

NARRATIVE OF SURVEY

THIS SURVEY WAS PERFORMED TO MONUMENT THE EXTERIOR BOUNDARY OF PARCEL #3 OF PARTITION PLAT #1999-05, U.C.S. #99-22-B, AND TO OBTAIN ACREAGE FOR A POSSIBLE FUTURE LAND PARTITION OR SUBDIVISION. THE PARCEL WAS NOT SURVEYED OR MONUMENTED BY PLS#951 IN 1998, AS IT IS LARGER THAN 10 ACRES. IN SURVEYING THIS PARCEL, THE NORTHERLY RIGHT-OF-WAY LINE OF THE U.S.R.S. FEED CANAL WAS DETERMINED BY MEASURING THE BOTTOM OF THE DRY CANAL AND OFFSETTING 50.00 FEET NORTHERLY TO THE CALCULATED CENTERLINE. THE SOUTHEASTERLY RAILROAD RIGHT-OF-WAY LOCATION WAS DETERMINED BY OFFSETTING 150.00 FEET SOUTHEASTERLY FROM THE CENTERLINE OF THE TRACKS AS PHYSICALLY MEASURED IN THIS SURVEY (THE CALCULATED DISTANCE FROM THE SOUTHWEST CORNER OF SECTION 7, ITS LOCATION DETERMINED FROM MY PREVIOUS SECTION BREAKDOWN SURVEY, U.C.S. #96-120-C, NORTHERLY ALONG THE WEST LINE OF SECTION 7 = 1296.30 FEET; RECORD DISTANCE FROM THE 1951 U.P.R.R. MAP = 1298.13 FEET) THE U.P.R.R. MAP DID NOT DESCRIBE A MONUMENT AT THE SOUTHWEST CORNER OF SECTION 7, AND THUS THE PHYSICAL TRACK LOCATION WAS HELD, AS THE DIFFERENCE IN DISTANCES IS REASONABLE. THE LOCATION OF EAST LOOP ROAD (COUNTY ROAD #1190; FORMERLY COUNTY ROAD #867) WAS ESTABLISHED BY HOLDING 2 FOUND MONUMENTS SET BY PLS#951 ON THE NORTHERLY RIGHT-OF-WAY LINE (SEE MAP) FOR THE TANGENT SECTION OF THE ROAD, OFFSETTING 30 FEET SOUTHEASTERLY TO CENTERLINE, EXTENDING THAT CENTERLINE NORTHEASTERLY AND SOUTHWESTERLY. HOLDING RECORD DISTANCE (COUNTY ROAD #867, R-1) FROM THE INTERSECTION OF THE CENTERLINE OF THE ROAD AND THE NORTH-SOUTH CENTERLINE OF THE SECTION TO THE P.T. OF THE CURVE SHOWN ON THE RIGHT-OF-WAY MAP (R-1; BY STATIONING), AND USING RECORD CURVE DATA, WHICH MATCHES THE PHYSICAL ROAD LOCATION WELL. THE B.P.A. EASEMENT IS SHOWN AT WIDTHS CONSISTENT WITH THE RIGHT-OF-WAY MAPS ON FILE AT THE UMATILLA COUNTY ROAD DEPARTMENT AND THE ACTUAL LOCATION IS BASED UPON FIELD TIES TO POLES.

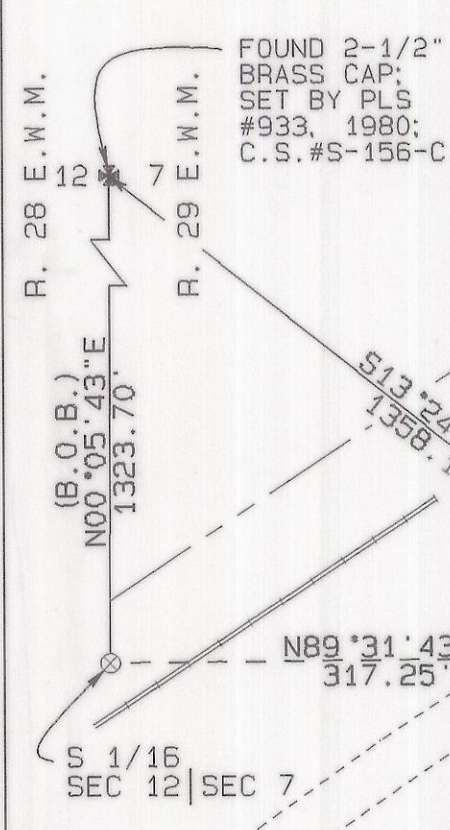
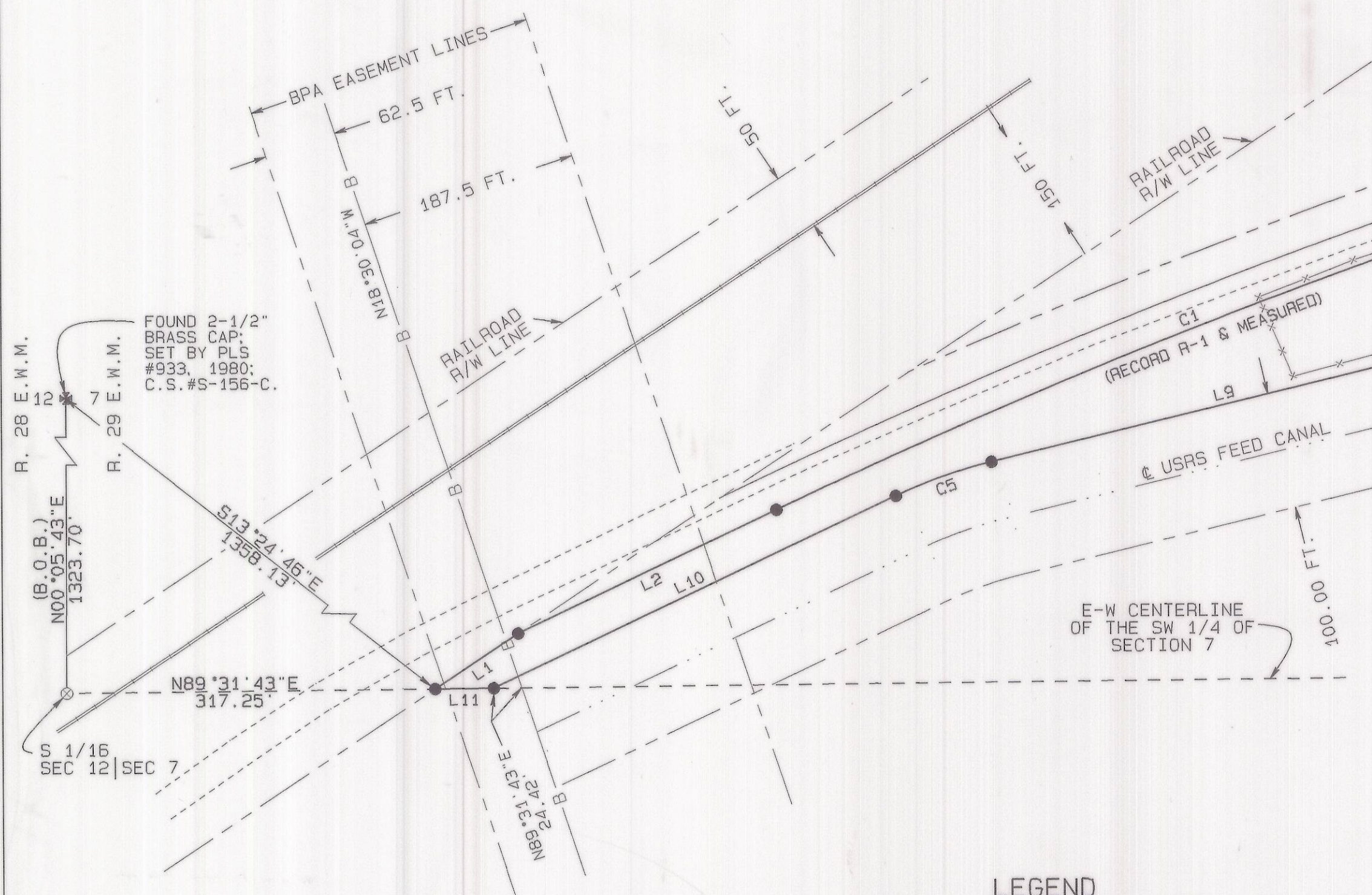
ALL SECTION AND SECTION SUBDIVISION LINE BEARINGS AND DISTANCES, AS WELL AS CORNER LOCATIONS, ARE CALCULATED FROM AN EARLIER SECTION BREAKDOWN SURVEY I DID IN 1996 (UCS#96-120-C), WHICH IS THE BEARING BASE FOR THIS SURVEY. THE SOUTHERLY LINE OF OUR CLIENTS' PARCEL IS THE NORTHERLY LINE OF THE U.S.R.S. FEED CANAL AND A PORTION OF THE EAST-WEST CENTERLINE OF THE SOUTHWEST 1/4 OF SECTION 7 (L11); THE NORTHERLY LINE IS A PORTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE U.P.R.R. (L1) AND THE SOUTHERLY LINE OF EAST LOOP ROAD (COUNTY ROAD #1190, FORMERLY COUNTY ROAD #867); THE EAST LINE OF THE PARCEL IS THE WEST LINE OF PARCEL #2 OF PARTITION #1999-05. SURVEYORS DOING ANY SURVEYING ALONG EAST LOOP ROAD WEST OF THIS SURVEY IN SECTION 7 OR IN SECTION 12, T. 4 N., R. 28 E.W.M., SHOULD OBTAIN COPIES OF THE RIGHT-OF-WAY RECORDS SHOWN ON THIS PLAT, WHICH SHOULD BE IN THE ROAD FILES AT THE UMATILLA COUNTY ROAD DEPARTMENT. THIS SURVEY WAS PERFORMED WITH A 2-PERSON CREW USING A NIKON NTD-4 MANUAL TOTAL STATION.

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 29 EAST OF THE WILLAMETTE MERIDIAN, RECORDED AS PARCEL #3 OF UMATILLA COUNTY PARTITION #1999-05, THE EXTERIOR BOUNDARY OF WHICH IS DESCRIBED AS COMMENCING AT A BRASS CAP MARKING THE WEST 1/4 CORNER OF SAID SECTION 7, T. 4 NORTH, RANGE 29 E.W.M.; THENCE S13°24'46"E, 1358.13' TO A 5/8" IRON REBAR MARKING THE INTERSECTION OF THE EAST - WEST CENTERLINE OF THE SOUTHWEST 1/4 OF SAID SECTION 7 AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N56°31'10"E, 85.91 FEET ALONG SAID RAILROAD RIGHT-OF-WAY TO A 5/8" IRON REBAR MARKING THE INTERSECTION OF THE SOUTHEASTERLY RAILROAD RIGHT-OF-WAY AND THE SOUTHERLY RIGHT-OF-WAY OF

EAST LOOP ROAD (COUNTY ROAD #1190); THENCE N64°47'21"E, 245.97 FEET ALONG SAID SOUTHERLY ROAD RIGHT-OF-WAY TO A 5/8" IRON REBAR; THENCE 782.55 FEET ALONG A 5699.58' - FOOT CURVE RIGHT (THE CHORD BEARS N68°43'21"E, 781.93 FEET) ALONG SAID SOUTHERLY ROAD RIGHT-OF-WAY TO A 5/8" IRON REBAR; THENCE N72°39'21"E, 1376.34 FEET TO A 5/8" IRON REBAR SET BY P.L.S.#951 AT THE NORTHWEST CORNER OF PARCEL #2, UMATILLA COUNTY PARTITION PLAT #1999-05; THENCE S00°14'55"W, 400.70 FEET TO A 5/8" REBAR SET BY P.L.S.#951 AT THE SOUTHWEST CORNER OF PARCEL #2, UMATILLA COUNTY PARTITION PLAT #1999-05 AND THE NORTHERLY RIGHT-OF-WAY LINE OF THE U.S.R.S. FEED CANAL; THENCE S79°37'14"W, 60.34 FEET ALONG SAID CANAL RIGHT-OF-WAY LINE TO A 5/8" IRON REBAR; THENCE 94.62 FEET ALONG A 603.86'-FOOT RADIUS CURVE LEFT (THE CHORD BEARS S75°07'55"W, 94.52 FEET) ALONG THE NORTHERLY CANAL RIGHT-OF-WAY TO A 5/8" IRON REBAR; THENCE S70°38'35"W, 140.61 FEET ALONG SAID NORTHERLY CANAL RIGHT-OF-WAY TO A 5/8" IRON REBAR; THENCE S66°03'44"W, 239.69 FEET ALONG SAID CANAL RIGHT-OF-WAY TO A 5/8" IRON REBAR; THENCE 194.38 FEET ALONG A 358.82'-FOOT RADIUS CURVE RIGHT (THE CHORD BEARS S81°34'53"W, 192.01 FEET) ALONG SAID CANAL RIGHT-OF-WAY TO A 5/8" IRON REBAR; THENCE N82°53'57"W, 527.21 FEET TO A CALCULATED POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID U.S.R.S. FEED CANAL; THENCE 235.91 FEET ALONG A 654.59'-FOOT RADIUS CURVE LEFT (THE CHORD BEARS S86°46'35"W, 234.63 FEET) ALONG SAID CANAL RIGHT-OF-WAY LINE TO A 5/8" IRON REBAR; THENCE S75°27'08"W, 417.55 FEET ALONG SAID NORTHERLY CANAL RIGHT-OF-WAY TO A 5/8" IRON REBAR; THENCE 87.37 FEET ALONG A 428.70'-FOOT RADIUS CURVE LEFT (THE CHORD BEARS S70°36'50"W, 87.22 FEET) ALONG SAID NORTHERLY CANAL RIGHT-OF-WAY TO A 5/8" IRON REBAR; THENCE S64°46'32"W, 383.01 FEET TO A 5/8" IRON REBAR MARKING THE INTERSECTION OF THE

NORTHERLY CANAL RIGHT-OF-WAY LINE AND THE EAST-WEST CENTERLINE OF THE SOUTHWEST 1/4 OF SECTION 7, T. 4 NORTH, RANGE 29 E.W.M.; THENCE S89°31'43"W, 50.34 FEET ALONG THE EAST-WEST CENTERLINE OF THE SOUTHWEST 1/4 OF SAID SECTION 7 TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL IS LOCATED IN UMATILLA COUNTY, OREGON, AND CONTAINS 11.49 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY ROAD AND WATER RIGHTS-OF-WAY OF RECORD. THE EASEMENT OVER AND ACROSS THE WESTERLY PORTION OF THE PROPERTY BY BONNEVILLE POWER ASSOCIATION, AND ANY OTHER UTILITY EASEMENTS ON RECORD OR ESTABLISHED BY PRESCRIPTIVE USE.



- LEGEND**
- SET 5/8" X 30" IRON REBAR WITH YELLOW PLASTIC CAP MARKED "PLS 2627" OR "ROBERTS PLS 2627"
 - FOUND MONUMENT AS NOTED
 - ⊛ FOUND 2-1/2" BRASS CAP AS NOTED
 - ⊠ CALCULATED POINT, MONUMENT NOT SET
 - ⊞ TELEPHONE PEDESTAL
 - ⊞ POWER POLE
 - ⊞ SHED
 - ⊞ MANUFACTURED HOME
 - RAILROAD CENTERLINE
 - FENCE
 - EDGE OF ROAD
 - - - BPA CENTERLINE
 - - - RIGHT-OF-WAY OR EASEMENT BOUNDARY
 - - - USRS FEED CANAL CENTERLINE
 - - - OVERHEAD POWER LINE

DEED REFERENCES

REEL 25 PAGE 196 (1/25/77) (STANFIELD IRRIGATION DISTRICT TO BUWALDA)
 BOOK 141 PAGE 98 (7/18/31) (UMATILLA COUNTY TO STANFIELD IRRIGATION DISTRICT)
 BOOK 139 PAGE 325 (4/26/30) (UMATILLA COUNTY TO STANFIELD IRRIGATION DISTRICT)

RIGHT-OF-WAY REFERENCES

MAP OF COUNTY ROAD #867 ABANDONMENT AND RELOCATION, AND PROPOSED RAILROAD SALE OF RIGHT-OF-WAY TO COUNTY FOR RELOCATED ROAD; FOUND IN ASSESSOR'S OFFICE; NO DATE, PROBABLY AFTER 8/5/53 WHEN A PORTION OF COUNTY ROAD #867 WAS VACATED. THE ALIGNMENT OF THE ROAD SHOWN ON THIS DOCUMENT MATCHES THE PHYSICAL LOCATION OF THE ROAD WELL TO THE WEST OF MY CLIENTS' PROPERTY, BUT NO RECORD OF THE RAILROAD EVER DEEDING THE PROPERTY TO THE COUNTY COULD BE FOUND.

UMATILLA COUNTY COURT VACATION ORDER VACATING A PORTION OF COUNTY ROAD #867, DATED AUGUST 5, 1953, ON FILE AT THE UMATILLA COUNTY ROAD DEPARTMENT.

R-1 FIELD NOTES AND SURVEY MAP OF ROAD #867 DATED OCTOBER, 1926, ON FILE AT THE UMATILLA COUNTY ROAD DEPARTMENT.

OREGON-WASHINGTON RAILROAD AND NAVIGATION COMPANY (UNION PACIFIC RAILROAD COMPANY, LESSEE) HINKLE TO JUNIPER POINT RIGHT-OF-WAY MAP DATED OCTOBER 1, 1951, ON FILE AT ASSESSOR'S OFFICE.

UNITED STATES DEPARTMENT OF THE INTERIOR, U.S.R.S. UMATILLA PROJECT MAP OF CONSTRUCTED DITCHES AND RIGHT-OF-WAY WIDTHS, DATED APRIL 1, 1917, ON FILE AT ASSESSOR'S OFFICE.

BONNEVILLE POWER RIGHT-OF-WAY MAPS ON FILE AT THE UMATILLA COUNTY ROAD DEPARTMENT (EASEMENT WIDTHS).

SURVEY REFERENCES

R-2 UMATILLA C.S.#99-22-B (PARTITION PLAT #1999-05), PLS#951 FOR BUWALDA, 12/98.

UMATILLA C.S.#96-120-C, SECTION 7 SUBDIVISION AND PROPERTY SURVEY, PLS#2627, 7/96.

UMATILLA C.S.#0-84-A, PLS#951, SURVEY FOR TORRIS, 1977.

UMATILLA C.S.#0-55-A, PLS#951, SURVEY FOR NETTER, WESTON, HACKETT, AND COOPER, 1978.

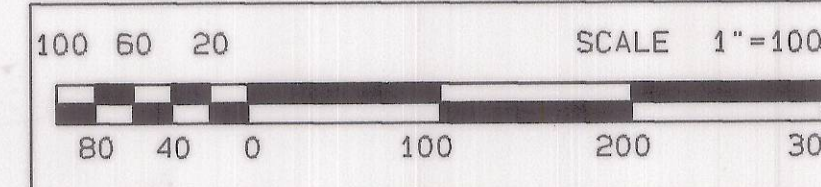
PARCEL #3 OF PARTITION PLAT #1999-05
 11.49 ACRES M/L

LINE TABLE

LINE	BEARING	DISTANCE
L1	N56°31'10"E	85.91'
L2	N64°47'21"E	245.97'
L3	N72°39'21"E	1376.34'
L4	S00°14'55"W	400.70'
L5	S79°37'14"W	60.34'
L6	S70°38'35"W	140.61'
L7	S66°03'44"W	239.69'
L8	N82°53'57"W	527.21'
L9	S75°27'08"W	417.55'
L10	S64°46'32"W	383.01'
L11	N89°31'43"E	50.34'

CURVE TABLE

CURVE	DEGREE OF CURVE	ARC LENGTH	CH. LNTH.	CHORD BRG	RADIUS	DELTA	TANGENT
C1	01°00'19"	782.55'	781.93'	S68°43'21"W	5699.58'	07°52'00"	391.89'
C2	09°29'18"	94.62'	94.52'	N75°07'55"E	603.86'	08°58'40"	47.41'
C3	15°58'04"	194.38'	192.01'	N81°34'53"E	358.82'	31°02'20"	99.64'
C4	08°45'10"	235.91'	234.63'	N86°46'35"E	654.59'	20°38'56"	119.25'
C5	13°21'54"	87.37'	87.22'	N70°36'50"E	428.70'	11°40'36"	43.84'



REGISTERED PROFESSIONAL LAND SURVEYOR
 Gary R. Roberts
 OREGON
 JULY 20, 1993
 GARY R. ROBERTS
 2627
 RENEWS 12/31/00

RECEIVED BY
 Umatilla County Surveyor
 Date 8-99
 Rec'd By KR
 No. 99-135-C

BOUNDARY SURVEY FOR ERNEST & LEONA BUWALDA

LOCATED IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 29 E.W.M.

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

DATE OF SURVEY: JULY, 1999
 DRAWN BY: NELL ROBERTS CHECKED BY: G.R.

