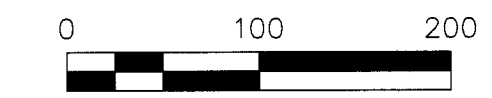


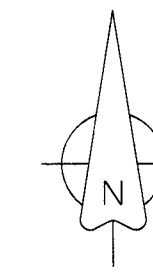
# RECORD OF SURVEY FOR A PROPERTY LINE ADJUSTMENT

LOCATED IN THE WEST 1/2 OF THE WEST 1/2 OF FRACTIONAL SECTION 14, AND THE EAST 1/2 OF THE EAST 1/2 OF FRACTIONAL SECTION 15, TWP. 6 NORTH, RANGE 35 EAST, W.M., UMATILLA COUNTY, OREGON.



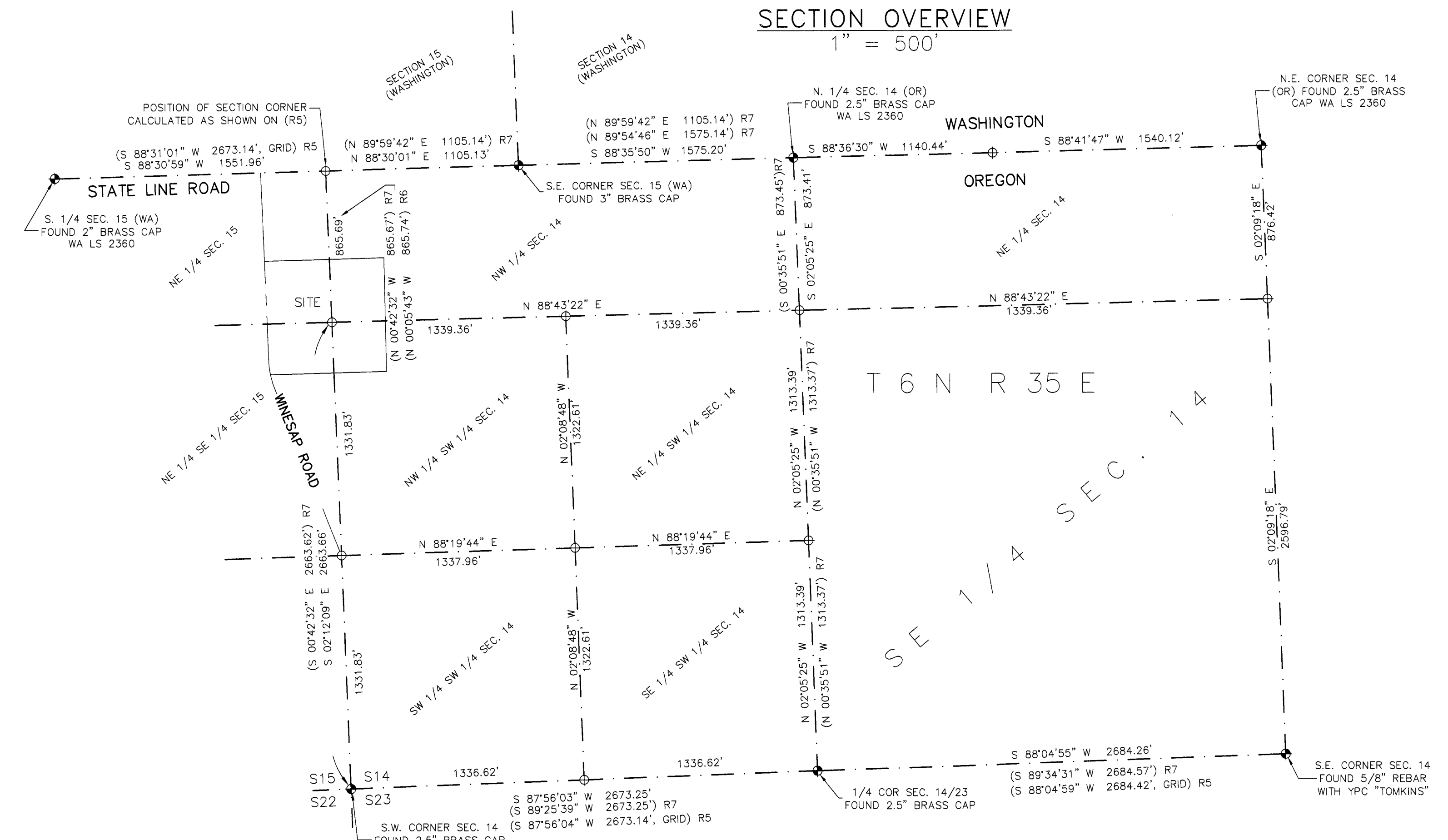
### BASIS OF BEARINGS

OREGON STATE PLANE NORTH ZONE GRID, REFERENCING A BEARING OF S87°56'03"W BETWEEN THE MONUMENTS MARKING THE S.W. CORNER OF FRACTIONAL SECTION 14 (OREGON) AND THE 1/4 CORNER COMMON TO FRACTION SECTION 14 (OREGON) AND SECTION 23. DISTANCES SHOWN ARE GROUND DISTANCES; TO COMPUTE GRID DISTANCES, MULTIPLY BY 0.999996631.



### SECTION OVERVIEW

1" = 500'



415356.2 S.F.  
9.5353 AC.

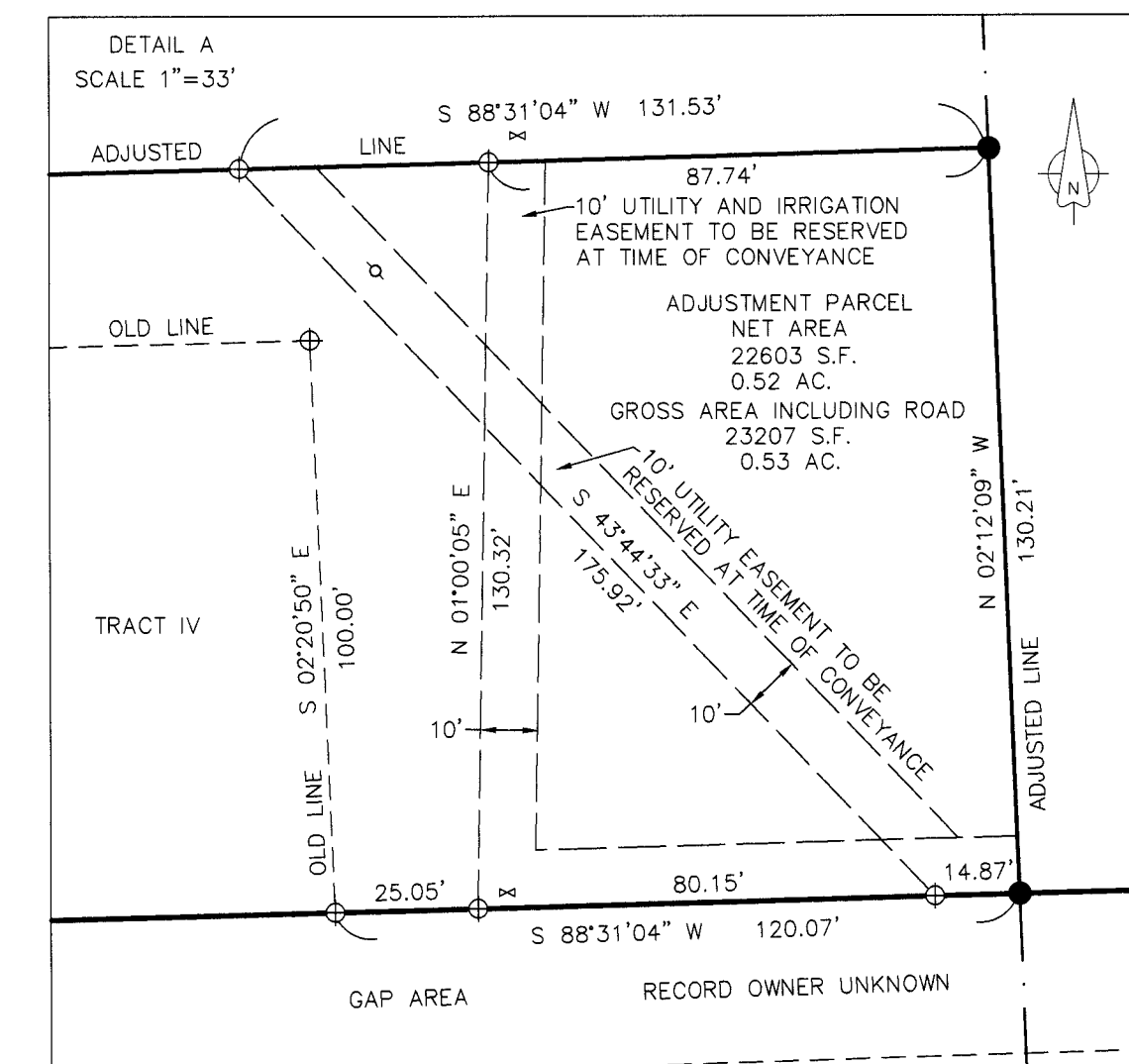
11000.4 S.F.  
0.2525 AC.

LINE	BEARING	DISTANCE
L1	N 02°20'50" W	53.71
L2	S 08°55'10" E	29.42
L3	N 02°20'50" W	53.71

AFTER ADJUSTMENT:  
TAX LOT 1301  
NET AREA  
454.34 S.F.  
1.04 AC.  
GROSS AREA INCLUDING ROAD  
48204 S.F.  
1.11 AC.

BEFORE ADJUSTMENT:  
TAX LOT 1301  
NET AREA  
22831 S.F.  
0.52 AC.  
GROSS AREA INCLUDING ROAD  
24997 S.F.  
0.57 AC.

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	457.48'	77.27'	9°40'41"	77.18'	S 07°11'10" E
C2	477.48'	161.69'	19°24'08"	160.91'	S 12°02'54" E



### LEGEND & ABBREVIATIONS

- SECTION OR SECTION SUBDIVISION LINE
- PROPERTY BOUNDARY
- COUNTY ROAD CENTERLINE
- RIGHT-OF-WAY BOUNDARY
- EXISTING LOT LINE
- PROPOSED EASEMENT LINE
- EXISTING BUILDING LINE
- ⊙ FOUND MONUMENT AS NOTED
- ⊙ FOUND 5/8" IRON REBAR PER (R4)
- ⊙ SET 5/8" X 30" IRON REBAR WITH PLASTIC CAP STAMPED
- ⊙ WA 19619 OR 02820" OR AS NOTED
- ⊕ COMPUTED POSITION, NOTHING FOUND OR SET
- ⊕ RECORD DIMENSION CONVERSION TO FEET
- [XXX.XX] RECORD DIMENSION PER SURVEY RECORDS THIS SHEET
- P/O PORTION OF
- (R&M) RECORD MEASURE SAME AS MEASURED THIS SURVEY
- ⊙ WELL
- ⊙ POWER POLE
- ⊙ IRRIGATION VALVE FOR UNDERGROUND WATER LINE

### SURVEY RECORDS

- (R1) PLAN TITLED "UMATILLA COUNTY, OFFICE OF ROADMASTER, CONSTRUCTED LINE, SURVEY-STATE LINE ROAD" FOR COUNTY ROAD LAYOUT OF WINESAP ROAD
- (R2) COUNTY SURVEY NO. 92-115-C FOR BASQUEZ (KRUMBEIN, 1990)
- (R3) COUNTY SURVEY NO. 96-030-B FOR M. SPEAKMAN (TOMKINS, 1996)
- (R4) COUNTY SURVEY NO. 02-011-C FOR F. BASQUEZ (TOMKINS, 2002)
- (R5) COUNTY SURVEY NO. 03-023-C FOR UMATILLA COUNTY (TOMKINS, 2002)
- (R6) COUNTY SURVEY NO. 03-138-C FOR SALLY REED (TOMKINS, 2003)
- (R7) COUNTY SURVEY NO. 11-064-B FOR THOMPSON (HADDOCK, 2011)
- (D1) BARGAIN AND SALE DEED TO LORIN R. WENTLAND PER INSTRUMENT 2021-7200570

### SURVEYOR'S NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF LORIN WENTLAND TO ADJUST TWO EXISTING TAX PARCELS (TAX LOT 1300 AND 1301 OF MAP 6N 35 14B) BOTH PRESENTLY OWNED BY LORIN WENTLAND. THE BOUNDARY, AS SHOWN HEREIN, WAS MONUMENTED TO REFLECT THE BOUNDARY ADJUSTMENT. THE SURVEY IS BASED ON PERIMETER MONUMENTS FOUND FOR FRACTIONAL SECTION 14 (OREGON) OF TOWNSHIP 6 NORTH, RANGE 35 EAST, W.M., AND THE POSITION OF THE COUNTY ROAD A.K.A. WINESAP ROAD. THE CENTERLINE OF THE ROAD WAS HELD PER THE AS-BUILT LOCATION, AND AN OFFSET OF 20 FEET WAS HELD TO ESTABLISH THE RIGHT-OF-WAY TO SAID ROAD AS SHOWN ON THE COUNTY ROAD LAYOUT (R1). THE SOUTHERLY BOUNDARY OF THE WENTLAND PROPERTY WAS ESTABLISHED BY HOLDING THE DEED CALL OF 70 RODS (1155 FEET) FROM THE NORTHERLY SECTION LINE OF SEC. 15 AT THE STATE LINE PER (D1), AS MEASURED ALONG THE CENTERLINE OF WINESAP ROAD TO THE SOUTHWEST CORNER, AND ON LINE TO THE ESTABLISHED SOUTHWEST CORNER ALSO HELD AT 70 RODS (1155 FEET) FROM THE NORTHERLY SECTION LINE OF SAID SECTION 14 AT THE STATE LINE. THERE IS A GAP OF LAND APPROXIMATELY 28 FEET IN WIDTH TO THE NORTHERLY RECORD BOUNDARY OF THE PROPERTY SHOWN AS TAX LOT 1400 AND PER RECORD OF SURVEY BY TOMKINS (R4). I HAVE RETRACED THIS SURVEY AND AGREE WITH THE RESULTS AS SHOWN PER SAID SURVEY, AS MEASURED PER THE DEED DISTANCE CALLS TO THE SOUTH FROM THE SOUTHERLY SUB-SECTION LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SEC. 14. THIS "GAP AREA" IS OF QUESTIONABLE OWNERSHIP AS THE CURRENT RECORD OWNER IS UNKNOWN. THE NORTHERLY BOUNDARY OF THE WENTLAND PROPERTY WAS ESTABLISHED BY HOLDING THE DEED CALL OF 30 RODS TO FEET (505 FEET) FROM SAID STATE LINE PER (D1) AS SHOWN.

THIS SURVEY WAS PERFORMED USING RTK AND STATIC GPS METHODS WITH TRIMBLE R10 AND R12 RECEIVERS, HAVING STANDARD ERRORS OF 8MM + 1 PPM. MONUMENTS SHOWN WERE VISITED IN MARCH OF 2022.

RECEIVED BY  
Umatilla County Surveyor  
Date: 5/27/22  
Rec'd By: CT  
No.: 22-059-C

REGISTERED PROFESSIONAL LAND SURVEYOR  
Greg E. Flowers  
OREGON  
JUNE 30, 1997  
GREG E. FLOWERS  
02820LS  
RENEWS 12/31/2023  
5/20/2022



PBS Engineering and Environmental Inc.  
5 N Colville St. Ste 200  
Walla Walla, WA 99362  
509.956.3026  
pbsusa.com

CLIENT: WENTLAND	PROJECT NO.: 67915
SURVEYOR: GREG E. FLOWERS	DATE: 5/20/2022
CALC BY: KTL	DRAWN BY: KTL
SCALE: 1" = 100'	
SECTION: 14, 15	TOWNSHIP: 6 NORTH
RANGE: 35 EAST	
CITY: MILTON-FREEWATER	COUNTY: UMATILLA
SHEET: 1 OF 1	