

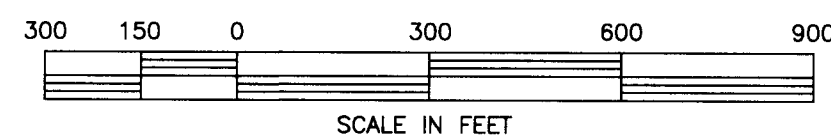
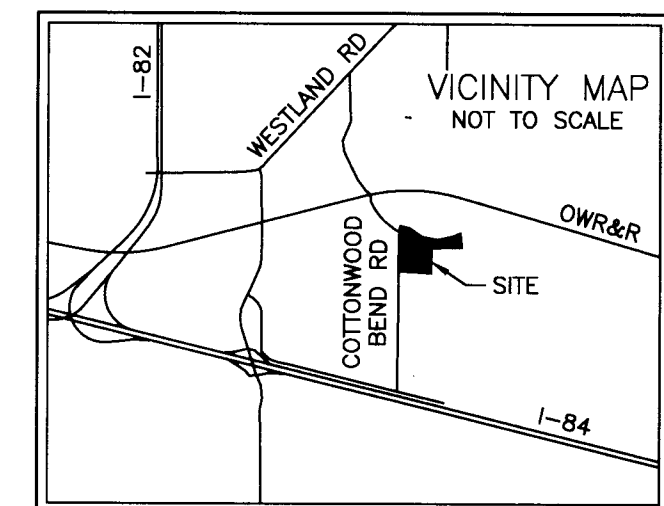
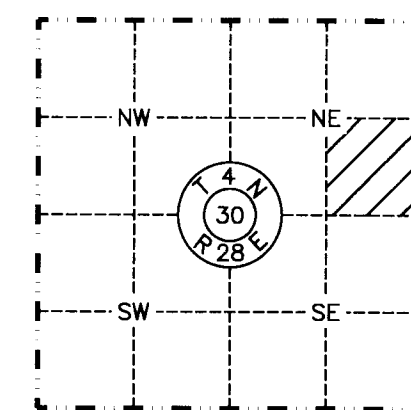
RECORD SURVEY

PORTION OF THE SE1/4 OF THE NE1/4 OF SECTION 30,
TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M.,
UMATILLA COUNTY, OREGON

SURVEYOR'S NOTES:

- BASIS OF BEARING: OREGON STATE PLANE (NORTH ZONE) NAD83(2011) DATUM BASED ON RTK GNSS OBSERVATIONS. DISTANCES ARE 'GROUND' SCALED FROM STATE PLANE GRID USING A COMBINED FACTOR OF 0.99993119 (1.00006882) FROM LATITUDE 45°47'50.0"N AND LONGITUDE 119°22'19.4"W
- = DENOTES FOUND MONUMENT AS NOTED
- = DENOTES SET 5/8"X30" REBAR WITH ORANGE PLASTIC CAP STAMPED "LOCKE LS 94657"
- = DENOTES COMPUTED POSITION, NOT SET
- (M) = MEASURED PER THIS SURVEY (C) = COMPUTED
 (R1) = RECORD PER SURVEY FOR SNAKCORP, RECORDED 2-05, FILE 05-041-C (EDWARDS)
 (R2) = RECORD PER SURVEY FOR WALKER, RECORDED 7-03, FILE 03-113-B (EDWARDS)
 (R3) = RECORD PER SURVEY FOR OVERTON, RECORDED 8-9-82, FILE 82-039-A (EDWARDS)
 (R4) = RECORD PER SURVEY FOR LIBERATED L&E, RECORDED 8-3-16, FILE 16-083-C (WELLS)
 (R5) = RECORD PER SURVEY FOR UMATILLA CO., RECORDED 8-13-19, FILE 19-080-C (KING)
 (R6) = RECORD PER SURVEY FOR UMATILLA CO. ROAD DEPT., RECORDED 1-4-17, FILE 17-001-C (ROBERTS)
- EQUIPMENT AND PROCEDURES: THIS SURVEY WAS PERFORMED WITH DUAL FREQUENCY GNSS RECEIVERS CONFIGURED FOR REAL TIME KINEMATIC SURVEYING
- THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS IF ANY OTHERS EXIST
- FOUND MONUMENTS WERE VISITED 03-14-24. SET MONUMENTS WERE ESTABLISHED 06-12-2024

SECTION INDEX



REGISTERED
PROFESSIONAL
LAND SURVEYOR
Norma Burnam
OREGON
JANUARY 10, 2023
MOSIER P. LOCKE
94657PLS
RENEWS: 12/31/2024

DATE 7-11-2024

REV: NONE

RSI ROGERS SURVEYING INC., P.S.
1455 COLUMBIA PARK TRAIL
RICHLAND, WA. 99352
PHONE (509) 783-4141
FAX: (509) 783-8994
www.rogerssurveying.com

CLIENT	NORMA BURNAM		JOB	04624
PROJECT	RECORD OF SURVEY PTN OF SE1/4 NE1/4 SEC 30, T4N, R28E, WM			
DRN. BY	MPL	SCALE	1"=300'	F. B. NO. BK 918
APPROVED	DPB	DATE	04/15/2024	ACAD VER - C3D21
				FILE: 04624.DWG
				SHEET 1 OF 3

MONUMENT FOUND DESTROYED
LEANING UP AGAINST FENCE
DUE TO RECENT ROAD WORK
COMPUTED PER (R5) AND
CORNER RESTORATION FORM
R5-19-080-C

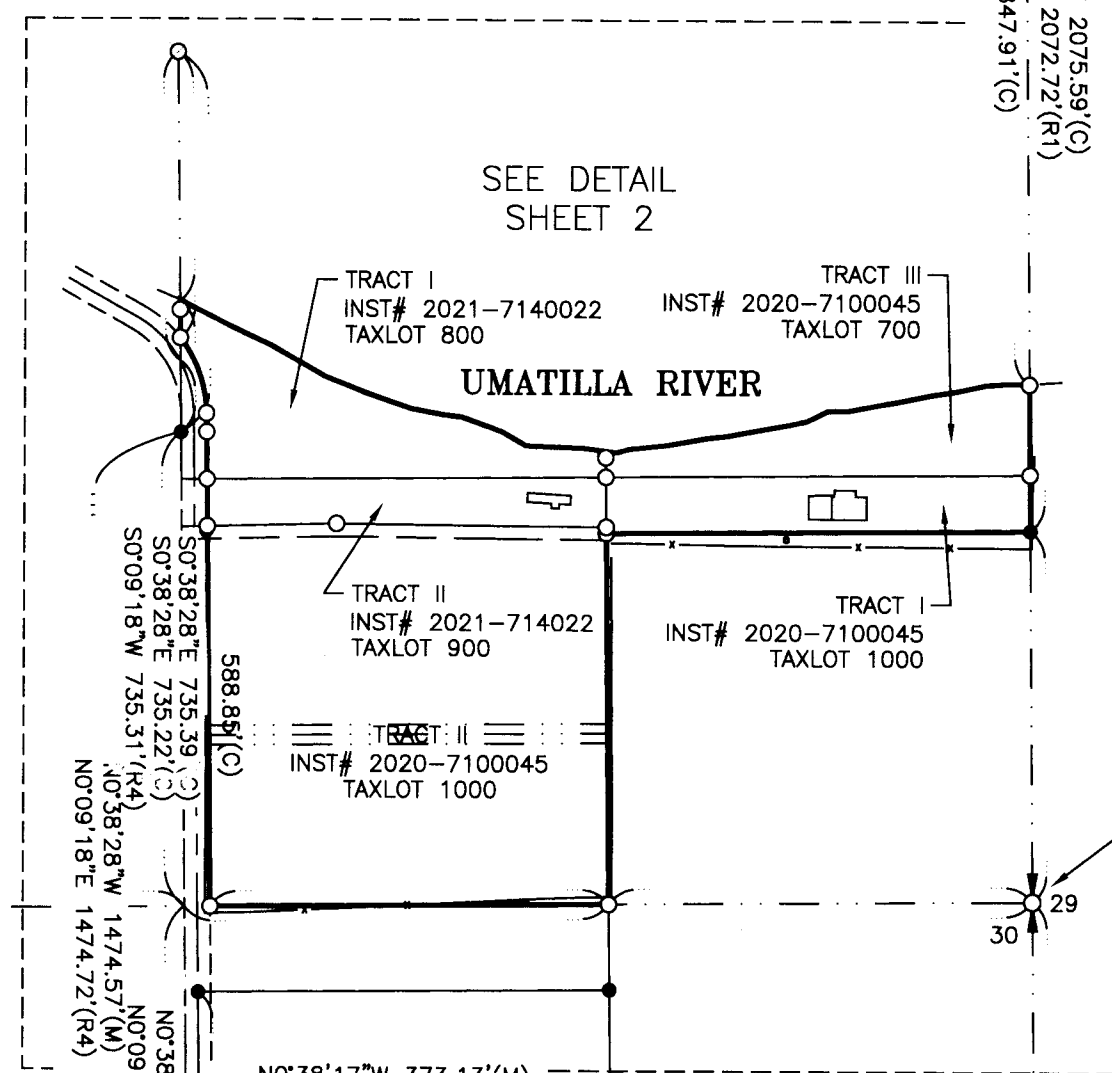
FEEDVILLE ROAD

N89°37'48"E 2653.10'(C)
S89°32'07"E 2653.29'(R1)
N89°38'11"E 2653.08'(R5)

N89°38'08"E 2653.65'(M)
S89°32'24"E 2653.19'(R1)
N89°37'56"E 2652.95'(R5)

FND. 2-3/8" BRASS CAP
CAP IS MARRED AND PIPE BENT
±0.3' BELOW GROUND
±5.0' NORTH OF EDGE OF PAVEMENT
±5.5' SOUTH OF CENTERLINE ROAD
MONUMENT APPEARS TO HAVE BEEN
FURTHER DISTURBED DUE TO
RECENT ROAD WORK
PER (R5)

FND. 2-3/8" BRASS CAP
STAMPED "1991 LS 951"
±0.7' BELOW GROUND
±1.0' SOUTH OF EDGE OF PAVEMENT
PER (R5)



FND. 2-1/2" BRASS CAP
STAMPED "GOULD 1941"
±3.5' BELOW GROUND
±4.0' EAST OF PAVEMENT
PER (R5)

S89°28'29"W 3753.36'(C)
N89°50'37"W 3753.54'(R2)
N89°29'42"E 3762.41'(R3)
S89°28'29"W 5078.35'(M)
N89°50'37"W 5078.49'(R2)
N89°29'42"E 5090.36'(R3)

FND. 2-1/2" BRASS CAP
STAMPED "2019 LS 61420"
±1.0' BELOW GROUND
PER (R5) AND
PER CORNER RESTORATION FORM
T5-19-080-C

FND. BENT 5/8" REBAR
±0.1' BELOW GROUND
±10.8' WEST OF FENCE CORNER
PER (R2)

FND. 5/8" REBAR W/RED PLASTIC CAP
STAMPED "ORPLS 1106 WAPLS 17371"
±0.2' BELOW GROUND
±12.0' EAST OF WINDWAVE MANHOLE
±3.5' WEST OF GRAVEL ROAD
PER (R4)

FND. BENT 5/8" REBAR
±1.0' BELOW GROUND
±5.3' WEST OF FENCE
±5.3' EAST OF ROAD
PER (R2)

FND. 5/8" REBAR W/YPC
STAMPED "EDWARDS LS 951"
±0.1' BELOW GROUND
±7.0' WEST OF FENCE
±7.0' NORTH OF FENCE
PER (R2)

FND. 2-1/2" BRASS CAP
STAMPED "1990 LS 951"
±0.4' BELOW GROUND
±2.2' NORTH OF FENCE POST
PER (R5)

RECEIVED BY
Umatilla County Surveyor
Date: 7/15/24
Rec'd By: CT
No.: 24-064-B

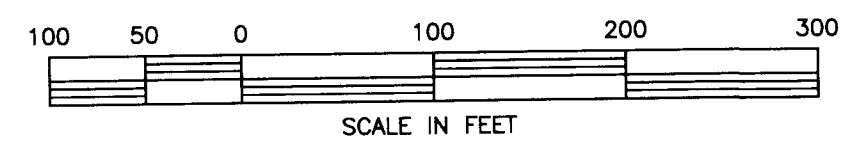
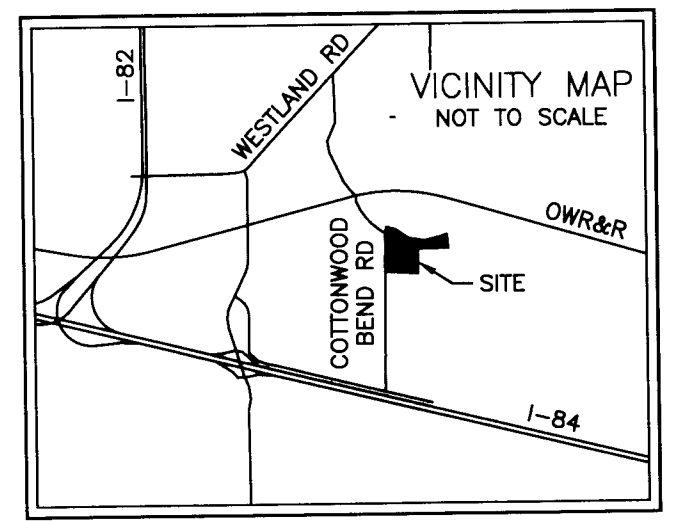
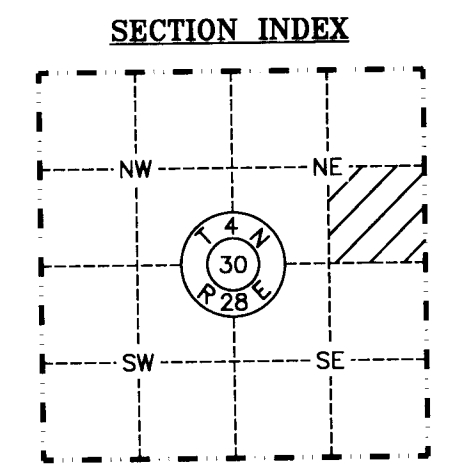
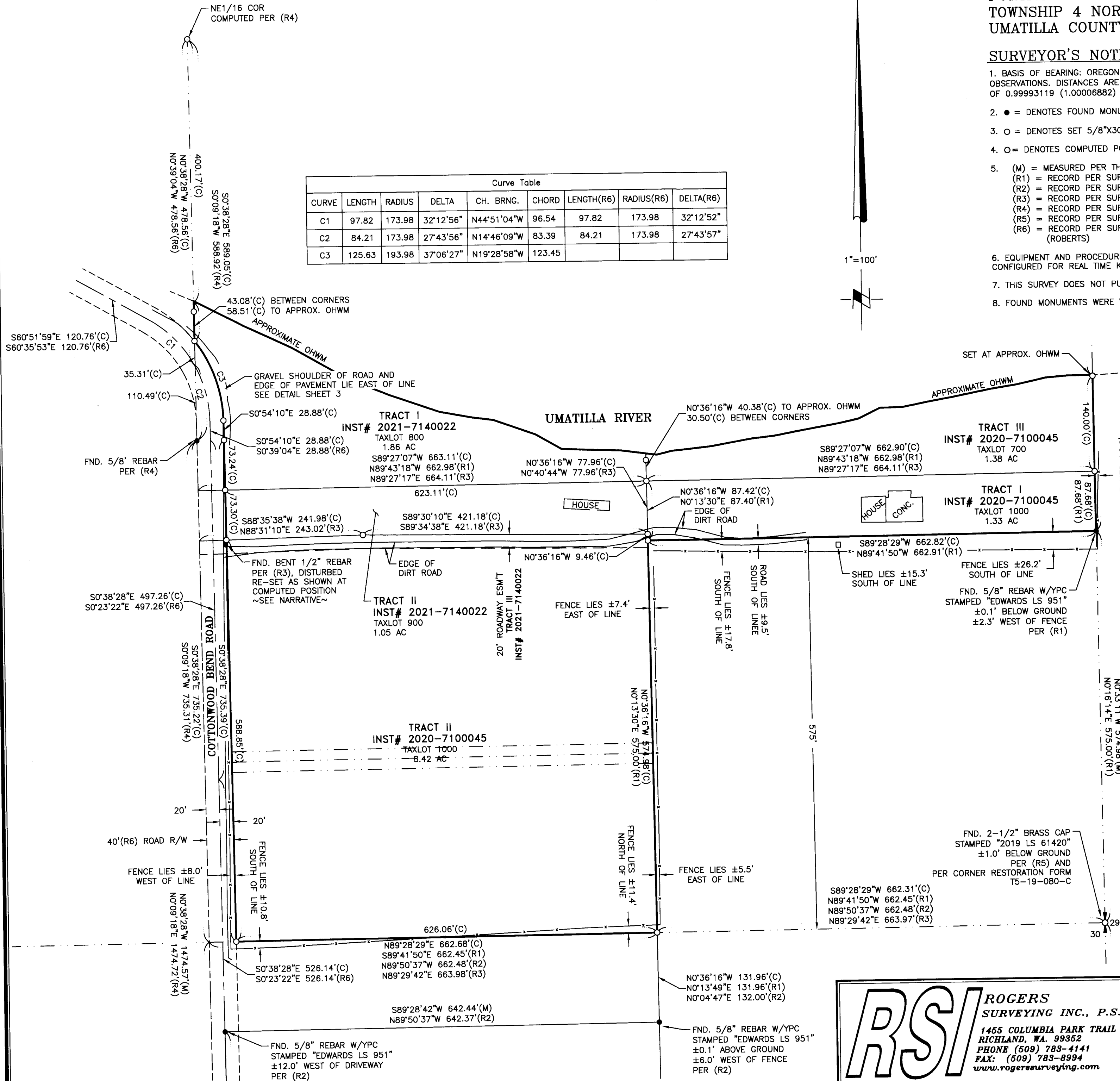
RECORD SURVEY

PORTION OF THE SE1/4 OF THE NE1/4 OF SECTION 30,
TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M.,
UMATILLA COUNTY, OREGON

SURVEYOR'S NOTES:

- BASIS OF BEARING: OREGON STATE PLANE (NORTH ZONE) NAD83(2011) DATUM BASED ON RTK GNSS OBSERVATIONS. DISTANCES ARE 'GROUND' SCALED FROM STATE PLANE GRID USING A COMBINED FACTOR OF 0.99993119 (1.00006882) FROM LATITUDE 45°47'50.0"N AND LONGITUDE 119°22'19.4"W
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- FOUND MONUMENTS WERE VISITED 03-14-24. SET MONUMENTS WERE ESTABLISHED 06-12-2024

Curve Table								
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CHORD	LENGTH(R6)	RADIUS(R6)	DELTA(R6)
C1	97.82	173.98	32°12'56"	N44°51'04"W	96.54	97.82	173.98	32°12'52"
C2	84.21	173.98	27°43'56"	N14°46'09"W	83.39	84.21	173.98	27°43'57"
C3	125.63	193.98	37°06'27"	N19°28'58"W	123.45			



REGISTERED PROFESSIONAL LAND SURVEYOR
Mosier P. Locke
 OREGON
 JANUARY 10, 2023
 MOSIER P. LOCKE
 94657PLS
 RENEWS: 12/31/2024
 DATE: 7-11-2024
 REV: NONE

RECEIVED BY
 Umatilla County Surveyor
 Date: 7/15/24
 Rec'd BY: CT
 No.: 24-0664-B

RSI ROGERS SURVEYING INC., P.S.
 1455 COLUMBIA PARK TRAIL
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CLIENT	NORMA BURNAM	JOB	04624
PROJECT	RECORD OF SURVEY	PTN OF SE1/4 NE1/4 SEC 30, T4N, R28E, WM	
DRN. BY	MPL	SCALE	1"=100'
APPROVED	DPB	DATE	04/15/2024
F. B. NO.	BK 918	ACAD VER	- C3D21
FILE:	04624.DWG	SHEET	2 OF 3

EXISTING LEGAL DESCRIPTIONS:

(SEE BARGAIN AND SALE DEED, INSTRUMENT NO. 2020-7100045)

TRACT I

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 28 EAST, LYING SOUTH OF THE UMATILLA RIVER AS IT RAN ON JUNE 12, 1940.

EXCEPTING THE SOUTH 575 FEET THEREOF.

ALL BEING EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY A UMATILLA, AND STATE OF OREGON.

ALSO EXCEPTING ANY AND ALL WATER RIGHTS OF WAY AND ROADS.

TRACT II

THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 28 EAST, SOUTH OF THE UMATILLA RIVER.

ANY EXISTING WATER RIGHTS APPURTENANT TO THE ABOVE DESCRIBED PROPERTY.

ALL BEING EAST OF THE WILLAMETTE MERIDIAN IN THE COUNTY OF UMATILLA, AND STATE OF OREGON.

EXCEPTING ANY AND ALL WATER RIGHTS OF WAY AND ROADS.

EXCEPTING THEREFROM THAT TRACT OF LAND CONVEYED TO ALBERT OVERTON, ET US, RECORDED AUGUST 09, 1982, IN REEL 94, PAGE 166, UMATILLA COUNTY MICROFILM RECORDS.

TRACT III

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER IN SECTION 30, TOWNSHIP 4 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, LYING SOUTH OF THE UMATILLA RIVER AND BEING A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER THAT WAS DEEDED TO FLORENCE E. GAY IN BOOK 117 AND PAGE 57, UMATILLA COUNTY DEED RECORDS.

SUBJECT TO ANY AND ALL WATER RIGHTS OF WAY.

(SEE WARRANTY DEED - STATUTORY FORM, INSTRUMENT NO. 2021-7140022)

TRACT I

ALL THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, LYING SOUTHERLY OF THE UMATILLA RIVER.

EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE COUNTY ROAD RIGHT OF WAY.

TRACT II

ALL THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30; THENCE SOUTH 0°40'44" EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 77.96 FEET; THENCE NORTH 89°34'38" WEST, A DISTANCE OF 421.18 FEET; THENCE SOUTH 88°31'10" WEST, A DISTANCE OF 243.02 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30; THENCE NORTH 0°41'24" WEST ALONG SAID WEST LINE, A DISTANCE OF 74.81 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30; THENCE NORTH 89°27'17" EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 664.11 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE COUNTY ROAD RIGHT OF WAY.

TRACT III

A NON-EXCLUSIVE ROADWAY EASEMENT WITH THE SOUTHERLY LINE OF SAID ROADWAY BEING 20 FEET SOUTH OF THE SOUTH LINE OF THE ABOVE DESCRIBED TRACT II AND THE NORTHERLY LINE OF SAID ROADWAY BEING THE SOUTH LINE OF THE ABOVE DESCRIBED TRACT II.

SURVEYOR'S NARRATIVE:

THE PURPOSE OF THIS PROJECT IS TO ESTABLISH THE BOUNDARY OF THE SUBJECT PROPERTY AND LOCATE STRUCTURES AND POTENTIAL ENCROACHMENTS. THE BOUNDARY WAS ESTABLISHED BY HOLDING FOUND MONUMENTS OF RECORD AND PROPORTIONATE RECORD ANGLES AND DISTANCES.

THE NORTH LINE, ALONG THE UMATILLA RIVER, WAS ESTABLISHED BY LOCATING THE ORDINARY HIGH WATER MARK (OHWM). THE OHWM WAS LOCATED AT THE TOP OF A SHELF ALONG THE SOUTH EDGE OF THE UMATILLA RIVER. IT APPEARS THAT THE SOUTH EDGE OF THE UMATILLA RIVER HAS BEEN GRADUALLY MOVING FURTHER SOUTH BY LOOKING AT RECORD DISTANCES TO THE OHWM IN RELATION TO OUR CURRENT DISTANCES.

THE SOUTH LINE (SOUTH LINE OF TRACT II, INSTRUMENT NO. 2020-7100045) WAS ESTABLISHED BY HOLDING THE MIDSECTION LINE OF SECTION 30, MEASURED BETWEEN THE EAST AND WEST QUARTER CORNERS. THE EAST LINE OF SAID TRACT II WAS ESTABLISHED BY HOLDING THE NORTHERLY PROJECTION OF THE EAST LINE OF "BELL PARCEL" AS SURVEYED IN EDWARDS' 2003 AND 2005 SURVEY'S (SEE R1 AND R2).

THE SOUTH LINE OF TRACT I, INSTRUMENT NO. 2020-7100045, WAS ESTABLISHED BY HOLDING THE BEARING OF THE HEREINABOVE MENTIONED MIDSECTION LINE, PROJECTED WESTERLY FROM EDWARDS' MONUMENT FOUND AT THE SOUTHEAST CORNER OF SAID TRACT I.

THE EAST LINE OF TRACT I AND TRACT III, INSTRUMENT NO. 7100045, WAS ESTABLISHED BY HOLDING THE SECTION LINE BETWEEN SAID EDWARDS MONUMENT AT THE SOUTHEAST CORNER OF SAID TRACT I AND THE NORTHEAST CORNER OF SECTION 30. THE NORTHEAST CORNER OF SECTION 30 WAS FOUND DESTROYED BY RECENT ROAD WORK. ITS POSITION WAS COMPUTED UTILIZING RECORD SURVEY RECORDED IN FILE 19-080-C (KING, R5) AND CORNER RESTORATION FORM R5-19-080-C (KING).

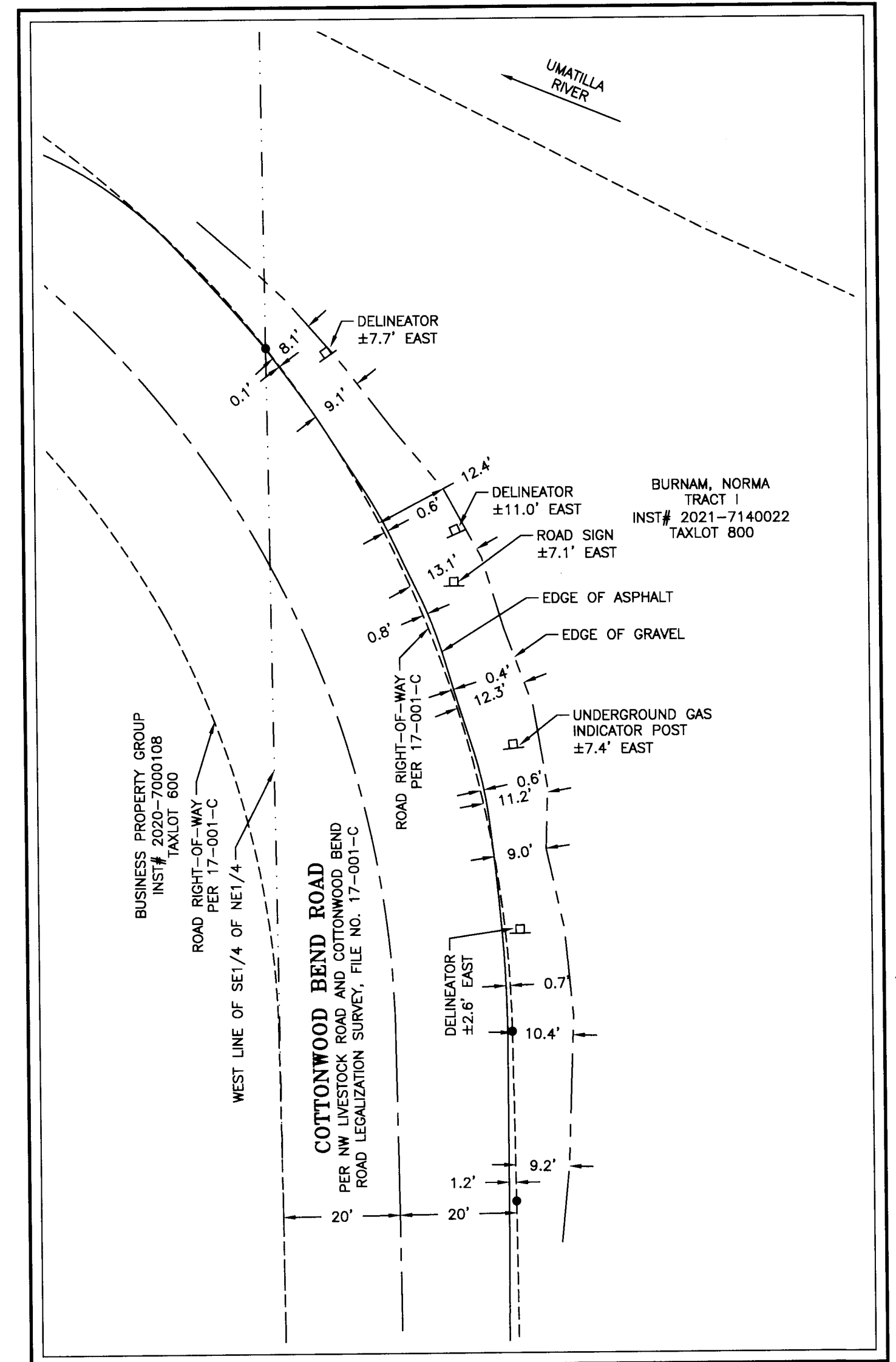
THE WEST LINE WAS HELD AS THE EAST RIGHT-OF-WAY MARGIN OF COTTONWOOD BEND ROAD PER "NORTHWEST LIVESTOCK ROAD AND COTTONWOOD BEND ROAD LEGALIZATION SURVEY", PERFORMED BY UMATILLA COUNTY PUBLIC WORKS (ROBERTS, 2017, SEE R6).

THERE APPEAR TO BE SEVERAL ERRORS IN EDWARDS' 1982 SURVEY FOR OVERTON (SEE R3). THESE ERRORS ARE PRIMARILY IN DISTANCE AND RESULT IN LINE LENGTHS BEING SIGNIFICANTLY LONGER THAN MEASURED. IN HIS SUBSEQUENT 2003 AND 2005 SURVEYS HE CORRECTS THESE DISTANCES MAKING NO NOTE OF THE PREVIOUS DISTANCES. IN COMPUTING THE BOUNDARY OF THAT PARCEL SURVEYED FOR OVERTON, WE HAVE ELECTED TO HOLD THE DISTANCES AROUND THE HOUSE AND PUT ALL OF THE ERROR IN THE LINES GOING WESTERLY TO THE ROAD RIGHT-OF-WAY. NOTE THAT THIS RIGHT-OF-WAY IS NOT THE SAME RIGHT-OF-WAY AS SURVEYED IN THE HEREINABOVE MENTIONED ROAD LEGALIZATION SURVEY. IN EDWARDS' THREE SURVEYS HE HOLDS THE THE 1/16 SECTION LINE AS THE CENTERLINE OF THE ROAD RIGHT-OF-WAY AND OFFSETS IT 20 FEET IN EACH DIRECTION. THE 2017 ROAD LEGALIZATION SURVEY HOLDS THEIR SURVEYED CENTERLINE AS IT FULLY ENCOMPASSES THE LOCATION OF THE EXISTING ROAD WITHOUT CREATING GAPS BETWEEN NEIGHBORING PROPERTIES.

RECORD SURVEY

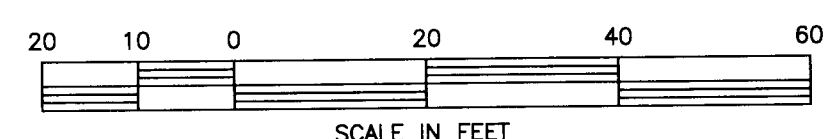
PORTION OF THE SE1/4 OF THE NE1/4 OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M., UMATILLA COUNTY, OREGON

DETAIL OF ROAD IMPROVEMENTS ALONG COTTONWOOD BEND



BURNAM, NORMA
TRACT I
INST# 2021-7140022
TAXLOT 800

1"=20'



RECEIVED BY
umatilla County Surveyor
Date: 7/15/24
Rec'd By: CT
NO: 24-064-8

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Marie P. Locke
OREGON
JANUARY 10, 2023
MOSIER P. LOCKE
94657PLS
RENEWS: 12/31/2024

DATE 7-11-2024

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PROJECT		RECORD OF SURVEY			
		PTN OF SE1/4 NE1/4 SEC 30, T4N, R28E, WM			
DRN. BY	MPL	SCALE	1"=100'	F. B. NO. BK 918	SHEET 3
APPROVED	DPB	DATE	04/15/2024	ACAD VER - C3D21	OF 3
				FILE: 04624.DWG	

REV: NONE