

REGISTERED PROFESSIONAL LAND SURVEYOR

PAUL W.P. TOMKINS
OREGON
JULY 26, 1988
PAUL W.P. TOMKINS
2360

RENEWS 6/30/2012

Date Stamped: 7/25/11

USKH
SHARED VISION. UNIFIED APPROACH.
Architecture • Engineering
Land Surveying • Planning
Environmental Services

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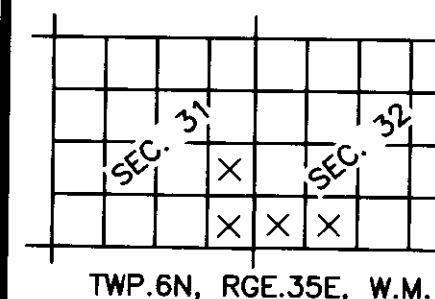
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Walla Walla, WA 99362
(509) 522-4843
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PROJECT
A SURVEY OF LANDS
LOCATED IN THE EAST HALF
OF THE SE 1/4 OF SEC. 31
AND THE SOUTH HALF
OF THE SW 1/4 OF SEC. 32,
ALL IN TOWNSHIP 6 NORTH,
RANGE 35 EAST, W.M.,
UMATILLA COUNTY, OR.

CLIENT
SEVEIN VINEYARDS
83501 LOWER DY CR. RD.
MILTON FRESHWATER, OR.
97862

SECTION INDEX



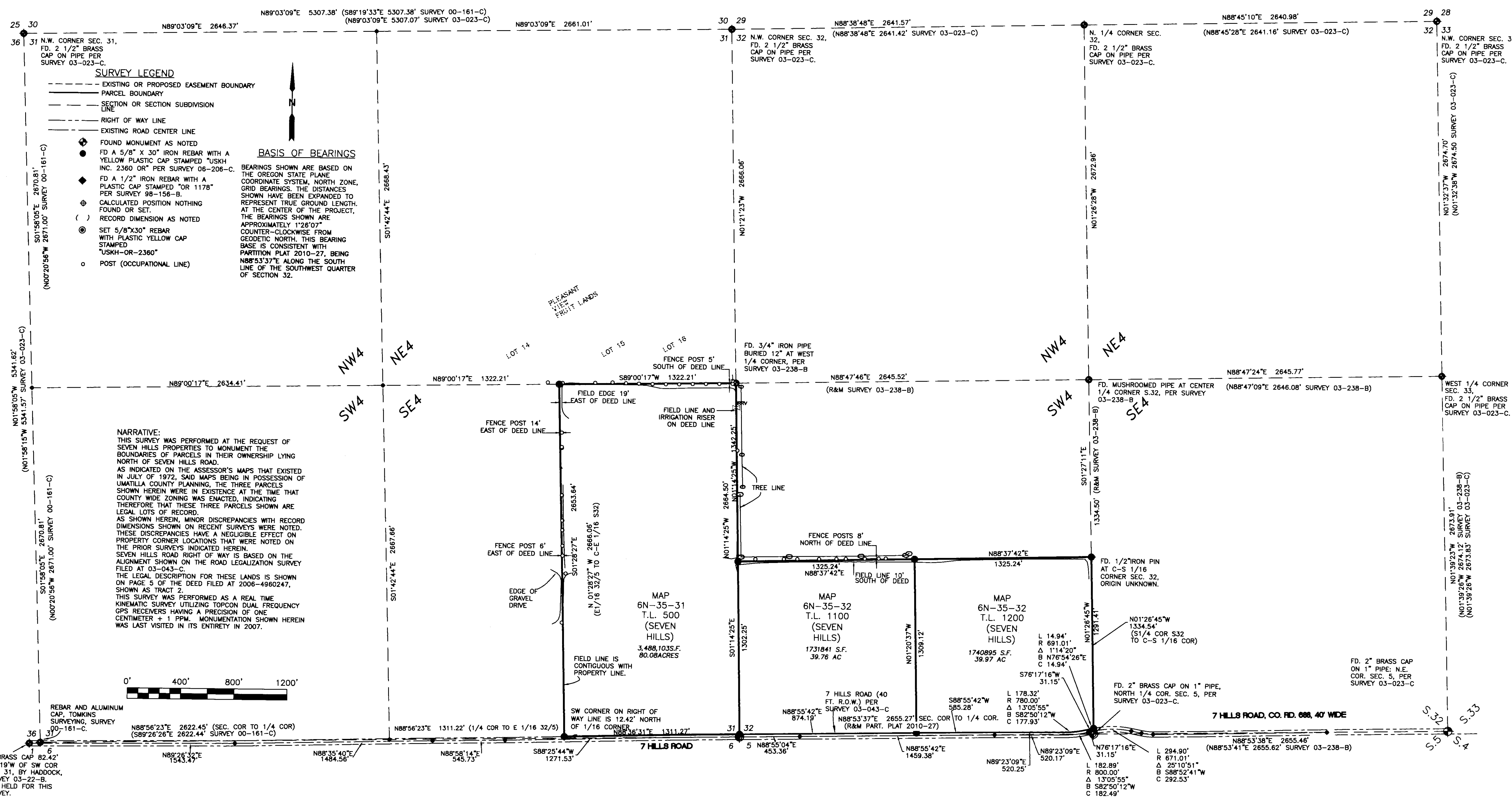
TWP. 6N, RGE. 35E, W.M.

Project Mgr.	PWPT
Drawn	PWPT
Drawn	
Checked	GEF
	REVISE

CAD File
1332700 LANDSNORTH.DWG

Sheet Contents:
RECORD OF SURVEY
Sheet No.:

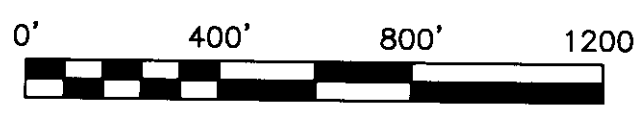
USKH W.O. 1332700



SURVEY LEGEND
--- EXISTING OR PROPOSED EASEMENT BOUNDARY
--- PARCEL BOUNDARY
--- SECTION OR SECTION SUBDIVISION LINE
--- RIGHT OF WAY LINE
--- EXISTING ROAD CENTER LINE
● FOUND MONUMENT AS NOTED
○ FD A 5/8" X 3/32" IRON REBAR WITH A YELLOW PLASTIC CAP STAMPED "USKH INC. 2360 OR" PER SURVEY 08-206-C.
◆ FD A 1/2" IRON REBAR WITH A PLASTIC CAP STAMPED "OR 1178" PER SURVEY 98-156-B.
⊕ CALCULATED POSITION NOTHING FOUND OR SET.
⊙ RECORD DIMENSION AS NOTED
⊙ SET 5/8" X 3/32" REBAR WITH PLASTIC YELLOW CAP STAMPED "USKH-OR-2360"
○ POST (OCCUPATIONAL LINE)

BASIS OF BEARINGS
BEARINGS SHOWN ARE BASED ON THE OREGON STATE PLANE COORDINATE SYSTEM, NORTH ZONE, GRID BEARINGS. THE DISTANCES SHOWN HAVE BEEN EXPANDED TO REPRESENT TRUE GROUND LENGTH, AT THE CENTER OF THE PROJECT, THE BEARINGS SHOWN ARE APPROXIMATELY 1"26'07" COUNTER-CLOCKWISE FROM GEODETIC NORTH. THIS BEARING BASE IS CONSISTENT WITH PARTITION PLAT 2010-27, BEING N88°53'37"E ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 32.

NARRATIVE:
THIS SURVEY WAS PERFORMED AT THE REQUEST OF SEVEN HILLS PROPERTIES TO MONUMENT THE BOUNDARIES OF PARCELS IN THEIR OWNERSHIP LYING NORTH OF SEVEN HILLS ROAD.
AS INDICATED ON THE ASSESSOR'S MAPS THAT EXISTED IN JULY OF 1972, SAID MAPS BEING IN POSSESSION OF UMATILLA COUNTY PLANNING, THE THREE PARCELS SHOWN HEREIN WERE IN EXISTENCE AT THE TIME THAT COUNTY WIDE ZONING WAS ENACTED, INDICATING THEREFORE THAT THESE THREE PARCELS SHOWN ARE LEGAL LOTS OF RECORD.
AS SHOWN HEREIN, MINOR DISCREPANCIES WITH RECORD DIMENSIONS SHOWN ON RECENT SURVEYS WERE NOTED. THESE DISCREPANCIES HAVE A NEGLIGIBLE EFFECT ON PROPERTY CORNER LOCATIONS THAT WERE NOTED ON THE PRIOR SURVEYS INDICATED HEREIN.
SEVEN HILLS ROAD RIGHT OF WAY IS BASED ON THE ALIGNMENT SHOWN ON THE ROAD LEGALIZATION SURVEY FILED AT 03-043-C.
THE LEGAL DESCRIPTION FOR THESE LANDS IS SHOWN ON PAGE 5 OF THE DEED FILED AT 2006-4960247, SHOWN AS TRACT 2.
THIS SURVEY WAS PERFORMED AS A REAL TIME KINEMATIC SURVEY UTILIZING TOPCON DUAL FREQUENCY GPS RECEIVERS HAVING A PRECISION OF ONE CENTIMETER + 1 PPM. MONUMENTATION SHOWN HEREIN WAS LAST VISITED IN ITS ENTIRETY IN 2007.



2" BRASS CAP 82.42'
S84°19'W OF SW COR
SEC. 31, BY HADDOCK,
SURVEY 03-22-B.
NOT HELD FOR THIS
SURVEY.

RECORDED BY
Umatilla County Surveyors
Date 8-11
By [Signature]
11-7-11

FILE: I:\1332700\SURVEY\DWGS\1332700 LANDSNORTH.DWG PLOTTED: Jul 25, 2011 - 2:47:39 PM (Paul Tomkins)