

CALCULATED POSITION FOR THE N.W. CORNER OF THE N.E. 1/4, S.E. 1/4 OF SEC. 21.

LEGAL DESCRIPTION FOR REVISED PARCEL ONE

A parcel of land located in the Northeast 1/4 of the Southeast 1/4 of Section 21, Township 6 North, Range 35 East, W.M., Umatilla County, Oregon, being described more particularly as follows:

Commencing at the Southeast corner of the Southeast 1/4 of said Section 21;

THENCE North 00 degrees 13 minutes 03 seconds West for a distance of 1333.40 feet, along the East line of said Southeast 1/4 to the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of said Section 21;

THENCE North 89 degrees 56 minutes 34 seconds West for a distance of 20.00 feet, along the South line of said Southeast 1/4 of the Northeast 1/4 of Section 21 to a point on the West right of way line of Triangle Station Road, being the True Point of Beginning for this parcel description;

THENCE North 89 degrees 56 minutes 34 seconds West for a distance of 488.00 feet, continuing along the said South line of the Northeast 1/4 of the Southeast 1/4 of Section 21;

THENCE North 00 degrees 17 minutes 26 seconds West for a distance of 96.00 feet;

THENCE North 89 degrees 56 minutes 34 seconds West for a distance of 825.51 feet to a point on the West line of the Northeast 1/4 of the Southeast 1/4 of Section 21;

THENCE North 00 degrees 17 minutes 26 seconds West for a distance of 102.00 feet, along said West line of the Northeast 1/4 of the Southeast 1/4 of Section 21 to a point in a line parallel to and 198.00 feet North of the South line of the Northeast 1/4 of the Southeast 1/4 of Section 21;

THENCE South 89 degrees 56 minutes 34 seconds East for a distance of 1313.76 feet, along said parallel line, to a point on the West right of way line of Triangle Station Road;

THENCE South 00 degrees 13 minutes 03 seconds East for a distance of 198.00 feet, along said West right of way line, to the True Point of Beginning.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 4.152 acres more or less.

SUBJECT ALSO TO THE FOLLOWING 20.00 FT. WIDE ACCESS EASEMENT, THE SOUTHERLY 10.00 FT. OF WHICH TO BE USED ALSO AS A PUBLIC UTILITY EASEMENT:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TWP. 6 NORTH, RGE. 35 EAST, W.M., THENCE N 89°56'34" W ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21 A DISTANCE OF 20.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF TRIANGLE STATION ROAD, BEING THE TRUE POINT OF BEGINNING FOR THIS EASEMENT DESCRIPTION; THENCE CONTINUING N 89°56'34" W ALONG SAID SOUTH LINE A DISTANCE OF 488.00 FT.; THENCE N 00°17'26" W A DISTANCE OF 20.00 FT.; THENCE S 89°56'34" E A DISTANCE OF 488.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF TRIANGLE STATION ROAD; THENCE S 00°17'25" E A DISTANCE OF 20.00 FEET TO THE TRUE POINT OF BEGINNING.

LEGAL DESCRIPTION FOR REVISED PARCEL TWO

A parcel of land located within the Northeast 1/4 of the Southeast 1/4 of Section 21, Township 6 North, Range 35 East, W.M., Umatilla County, Oregon, being described more particularly as follows:

Commencing at the Southeast corner of the Southeast 1/4 of said Section 21;

THENCE North 00 degrees 13 minutes 03 seconds West for a distance of 1333.40 feet, along the East line of the Southeast 1/4 of said Section 21 to the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of Section 21;

THENCE North 89 degrees 56 minutes 34 seconds West for a distance of 508.00 feet, along the South line of said Northeast 1/4 of the Southeast 1/4 of Section 21 to the True Point of Beginning for this parcel description;

THENCE North 89 degrees 56 minutes 34 seconds West for a distance of 825.51 feet, along the South line of the Northeast 1/4 of the Southeast 1/4 of Section 21 to the Southwest corner of the Northeast 1/4 of the Southeast 1/4 of Section 21;

THENCE North 00 degrees 17 minutes 26 seconds West for a distance of 96.00 feet, along the West line of said Northeast 1/4 of the Southeast 1/4 of Section 21;

THENCE South 89 degrees 56 minutes 34 seconds East for a distance of 825.51 feet;

THENCE South 00 degrees 17 minutes 26 seconds East for a distance of 96.00 feet to the True Point of Beginning.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 1.819 acres more or less.

TOGETHER WITH THE FOLLOWING 20.00 FT. WIDE ACCESS EASEMENT, THE SOUTHERLY 10.00 FT. OF WHICH TO BE USED ALSO AS A PUBLIC UTILITY EASEMENT:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TWP. 6 NORTH, RGE. 35 EAST, W.M., THENCE N 89°56'34" W ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21 A DISTANCE OF 20.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF TRIANGLE STATION ROAD, BEING THE TRUE POINT OF BEGINNING FOR THIS EASEMENT DESCRIPTION; THENCE CONTINUING N 89°56'34" W ALONG SAID SOUTH LINE A DISTANCE OF 488.00 FT.; THENCE N 00°17'26" W A DISTANCE OF 20.00 FT.; THENCE S 89°56'34" E A DISTANCE OF 488.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF TRIANGLE STATION ROAD; THENCE S 00°17'25" E A DISTANCE OF 20.00 FEET TO THE TRUE POINT OF BEGINNING.

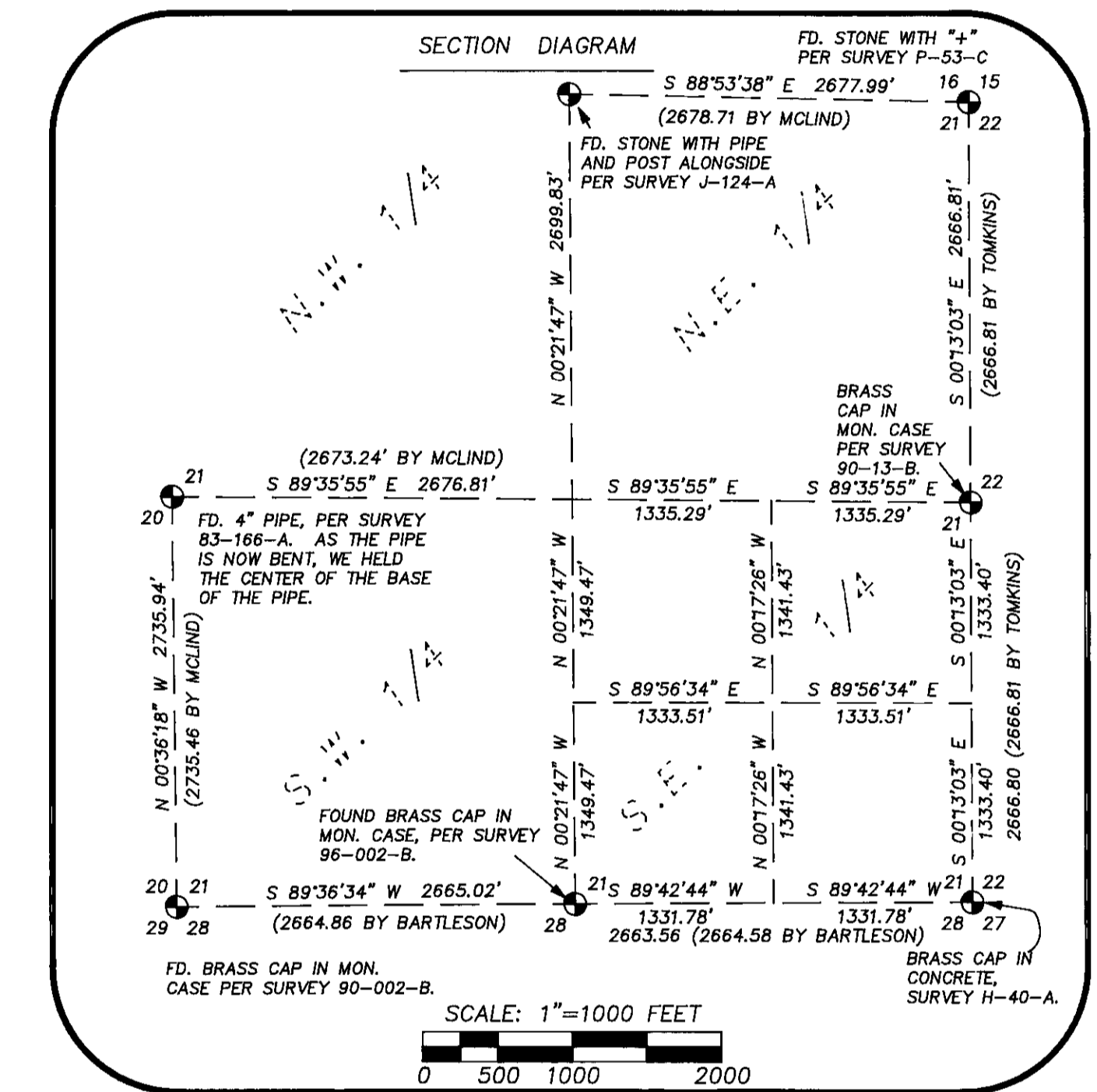
FD. 2" BRASS CAP IN MON. CASE AT N.E. CORNER S.E. 1/4 OF SEC. 21 PER SURVEY 90-13-B.

BASIS OF BEARINGS

N 00°13'03" W ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 6 NORTH RANGE 35 EAST, W.M., AS SHOWN ON MY SURVEY FOR OLIVER, SURVEY NO. 90-13-B.

LEGEND

- COUNTY ROAD RIGHT OF WAY
PARCEL BOUNDARY TO BE REVISED
SECTION OR SECTION SUBDIVISION LINE
PARCEL BOUNDARY
EASEMENT BOUNDARY
FENCE LINE
RECORD DIMENSION
CALCULATED POINT, NOT FOUND OR SET
FOUND SURVEY MONUMENT AS DESCRIBED
SET 5/8" X 30' REBAR WITH PLASTIC YELLOW CAP STAMPED "TOMKINS SURVEYING"
IRRIGATION RISER



FD. BENT PIPE N10° 2.4' FROM PROPERTY CORNER.

(WSE) REEL 34, PAGE 451

(MYERS) BOOK 299 PAGE 413

CALCULATED POSITION FOR THE S.W. CORNER OF THE N.E. 1/4, S.E. 1/4, BEING ALSO THE NORTH-WEST CORNER OF LOT 17 OF FRUITVALE.

(KRALMAN) REEL 48, PAGE 460.

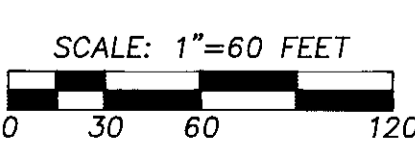
CALCULATED POSITION FOR THE S.E. CORNER OF THE N.E. 1/4 OF THE S.E. 1/4 OF SEC. 21.

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF MR. SCOTT GARTON TO PERFORM A BOUNDARY ADJUSTMENT OF TAX LOTS 400 AND 402, BOTH OF WHICH ARE OWNED CURRENTLY BY MR. BERNARD F. AND MRS. BARBARA SALISBURY, HUSBAND AND WIFE, INTO A MORE EQUITABLE DISTRIBUTION OF ACREAGE.
AS SHOWN ON THE PLAT OF FERDALE, I HAVE HELD THE WEST LINE OF THE SUBJECT PROPERTY AS FALLING ON A SECTIONAL SUBDIVISION LINE, RATHER THAN 1320 FT. WEST OF THE EAST LINE OF SECTION 21, AS CALLED ON THE DEED BY WHICH THE SALISBURYS ACQUIRED TITLE TO THE PROPERTY (REEL 90, PAGE 1089, UMATILLA COUNTY DEED RECORDS.)
THIS SURVEY WAS PERFORMED AS A REAL TIME KINEMATIC SURVEY, USING ASHTECH G+G G.P.S. RECEIVERS HAVING STANDARD ERRORS OF ONE CENTIMETER ± 1 PART PER MILLION.

REFERENCE SURVEYS

- DWYER: I-3-B, I-4-B
LOMASSON: H-46-AX
MCLIND: 86-107-A, 83-166-A, 86-36-A
STAEBLER: H-40-A
HARRIS: J-124-A
KRUMBEIN: 85-149-B, 0-30-B
BARTLESON: 96-002-B, 98-214-B
TOMKINS: 90-013-B



FD. BRASS CAP IN MON. CASE, NO LID, AT THE S.W. CORNER OF THE S.E. 1/4 OF SEC. 21, SET BY OREGON DEPT. OF TRANSPORTATION, APPARENT RESET OF NAIL SET BY DWYER PER SURVEY I-40.

FD. BRASS CAP IN CONCRETE SET PER SURVEY H-40-A.

REGISTERED PROFESSIONAL LAND SURVEYOR

PAUL W.P. TOMKINS
JULY 26, 1988
RENEWS 6/30/2000

RECEIVED BY Umatilla County Surveyors
5-99
99-22-C

A BOUNDARY ADJUSTMENT SURVEY LOCATED IN THE N.E. 1/4 OF THE S.E. 1/4 OF SEC. 21, TWP. 6 NORTH, RGE. 35 EAST, W.M. UMATILLA COUNTY, OREGON FOR: BUD SALISBURY C/O GARTON AND ASSOC. 440 SW 1ST. PENDLETON, OR

SCALE
HOR. 1" = 60'
VERT. N/A
DATE
APRIL, 1999

TOMKINS LAND SURVEYING, INC.
115 W. HERMISTON AV. SUITE 140 HERMISTON, OR. 97838
20 EAST POPLAR SUITE 204 WALLA WALLA, WA. 99362
(541) 564-4448 (509) 522-4843

DRAWING NUMBER
SAUSBUR.DWG
SHEET 1 OF 1