POLE

LEGAL DESCRIPTION FOR EXISTING HOME TRACT

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST AND NORTHWEST QUARTERS OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 36 EAST, W.M., UMATILLA COUNTY, OREGON, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

LEGAL DESCRIPTION FOR 5ACRE TRACT

A TRACT OF LAND LOCATED IN THE NORTHEAST AND NORTHWEST QUARTERS OF THE SOUTHWEST QUARTER AND THE SOUTHWEST AND SOUTHEAST QUARTERS OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 36 EAST, W.M., UMATILLA COUNTY, OREGON, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 22

THENCE NORTH 64 DEGREES 58 MINUTES 26 SECONDS EAST FOR A DISTANCE OF 13.44 FEET ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER TO A POINT IN THE SOUTHWEST LINE OF THE COUNTY ROAD

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 45.00 FEET AND AN ARC LENGTH OF 10.00 FEET, BEING SUBTENDED BY A CHORD OF NORTH 30 DEGREES 24 MINUTES 37 SECONDS WEST FOR A DISTANCE OF 10.168 FEET ALONG SAID SOUTHWEST LINE

THENCE SOUTH 33 DEGREES 20 MINUTES 08 SECONDS WEST FOR A DISTANCE OF 71.59 FEET TO A POINT 43.00 FEET NORTH OF THE CENTER OF SECTION 22

THENCE SOUTH 40 DEGREES 41 MINUTES 57 SECONDS WEST FOR A DISTANCE OF 62.83 FEET A POINT 43.00 WEST OF THE CENTER OF SECTION ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION

THENCE SOUTH 83 DEGREES 46 MINUTES 06 SECONDS WEST FOR A DISTANCE OF 623.28 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE EAST HALF OF SAID SOUTHWEST QUARTER

THENCE NORTH 02 DEGREES 14 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 33.00 FEET ALONG THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF SAID SOUTHWEST QUARTER

THENCE NORTH 02 DEGREES 14 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 33.00 FEET ALONG THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 22 TO A POINT IN A LINE 33.00 NORTH OF AND PARALLEL TO THE EAST-WEST CENTERLINE OF SAID SECTION 22

THENCE SOUTH 83 DEGREES 46 MINUTES 06 SECONDS WEST FOR A DISTANCE OF 33.00 FEET ALONG SAID PARALLEL LINE TO THE TRUE POINT OF BEGINNING FOR THIS LEGAL DESCRIPTION

THENCE SOUTH 83 DEGREES 46 MINUTES 06 SECONDS WEST FOR A DISTANCE OF 8000.00 FEET CONTINUING ALONG SAID PARALLEL LINE TO THE EAST LINE OF THE COUNTY ROAD

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1334.67 FEET AND AN ARC LENGTH OF 2048.3 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 36 DEGREES 03 MINUTES 07 SECONDS WEST FOR A DISTANCE OF 2048.3 FEET ALONG THE EAST LINE OF THE COUNTY ROAD TO THE WALLA WALLA RIVER

THENCE SOUTH 70 DEGREES 42 MINUTES 51 SECONDS EAST FOR A DISTANCE OF 302.94 FEET ALONG SAID RIVER

THENCE SOUTH 44 DEGREES 26 MINUTES 53 SECONDS EAST FOR A DISTANCE OF 54.71 FEET ALONG SAID RIVER

THENCE SOUTH 08 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 8.16 FEET TO A POINT ON THE SOUTH BANK OF SAID RIVER

THENCE SOUTH 05 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 205.24 FEET

THENCE SOUTH 13 DEGREES 04 MINUTES 10 SECONDS WEST FOR A DISTANCE OF 33.45 FEET

THENCE SOUTH 84 DEGREES 41 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 82.22 FEET

THENCE SOUTH 85 DEGREES 16 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 16.76 FEET

THENCE SOUTH 76 DEGREES 06 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 473.63 FEET

THENCE NORTH 02 DEGREES 06 MINUTES 31 SECONDS WEST FOR A DISTANCE OF 473.63 FEET

THENCE NORTH 83 DEGREES 46 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 466.32 FEET

THENCE NORTH 06 DEGREES 13 MINUTES 53 SECONDS WEST FOR A DISTANCE OF 1400 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION LYING BETWEEN THE SOUTH BANK OF THE WALLA WALLA RIVER AND THE WALLA WALLA RIVER

ALSO SUBJECT TO THE RIGHTS OF GOVERNMENTAL BODIES IN AND TO ANY PORTION OF THE PREMISES HEREIN DESCRIBED LYING BELOW THE HIGHWATER MARK OF THE WALLA WALLA RIVER.

TOGETHER WITH AND SUBJECT TO COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD.

SAID PROPERTY CONTAINS 5.000 ACRES MORE OR LESS.

THENCE SOUTH 84 DEGREES 58 MINUTES 26 SECONDS EAST FOR A DISTANCE OF 13.44 FEET ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER TO A POINT IN THE SOUTHWEST LINE OF THE COUNTY ROAD

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 45.00 FEET AND AN ARC LENGTH OF 10.00 FEET, BEING SUBTENDED BY A CHORD OF NORTH 30 DEGREES 24 MINUTES 37 SECONDS WEST FOR A DISTANCE OF 10.168 FEET ALONG SAID SOUTHWEST LINE

THENCE SOUTH 33 DEGREES 20 MINUTES 08 SECONDS WEST FOR A DISTANCE OF 71.59 FEET TO A POINT 43.00 FEET NORTH OF THE CENTER OF SECTION 22

THENCE SOUTH 40 DEGREES 41 MINUTES 57 SECONDS WEST FOR A DISTANCE OF 62.83 FEET A POINT 43.00 WEST OF THE CENTER OF SECTION ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION

THENCE SOUTH 83 DEGREES 46 MINUTES 06 SECONDS WEST FOR A DISTANCE OF 623.28 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE EAST HALF OF SAID SOUTHWEST QUARTER

THENCE NORTH 02 DEGREES 14 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 33.00 FEET ALONG THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF SAID SOUTHWEST QUARTER

THENCE NORTH 02 DEGREES 14 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 33.00 FEET ALONG THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 22 TO A POINT IN A LINE 33.00 NORTH OF AND PARALLEL TO THE EAST-WEST CENTERLINE OF SAID SECTION 22

THENCE SOUTH 83 DEGREES 46 MINUTES 06 SECONDS WEST FOR A DISTANCE OF 33.00 FEET ALONG SAID PARALLEL LINE

THENCE SOUTH 06 DEGREES 13 MINUTES 53 SECONDS EAST FOR A DISTANCE OF 473.63 FEET

THENCE SOUTH 83 DEGREES 46 MINUTES 06 SECONDS WEST FOR A DISTANCE OF 466.32 FEET

THENCE SOUTH 02 DEGREES 06 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 473.63 FEET

THENCE SOUTH 76 DEGREES 06 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 127.82 FEET TO A POINT 625.00 FEET SOUTH OF THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 22

THENCE NORTH 74 DEGREES 39 MINUTES 24 SECONDS EAST FOR A DISTANCE OF 103.40 FEET

THENCE NORTH 27 DEGREES 41 MINUTES 09 SECONDS WEST FOR A DISTANCE OF 43.83 FEET TO A POINT ON THE SOUTH BANK OF THE WALLA WALLA RIVER

THENCE NORTH 04 DEGREES 02 MINUTES 47 SECONDS EAST FOR A DISTANCE OF 8.16 FEET TO THE WALLA WALLA RIVER AND ALONG SAID RIVER BY THE FOLLOWING COURSES:

THENCE SOUTH 85 DEGREES 51 MINUTES 48 SECONDS EAST FOR A DISTANCE OF 266.66 FEET

THENCE SOUTH 48 DEGREES 57 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 274.86 FEET

THENCE SOUTH 84 DEGREES 29 MINUTES 22 SECONDS EAST FOR A DISTANCE OF 472.28 FEET

THENCE SOUTH 84 DEGREES 29 MINUTES 22 SECONDS EAST FOR A DISTANCE OF 294.63 FEET

THENCE SOUTH 07 DEGREES 01 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 216.00 FEET

THENCE SOUTH 84 DEGREES 29 MINUTES 22 SECONDS EAST FOR A DISTANCE OF 137.95 FEET TO A POINT IN THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 22 AND LEAVING SAID RIVER AND RUNNING:

THENCE NORTH 02 DEGREES 22 MINUTES 12 SECONDS WEST FOR A DISTANCE OF 139.08 FEET ALONG SAID EAST LINE TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION LYING BETWEEN THE SOUTH BANK OF THE WALLA WALLA RIVER AND THE WALLA WALLA RIVER

ALSO SUBJECT TO THE RIGHTS OF GOVERNMENTAL BODIES IN AND TO ANY PORTION OF THE PREMISES HEREIN DESCRIBED LYING BELOW THE HIGHWATER MARK OF THE WALLA WALLA RIVER.

TOGETHER WITH AND SUBJECT TO COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD.

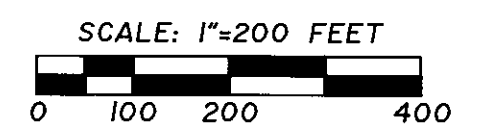
SAID PROPERTY CONTAINS 27.122 ACRES MORE OR LESS.

LINE TABLE

NO.	BEARING	DISTANCE
L1	N 84°58'26" E	83.44 (100±)
L2	S 33°20'08" W	71.59 (83±)
L3	S 40°41'57" W	62.83
L4	N 02°14'32" W	33.08
L5	N 53°22'27" W	76.14
L6	N 53°22'27" W	64.93
L7	S 78°17'08" W	134.08
L8	N 53°22'27" W	71.15
L9	N 06°14'13" W	136.11
L10	N 62°03'53" W	103.75
L11	N 44°26'53" W	54.91
L12	N 69°29'22" W	137.95
L13	N 07°01'11" W	216.00
L14	N 34°57'31" W	274.86
L15	N 85°51'48" W	266.66
L16	S 82°18'54" W	21.28
L17	N 79°39'29" E	103.40
L18	N 78°06'31" W	144.80
L19	N 85°16'31" W	100.90
L20	N 84°41'31" W	82.22
L21	N 13°04'10" E	33.45
L22	N 08°00'00" E	205.24
L23	S 82°03'53" E	90.36
L24	S 06°14'13" E	134.70
L25	N 53°22'27" W	83.51
L26	N 75°13'10" E	154.54
L27	S 27°41'09" E	43.83

CURVE TABLE

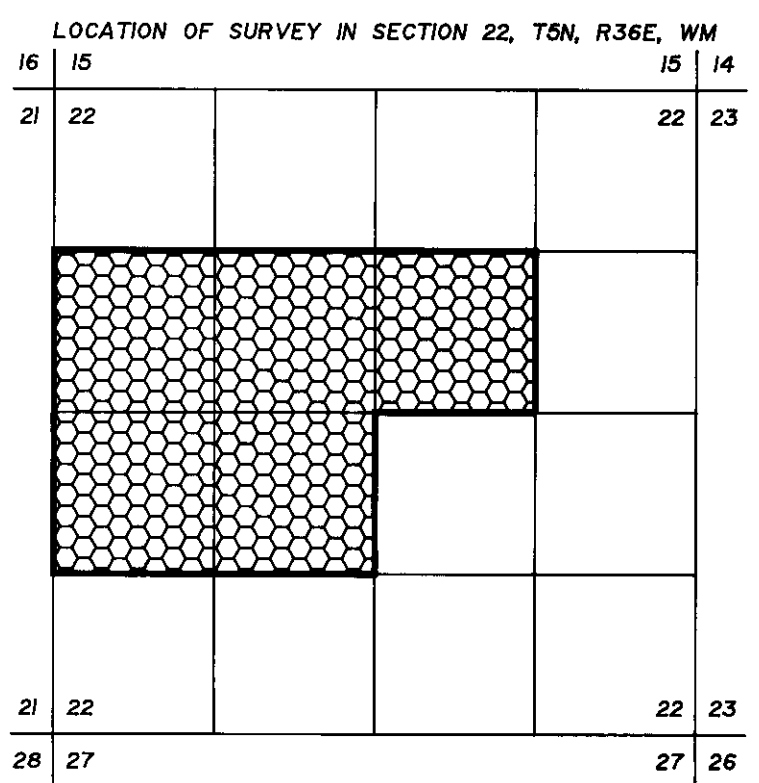
NO.	DELTA	RADIUS	LENGTH	LONG CHORD
C1	15°10'59"	415.10'	110.00' N 30°24'37" W 109.68'	
C2	8°47'35"	1334.67'	204.83' S 36°03'07" W 204.63'	



REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
 JULY 26, 1988
 PAUL W.P. TOMKINS
 2380

RENEWS 6/30/2000
 1/07/99



NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF JOHN WILCOX TO ADJUST THE BOUNDARY BETWEEN TAX LOT 2100, WHICH WAS ACQUIRED IN 1976 AND TAX LOT 504, WHICH WAS ACQUIRED IN 1978. NOTES REGARDING DEVELOPMENT OF PROPERTY BOUNDARIES ARE SHOWN ON THE FACE OF THIS SURVEY.

THIS SURVEY WAS PERFORMED AS A CLOSED FIELD TRAVERSE USING A SOKKIA AUTOMATIC TOTAL STATION HAVING STANDARD ERRORS OF 3 MILLIMETERS ± 2 PARTS PER MILLION AND 0°00'02". THE MONUMENTS SHOWN HEREIN WERE ALL VISITED IN AUGUST, 1998.

A BOUNDARY LINE ADJUSTMENT LOCATED IN SECTION 22 TOWNSHIP 5 NORTH, RANGE 36 EAST, W.M., UMATILLA COUNTY OREGON

SCALE HOR. 1" = 200' VERT.	PAUL W.P. TOMKINS, LAND SURVEYOR 20 EAST POPLAR ST. SUITE 204 WALLA WALLA, WA 99362 FOR JOHN WILCOX 82038 S. FORK OF WALLA WALLA RIVER RD. MILTON-FREEWATER, OREGON 97862	J.WILCOX.DWG
DATE SEPT. 1998		SHEET 1 OF 1

LD 5N-583-98