

AMENDED RECORD OF SURVEY FOR A BOUNDARY LINE ADJUSTMENT

LOCATED IN THE EAST HALF OF THE NE 1/4 OF SECTION 21 AND THE WEST HALF OF THE NW 1/4 OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 36 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON

THIS IS AN AMENDMENT FOR COUNTY SURVEY NUMBER 20-103-C. RECORDED DEEDS DESCRIBE THE PORTIONS OF EACH INDIVIDUAL TAX LOT THAT IS BEING CONVEYED TO THE ADJACENT TAX LOT AS PART OF THE PROPERTY LINE ADJUSTMENT. HOWEVER, SURVEY 20-103-C GROUPED ADJUSTMENT PARCELS BY INDIVIDUAL OWNER AND NOT BY TAX LOT AND THEREFORE, DID NOT REFLECT DIMENSIONS THAT ADEQUATELY INDICATE EACH OF THESE INDIVIDUAL TRANSFER PARCELS. NO CHANGES IN THE ADJUSTED BOUNDARIES HAVE BEEN MADE AS A RESULT OF THIS AMENDED SURVEY.

LINE TABLE

LINE/BEARING	DISTANCE
L1 S 38°10'52" E	124.54'
L2 S 82°29'32" E	105.46'
L3 N 52°42'44" W	106.15'
L4 S 69°25'48" E	105.87'
L5 N 81°13'14" W	54.04'
L6 N 89°27'38" E	85.90'
L7 S 83°02'13" W	104.17'
L8 N 06°50'53" E	115.25'
L9 N 24°14'41" W	100.40'
L10 N 56°15'35" W	134.88'
L11 N 01°47'48" W	29.98'
L12 S 31°22'43" W	62.17'
L13 S 88°12'12" W	35.55'
L14 N 23°19'08" W	103.22'
L15 N 41°19'58" W	46.31'
L16 N 58°46'46" E	39.31'
L18 S 69°25'48" E	49.31'
L19 N 69°25'48" W	56.53'
L20 S 85°50'56" W	76.94'
L21 N 41°19'53" W	44.86'
L22 N 85°50'56" E	70.16'
L23 S 01°47'48" E	61.67'
L24 N 85°50'56" E	33.82'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1254.44'	214.55'	214.29'	N36°19'10" E	9°47'58"
C2	1402.00'	302.94'	302.36'	N37°34'08" E	12°22'50"
C3	1109.00'	499.83'	496.22'	N61°53'54" E	23°43'58"
C4	1205.00'	15.78'	15.78'	S49°32'31" W	0°45'01"
C5	1205.00'	67.21'	67.21'	S45°21'26" W	3°11'45"
C8	780.00'	363.17'	359.90'	S72°07'05" W	26°40'30"
C9	1109.00'	0.01'	0.01'	S49°32'31" W	0°05'54"
C10	2035.99'	387.19'	386.61'	S47°04'06" W	10°53'46"
C11	784.19'	176.01'	175.64'	N88°04'43" W	12°51'36"

LANCE BULLOCK
 AREA BEFORE ADJUSTMENT
 1932187 S.F.
 44.35 AC.
 AREA AFTER ADJUSTMENT
 1994316 S.F.
 45.78 AC.

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF L.G. BULLOCK, LANCE BULLOCK AND CAYUSE VINEYARDS TO ADJUST THE BOUNDARIES OF THE RESPECTIVE PARCELS SHOWN HEREON. THE PARCEL BOUNDARIES SHOWN ARE COMPUTED PER THEIR RECORD DEEDS. THE ADJUSTED BOUNDARIES FOLLOW THE CENTER OF THE WALLA WALLA RIVER AS SHOWN.

POC ADJUSTMENT DESCRIPTIONS 1-5, ADJUSTED CAYUSE VINEYARDS, ADJUSTED L.G. BULLOCK PARCEL AND LANCE BULLOCK PARCEL, ALSO POB ADJUSTED TAX LOT 1000 AND POB ADJUSTED TAX LOT 600

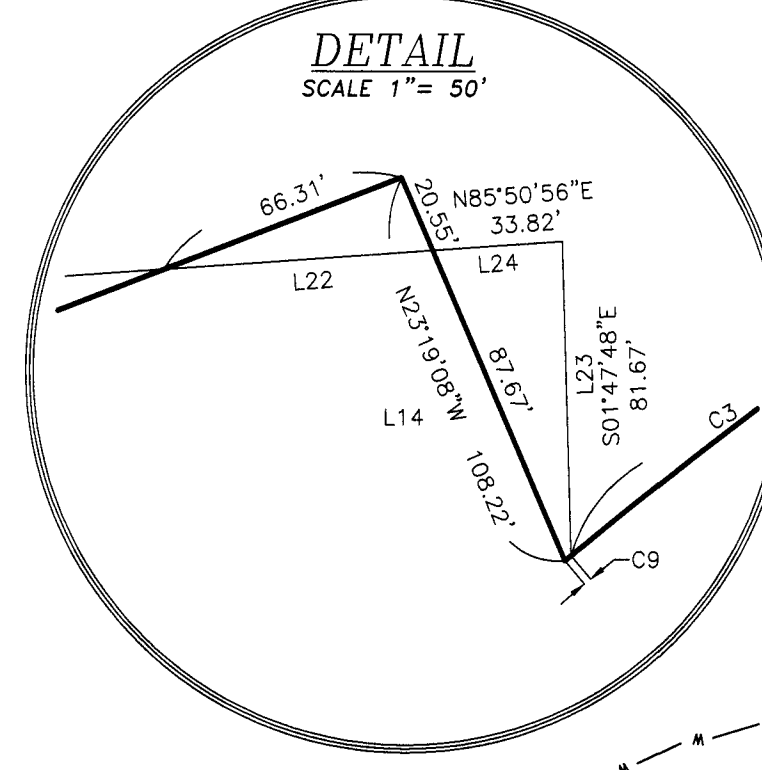
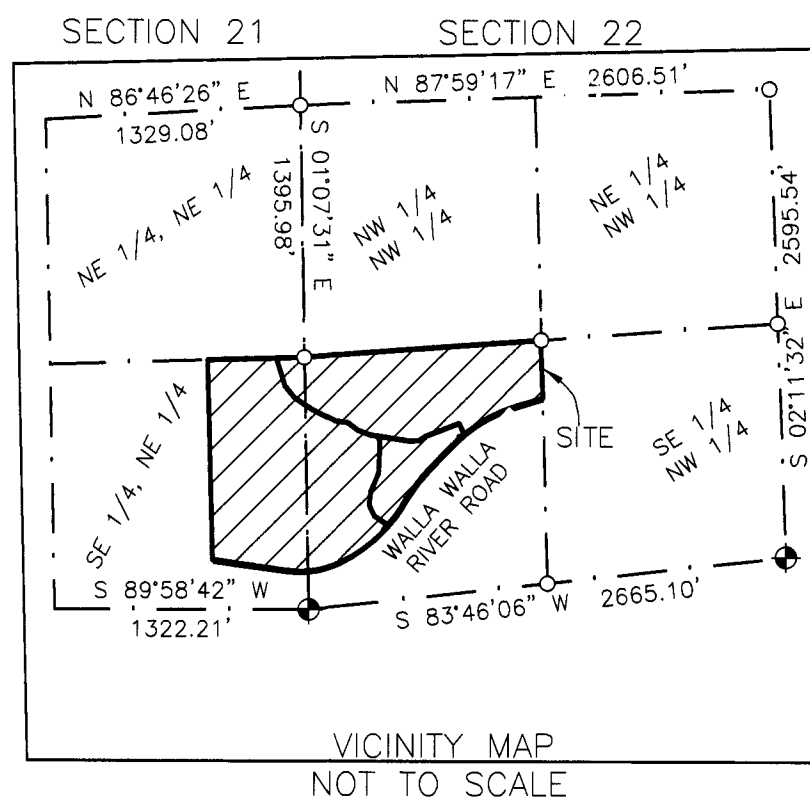
1 1/2" BRASS CAP ON A 5/8 INCH REBAR MARKING THE WEST QUARTER CORNER OF SECTIONS 21 & 22 AS SHOWN ON SURVEY 00-226-C.

NOTES

DUE TO AN EVULSIVE ACT IN FEBRUARY 2020, THE SOUTH FORK OF THE WALLA WALLA RIVER HAS CHANGED ITS COURSE OF DIRECTION AND LOCATION.

NOTE: THE SOUTHERLY RIGHT OF WAY WAS NOT RESOLVED AS A PART OF THIS SURVEY. UMATILLA COUNTY RECORDS INDICATE THAT THE RIGHT OF WAY WIDTH WESTERLY OF THE SOUTH FORK OF THE WALLA WALLA RIVER IS 40 FEET (20 FEET ON EACH SIDE OF CENTERLINE) TRANSITIONING TO 80 FEET (40 FEET ON EACH SIDE OF CENTERLINE) THROUGH THE DOROTHY BRIDGE OVER THE SOUTH FORK OF THE WALLA WALLA AND THEN TRANSITIONING BACK TO 40 FEET (20 FEET EACH SIDE OF CENTERLINE) WESTERLY OF THE DOROTHY BRIDGE SECTION. THE RIGHT OF WAY THAT I HAVE SHOWN ADJACENT TO THE BULLOCK PROPERTY HAS BEEN DETERMINED FROM A COMBINATION OF THE DEED FROM WALLACE F. BULLOCK TO UMATILLA COUNTY RECORDED IN REEL 169, PAGE 797 AND THE RIGHT OF WAY PLAT FOR THE DOROTHY BRIDGE DATED 1-11-88 TITLED DOROTHY BRIDGE NO. 435

CAYUSE VINEYARDS
 AREA BEFORE ADJUSTMENT
 1316696 S.F.
 30.23 AC.
 AREA AFTER ADJUSTMENT
 1298895 S.F.
 29.82 AC.



L.G. BULLOCK
 AREA BEFORE ADJUSTMENT
 328370 S.F.
 7.54 AC.
 AREA AFTER ADJUSTMENT
 288333 S.F.
 6.62 AC.

TAX LOT ADJUSTMENTS

- ADJUSTMENT 1
CAYUSE VINEYARDS (1100) TO LANCE BULLOCK (1000) = .72 ACRES
- ADJUSTMENT 2
CAYUSE VINEYARDS (400) TO LANCE BULLOCK (600) = .65 ACRES
- ADJUSTMENT 3
LANCE BULLOCK (600) TO CAYUSE VINEYARDS (400) = .04 ACRES
- ADJUSTMENT 4
TRANSFER PARCEL A + TRANSFER PARCEL B
LOREN BULLOCK (601) TO CAYUSE VINEYARDS (400) = 0.93 ACRES
- ADJUSTMENT 5
CAYUSE VINEYARDS (400) TO LOREN BULLOCK (601) = 0.02 ACRES

REFERENCES

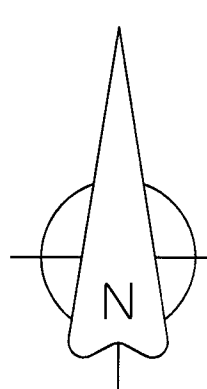
- (R1) SURVEY BY TOMKINS 00-226-C
- (R2) SURVEY BY TOMKINS 05-101-C
- (R3) TAX ASSESSORS MAP 5N3622
- (R4) TAX ASSESSORS MAP 5N3621
- (R5) ENTIRETY DEED 2003-4440654
- (R6) WARRANTY DEED 2005-4830450
- (R7) STATUTORY BARGAIN AND SALE DEED 2011-5790085
- (R8) DEED FROM WALLACE F. BULLOCK TO UMATILLA COUNTY REEL 169, PAGE 797.
- (R9) RIGHT OF WAY PLAT FOR THE DOROTHY BRIDGE DATED 1-11-88 TITLED DOROTHY BRIDGE NO. 435

LEGEND

- SECTION LINE
- EXISTING PARCEL LINE TO BE ADJUSTED
- ADJUSTED PARCEL LINE
- EXISTING RIGHT OF WAY CENTER LINE
- EXISTING RIGHT OF WAY LINE
- EDGE OF RIVER
- OVERHEAD POWER LINE
- FOUND SURVEY MONUMENT AS NOTED
- EX. R/W
- POB
- POC
- COMPUTED POSITION
- SET 5/8"x30" IRON REBAR WITH A YELLOW PLASTIC CAP ATTACHED MARKED "W19619 OR 02820"

BASIS OF BEARINGS

THE BASIS BEARING OF N83°46'06"E ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 22 AS SHOWN ON SURVEY 00-116-C.



REGISTERED PROFESSIONAL LAND SURVEYOR
 GREG E. FLOWERS

RECEIVED BY
 Umatilla County Surveyor
 Date: 10/23/23
 Rec'd By: CT
 No.: 23-093-C



PBS Engineering and Environmental Inc.
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 Walla Walla, WA 99362
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 pbsusa.com

CLIENT: CAYUSE VINEYARD	PROJECT NO.: 67671
SURVEYOR: GREG E. FLOWERS	DATE: 10/13/2023
CALC BY: GEF	DRAWN BY: GEF
SECTION: 21 & 22	TOWNSHIP: 5 NORTH
CITY: MILTON-FREEWATER	COUNTY: UMATILLA
SCALE: 1"=100'	RANGE: 36 EAST
	SHEET 1 OF 1