

# EXHIBIT MAP FOR PROPERTY LINE ADJUSTMENT

EXISTING ELEC. TRANSMISSION EASEMENT TO UMATILLA ELECTRIC COOPERATIVE, BOOK 185, PAGE 369, DEED RECORDS. ALONG N. LINE OF HWY 4 SEC. 34 OVERHEAD POWER LINES EXIST.

(N 89°35'14" W 2641.61')  
(N 89°18'11" E 2641.24')

15' INGRESS-EGRESS EASEMENT TO TAX LOT 200, BOOK 296, PAGE 479, DEED RECORDS.

COURSON BOOK 296, PAGE 383, DEED RECORDS.  
TAX LOT 200 "NOT A PART"

(N 89°18'11" E 569.92')  
(S 00°41'49" E 784.69')

(N 89°05'14" W 2641.88')  
(N 89°48'01" E 2641.51')

SCALE: 1 INCH=300 FEET  
0 150 300 600

COMPUTED AND MEASURED BEARINGS AND DISTANCES SHOWN ON THIS MAP ARE OREGON STATE PLANE GRID. TO DETERMINE MEAN GROUND DISTANCES, MULTIPLY GRID DISTANCES BY 1.000138236.

## LEGEND

- "T" - INDICATES MONUMENT TIED FOR THIS PARTIAL SURVEY.
- \* - SECTION OR 1/4 SECTION CORNER MONUMENT OF RECORD, A 2 1/2" BRASS CAP ON 1 1/4" GALVANIZED IRON PIPE PER SURVEY NO. 06-462-C, UNLESS OTHERWISE NOTED. MONUMENTS INDICATED AS TIED WERE REMEASURED TO FOR THIS PARTIAL SURVEY. POSITIONS FOR CORNERS NOT TIED ARE COMPUTED PER SURVEY NO. 06-462-C.
- - INDICATES MONUMENT FOUND OR ESTABLISHED ON SURVEY NO. 10-55-B. A NUMBER OF THESE RECORD MONUMENTS WERE TIED TO ORIENT MAP AND COMPUTE AREAS FOR THIS PROPERTY LINE ADJUSTMENT. POSITIONS FOR RECORD MONUMENTS NOT TIED ARE COMPUTED.
- ⊙ - SET 5/8" BY 24" REBAR WITH RED PLASTIC CAP MARKED "OR PLS 1106 WA PLS 17372" UNLESS OTHERWISE NOTED.
- x - COMPUTED POINT ONLY, NOT SET OR FOUND.
- (XOX) - GROUND DISTANCE AND TRUE BEARING REPORTED ON SURVEY NO. 06-462-C.
- — — — — INDICATES LINES MARKED WITH INTER-VISIBLE STEEL FENCE POSTS.

## AREA SUMMARY

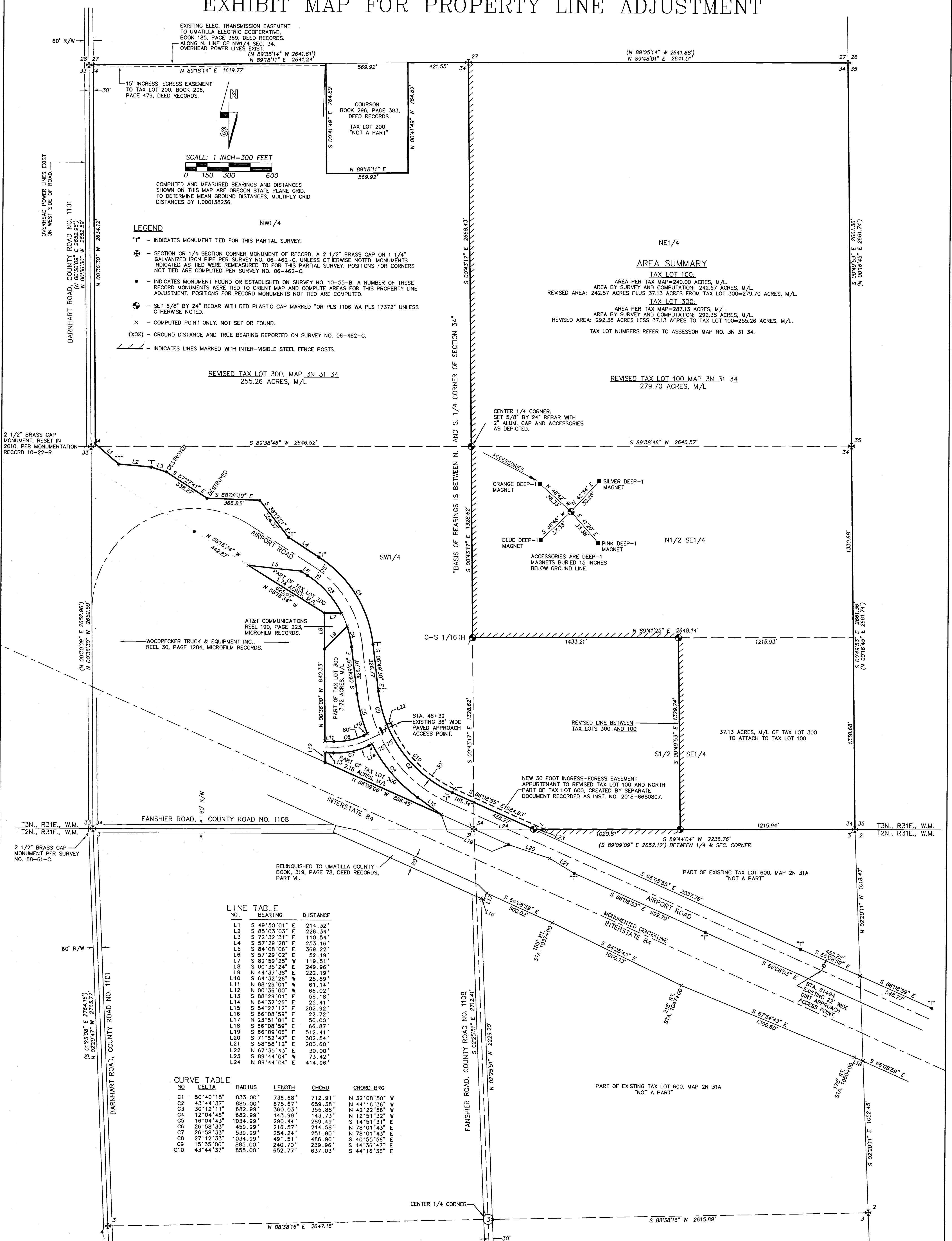
TAX LOT 100:  
AREA PER TAX MAP=240.00 ACRES, M/L.  
AREA BY SURVEY AND COMPUTATION: 242.57 ACRES, M/L.  
REVISED AREA: 242.57 ACRES PLUS 37.13 ACRES FROM TAX LOT 300=279.70 ACRES, M/L.

TAX LOT 300:  
AREA PER TAX MAP=287.13 ACRES, M/L.  
AREA BY SURVEY AND COMPUTATION: 292.38 ACRES, M/L.  
REVISED AREA: 292.38 ACRES LESS 37.13 ACRES TO TAX LOT 100=255.26 ACRES, M/L.

TAX LOT NUMBERS REFER TO ASSESSOR MAP NO. 3N 31 34.

REVISED TAX LOT 300, MAP 3N 31 34  
255.26 ACRES, M/L

REVISED TAX LOT 100, MAP 3N 31 34  
279.70 ACRES, M/L



### LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S 49°50'01" E	214.32'
L2	S 85°03'03" E	226.34'
L3	S 72°32'31" E	110.54'
L4	S 57°29'22" E	253.16'
L5	S 84°08'08" E	369.22'
L6	S 57°29'02" E	52.19'
L7	S 89°59'25" W	119.51'
L8	S 00°35'24" E	249.96'
L9	N 44°37'38" E	222.19'
L10	S 64°32'26" W	25.89'
L11	N 88°29'01" W	61.14'
L12	00°36'00" W	66.02'
L13	S 88°29'01" E	58.18'
L14	N 64°32'26" E	25.41'
L15	S 54°22'12" E	202.92'
L16	S 66°08'59" E	22.72'
L17	N 23°51'01" E	50.00'
L18	S 66°08'59" E	66.87'
L19	S 66°08'59" E	512.41'
L20	S 71°52'47" E	302.54'
L21	S 58°58'12" E	200.60'
L22	N 67°35'43" E	30.00'
L23	S 89°44'04" E	73.96'
L24	N 89°44'04" E	414.96'

### CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG
C1	50°40'15"	833.00'	736.68'	712.91'	N 32°08'50" W
C2	43°44'37"	885.00'	675.67'	659.38'	N 44°16'36" W
C3	30°12'11"	682.99'	360.03'	355.88'	N 42°22'56" W
C4	12°04'46"	682.99'	143.99'	143.73'	N 12°51'32" W
C5	16°04'43"	1034.99'	290.44'	289.49'	S 14°51'31" E
C6	26°58'33"	459.99'	216.57'	214.58'	N 78°01'43" E
C7	26°58'33"	539.99'	254.24'	251.90'	N 78°01'43" E
C8	27°12'33"	1034.99'	491.50'	486.90'	S 40°55'56" E
C9	15°35'00"	885.00'	240.70'	239.96'	S 14°36'47" E
C10	43°44'37"	855.00'	652.77'	637.03'	S 44°16'36" E

## NARRATIVE

THIS PROPERTY LINE ADJUSTMENT EXHIBIT AND PARTIAL SURVEY WAS MADE AT THE REQUEST OF CONNIE CAPPINGER, WENDY LAVENDER AND JIG FARMS, LLC, TO MAKE A PROPERTY LINE ADJUSTMENT BETWEEN TAX LOTS 100 AND 300, ASSESSOR MAP NO. 3N 31 34. THE ADJUSTMENT MOVES 37.13 ACRES FROM TAX LOT 300 AND ATTACHES THE AREA TO TAX LOT 100 AS PRESCRIBED IN AN ESTATE SETTLEMENT AGREEMENT. THE SETTLEMENT AGREEMENT PROVIDES THAT REVISED TAX LOT 300 WILL BE CONVEYED TO CONNIE CAPPINGER. REVISED TAX LOT 100 WILL BE CONVEYED TO WENDY LAVENDER ALONG WITH TAX LOT 600 OF ASSESSOR MAP NO. 2N 31A. ACCESS TO REVISED TAX LOT 100 OF MAP 3N 31 34 WILL BE FROM AIRPORT ROAD ACROSS TAX LOT 600.

THE OVERALL BOUNDARY OF REVISED TAX LOTS 100 AND 300 IS PARTLY MONUMENTED AS DEPICTED ON THIS PROPERTY LINE ADJUSTMENT EXHIBIT. EXISTING RECORD MONUMENTS ARE FROM UMATILLA COUNTY SURVEY NUMBERS 06-462-C AND 10-55-B. FOR THIS PROPERTY LINE ADJUSTMENT, A NUMBER OF EXISTING MONUMENTS WERE TIED TO CONTROL THE LINES FOR THIS PROPERTY LINE ADJUSTMENT. COMPUTE REVISED AREAS AND PREPARE DESCRIPTIONS. THE REVISED LINE BETWEEN TAX LOTS 100 AND 300 OF ASSESSOR MAP NO. 3N 31 34 IS MONUMENTED AS SHOWN. INTER-VISIBLE STEEL FENCE POSTS WERE ALSO SET ALONG THE REVISED LINES, AS INDICATED.

BETWEEN AIRPORT ROAD STATION 20+30 AND 31+00, I NOTED SLIGHT DIFFERENCES IN STATIONING AND OFFSETS BETWEEN THE RIGHT-OF-WAY MONUMENTS REPORTED ON SURVEY NO. 10-55-B AND THE REAL PROPERTY DESCRIPTION IN EXHIBIT A OF THE AMENDED STIPULATED FINAL JUDGMENT RECORDED AS INSTRUMENT NO. 2009-5480139, OFFICE OF COUNTY RECORDS. I ATTRIBUTE THESE DIFFERENCES TO EQUATIONS AND ALIGNMENTS AND USED THE MONUMENTS AND MONUMENT POSITIONS REPORTED ON SURVEY NO. 10-55-B FOR AREA COMPUTATIONS.

THIS SURVEY WAS MADE WITH TRIMBLE GEODEIC GPS RECEIVERS OPERATED IN REAL TIME KINEMATIC MODE. NEW MONUMENTS ESTABLISHED WERE VERIFIED BY REDUNDANT OBSERVATIONS.

RECEIVED BY  
Umatilla County Surveyor  
Date: 3/13/18  
Rec'd By: CT  
No.: 18-017-C

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Will R. Weel*  
OREGON  
JULY 22, 1977  
WILLIAM R. WELLS  
1108  
RENEWS 6/30/18

WELLS SURVEYING  
200 SE HAILEY SUITE 108  
P.O. BOX 1696  
PENDLETON, OR 97801  
PHONE: (541) 276-6362  
DATE: 11/17 DR. BY: WRW  
CK. BY: WRW NO: 17-1644

PROJECT: CAP LAV PLASPC  
COPPINGER FARM  
PROPERTY LINE ADJUSTMENT  
SITUATED IN SECTION 34, TOWNSHIP 3 NORTH, RANGE 31 EAST, W.M., UMATILLA COUNTY, OREGON.