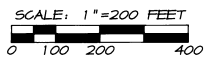




BASIS OF BEARINGS

N00°02'55"W ALONG THE WEST LINE OF SECTION 13 BETWEEN THE 1 1/2" ALUMINUM CAP AT THE S 1/16 AND THE 1/2" IRON PIN AT THE N.M. CORNER OF SECTION 13 AS SHOWN ON THE SURVEY FOR SPEAKMAN, UMATILLA COUNTY SURVEY NO. 96-30-B.



SHEET 1 OF 2

NOTE: SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTIONS.

FOUND 2 1/2" OREGON STATE HIGHWAY DEPT. BRASS DISC SET IN CONCRETE, STAMPED RPPT 43.83 FT. 178+20.63

FOUND 2 1/2" OREGON STATE HIGHWAY DEPT. BRASS DISC SET IN CONCRETE, STAMPED RPPT 43.83 FT. 178+20.63

LEGEND

- PROPERTY LINE
- - - HIGHWAY CENTERLINE
- - - - HIGHWAY RIGHT OF WAY
- PLATTED LOT LINE
- - - SECTION OR 1/4 SECTION LINE
- ***** FENCE
- FOUND SURVEY MONUMENT AS NOTED
- SET 5/8" X 30" REBAR WITH A YELLOW PLASTIC CAP STAMPED "TOMKINS SURVEYS" AND A BRASS WASHER STAMPED "M25043 OR2360" ATTACHED
- × CALCULATED POSITION NOT FOUND OR SET
- (XOX)R1 RECORD DIMENSION PER THE PLAT OF GRANDVIEW ORCHARD TRACTS.
- (XOX)R2 RECORD DIMENSION PER SURVEY NO. 84-40-A
- (XOX)R3 RECORD DIMENSION PER SURVEY NO. 86-14-A
- POWER POLE

A SURVEY FOR A BOUNDARY LINE ADJUSTMENT LOCATED IN THE N.E. 1/4 OF THE S.W. 1/4 OF FRACTIONAL SECTION 13, T1P. 6 NORTH, R5E.95 EAST, N.M., UMATILLA COUNTY, OREGON, BEING A PORTION OF LOT 15 OF GRANDVIEW ORCHARD TRACT.

FOR: JACK GREEN, ROUTE 3 BOX 126K MILTON-FREEMAN, OREGON 97862

PAUL W.P. TOMKINS, L.S.
20 EAST POPLAR ST. SUITE 204
WALLA WALLA, WA. 99362
(509) 522-4843

DATE
MARCH, 1998?
SCALE
1" = 200'

J.GREEN.DWG

FOUND A STONE WITH AN "*" IN THE TOP OF IT A 3/4" X 6" PIPE WITH STRAPLES BEARS N11°56'19"E 0.77' FROM "*" A 2 1/2" PIPE WITH A 5/8" REBAR IN IT IS DRIVEN ALONG SIDE AND BEARS N11°35'32"W 0.84' FROM "*" ROCK IS PER THE PLAT OF GRANDVIEW ORCHARD TRACTS. S 1/4 CORNER OF FRACTIONAL SECTION 13
I RESET THE 3/4" PIPE OVER THE "*"

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF MR. JACK GREEN TO ADJUST HIS SOUTHERLY BOUNDARY NORTH SO THAT THE DEBROECK PROPERTY COULD BE INCREASED BY 1.0 ACRES.

THE MONUMENTS SHOWN HEREON WHICH DELINEATE THE WEST HALF OF FRACTIONAL SECTION 13 WERE USED AS CONTROLLING MONUMENTS THE LOTS FOR GRANDVIEW ORCHARD TRACTS WERE CALCULATED PROPORTIONATELY BASED ON MEASURED DISTANCES AND PLAT DISTANCES. THE NORTHERLY AND EASTERLY LINE OF LOT 10 WAS CALCULATED BY TRAVERSING FROM THE PROPORTIONED N.M. CORNER OF LOT 10 TO A POINT N00°06'40"E 710.43 FEET FROM THE S.E. CORNER OF LOT 15 USING THE BEARINGS AND DISTANCES SHOWN ON THE PLAT. THE COURSES WERE THEN ADJUSTED USING THE COMPASS RULE METHOD.

THE FENCE ALONG THE WESTERLY LINE ENROACHES APPROXIMATELY 30 FEET AS SHOWN.

THIS SURVEY WAS PERFORMED USING TRIMBLE 4400 R.T.K. 6 P.S. RECEIVERS HAVING STANDARD ERRORS OF 1 CM IN 27MM TIMES BASE LINE LENGTH AND A SOKKIA AUTOMATIC TOTAL STATION HAVING STANDARD ERRORS OF 00°00'03" ANGULAR AND 3 MM ± 3 PPM TIMES DISTANCE.

ALL MONUMENTS SHOWN WERE VISITED AT THE TIME OF THIS SURVEY IN MARCH OF 1997.

NOTE: FOUND A 1" IRON BAR OF UNKNOWN ORIGIN AT THE S.E. CORNER.

S 00°19'36" N 3452.75' (3457.4') R1

S 00°00'51" N 827.67'

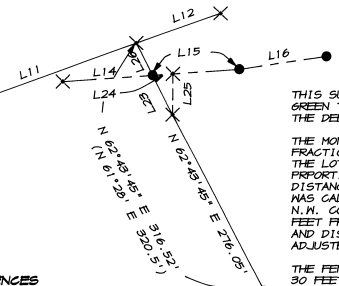
S 00°25'51" N 2625.10'

FOUND 5/8" IRON PIN IN GRAVEL DRIVE PER THE PLAT OF TUMALUM HEIGHTS AT THE N. 1/4 CORNER OF FRACTIONAL SECTION 13.

FOUND 1 1/2" IRON PIN 12" BELOW ROAD SURFACE AS SHOWN ON A SURVEY OF THE PETER STRANGE ESTATE PER MR. LEN HARRIS. NOT USED AS PART OF THIS SURVEY.

DETAIL

1"=100'



LINE TABLE

BEARINGS DISTANCE

LINE NO.	BEARINGS	DISTANCE
L1	S 00°01'55" W	40.00' (40') R1
L2	S 84°35'02" E	123.65' (43.66') MON
L3	S 84°35'02" E	43.63' (43.65') MON
L4	S 84°35'41" E	42.83' (42.83') MON
L5	S 84°35'41" E	42.84' (42.83') MON
L6	N 80°15'12" E	230.30' (N80°31'E 231.6') R1
L7	N 57°08'47" E	224.97' (N58°30'E 228.2') R1
L8	S 59°44'21" E	41.56' (558°44'E 43.2') R1
L9	S 22°12'07" E	251.82' (S22°E 258.2') R1
L10	S 13°39'56" E	200.45' (S13°E 209.5') R1
L11	S 19°38'18" E	239.40' (S19°30'E 245.5') R1
L12	S 19°38'18" E	101.61' (S19°30'E 104.2') R1
L13	S 84°39'37" E	45.70'
L14	S 03°51'43" E	102.12'
L15	S 03°51'43" E	90.44'
L16	S 08°06'12" E	101.12'
L17	S 00°25'38" E	200.00'
L18	S 01°28'56" E	100.77'
L19	S 01°28'56" E	130.31'
L20	S 01°10'02" E	60.74'
L21	S 07°10'01" E	75.66'
L22	S 00°25'31" W	13.43'
L23	S 62°43'45" W	44.84'
L24	S 03°51'43" E	23.23'
L25	S 84°34'21" E	45.87'
L26	S 62°43'45" E	40.48'

SURVEY REFERENCES

PLAT OF GRANDVIEW ORCHARD TRACTS PLAT BOOK 4, PAGE 12 SURVEY NO. 84-40-A SURVEY NO. 86-14-A SURVEY NO. 96-30-B OREGON STATE HIGHWAY DEPT. HIGHWAY 11 RIGHT OF WAY MAP

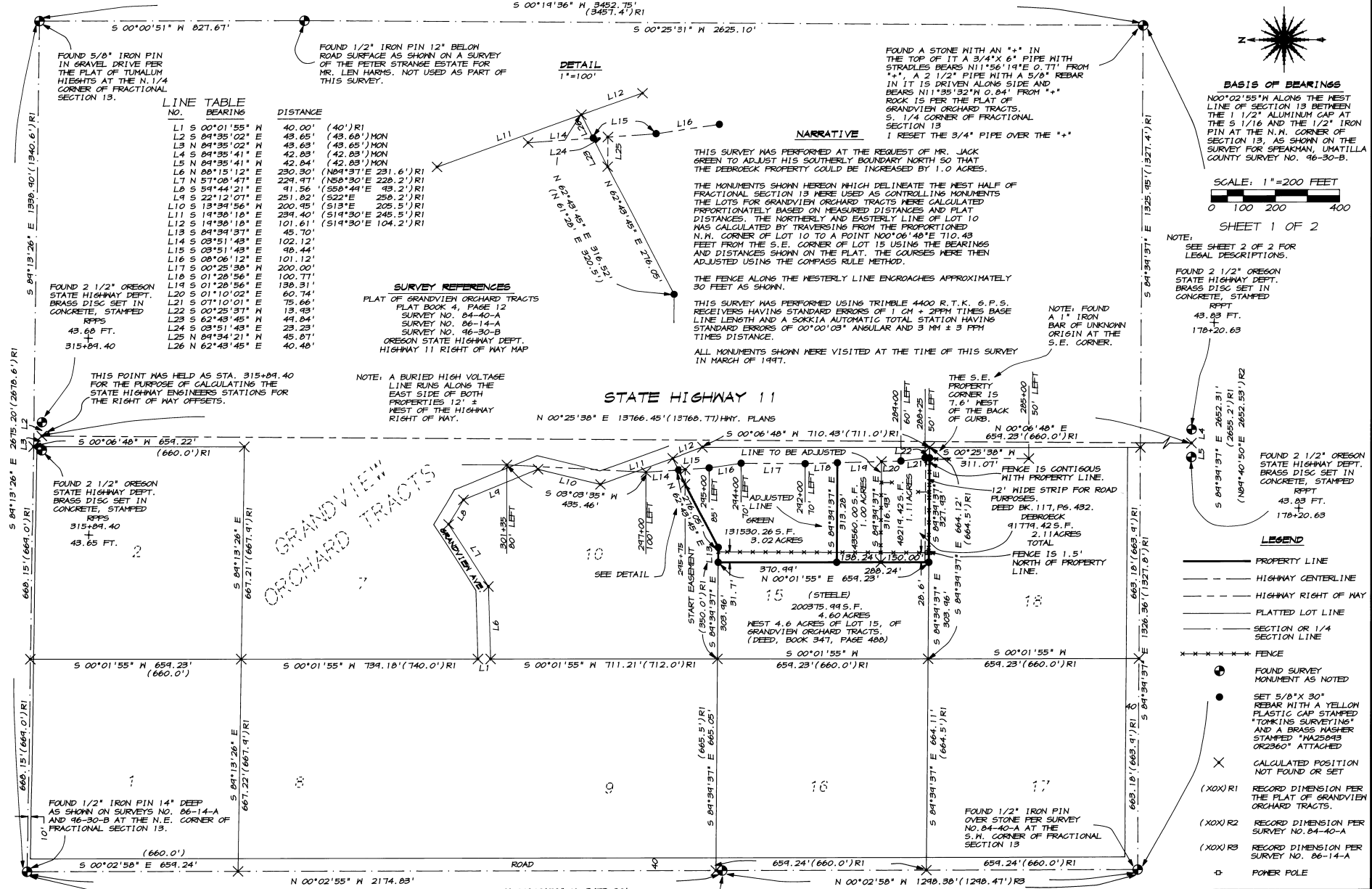
FOUND 2 1/2" OREGON STATE HIGHWAY DEPT. BRASS DISC SET IN CONCRETE, STAMPED RPPT 43.83 FT. 315+89.40

THIS POINT WAS HELD AS STA. 315+89.40 FOR THE PURPOSE OF CALCULATING THE STATE HIGHWAY CENTERLINE STATIONS FOR THE RIGHT OF WAY OFFSETS.

NOTE: A BURIED HIGH VOLTAGE LINE RUNS ALONG THE EAST SIDE OF BOTH PROPERTIES 12 & WEST OF THE HIGHWAY RIGHT OF WAY.

STATE HIGHWAY 11

N 00°25'38" E 13766.45' (13766.77) HWY. PLANS



NOTE:

(235+00 ECT.) = OREGON STATE HIGHWAY ENGINEERS CENTERLINE STATION
(85' LEFT ECT.) = DISTANCE AND DIRECTION FROM HIGHWAY CENTERLINE MEASURED AT RIGHT ANGLES TO SAID CENTERLINE.

FOUND A 1 1/2" ALUMINUM CAP ON A 5/8" IRON PIN PER SURVEY NO. 86-14-A AT THE S. 1/16 CORNER OF SEC. 14/SEC. 13. NOT USED AS PART OF THIS SURVEY.

RECEIVED BY

PAUL W.P. TOMKINS, L.S.
4-97
77-54-B

REGISTERED PROFESSIONAL LAND SURVEYOR

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

3/21/97

LEGAL DESCRIPTION FOR GREEN:

SIX ACRES OFF THE EAST SIDE OF LOT 15, OF GRANDVIEUX ORCHARD TRACTS, LOCATED IN SECTION 13, TOWNSHIP 6 NORTH, RANGE 35 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

EXCEPTING THEREFROM LANDS CONVEYED TO THE STATE OF OREGON BY DEED RECORDED IN BOOK 160, PAGE 582, BOOK 331, PAGE 27 AND IN ROLL 20, PAGE 1924 OF THE DEED RECORDS OF UMATILLA COUNTY, OREGON.

ALSO EXCEPTING THEREFROM THE SOUTHERLY 150 FEET THEREOF.

SUBJECT TO: EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD, IF ANY

LEGAL DESCRIPTION FOR DEBROECK:

THE SOUTHERLY 150 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

SIX ACRES OFF THE EAST SIDE OF LOT 15, OF GRANDVIEUX ORCHARD TRACTS, LOCATED IN SECTION 13, TOWNSHIP 6 NORTH, RANGE 35 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

EXCEPTING THEREFROM LANDS CONVEYED TO THE STATE OF OREGON BY DEED RECORDED IN BOOK 160, PAGE 582, BOOK 331, PAGE 27 AND IN ROLL 20, PAGE 1924 OF THE DEED RECORDS OF UMATILLA COUNTY, OREGON.

PARCEL TO BE CONVEYED FROM GREEN TO DEBROECK:

THE NORTHERLY 139.24 FEET OF THE SOUTHERLY 200.24 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

SIX ACRES OFF THE EAST SIDE OF LOT 15, OF GRANDVIEUX ORCHARD TRACTS, LOCATED IN SECTION 13, TOWNSHIP 6 NORTH, RANGE 35 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

EXCEPTING THEREFROM LANDS CONVEYED TO THE STATE OF OREGON BY DEED RECORDED IN BOOK 160, PAGE 582, BOOK 331, PAGE 27 AND IN ROLL 20, PAGE 1924 OF THE DEED RECORDS OF UMATILLA COUNTY, OREGON.

CONTAINING 1.00 ACRES MORE OR LESS.

AMENDED LEGAL DESCRIPTION FOR GREEN:

SIX ACRES OFF THE EAST SIDE OF LOT 15, OF GRANDVIEUX ORCHARD TRACTS, LOCATED IN SECTION 13, TOWNSHIP 6 NORTH, RANGE 35 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

EXCEPTING THEREFROM LANDS CONVEYED TO THE STATE OF OREGON BY DEED RECORDED IN BOOK 160, PAGE 582, BOOK 331, PAGE 27 AND IN ROLL 20, PAGE 1924 OF THE DEED RECORDS OF UMATILLA COUNTY, OREGON.

ALSO EXCEPTING THEREFROM THE SOUTHERLY 200.24 FEET THEREOF.

SUBJECT TO: EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD, IF ANY

CONTAINING 3.02 ACRES MORE OR LESS.

AMENDED LEGAL DESCRIPTION FOR DEBROECK:

THE SOUTHERLY 200.24 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

SIX ACRES OFF THE EAST SIDE OF LOT 15, OF GRANDVIEUX ORCHARD TRACTS, LOCATED IN SECTION 13, TOWNSHIP 6 NORTH, RANGE 35 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

EXCEPTING THEREFROM LANDS CONVEYED TO THE STATE OF OREGON BY DEED RECORDED IN BOOK 160, PAGE 582, BOOK 331, PAGE 27 AND IN ROLL 20, PAGE 1924 OF THE DEED RECORDS OF UMATILLA COUNTY, OREGON.

SUBJECT TO: EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD, IF ANY

CONTAINING 2.11 ACRES MORE OR LESS.

RECEIVED BY
Debbie Gump: surveyor

4-92
KC

SHEET 2 OF 2
Box 27-54-R

A SURVEY FOR A BOUNDARY LINE ADJUSTMENT LOCATED IN THE N.E. 1/4 OF THE S.W. 1/4 OF FRACTIONAL SECTION 13, TWP. 6 NORTH, R35E.35 EAST, N.M., UMATILLA COUNTY, OREGON. BEING A PORTION OF LOT 15 OF GRANDVIEUX ORCHARD TRACT.

FOR: JACK GREEN, ROUTE 3 BOX 128K
MILTON-FREEWATER, OREGON 97862

PAUL W.P. TOMKINS, L.S.
20 EAST POPLAR ST. SUITE 204
WALLA WALLA, WA. 99362
(509) 522-4843

DATE
MARCH, 1998

SCALE

1" = 200'

J.GREEN2.DWG

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Paul W.P. Tomkins

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

EXPIRES 6/30/98
3/27/97