

SECTION BREAKDOWN OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 28 E.W.M.

SECTION BREAKDOWN SUMMARY

THE FOLLOWING MONUMENTS WERE TIED IN TO A CLOSED TRAVERSE ADJUSTED BY THE COMPASS RULE:

- 1) THE 3-1/4 INCH BRASS CAP (TUERS, BLM, 1975) FOUND AT THE NORTH 1/4 CORNER OF SECTION 20;
- 2) THE 3-1/4 INCH BRASS CAP REFERENCE MONUMENT TO THE NORTHEAST CORNER OF SECTION 20 (TUERS, BLM, 1975);
- 3) THE 1-1/2 INCH ALUMINUM CAP ON A 1/2-INCH REBAR REFERENCE MONUMENT TO THE EAST 1/4 CORNER OF SECTION 20 (EDWARDS, CS#91-01-B);
- 4) 2 PROPERTY PINS SET BY EDWARDS, CS#97-111-B, THE MOST EASTERLY OF WHICH RECORDS INDICATE LIES NORTHERLY 30 FEET ALONG THE NORTH-SOUTH CENTERLINE OF SECTION 20 FROM THE RAILROAD SPIKE HE SET AT THE NORTH 1/16TH CORNER C-C OF SECTION 20 IN CS#97-111-B.

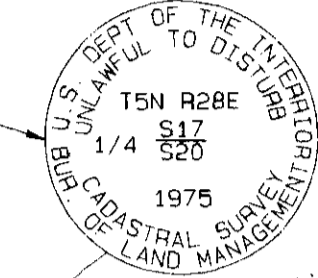
THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 20 WAS SUBDIVIDED AS FOLLOWS:

- 1) USED FOUND BRASS CAP AT NORTH 1/4 CORNER;
- 2) CALCULATED THE NORTHEAST CORNER OF THE SECTION BY USING MY MEASURED DISTANCE AND BEARING BETWEEN THE NORTH 1/4 CORNER MONUMENT AND THE REFERENCE MONUMENT TO THE NORTHEAST CORNER, HOLDING TUERS' 1975 RECORD INTERIOR ANGLE AT THE REFERENCE MONUMENT AND HIS RECORD DISTANCE FROM THE REFERENCE MONUMENT TO THE NORTHEAST CORNER. THE BEARING BETWEEN THE NORTH 1/4 CORNER AND THE CALCULATED NORTHEAST CORNER OF THE SECTION WAS THEN ROTATED TO WELLS' BEARING SHOWN ON CS#98-101-C.
- 3) THE RECORD BEARING AND DISTANCE FROM THE NORTHEAST CORNER OF THE SECTION TO THE EAST 1/4 CORNER OF THE SECTION FROM WELLS' SURVEY (CS#98-101-C) WAS HELD, BASED UPON TYING IN EDWARDS' REFERENCE MONUMENT TO THE EAST 1/4 CORNER AND COMPARING THE DISTANCE FROM IT TO THE CALCULATED 1/4 CORNER WITH THE DISTANCE BETWEEN THE SAME TWO POINTS FROM WELLS' SURVEY (757.04' CALCULATED VS. 757.0' MEASURED BY WELLS). WELLS OCCUPIED BOTH THE REFERENCE MONUMENT AND THE 1/4 CORNER IN HIS SURVEY.
- 4) THE LOCATION OF THE NORTH 1/16TH CORNER C-C OF THE SECTION WAS CALCULATED BY EXTENDING A LINE FROM THE NORTH 1/4 CORNER SOUTHERLY THROUGH A MONUMENT EDWARDS SET AND RECORDED AS BEING 30 FEET NORTHERLY OF THE NORTH 1/16TH CORNER C-C (CS#97-111-B). A DISTANCE OF 30.00 FEET, EDWARDS SHOWS SETTING A RAILROAD SPIKE AT THE LOCATION OF THE 1/16TH CORNER. HOWEVER, I FOUND A NAIL SET IN GROUT AT GROUND LEVEL THAT I BELIEVE HAS BEEN SET BY AND IS BEING USED BY CONSTRUCTION SURVEYORS. IT WAS TIED IN AND IS APPROXIMATELY 0.1 FOOT FROM WHERE THE RAILROAD SPIKE SHOULD BE. INSTEAD OF DISTURBING THE NAIL, I CALCULATED THE 1/16TH CORNER BASED UPON EDWARDS' FOUND MONUMENT 30 FEET NORTH OF THE CORNER. IT SHOULD BE NOTED THAT MCKINNIS, IN HIS 1996 LAND PARTITION FOR BRUCE AND WILLA SCOTT (CS#96-200-B), USED EDWARDS' 1995 SURVEY FOR SCOTT'S LOCATION OF THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, BASED UPON MONUMENTS HE FOUND AND EDWARDS SET. EDWARDS BASED HIS EARLIER SURVEY ON KRUMBEIN'S SURVEY FOR WESTERN ALFALFA (CS#83-80-B). THEN AFTER FORMING THE UMATILLA COUNTY REMONUMENTATION SURVEY (CS#91-01-B), MOVED THE LOCATION OF THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 AS WELL AS SOME PROPERTY PIN LOCATIONS (SEE CS#97-111-B AND CS#86-11-A). THIS MIGHT EXPLAIN SOME OF THE DISCREPANCIES BETWEEN MCKINNIS' DATA AND THE DATA SHOWN ON THIS MAP.
- 5) WITH THE FOUR CORNERS OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 20 THUS DETERMINED, THE BREAKDOWN WAS BY SINGLE PROPORTION ALONG ALL LINES.

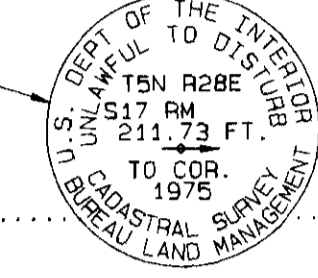
OTHER NOTES:

- 1) ALL EASEMENTS, INCLUDING THE WEST EXTENSION CANAL, ARE INCLUDED WITHIN THE PROPERTY ACREAGE SHOWN ON SHEET 2 OF THIS MAP. DISCUSSIONS WITH WEST EXTENSION IRRIGATION DISTRICT PERSONNEL INDICATE THAT NEITHER THEY NOR THE U.S. BUREAU OF RECLAMATION OWN FEE TITLE TO THE PROPERTY OVER WHICH THE CANAL CROSSES. THUS, FOR THE PURPOSE OF THIS SURVEY, THE 200-FOOT RIGHT OF I-82 SOUTHBOUND CENTERLINE RIGHT OF WAY LINE WAS TERMINATED AT THE CENTERLINE OF THE CANAL AND THE 110-FOOT RIGHT OF I-82 SOUTHBOUND CENTERLINE RIGHT OF WAY LINE WAS ALSO TERMINATED AT THE CENTERLINE OF THE CANAL IN ORDER TO SHOW FEE TITLE LINES ON MY CLIENTS' PROPERTY.
- 2) THE LOCATION OF THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE 82 WAS DETERMINED BY TYING IN THOSE MONUMENTS THAT ARE SHOWN ON SHEET 2 OF THIS MAP. CENTERLINE CURVE DATA THAT WAS USED TO SET 200-FOOT RIGHT OF "SB" CENTERLINE PROPERTY PINS IS SLIGHTLY DIFFERENT FROM RECORD DATA AND IS BASED UPON MEASUREMENTS BETWEEN FOUND MONUMENTS. I BELIEVE THAT THE MONUMENTS SET AT "SB" 204+73.29 P.S., 200 FEET RIGHT, AND "SB" 208+73.29 P.S.C., 200 FEET RIGHT, SHOWN AS BEING SET IN CS#91-20-C, HAVE BEEN DESTROYED AND I RESET THEM IN THIS SURVEY. ALL SPIRAL CALCULATIONS PERTAINING TO INTERSTATE 82 WERE PERFORMED IN ACCORDANCE WITH THE OREGON DEPARTMENT OF TRANSPORTATION'S AUGUST, 1973 STANDARD HIGHWAY SPIRAL MANUAL.

FOUND 3-1/4" BRASS CAP; SET BY TUERS, 1975. BLM SURVEY; CS#0-772-B.



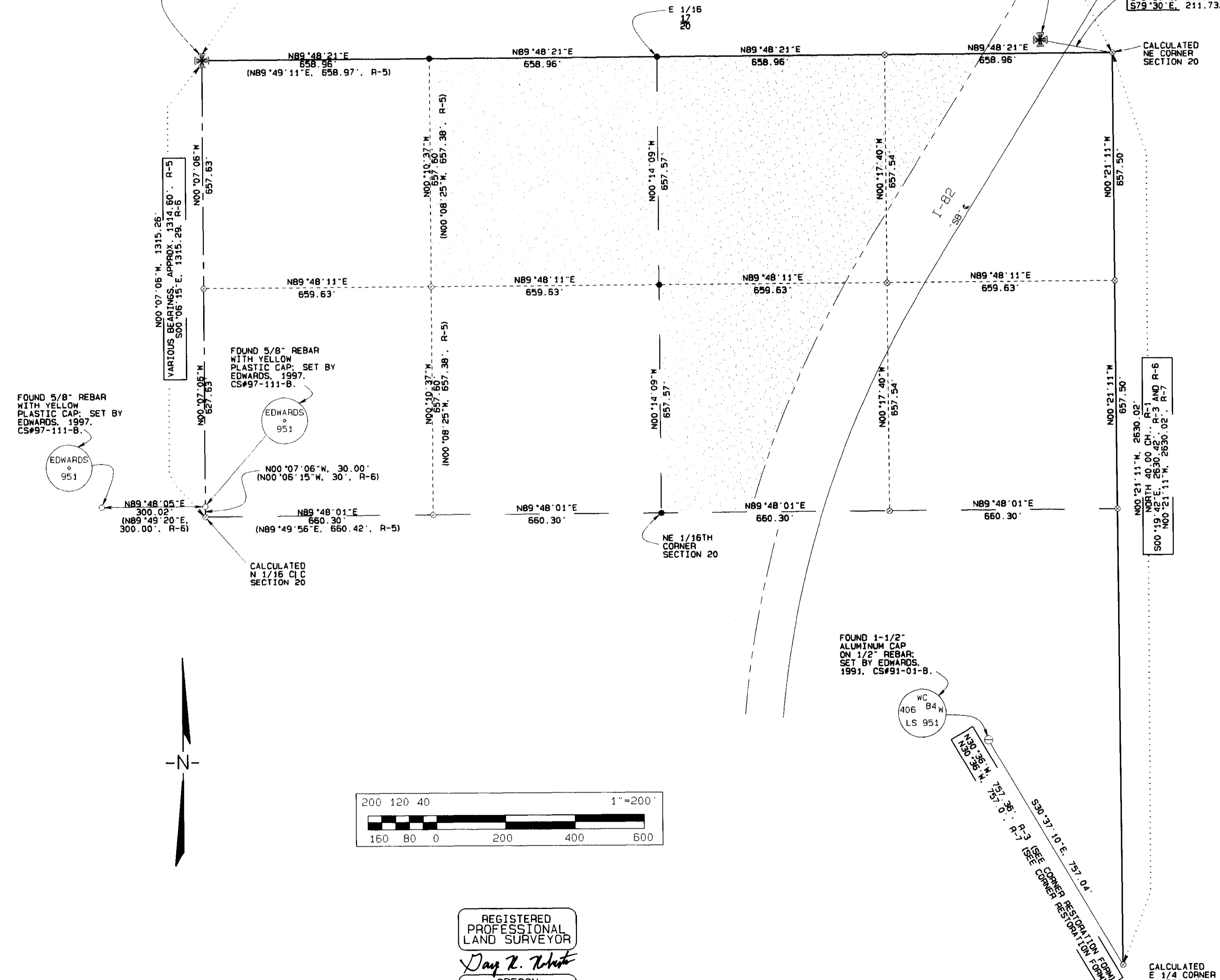
FOUND 3-1/4" BRASS CAP; SET BY TUERS, 1975. BLM SURVEY; CS#0-772-B.



N89°48'21"E, 2635.83'
WEST, 40.15 CH., R-1
S89°48'W, 36.83 CH., R-2
N89°49'11"E, 2635.81', R-3 AND R-6
N89°49'11"E, 2635.88', R-5
S89°48'21"W, 2635.84', R-7, (B.O.B.)

S79°29'39"E, 211.73'
S79°30'E, 211.73, R-2
S79°31'E, 211.78, R-3
S79°30'E, 211.73, R-7

(SEE CORNER RESTORATION FORM)



SURVEYS OF RECORD

- R-1 TIMOTHY DAVENPORT, GLO CONTRACT #101, AUGUST, 1861
- R-2 FRANK TUERS, BLM, UNDER GROUP NO. 864 INSTRUCTIONS DATED APRIL 11, 1975. (CS# 0-772-B)
- R-3 DENNIS EDWARDS, UMATILLA COUNTY AREA #1 SURVEY 1989, CS#91-01-B
- R-4 OREGON STATE HIGHWAY DIVISION, COLUMBIA RIVER BRIDGE-POWERLINE ROAD (I-82) R/W SURVEY, CS#91-20-C
- R-5 RON MCKINNIS, SURVEY FOR BRUCE AND WILLA SCOTT (PARTITION PLAT #1996-47), CS#96-200-B
- R-6 DENNIS EDWARDS, SURVEY FOR JOHN SHAFER (PARTITION PLAT #1997-20), CS#97-111-B
- R-7 WILLIAM WELLS, MONUMENTATION/GPS SURVEY FOR UMATILLA COUNTY, CS#98-101-C

LEGEND

- SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP MARKED "PLS 2627"
- ⊙ CALCULATED POINT, ONLY
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP; SET BY R.V. MCKINNIS, PLS 2431; CS#96-200-B.
- FOUND 1-1/2" ALUMINUM CAP ON 5/8" SMOOTH IRON ROD (AS NOTED); SET IN CONCRETE; SET BY OREGON STATE HIGHWAY DIVISION 1991, CS#91-20-C, BY WALT SULLIVAN.
- FOUND 3" BRASS DISK IN CONCRETE (AS NOTED); LOCATED IN THE I-82 MEDIAN; SET BY OREGON STATE HIGHWAY DIVISION, 1991, CS#91-20-C, BY WALT SULLIVAN.
- ⊙ FOUND 3-1/4" BRASS CAP; SET BY TUERS, 1975. BLM SURVEY; CS#0-772-B
- ⊙ TRANSFORMER
- ⊙ GATE
- I-82 RIGHT-OF-WAY LINE
- EASEMENT BOUNDARY LINES
- FENCE LINE
- EDGE OF ROAD
- [] MEASUREMENTS OF RECORD

REGISTERED PROFESSIONAL LAND SURVEYOR

GARY R. ROBERTS
JULY 20, 1993
RENEWS 12/31/98

BOUNDARY SURVEY FOR WAYNE AND CATHY REFFETT

LOCATED IN THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 28 E.W.M.

GARY R. ROBERTS SURVEYING
32374 E. LOOP RD.
HERMISTON, OREGON
PHONE: (541) 567-7770

DATE OF SURVEY: NOVEMBER, 1998

SCALE 1" = 200 FT. PAGE 1 OF 2

DRAWN BY: NELL ROBERTS CHECKED BY: G. R.

RECEIVED BY
Umatilla County Surveyor
Date 11-98
Drawn By KR
No. 98-234-D

NARRATIVE OF SURVEY

THIS SURVEY WAS PERFORMED AT THE REQUEST OF MY CLIENTS TO MONUMENT THE EXTERIOR BOUNDARY OF TAX LOT #900 AND SHOW THE LOCATIONS OF THE EASEMENTS OF RECORD, INCLUDING THE WEST EXTENSION IRRIGATION DISTRICT CANAL, THE BPA EASEMENT, THE U.E.C.A. EASEMENT, AND THE UMATILLA WEST EXTENSION IRRIGATION DISTRICT WATER EXCHANGE UMATILLA BASIN PROJECT EASEMENT AND CALCULATE ACREAGE.

THE LOCATION OF THE NORTH LINE OF THE B.P.A. EASEMENT WAS BASED ON FOUND MONUMENTS SET BY EDWARDS IN CS#97-111-B. THE LOCATION OF THE WEST EXTENSION IRRIGATION CANAL IS BASED ON MEANDERING THE CONCRETE-LINED CANAL AND OFFSETTING 100 FEET EACH SIDE OF THE CALCULATED CENTERLINE. EASEMENT (RIGHT-OF-WAY) WIDTH ON THE CANAL HAS BEEN ESTABLISHED AT 100 FEET IN TOTAL WIDTH, 50 FEET NORTH OF AND 40 FEET SOUTH OF THE CENTERLINE OF THE CANAL IN THE VICINITY OF POWERLINE ROAD, MCFARLAND'S SUBDIVISION AND ORCHARD TERRACE ADDITION BOTH INDICATE THIS. I BELIEVE THAT THE EASEMENT WIDTH CHANGES TO 100 FEET EACH OF THE CANAL CENTERLINE BEFORE IT REACHES MY CLIENTS' WESTERLY BOUNDARY. BASED UPON WIDTHS SHOWN IN PREVIOUS SURVEYS BY EDWARDS (CS#74-A AND CS#J-4B-C), THE 200-FOOT WIDTH SHOWN ON THE OREGON STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY MAP (CS#91-20-C) BY WALT SULLIVAN, AND THE EXISTENCE OF ANCIENT FENCE LINES (SHOWN ON THIS MAP) THAT MORE OR LESS MATCH A 100-FOOT WIDE DISTANCE FROM THE CENTERLINE OF THE CANAL, THE U.E.C.A. EASEMENT LOCATION WAS DETERMINED FROM A DOCUMENT OBTAINED FROM U.E.C.A., GIVING A LEGAL DESCRIPTION WRITTEN BY CH2M HILL OF A STRIP OF LAND OVER AND ACROSS MY CLIENT'S PROPERTY WHICH U.E.C.A. OBTAINED VIA A PERMANENT EASEMENT BY A CONDEMNATION JUDGEMENT THAT DOES NOT SHOW UP ON TAX MAPS YET. I BELIEVE THAT THE INTENT OF THE EASEMENT WAS TO INCLUDE A STRIP OF GROUND 100 FEET SOUTHEASTERLY FROM THE SOUTHEASTERLY LINE OF THE BPA EASEMENT, THOUGH THE LEGAL DESCRIPTION FROM CH2M HILL DOES NOT CALL FOR THE SOUTHEASTERLY LINE OF THE BPA EASEMENT. USING CH2M HILL'S LEGAL DESCRIPTION OF CENTERLINE ROTATED TO MY BEARING BASE, THEIR TERMINUS POINT AT THE WEST EDGE OF THE I-82 RIGHT-OF-WAY LINE IS VERY CLOSE TO THE RIGHT-OF-WAY LINE INTERSECTION POINT. I CALCULATED THE EASEMENT CENTERLINE LOCATION WAS THUS HELD AND RESULTS IN AN EASEMENT WIDTH OF SOMEWHAT LESS THAN 90 FEET FROM THEIR CENTERLINE TO THE SOUTHEASTERLY BPA RIGHT-OF-WAY LINE, AS SHOWN ON EDWARDS' SURVEY FOR JOHN SHAFER, PARTITION PLAT #1997-20, AND AS LOCATED ON THIS MAP. THE UNDER GROUND PIPELINE EASEMENT WAS LOCATED FROM THE DESCRIPTION SHOWN ON REEL 002, PAGE 064, UMATILLA COUNTY DEED RECORDS, WITH BEARINGS ROTATED TO MY BEARING BASE.

A CLOSED TRAVERSE WAS USED TO TIE IN SECTION CORNERS AND RIGHT OF WAY MONUMENTS. PROPERTY PINS WERE SET RADIALLY FROM TRAVERSE POINTS. A SECTION BREAKDOWN EXPLANATION IS ON SHEET 1.

INSTRUMENT USED WAS A NIKON NTD-4 MANUAL TOTAL STATION.

BEARING BASE USED WAS N89°48'21"E ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 20, FROM WELLS' SURVEY FOR UMATILLA COUNTY, CS#98-101-C.

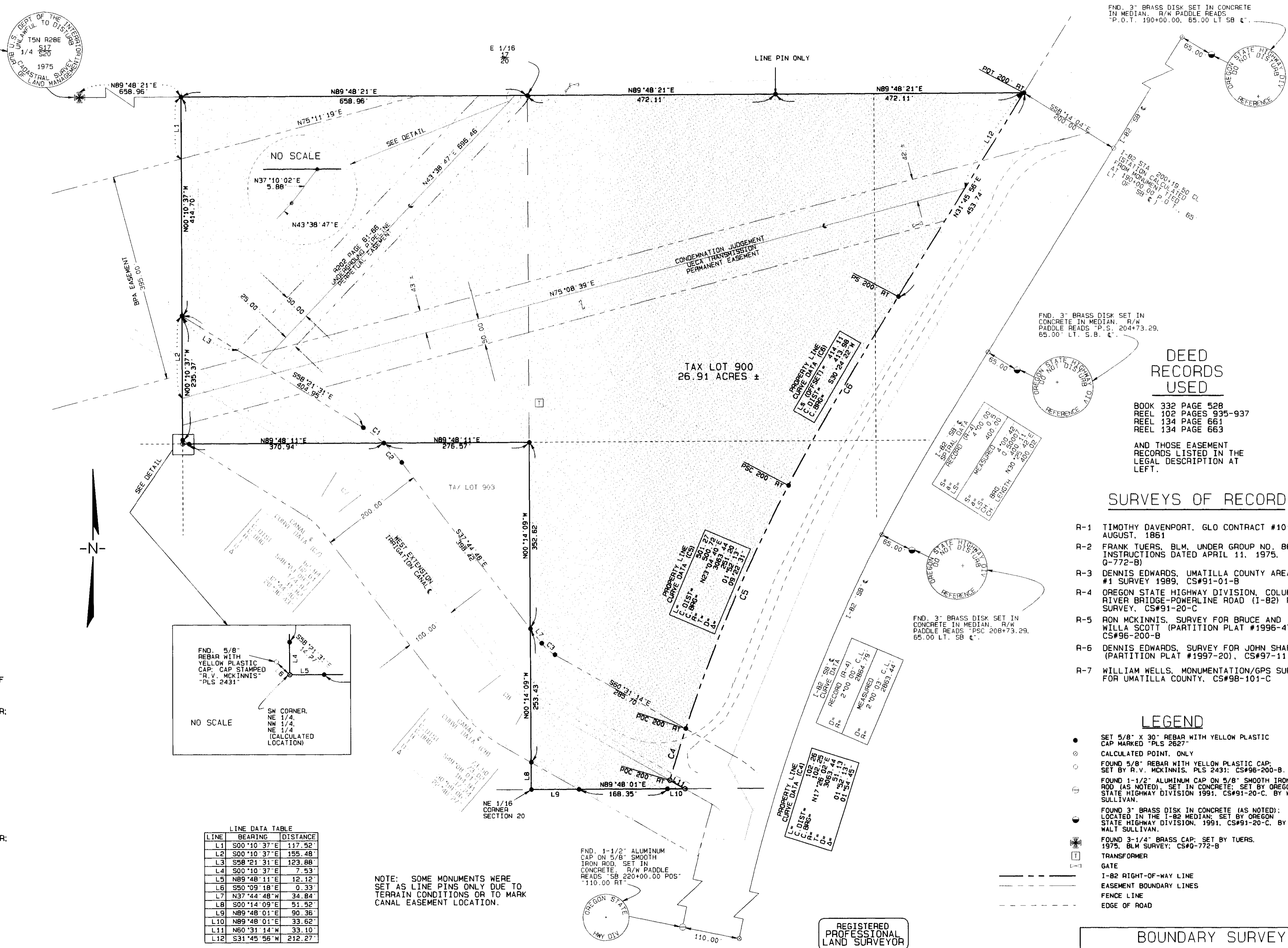
LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP MONUMENT MARKING THE NORTH 1/4 CORNER OF SECTION 20, T. 5 N. R. 28 E. W. M., THENCE N89°48'21"E, 658.96 FEET TO A 5/8" REBAR AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N89°48'21"E, 1603.18 FEET TO A 5/8" REBAR SET AT THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 20 AND THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 82; THENCE S31°45'56"W, 453.74 FEET TO A 5/8" REBAR; THENCE 414.11 FEET ALONG A 200-FOOT OFFSET SPIRAL CURVE LEFT (THE CHORD BEARS S30°24'22"W, 413.98 FEET) TO A 5/8" REBAR; THENCE 501.27 FEET ALONG A 3063.44 FOOT RADIUS CURVE LEFT (THE LONG CHORD BEARS S29°04'40"W, 500.72 FEET) TO A 5/8" REBAR SET AT THE INTERSECTION OF THE NORTHERLY EASEMENT BOUNDARY OF THE WEST EXTENSION IRRIGATION DISTRICT CANAL AND THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 82; THENCE CONTINUING ALONG A 3063.44-FOOT RADIUS CURVE LEFT A DISTANCE OF 102.25 FEET (THE LONG CHORD BEARS S17°26'02"W, 102.25 FEET) TO THE CENTERLINE OF THE WEST EXTENSION IRRIGATION CANAL; THENCE S60°31'14"E, 33.10 FEET ALONG SAID CANAL CENTERLINE TO ITS INTERSECTION WITH THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 20; THENCE S89°48'01"E, 292.32 FEET TO A 5/8" REBAR MARKING THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 20; THENCE S89°48'11"W, 659.63 FEET; THENCE N00°10'37"W, 657.60 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A PERMANENT TRANSMISSION LINE EASEMENT ESTABLISHED BY CONDEMNATION JUDGEMENT IN FAVOR OF UMATILLA ELECTRIC COOPERATIVE ASSOCIATION; A PERMANENT TRANSMISSION LINE EASEMENT ACQUIRED BY BONNEVILLE POWER ADMINISTRATION, BOOK 214, PAGES 371 AND 372, AND BOOK 225, PAGES 636 AND 637, UMATILLA COUNTY DEED RECORDS; A PERPETUAL PIPELINE EASEMENT OBTAINED BY THE U.S. BUREAU OF RECLAMATION FOR THE UMATILLA WEST EXTENSION IRRIGATION DISTRICT WATER EXCHANGE, UMATILLA BASIN PROJECT, REEL 202, PAGES 61-66, UMATILLA COUNTY DEED RECORDS; A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR ACCESS OBTAINED BY THE BONNEVILLE POWER ADMINISTRATION, REEL 228, PAGES 1704-1708; AND EASEMENTS, LEVIES, AND ASSESSMENTS OF THE WEST EXTENSION IRRIGATION DISTRICT.

THE ABOVE DESCRIBED PARCEL IS LOCATED IN UMATILLA COUNTY, OREGON, AND CONTAINS 26.91 ACRES, MORE OR LESS, INCLUDING THOSE PORTIONS LYING WITHIN EASEMENTS OF RECORD.

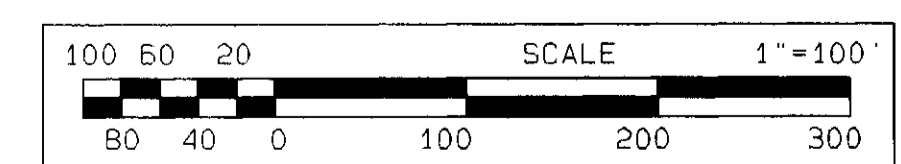


LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	S00°10'37"E	117.52
L2	S00°10'37"E	155.48
L3	S58°21'31"E	123.86
L4	S00°10'37"E	7.53
L5	N89°48'11"E	12.12
L6	S90°09'18"E	0.33
L7	N37°44'48"W	34.84
L8	S00°14'09"E	51.52
L9	N89°48'01"E	90.36
L10	N89°48'01"E	33.62
L11	N60°31'14"W	33.10
L12	S31°45'56"W	212.27

CURVE DATA TABLE

CURVE	ARC LENGTH	CHORD BRG	CH. LENGTH	TANGENT	RADIUS	DELTA	DEGREE OF CURVE
C1	48.80	S53°16'27"E	48.74	24.46	274.97	10°10'07"	20°50'14"
C2	90.12	S42°58'06"E	90.05	25.13	274.97	10°26'36"	20°50'14"
C3	33.75	S49°08'01"E	33.53	17.10	84.91	22°46'27"	67°28'30"

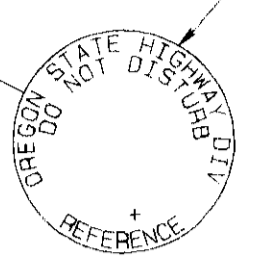


NARRATIVE OF SURVEY

FOUND 3-1/4" BRASS CAP, SET BY TUERS, 1975, BLM SURVEY, CS#0-772-B.



FOUND 3" BRASS DISK SET IN CONCRETE IN MEDIAN, R/W PADBLE READS: P.O.T. 190+00.00, 65.00 LT. 58' ±.



DEED RECORDS USED

- BOOK 332 PAGE 528
- REEL 102 PAGES 935-937
- REEL 134 PAGE 661
- REEL 134 PAGE 663

AND THOSE EASEMENT RECORDS LISTED IN THE LEGAL DESCRIPTION AT LEFT.

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- R-2 FRANK TUERS, BLM, UNDER GROUP NO. 864, INSTRUCTIONS DATED APRIL 11, 1975, (CS# 0-772-B)
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BOUNDARY SURVEY FOR WAYNE AND CATHY REFFETT

LOCATED IN THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 28 E. W. M.

GARY R. ROBERTS SURVEYING
32374 E. LOOP RD.
HERMISTON, OREGON
PHONE: (541) 567-7770

DATE OF SURVEY: NOVEMBER, 1998

SCALE 1" = 100 FT. PAGE 2 OF 2

DRAWN BY: NELL ROBERTS CHECKED BY: G. R.

REGISTERED PROFESSIONAL LAND SURVEYOR
Dary R. Roberts
OREGON
JULY 20, 1993
GARY R. ROBERTS
2627
RENEWS 12/31/98

RECEIVED BY
Umatilla County Surveyor
Date: 11-98
Drawn By: RR
No. 98-234-C