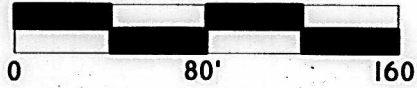


RECORD OF SURVEY FOR PLA

A SURVEY OF A PORTION OF THE NW1/4 OF SECTION 22,
T5N,R27 E.W.M., UMATILLA COUNTY, OREGON.



SCALE 1"=80'



BASIS OF BEARING

BEARING BASE -- SOUTH LINE OF HWY 730 PER DEED DESCRIPTION IN (D1)

SECTION LINE IS UMATILLA COUNTY/MORROW COUNTY LINE

STATE HWY 730

SURVEYOR'S NARRATIVE:

THIS SURVEY WAS PERFORMED AT THE REQUEST OF HEIDI RONQUILLO, OWNER, TO PERFORM A BOUNDARY LINE ADJUSTMENT SURVEY, AS PER UMATILLA COUNTY COURT REQUESTS, LOCATED IN THE NW1/4 OF NW1/4 OF SECTION 23, T5N, R27E.W.M., UMATILLA COUNTY, OREGON.

I WAS ABLE TO LOCATE THE SECTION CORNER AND NORTH 1/16TH, OF SECTION 23, AS CALLED IN THE ORIGINAL SURVEY DATED 1948 AND REFERENCED IN ALL DEEDS, A COUPLE 2" PIPES THAT FIT RELATIVELY WELL, AND A 5/8" IRON REBAR AT THE SOUTHEAST CORNER OF THIS PROPERTY. I FOUND ONE OF THE WELLS CORNERS FROM PARTITION PLAT 1998-38 ALONG THE SOUTHERLY HIGHWAY 207 RIGHT-OF-WAY, AS SHOWN. I AM NOT SURE IF THE MONUMENT THAT I FOUND OF WELLS HAS BEEN HIT, OR MISPLACED. I COULDN'T FIND THE CORNER HE SET AT THE NORTHWEST CORNER OF HIS SURVEY, WHICH WOULD BE THE NORTHEAST CORNER OF THIS PROPERTY, SO I REFER BACK TO DEED CALLS AND THE ORIGINAL SURVEY RECORDS.

FENCELINES VARY FROM LINE TO LINE, AND THE RAISED SEPTIC SYSTEM AT THE SOUTHEAST CORNER OF THE ADJOINING PROPERTY TO THE NORTH RAISES CONCERNS THAT THERE MAY BE A DRAINFIELD THAT COULD BE COMPROMISED BY THIS ADJUSTMENT.

THE SHOP IN QUESTION IS 15.1' SOUTH OF THE EAST-WEST PROPERTY LINE, AT THE NORTHWEST CORNER OF THE SHOP, AND 11.9' SOUTH AT THE NORTHEAST CORNER OF THE SHOP, REQUIRING AN 8' ADJUSTMENT INTO THE NORTHERLY PROPERTY. I ADD ANOTHER 0.5' FOR THE SLAB PROTRUSION UNDER THE FACE OF THE BUILDING TO DETERMINE THE 20' SETBACK DISTANCE.

I HOLD THE DEED RECORD BEARINGS ALONG HIGHWAY 207 FOR BASIS OF BEARING. I USE NOAA NCAT TO DETERMINE A COMBINED SCALE FACTOR OF 0.99996217', FOR GROUND TO GRID ADJUSTMENTS.

THIS SURVEY WAS PERFORMED USING A CARLSON BRX7 RTK GPS SYSTEM. STANDARD ERROR FOR THE RTK SYSTEM IS 8.0MM + 1 PPM X BASELINE MEASURED, IN MILLIMETERS.

I FIND NOTHING OUT OF THE ORDINARY ON THIS SURVEY, BEYOND WHAT WAS STATED ABOVE.

Robert D. English

ROBERT D. ENGLISH, ORPLS43406LS

LEGEND:

- SET 5/8"x30" IRON REBAR WITH RED PLASTIC CAP MARKED "ORPLS43406" AND "WAPLS44338"
- ⊙ FOUND BRASS CAP, AS NOTED.
- ⊙ FOUND MONUMENT AS NOTED.
- X CALCULATED POSITION, NOTHING FOUND OR SET.
- (XOX)(RX) RECORD DIMENSION AS NOTED
- EXISTING FENCES
- EXISTING STRUCTURES PERTAINING TO THIS PLA.
- SEPTIC EXISTING SEPTIC SYSTEM

RECEIVED BY

Umatilla County Surveyor

Date: 1/17/25

Rec'd By: CT

No.: 25-005-6

REFERENCE DOCUMENTS:

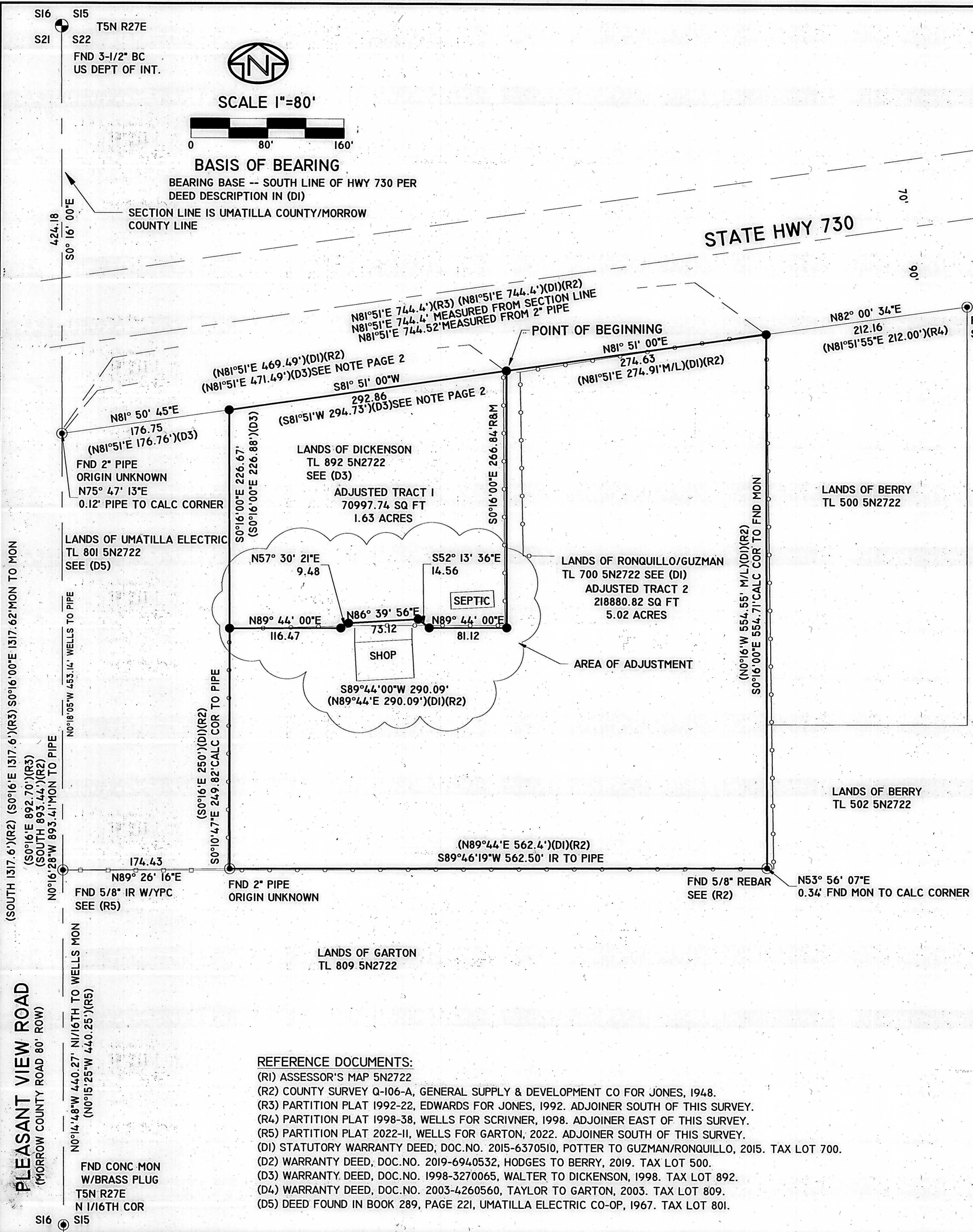
- (R1) ASSESSOR'S MAP 5N2722
- (R2) COUNTY SURVEY Q-106-A, GENERAL SUPPLY & DEVELOPMENT CO FOR JONES, 1948.
- (R3) PARTITION PLAT 1992-22, EDWARDS FOR JONES, 1992. ADJOINER SOUTH OF THIS SURVEY.
- (R4) PARTITION PLAT 1998-38, WELLS FOR SCRIVNER, 1998. ADJOINER EAST OF THIS SURVEY.
- (R5) PARTITION PLAT 2022-II, WELLS FOR GARTON, 2022. ADJOINER SOUTH OF THIS SURVEY.
- (D1) STATUTORY WARRANTY DEED, DOC.NO. 2015-6370510, POTTER TO GUZMAN/RONQUILLO, 2015. TAX LOT 700.
- (D2) WARRANTY DEED, DOC.NO. 2019-6940532, HODGES TO BERRY, 2019. TAX LOT 500.
- (D3) WARRANTY DEED, DOC.NO. 1998-3270065, WALTER TO DICKENSON, 1998. TAX LOT 892.
- (D4) WARRANTY DEED, DOC.NO. 2003-4260560, TAYLOR TO GARTON, 2003. TAX LOT 809.
- (D5) DEED FOUND IN BOOK 289, PAGE 221, UMATILLA ELECTRIC CO-OP, 1967. TAX LOT 801.

REGISTERED PROFESSIONAL LAND SURVEYOR

Robert D. English
OREGON
JANUARY 11, 2005
ROBERT DOUGLAS ENGLISH
43406LS

RENEWAL DATE: 12/31/25

DATE: 10/29/24	DWN.BY: RDE	RECORD OF SURVEY FOR PLA FOR: HEIDI RONQUILLO/LUCIO GUZMAN
SCALE: 1"=150'	CHK. BY: RDE	27270 HWY 730 UMATILLA, OR 97882
JOB NO. 2024-057	REV.DATE: XX/XX/XX	SURVEY ONE,LLC
DWG NO. RONQUILLO ROS.DWG		P.O. BOX 382 PENDLETON OR, 97801 PH:541-276-2055 CELL:541-969-6564



RECORD OF SURVEY FOR PLA

A SURVEY OF A PORTION OF THE NW1/4 OF SECTION 22,
T5N,R27 E.W.M., UMATILLA COUNTY, OREGON.

SURVEYOR'S NARRATIVE:

THIS SURVEY WAS PERFORMED AT THE REQUEST OF HEIDI RONQUILLO, OWNER, TO PERFORM A BOUNDARY LINE ADJUSTMENT SURVEY, AS PER UMATILLA COUNTY COURT REQUESTS, LOCATED IN THE NW1/4 OF NW1/4 OF SECTION 23, T5N, R27E, W.M., UMATILLA COUNTY, OREGON.

I WAS ABLE TO LOCATE THE SECTION CORNER AND NORTH 1/16TH, OF SECTION 23, AS CALLED IN THE ORIGINAL SURVEY DATED 1948 AND REFERENCED IN ALL DEEDS, A COUPLE 2" PIPES THAT FIT RELATIVELY WELL, AND A 5/8" IRON REBAR AT THE SOUTHEAST CORNER OF THIS PROPERTY. I FOUND ONE OF THE WELLS CORNERS FROM PARTITION PLAT 1998-38 ALONG THE SOUTHERLY HIGHWAY 207 RIGHT-OF-WAY, AS SHOWN. I AM NOT SURE IF THE MONUMENT THAT I FOUND OF WELLS HAS BEEN HIT, OR MISPLACED. I COULDN'T FIND THE CORNER HE SET AT THE NORTHWEST CORNER OF HIS SURVEY, WHICH WOULD BE THE NORTHEAST CORNER OF THIS PROPERTY, SO I REFER BACK TO DEED CALLS AND THE ORIGINAL SURVEY RECORDS.


FENCELINES VARY FROM LINE TO LINE, AND THE RAISED SEPTIC SYSTEM AT THE SOUTHEAST CORNER OF THE ADJOINING PROPERTY TO THE NORTH RAISES CONCERNS THAT THERE MAY BE A DRAINFIELD THAT COULD BE COMPROMISED BY THIS ADJUSTMENT.

THE SHOP IN QUESTION IS 15.1' SOUTH OF THE EAST-WEST PROPERTY LINE, AT THE NORTHWEST CORNER OF THE SHOP, AND 11.9' SOUTH AT THE NORTHEAST CORNER OF THE SHOP, REQUIRING AN 8' ADJUSTMENT INTO THE NORTHERLY PROPERTY. I ADD ANOTHER 0.5' FOR THE SLAB PROTRUSION UNDER THE FACE OF THE BUILDING TO DETERMINE THE 20' SETBACK DISTANCE.

I HOLD THE DEED RECORD BEARINGS ALONG HIGHWAY 207 FOR BASIS OF BEARING. I USE NOAA NCAT TO DETERMINE A COMBINED SCALE FACTOR OF 0.99996217', FOR GROUND TO GRID ADJUSTMENTS.

THIS SURVEY WAS PERFORMED USING A CARLSON BRX7 RTK GPS SYSTEM. STANDARD ERROR FOR THE RTK SYSTEM IS 8.0MM + 1 PPM X BASELINE MEASURED, IN MILLIMETERS.

I FIND NOTHING OUT OF THE ORDINARY ON THIS SURVEY, BEYOND WHAT WAS STATED ABOVE.


ROBERT D. ENGLISH, ORPLS43406LS

ORIGINAL TAX LOT 700 LEGAL DESCRIPTION FROM DOCUMENT NO. 2015-6370510, UMATILLA CO. DEED RECORDS.

LUCIO ALTAMIRANO GUZMAN AND HEIDI RONQUILLO
A PORTION OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 27, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID SECTION 22 WITH THE SOUTH LINE OF THE RIGHT OF WAY OF OREGON STATE HIGHWAY NO. 30, WHICH ADJOINS THE OREGON RAILROAD AND NAVIGATION COMPANY'S RIGHT OF WAY ON THE SOUTH, WHICH INTERSECTION IS 893.44 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 22; THENCE NORTH 81°51' EAST ALONG THE SAID SOUTH RIGHT OF WAY LINE OF SAID HIGHWAY A DISTANCE OF 469.49 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 0°16' EAST PARALLEL WITH THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 266.84 FEET; THENCE AT RIGHT ANGLES SOUTH 89°44' WEST, A DISTANCE OF 290.09 FEET; THENCE SOUTH 0°16' EAST PARALLEL WITH THE WEST LINE OF SECTION 22, A DISTANCE OF 250 FEET; THENCE NORTH 89°44' EAST A DISTANCE OF 562.4 FEET, MORE OR LESS, TO THE WEST LINE OF THAT TRACT OF LAND CONVEYED TO A.E. MCFARLAND, BY R.S. HOWARD, HR, RECEIVER OF THE TITLE GUARANTEE AND TRUST COMPANY, IN BOOK 104, PAGE 314 OF THE DEED RECORDS OF UMATILLA COUNTY, OREGON; THENCE NORTH 0°16' WEST ALONG THE WEST LINE OF SAID MCFARLAND TRACT, A DISTANCE OF 554.55 FEET, MORE OR LESS, TO THE SOUTH RIGHT OF WAY LINE OF SAID HIGHWAY; THENCE WESTERLY ALONG THE SAID SOUTH RIGHT OF WAY LINE, 274.91 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
ALL BEING EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF UMATILLA AND STATE OF OREGON;
EXCEPTING ANY AND ALL WATER RIGHTS OF WAY.

ORIGINAL TAX LOT 892 LEGAL DESCRIPTION FROM DOCUMENT NO. 1998-3270065, UMATILLA CO. DEED RECORDS.

ROBIN D. AND DEBBIE DICKENSON.
A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 27, EAST OF THE WILLAMETTE MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF SAID SECTION 22 AND THE SOUTHERLY RIGHT OF WAY LINE OF OREGON STATE HIGHWAY NO. 730, WHICH POINT IS 893.44 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 22; THENCE NORTH 81°51' EAST ALONG THE SAID SOUTHERLY RIGHT OF WAY LINE, 176.76 FEET TO THE NORTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO UMATILLA ELECTRIC COOPERATIVE ASSOCIATION, BY DEED RECORDED IN BOOK 289, PAGE 221, DEED RECORDS, AND BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 0°16' EAST PARALLEL WITH THE WEST LINE OF SAID SECTION 22, 226.88 FEET; THENCE NORTH 89°44' EAST, 290.09 FEET; THENCE AT RIGHT ANGLES NORTH 0°16' WEST, PARALLEL WITH THE WEST LINE OF SAID SECTION, 266.84 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID STATE HIGHWAY NO 730; THENCE SOUTH 81°51' WEST ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 294.73 FEET TO THE POINT OF BEGINNING.
SUBJECT TO ANY AND ALL WATER RIGHTS OF WAY AND ROADS & HIGHWAYS.
ALL BEING EAST OF THE WILLAMETTE MERIDIAN IN THE COUNTY OF UMATILLA AND STATE OF OREGON.
(NOTE: THERE ARE SEVERAL TYPOGRAPHIC ERRORS IN THIS RECORDED DEED, WHICH WERE CORRECTED, AND IT DOESN'T CLOSE MATHEMATICALLY BY 1.9')

ADJUSTED TAX LOT 700 LEGAL DESCRIPTION

LUCIO ALTAMIRANO GUZMAN AND HEIDI RONQUILLO
A PORTION OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 27, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID SECTION 22 WITH THE SOUTH LINE OF THE RIGHT OF WAY OF OREGON STATE HIGHWAY NO. 30, WHICH ADJOINS THE OREGON RAILROAD AND NAVIGATION COMPANY'S RIGHT OF WAY ON THE SOUTH, WHICH INTERSECTION IS 893.44 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 22; THENCE NORTH 81°51'00" EAST ALONG THE SAID SOUTH RIGHT OF WAY LINE OF SAID HIGHWAY A DISTANCE OF 469.49 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 0°16'00" EAST PARALLEL WITH THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 266.84 FEET; THENCE AT RIGHT ANGLES SOUTH 89°44'00" WEST, A DISTANCE OF 81.12 FEET; THENCE NORTH 52°13'36" WEST, A DISTANCE OF 14.56 FEET; THENCE SOUTH 86°39'56" WEST, A DISTANCE OF 73.12 FEET; THENCE SOUTH 57°30'21" WEST, A DISTANCE OF 9.48 FEET; THENCE SOUTH 89°44'00" WEST, A DISTANCE OF 116.47 FEET; THENCE SOUTH 0°16'00" EAST PARALLEL WITH THE WEST LINE OF SECTION 22, A DISTANCE OF 250 FEET; THENCE NORTH 89°44'00" EAST A DISTANCE OF 562.4 FEET, MORE OR LESS, TO THE WEST LINE OF THAT TRACT OF LAND CONVEYED TO A.E. MCFARLAND, BY R.S. HOWARD, HR, RECEIVER OF THE TITLE GUARANTEE AND TRUST COMPANY, IN BOOK 104, PAGE 314 OF THE DEED RECORDS OF UMATILLA COUNTY, OREGON; THENCE NORTH 0°16'00" WEST ALONG THE WEST LINE OF SAID MCFARLAND TRACT, A DISTANCE OF 554.55 FEET, MORE OR LESS, TO THE SOUTH RIGHT OF WAY LINE OF SAID HIGHWAY; THENCE WESTERLY ALONG THE SAID SOUTH RIGHT OF WAY LINE, 274.91 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
ALL BEING EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF UMATILLA AND STATE OF OREGON;
EXCEPTING ANY AND ALL WATER RIGHTS OF WAY.

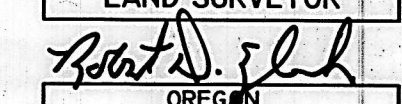
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ALL BEING EAST OF THE WILLAMETTE MERIDIAN IN THE COUNTY OF UMATILLA AND STATE OF OREGON.
EXCEPT ANY AND ALL WATER RIGHTS OF WAY AND ROADS.

REFERENCE DOCUMENTS:

- (R1) ASSESSOR'S MAP 5N2722
- (R2) COUNTY SURVEY Q-106-A, GENERAL SUPPLY & DEVELOPMENT CO FOR JONES, 1948.
- (R3) PARTITION PLAT 1992-22, EDWARDS FOR JONES, 1992. ADJOINER SOUTH OF THIS SURVEY.
- (R4) PARTITION PLAT 1998-38, WELLS FOR SCRIVNER, 1998. ADJOINER EAST OF THIS SURVEY.
- (R5) PARTITION PLAT 2022-II, WELLS FOR GARTON, 2022. ADJOINER SOUTH OF THIS SURVEY.
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- (D4) WARRANTY DEED, DOC.NO. 2003-4260560, TAYLOR TO GARTON, 2003. TAX LOT 809.
- (D5) DEED FOUND IN BOOK 289, PAGE 221, UMATILLA ELECTRIC CO-OP, 1967. TAX LOT 801.

RECEIVED BY
Umatilla County Surveyor
Date: 1/17/25
Rec'd By: CT
No.: 25-005-8

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 11, 2005
ROBERT DOUGLAS ENGLISH
43406LS
RENEWAL DATE: 12/31/25

PAGE 2 OF 2

DATE: 11/05/24	DWN BY: RDE	RECORD OF SURVEY FOR BLA FOR: HEIDI RONQUILLO/LUCIO GUZMAN
SCALE: 1"=40'	CHK BY:	27270 HWY 730, UMATILLA, OR 97886
JOB NO. 2024-057	REVISED: 11/XX/24	SURVEY ONE,LLC P.O. BOX 382 PENDLETON OR, 97801 PH:541-276-2055 CELL:541-969-6564
DWG NO. RONQUILLO ROS.DWG		