

RECORD OF SURVEY

LOCATED IN THE NE1/4 OF SECTION 7, AND THE NW1/4 OF SECTION 8,
TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON.
MARCH, 2024.

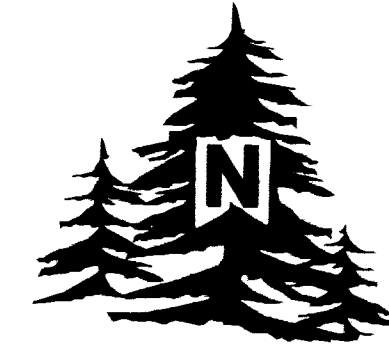
N: 736335.94'
E: 8626819.54'

N: 736286.79'
E: 8624193.37'

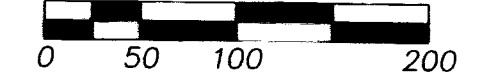
N 88°55'40" E 2626.63'

FOUND BRASS CAP FOR SECTION CORNER.

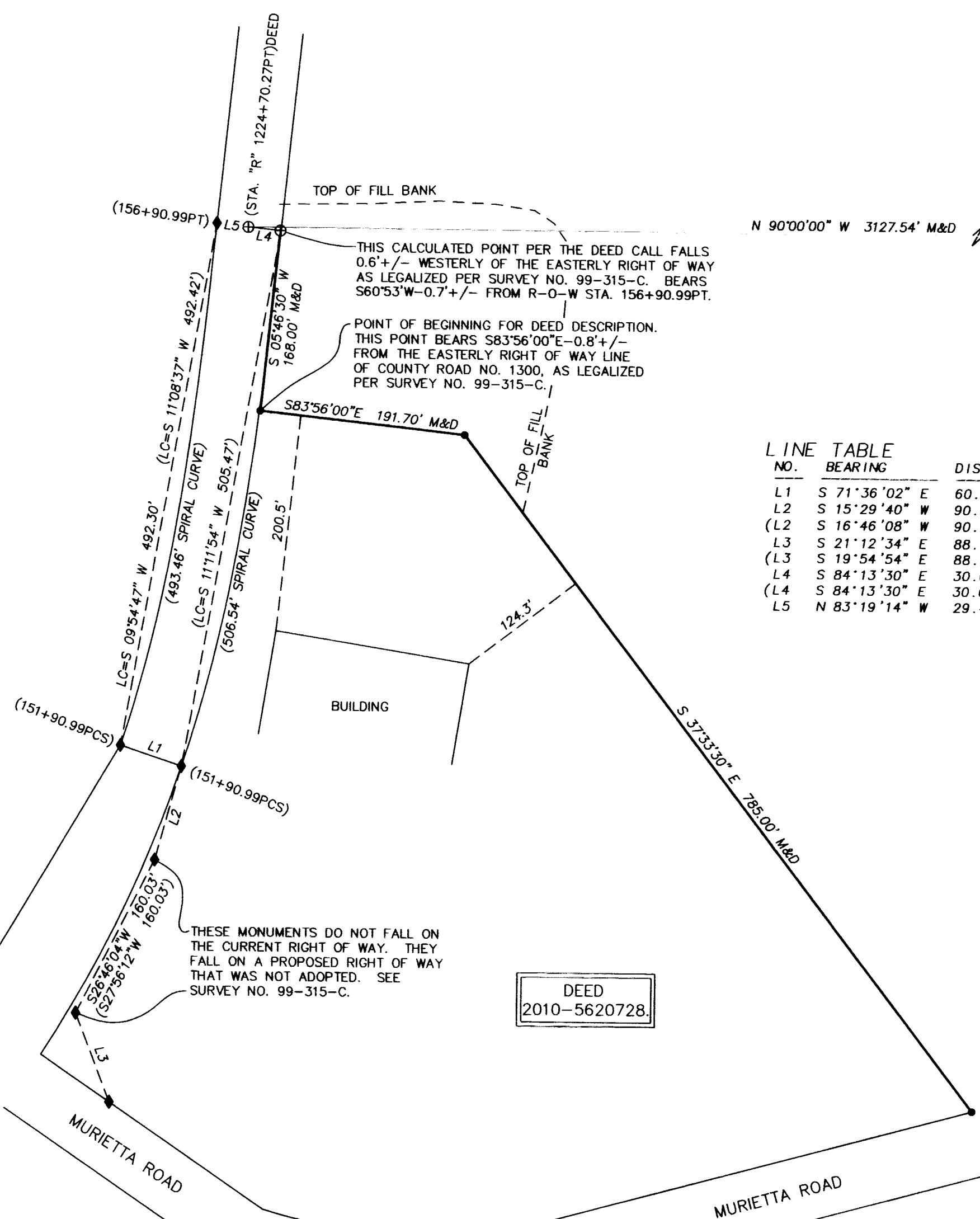
FOUND BRASS CAP FOR QUARTER CORNER. THIS MONUMENT APPEARS SOLID AND IN GOOD CONDITION, HOWEVER THE CAP IS SPUN 90° COUNTER-CLOCKWISE.



SCALE: 1"=100 FEET



BEARINGS AND DISTANCES SHOWN ARE GRID OREGON NORTH ZONE.
STATE PLANE COORDINATES SHOWN ARE OREGON NORTH ZONE NAD83(2011) EPOCH 2010.00.



N 90°00'00" W 3127.54' M&D

THIS CALCULATED POINT PER THE DEED CALL FALLS 0.6' +/- WESTERLY OF THE EASTERLY RIGHT OF WAY AS LEGALIZED PER SURVEY NO. 99-315-C. BEARS S60°53'W-0.7' +/- FROM R-O-W STA. 156+90.99PT.
POINT OF BEGINNING FOR DEED DESCRIPTION. THIS POINT BEARS S83°56'00"E-0.8' +/- FROM THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 1300, AS LEGALIZED PER SURVEY NO. 99-315-C.

NO.	BEARING	DISTANCE
L1	S 71°36'02" E	60.08'
L2	S 15°29'40" W	90.07'
(L2)	S 16°46'08" W	90.08'
L3	S 21°12'34" E	88.15'
(L3)	S 19°54'54" E	88.19'
L4	S 84°13'30" E	30.00'
(L4)	S 84°13'30" E	30.00' M&D
L5	N 83°19'14" W	29.40'

LEGEND

- FOUND SECTION OR QUARTER CORNER AS NOTED.
- SET 5/8"x30" REBAR WITH 1 1/4" BLUE PLASTIC CAP MARKED "WELLS SURVEYING PLS 54657."
- FOUND REBAR WITH CAP PER ROAD LEGALIZATION SURVEY NO. 99-315-C.
- CALCULATED POINT ONLY. NOTHING FOUND OR SET.
- DIMENSION PER THIS SURVEY AND THE DEED RECORDED AS INSTRUMENT NO. 2010-5620728 ARE IDENTICAL.
- RECORD DIMENSION PER ROAD LEGALIZATION SURVEY NO. 99-315-C.

NARRATIVE

THIS SURVEY WAS MADE AT THE REQUEST OF ALLAN TAYLOR, STORE MANAGER FOR RDO EQUIPMENT CO., TO SURVEY THE NORTHERLY AND EASTERLY BOUNDARY OF THE PROPERTY. THE DEED USED IS WARRANTY DEED RECORDED AS INSTRUMENT NO. 2010-5620728. THE MAIN AREA IN QUESTION IS THAT AREA LABELED TOP OF FILL BANK. A FLAT PAD AREA WAS MADE YEARS AGO AND RDO HAS BEEN USING THE AREA FOR EQUIPMENT STORAGE. THE ADJOINING PROPERTY OWNER POINTED OUT THAT THIS CERTAIN AREA WAS A PORTION OF THEIR PROPERTY. THIS SURVEY WAS MADE TO CONFIRM THIS. IT IS UNCLEAR HOW THIS AREA BECAME OF USE TO RDO, BUT IT HAS BEEN USED FOR MANY YEARS AS SUCH.

SOME DEEDS IN THIS AREA HAVE CALLS TO CERTAIN HIGHWAY STATIONS, AS IS THE CASE WITH THIS DEED. I LAID THIS PROPERTY OUT USING STATE PLANE BEARINGS AND DISTANCES, BECAUSE OF THE REFERENCES TO THE HIGHWAYS STATIONS. IN DOING THIS THE RIGHT OF WAY OF COUNTY ROAD NO. 1300 PER SURVEY NO. 99-315-C FALLS WITHIN 1' +/- OF THE DEED CALLS. ROTATING TO TRUE BEARINGS & USING GROUND DISTANCES PUTS THE POINT OF COMMENCEMENT WITHIN 0.5' +/- OF THE EASTERLY RIGHT OF WAY OF COUNTY ROAD NO. 1300, & NOT IN THE CENTERLINE OF THE ROAD AS INTENDED. HOLDING THE DEED CALLS THIS WAY WOULD MAKE THE PROPERTY 30' +/- EASTERLY OF THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 1300, WHICH IS OBVIOUSLY NOT THE INTENTION OF THE DEED AS THERE WOULD BE NO LEGAL ACCESS TO THE ROAD.

THIS SURVEY WAS MADE WITH A ONE PERSON CREW USING A LEICA GS14 GPS RECEIVER OPERATED OVER THE OREGON REALTIME GNSS NETWORK.

DEED
2010-5620728

RECORDED BY
Umatilla Surveyor
Date: 5/13/24
Rec'd By: [Signature]
No.: 24-043-B

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]
OREGON
NOVEMBER 29, 2010
JASON M. WELLS
54657PLS
RENEWS 6/30/24

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

DATE: 03/24	DR. BY: JMW
CK. BY: JPW	NO: 24-1857

PROJECT: \RDO\JOHNDEERE2024SPC

BOUNDARY SURVEY FOR:
RDO EQUIPMENT CO.

LOCATED IN THE NE1/4 SEC. 7.,
& THE NW1/4 SEC. 8., T2N, R32E,
W.M., UMATILLA CO., OREGON.