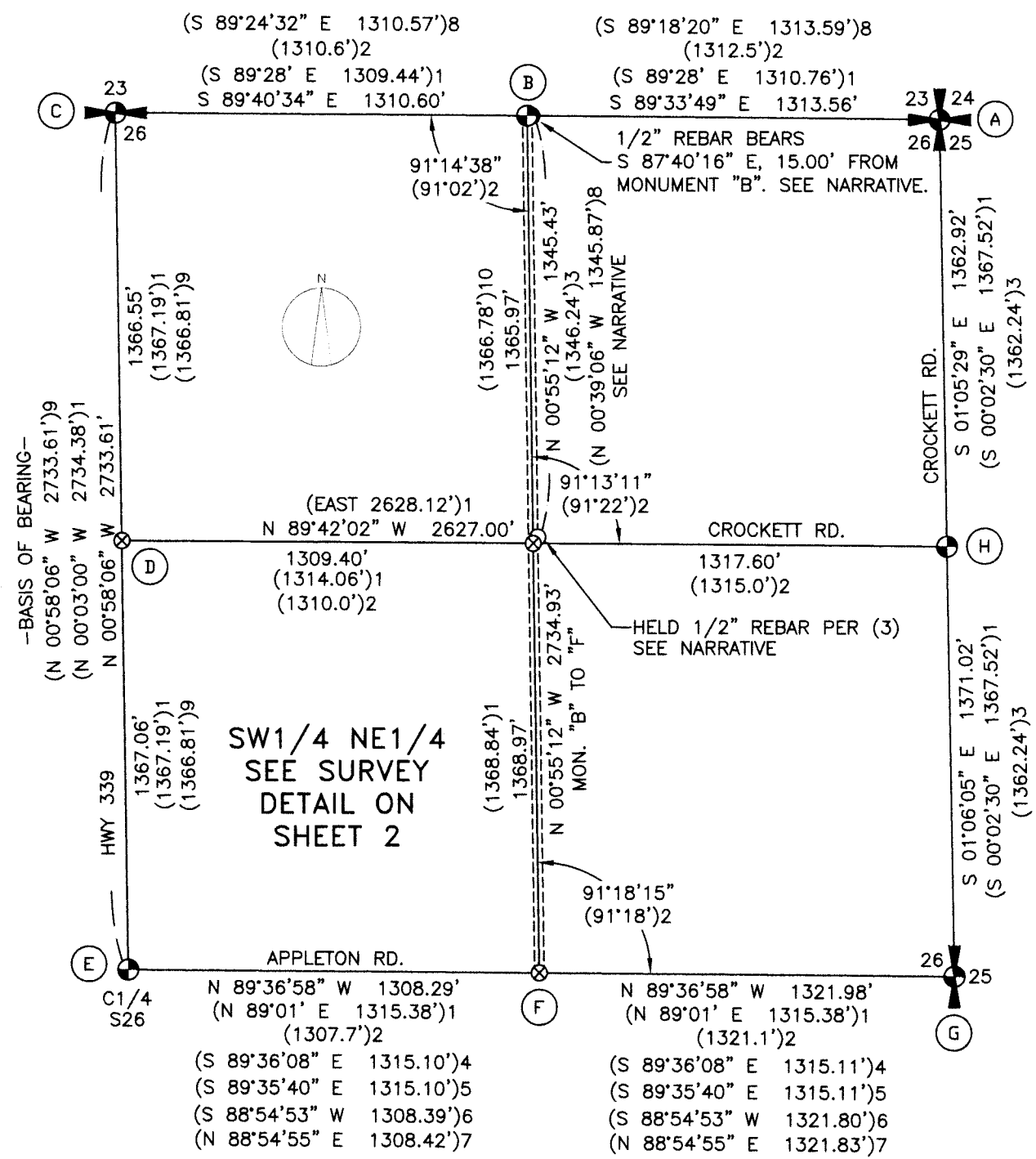
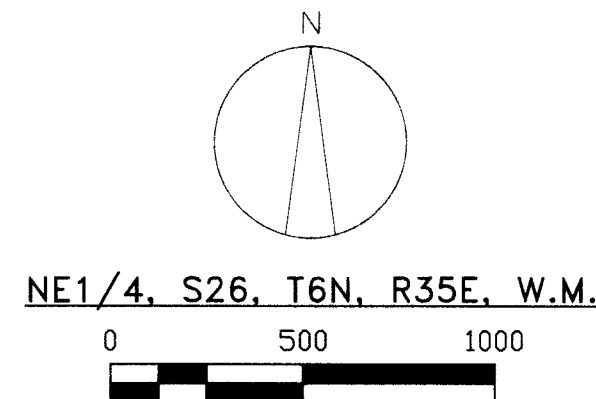


RECORD OF SURVEY
 LOCATED IN THE SW1/4 OF THE NE1/4
 OF SECTION 26, T6N, R35E, W.M.,
 UMATILLA COUNTY, OREGON



SURVEY NARRATIVE

THIS SURVEY IS BEING PREPARED AT THE REQUEST OF JOHN O'CONNOR TO SURVEY THE BOUNDARIES OF THOSE TRACTS DESCRIBED UNDER DOCUMENT NO. 2022-7480221 IN PREPARATION FOR A PENDING SALE FROM CURRENT OWNERS TRAVIS & SHAWNA TRUMBULL TO JOHN O'CONNOR.

THE SW1/4 OF THE NE1/4 OF SECTION 26 WAS CALCULATED USING RECORD CORNERS AND METHODS AS MAPPED AND NOTED IN THE MONUMENT TABLE.

I FOUND A 1/2" REBAR AT THE BASE OF AN EXISTING RAILROAD TIE S 87°40'16" E, 15.00 FEET FROM THE HELD E1/16 CORNER SECTIONS 23 & 26. I ASSUMED THIS WAS THE 1/2" REBAR PER Q-836-A WHEN FOUND; HOWEVER, AFTER ANALYZING AGAINST SURVEY 19-50-B, THIS MONUMENT IS LOCATED 0.44 FEET SOUTH OF THE 1/2" REBAR REPORTED IN SURVEY 19-50-B. THE 1/2" REBAR AS FOUND FALLS ON THE EAST ROW OF THE WALLA WALLA VALLEY RAILWAY BY HOLDING THE E1/16 CORNER PER SURVEY 19-50-B.

THE NORTH-SOUTH CENTERLINE OF THE NORTHEAST QUARTER OF SECTION 26 WAS COMPUTED BY HOLDING THE AFOREMENTIONED E1/16 CORNER, AND MONUMENTS FOUND ALONG THE EAST RAILWAY ROW PER SURVEYS Q-836-A AND 96-16-B AS NOTED HEREON. I HELD THE CENTER OF THE WALLA WALLA VALLEY RAILWAY AS THE 1/16 LINE PER (2) AND (8). I EXTENDED THIS LINE SOUTHERLY TO INTERSECT THE EAST-WEST CENTER OF SECTION 26 IN COMPUTING THE C-E 1/16 CORNER. THE RESULTING LOCATION COINCIDES WELL WITH THE PROPORTIONATE LOCATION AS COMPUTED PER SURVEYS 15-51-C AND 21-114-C, AND USE LINES FOUND IN THE SOUTHEAST QUARTER OF SECTION 26.

THE EAST-WEST CENTERLINE OF THE NORTHEAST QUARTER OF SECTION 26 WAS COMPUTED BY HOLDING THE 5/8" REBAR AT THE N 1/16 OF SECTIONS 25 & 26, AND A POINT 20.00 FEET SOUTH OF THE 1/2" REBAR FOUND AT THE INTERSECTION OF THE NORTH ROW OF CROCKETT ROAD WITH THE EAST RAILWAY ROW. I EXTENDED THIS LINE WESTERLY TO INTERSECT THE NORTH-SOUTH CENTERLINE OF SECTION 26 IN COMPUTING THE C-N 1/16 CORNER.

THE RESULTING SECTION SUBDIVISION FITS WELL WITH THE 1895 KIMBRELL SURVEY (RECORD REFERENCE #1) WHICH I HOLD IN RESOLVING THE BOUNDARIES AS MAPPED HEREON. THE KIMBRELL SURVEY USED PROPORTIONATE METHODS FOR SECTION SUBDIVISION AS WELL AS FOR ESTABLISHING LOCAL PROPERTY BOUNDARIES. IT SHOULD BE NOTED THAT PROPERTY BOUNDARIES ESTABLISHED IN THE KIMBRELL SURVEY ARE THE SAME BOUNDARIES AS BEING RETRACED HEREON, WITH EXCEPTION TO ONLY THAT PORTION OF THE BOUNDARY AS NOTED ON SHEET 2 OF THIS MAP. I HOLD KIMBRELL'S PROPORTIONATE METHOD AS IT MATCHES USE LINES MUCH CLOSER THAN BY USING DEED DISTANCES (MOST OF WHICH ARE ALIQUOT PARTS). MANY OF THE SURVEYS IN THIS IMMEDIATE AREA REFERENCE DISCREPANCY BETWEEN USE LINES AND DEED LINES, SOME OF WHICH HAVE SUBSEQUENTLY BEEN ADJUSTED TO MATCH THE USE LINES. USING THE KIMBRELL SURVEY ELIMINATES MUCH OF THIS DISCREPANCY AND I BELIEVE CURRENT USE LINES ARE A PERPETUATION OF KIMBRELL'S ORIGINAL WORK.

WHEN KIMBRELL COMPUTED PROPERTY CORNERS ALONG THE NORTH-SOUTH CENTER OF THE S1/2 OF THE NE1/4 OF SECTION 26, HE REPORTED CORRECT RECORD DEED DISTANCES WHEN SETTING TEMPORARY CORNERS RUNNING SOUTH. HE CORRECTED HIS LINE AND THEN PROPORTIONED THE DEED DISTANCES, SETTING TRUE CORNERS AS HE RAN NORTH. I FIND AN ERROR IN HIS REPORTED DISTANCE AT THE NORTHEAST CORNER OF THE PROPERTY SURVEYED HEREON. PER HIS NOTES, KIMBRELL USED 5 CHAINS (330') RATHER THAN THE DEED RECORD OF 4.75 CHAINS (19 RODS OR 313.5') WHEN REPORTING THIS FRACTIONAL CORNER. THIS SURVEY CORRECTS THE ERROR AND PROPORTIONED THIS CORNER IN USING THE RECORD OF 19 RODS. THE RESULT FITS WELL WITH A STATEMENT IN THE KIMBRELL NOTES WHICH READS "SET WILLOW STAKE IN THE NORTH EDGE OF CREEK". THE SET NORTHEAST CORNER PER THIS SURVEY FALLS IN THE NORTH EDGE OF A LONG STANDING IRRIGATION DITCH. TO FURTHER JUSTIFY THIS CORRECTION, HE CALLS OUT THE CREEK AS BEING 5 CHAINS SOUTH FROM THE NE1/16 CORNER OF SECTION 26 WHEN SETTING TEMPORARY CORNERS RUNNING SOUTH (I MEASURE 330.3' TO THE CENTER OF EXISTING DITCH). WHEN RUNNING THE CORRECTED LINE NORTH, HE THEN REPORTS SETTING THE TRUE CORNER AT 5.18 CHAINS SOUTH OF THE SAME NE1/16 CORNER, DIRECTLY CONTRADICTING THE PRIOR CREEK MEASUREMENT OF 5 CHAINS WITH THE STATEMENT OF SETTING THE CORNER IN THE NORTH EDGE OF CREEK. FOR THESE REASONS, I BELIEVE THE ERROR CAN BE ISOLATED TO THE LAST LEG OF THE CORRECTED LINE IN HIS NOTES, WITH THE CORNER ESTABLISHED IN THIS SURVEY, BEING A PERPETUATION OF THE CORNER ACTUALLY ESTABLISHED BY KIMBRELL ON THE GROUND.

IN SUMMARY, THE NORTH, SOUTH, AND EAST BOUNDARIES WERE COMPUTED BY USING THE SECTION SUBDIVISION SHOWN, BY PROPORTIONATE METHODS PER RECORD REFERENCE #1, UTILIZING RECORD DEEDS AS REFERENCED HEREON. THE WEST BOUNDARY SOUTH OF THE EAST-WEST CENTERLINE OF THE SW1/4 OF THE NE1/4 WAS COMPUTED BY HOLDING THE 5/8" REBAR PER RECORD REFERENCE #5 AND THE ANGLE OF 91°23'50" FROM THE EAST-WEST CENTERLINE OF SECTION 26 PER SAID RECORD REFERENCE #5. I WAS UNABLE TO FIND ANY OTHER MONUMENTS FROM THIS SURVEY. THE WEST BOUNDARY NORTH OF THE EAST-WEST CENTERLINE OF THE SW1/4 OF THE NE1/4 WAS COMPUTED BY HOLDING POINTS ESTABLISHED ALONG THE AFOREMENTIONED EAST BOUNDARY, WESTERLY USING RECORD DEED DISTANCE OF 381 FEET ALONG THE PROPORTIONED SECTION SUBDIVISION LINES.

EXISTING ORCHARD LOCATION IS NOTED APPROXIMATELY ON SHEET 2. I MEASURED THE APPROXIMATE EXISTING TREE CANOPY EXTENTS IN REPORTING THIS INFORMATION. ORCHARD TREE ROWS ARE NOT ALL EXACTLY THE SAME LENGTH IN THE NORTH-SOUTH DIRECTION. FOR THESE REASONS, ORCHARD LOCATION CALLS ARE APPROXIMATE ONLY. ALL ORCHARD TREE STUMP LOCATIONS FALL WITHIN THE BOUNDARY AS MAPPED HEREON.

THIS SURVEY WAS PERFORMED USING TWO TOPCON HIPER HR GNSS UNITS OPERATED IN RTK MODE AND A TOPCON GT-603 ROBOTIC TOTAL STATION. THE BASIS OF BEARINGS IS THE NORTH-SOUTH CENTERLINE OF SECTION 26 PER SURVEY 22-30-B. DISTANCES ARE GROUND, INTERNATIONAL FEET.

RECORDS OF REFERENCE

- 1: OLD PRIVATE SURVEY, BOOK 1, PAGE 72, DATED MARCH/APRIL, 1895.
- 2: WALLA WALLA VALLEY RAILWAY CO. RIGHT OF WAY PLAT OF THE NE 1/4 OF SECTION 26, T6N, R35E, W.M. (SLIDE 19 OF RAILROAD MAPS).
- 3: SURVEY Q-836-A, DATED 1-15-1949.
- 4: SURVEY 96-16-B, DATED 1-5-1996.
- 5: SURVEY 08-46-B, DATED 2-5-2008.
- 6: SURVEY 15-51-C, FILED 6-15-2015.
- 7: SURVEY 21-114-C, FILED 10-15-2021.
- 8: SURVEY 19-50-B, FILED 5-8-2019.
- 9: SURVEY 22-30-B, FILED 3-25-2022.
- 10: SURVEY 23-54-C, FILED 6-27-2023.
- 11: SURVEY 05-136-B, DATED 4-4-2005.
- D1: DECKER TO STALEY, BOOK 4, PAGE 129.
- D2: SWANSON TO MASON, BOOK 36, PAGE 502.
- D3: STALEY TO WALLA WALLA VALLEY TRACTION COMPANY, BOOK 49, PAGE 232.
- D4: MASON TO WALLA WALLA VALLEY TRACTION COMPANY, BOOK 52, PAGE 272.
- D5: RANSOM TO WALLA WALLA VALLEY TRACTION COMPANY, BOOK 52, PAGE 273.
- D6: BABCOCK TO WALLA WALLA VALLEY TRACTION COMPANY, BOOK 52, PAGE 413.
- D7: HAUGEN TO ALBERT, INSTRUMENT NO. 2013-6060613.
- D8: COOTZ TRUST TO RAYMOND & TERESA COOTZ, INSTRUMENT NO. 2015-6320239.
- D9: NICHOLAS WHITE TO NICHOLAS & LAURA WHITE, INSTRUMENT NO. 2015-6330089.
- D10: STILL TO BRIGGS, INSTRUMENT NO. 2022-7400014.
- D11: HAUGEN TO TRUMBULL, INSTRUMENT NO. 2022-7480221.

MONUMENT TABLE

- (A) NE CORNER OF SECTION 26. HELD 2-1/2" BRASS CAP PER SURVEY 03-23-C.
- (B) E1/16 CORNER SECTIONS 23 & 26. HELD 1-1/2" ALUMINUM CAP PER SURVEY 19-50-B.
- (C) N1/4 CORNER SECTION 26. HELD 2" BRASS CAP PER SURVEY 16-45-C.
- (D) C-N 1/16 CORNER. CALCULATED POSITION BY HOLDING MONUMENT 'H' AND A POINT 20.00 FEET SOUTHERLY OF THE 1/2" REBAR FOUND PER SURVEY Q-836-A (3). EXTENDED WESTERLY TO INTERSECT NORTH-SOUTH SECTION CENTERLINE. SEE NARRATIVE.
- (E) C1/4 CORNER SECTION 26. HELD 2" BRASS CAP PER SURVEY NO. 15-41-C.
- (F) C-E 1/16 CORNER. CALCULATED POSITION BY HOLDING MONUMENT 'B' AND 1/2" REBARS PER (3) AND 5/8" REBARS PER (4) ALONG THE EASTERLY ROW OF THE RAILWAY PER (2). SEE NARRATIVE.
- (G) EAST 1/4 CORNER SECTION 26. HELD 2" BRASS CAP PER SURVEY 03-23-C.
- (H) NORTH 1/16 CORNER SECTIONS 26 & 25. HELD 5/8" REBAR PER SURVEY Q-836-A.

LEGEND

- HELD SECTION, QUARTER SECTION, OR 1/16 CORNER, AS NOTED.
- HELD 1/2" REBAR, AS NOTED.
- ⊗ COMPUTED LOCATION, NOTHING FOUND OR SET.
- (A) MARKER IDENTIFIER. SEE MONUMENT TABLE.

RECEIVED BY
 Umatilla County Surveyor

Date: 3/7/25
 Rec'd By: CT
 No.: 25-023-8

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

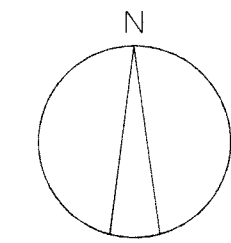
OREGON
 JAN 12, 2016
 MATTHEW PATRICK KENNY
 89374PLS

RENEWS: 6-30-25

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|--|---|
| KENNY LAND SURVEYING | P.O. BOX 447, HEPPNER, OR 97836 541-379-0242 www.kennylandsurveying.com |
| SW1/4 NE1/4 OF SECTION 26, T6N, R35E, W.M., UMATILLA COUNTY, OREGON | |
| CLIENT: JOHN O'CONNOR | |
| PROJECT: 2440 | DATE: MARCH 5, 2025 |
| SHEET 1 OF 2 | |

RECORD OF SURVEY
 LOCATED IN THE SW1/4 OF THE NE1/4
 OF SECTION 26, T6N, R35E, W.M.,
 UMATILLA COUNTY, OREGON

SW1/4 NE1/4
 SURVEY DETAIL



SEE SURVEY NARRATIVE ON SHEET 1

MONUMENT TABLE

- (D) C-N 1/16 CORNER. CALCULATED POSITION BY HOLDING MONUMENT 'H' AND A POINT 20.00 FEET SOUTHERLY OF THE 1/2" REBAR FOUND PER SURVEY Q-836-A (3). EXTENDED WESTERLY TO INTERSECT NORTH-SOUTH SECTION CENTERLINE. SEE NARRATIVE.
- (E) C1/4 CORNER SECTION 26. HELD 2" BRASS CAP PER SURVEY NO. 15-41-C.
- (F) C-E 1/16 CORNER. CALCULATED POSITION BY HOLDING MONUMENT 'B' AND 1/2" REBARS PER (3) AND 5/8" REBARS PER (4) ALONG THE EASTERLY ROW OF THE RAILWAY PER (2). SEE NARRATIVE.
- (J) COMPUTED NORTHWEST CORNER OF BOOK 4, PAGE 129 (D1). PROPORTIONED THIS CORNER USING THE SAME METHOD AND RECORD DEED DISTANCES UTILIZED IN ESTABLISHING THE NORTHEAST CORNER OF PROPERTY SURVEYED HEREON. SEE NARRATIVE FOR EXPLANATION OF THIS NORTHEAST CORNER. NOTE: KIMBRELL DID NOT REPORT SETTING THIS CORNER IN RECORD REFERENCE #1.

LEGEND

- ⊙ HELD SECTION, QUARTER SECTION, OR 1/16 CORNER, AS NOTED.
- HELD 1/2" OR 5/8" REBAR, AS NOTED.
- △ 5/8" REBAR WITH YELLOW PLASTIC CAP PER (4), UNLESS NOTED OTHERWISE. HELD FOR EASTERLY ROW OF WALLA WALLA VALLEY RAILWAY ONLY.
- 5/8" REBAR WITH YELLOW PLASTIC CAP PER (11). NOT HELD THIS SURVEY.
- SET 5/8" X 30" STEEL REBAR WITH PINK PLASTIC CAP, MARKED "KENNY LS 89374".
- ⊗ COMPUTED LOCATION, NOTHING FOUND OR SET.
- (A) MARKER IDENTIFIER. SEE MONUMENT TABLE.
- — — EXISTING FENCE.

RECEIVED BY
 Umatilla County Surveyor

Date: 3/7/25
 Rec'd By: CT
 No.: 25-023-8

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Matthew Patrick Kenny

OREGON
 JAN 12, 2016
 MATTHEW PATRICK KENNY
 89374PLS

RENEWS: 6-30-25

KENNY LAND SURVEYING

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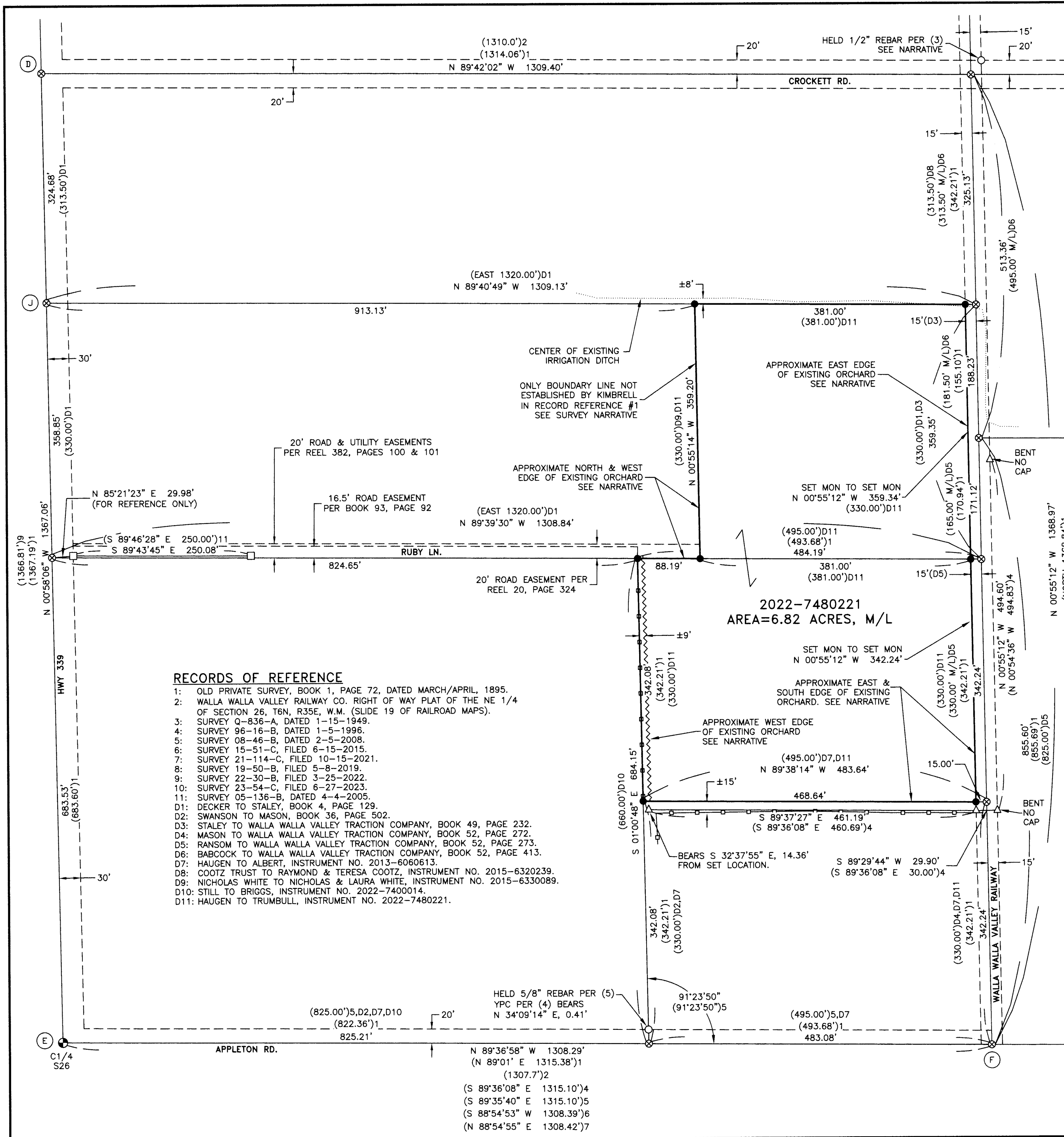
SW1/4 NE1/4 OF SECTION 26, T6N, R35E, W.M.,
 UMATILLA COUNTY, OREGON

CLIENT: **JOHN O'CONNOR**

PROJECT: 2440

DATE: MARCH 5, 2025

SHEET 2 OF 2



RECORDS OF REFERENCE

- 1: OLD PRIVATE SURVEY, BOOK 1, PAGE 72, DATED MARCH/APRIL, 1895.
- 2: WALLA WALLA VALLEY RAILWAY CO. RIGHT OF WAY PLAT OF THE NE 1/4 OF SECTION 26, T6N, R35E, W.M. (SLIDE 19 OF RAILROAD MAPS).
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- D3: STALEY TO WALLA WALLA VALLEY TRACTION COMPANY, BOOK 49, PAGE 232.
- D4: MASON TO WALLA WALLA VALLEY TRACTION COMPANY, BOOK 52, PAGE 272.
- D5: RANSOM TO WALLA WALLA VALLEY TRACTION COMPANY, BOOK 52, PAGE 273.
- D6: BABCOCK TO WALLA WALLA VALLEY TRACTION COMPANY, BOOK 52, PAGE 413.
- D7: HAUGEN TO ALBERT, INSTRUMENT NO. 2013-6060613.
- D8: COOTZ TRUST TO RAYMOND & TERESA COOTZ, INSTRUMENT NO. 2015-6320239.
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- D10: STILL TO BRIGGS, INSTRUMENT NO. 2022-7400014.
- D11: HAUGEN TO TRUMBULL, INSTRUMENT NO. 2022-7480221.

HELD 5/8" REBAR PER (5)
 YPC PER (4) BEARS
 N 34°09'14" E, 0.41'

(S 89°36'08" E 1315.10')4
 (S 89°35'40" E 1315.10')5
 (S 88°54'53" W 1308.39')6
 (N 88°54'55" E 1308.42')7