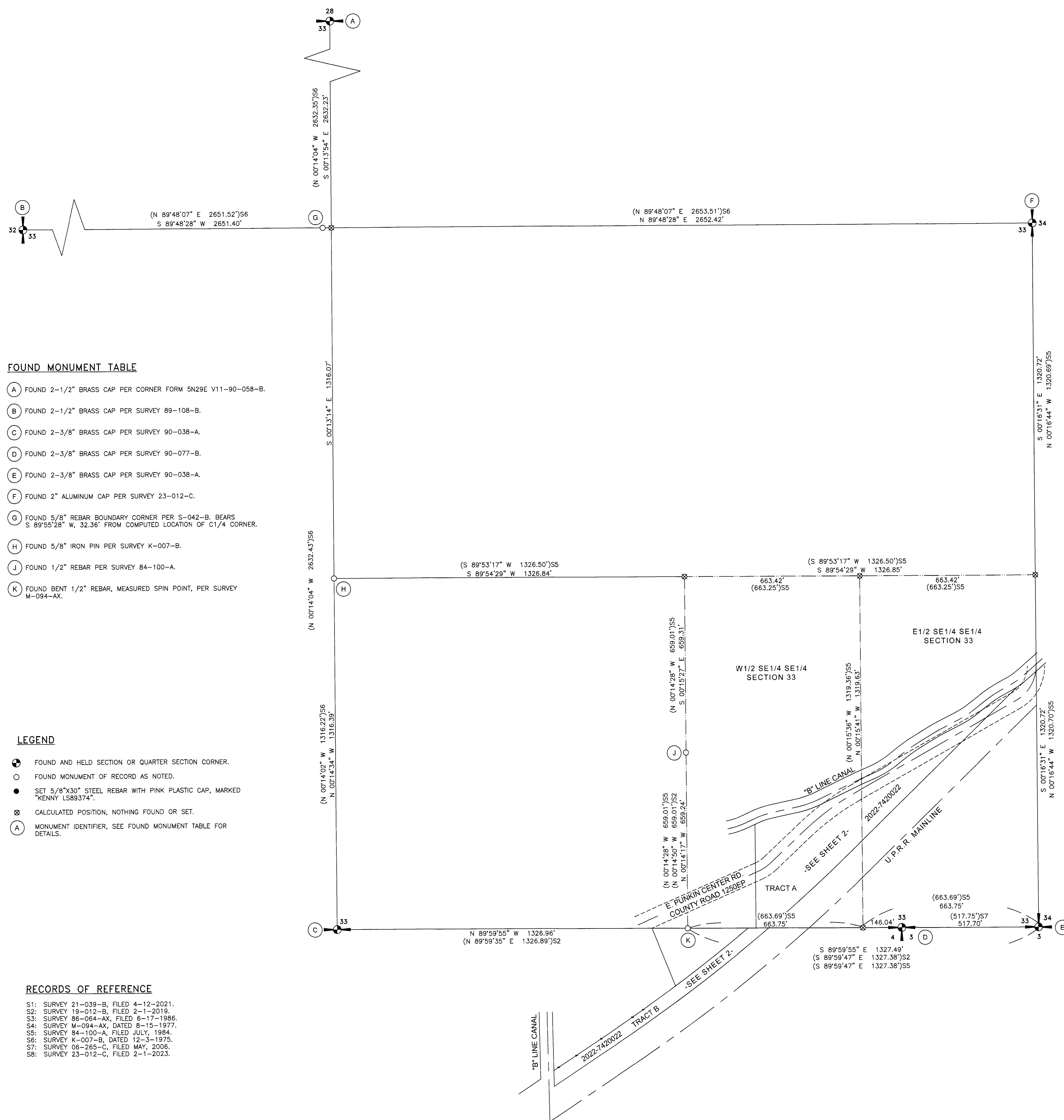
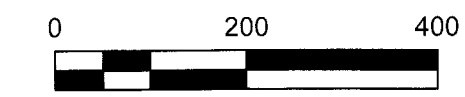
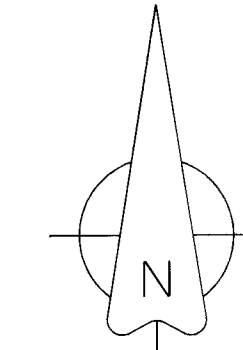


PROPERTY LINE ADJUSTMENT SURVEY WATTENBURGER-POWNEY / UNION PACIFIC RAILROAD

SE1/4, SECTION 33, T5N, R29E, AND NE1/4, SECTION 4, T4N, R29E,
OF THE W.M., UMATILLA COUNTY, OR



FOUND MONUMENT TABLE

- (A) FOUND 2-1/2" BRASS CAP PER CORNER FORM 5N29E V11-90-058-B.
- (B) FOUND 2-1/2" BRASS CAP PER SURVEY 89-108-B.
- (C) FOUND 2-3/8" BRASS CAP PER SURVEY 90-038-A.
- (D) FOUND 2-3/8" BRASS CAP PER SURVEY 90-077-B.
- (E) FOUND 2-3/8" BRASS CAP PER SURVEY 90-038-A.
- (F) FOUND 2" ALUMINUM CAP PER SURVEY 23-012-C.
- (G) FOUND 5/8" REBAR BOUNDARY CORNER PER S-042-B, BEARS S 89°55'28" W, 32.36' FROM COMPUTED LOCATION OF C1/4 CORNER.
- (H) FOUND 5/8" IRON PIN PER SURVEY K-007-B.
- (J) FOUND 1/2" REBAR PER SURVEY 84-100-A.
- (K) FOUND BENT 1/2" REBAR, MEASURED SPIN POINT, PER SURVEY M-094-AX.

LEGEND

- FOUND AND HELD SECTION OR QUARTER SECTION CORNER.
- FOUND MONUMENT OF RECORD AS NOTED.
- SET 5/8"x36" STEEL REBAR WITH PINK PLASTIC CAP, MARKED "KENNY LS89374".
- CALCULATED POSITION, NOTHING FOUND OR SET.
- MONUMENT IDENTIFIER, SEE FOUND MONUMENT TABLE FOR DETAILS.

RECORDS OF REFERENCE

- S1: SURVEY 21-039-B, FILED 4-12-2021.
- S2: SURVEY 19-012-B, FILED 2-1-2019.
- S3: SURVEY 86-064-AX, FILED 6-17-1986.
- S4: SURVEY M-094-AX, DATED 8-15-1977.
- S5: SURVEY 84-100-A, FILED JULY, 1984.
- S6: SURVEY K-007-B, DATED 12-3-1975.
- S7: SURVEY 06-265-C, FILED MAY, 2006.
- S8: SURVEY 23-012-C, FILED 2-1-2023.

SURVEY NARRATIVE

THIS SURVEY HAS BEEN PREPARED AT THE REQUEST OF LOUISE WATTENBURGER AND JAMES POWNEY. THE PURPOSE IS TO DESCRIBE AND MARK THE BOUNDARIES OF THAT PORTION OF THE EXISTING UNION PACIFIC RAILROAD (UPRR) PROPERTY TO BE CONVEYED TO WATTENBURGER. THAT PORTION OF THE UPRR PROPERTY BEING CONVEYED HAS BEEN MAPPED ACCORDING TO DETAILS AS PROVIDED BY UPRR AND IS A PORTION OF THAT PROPERTY CONVEYED TO UPRR IN DEEDS RECORDED UNDER VOLUME 191, PAGE 265, AND VOLUME 193, PAGE 126, UMATILLA COUNTY RECORDS. A DEED FROM UNION PACIFIC RAILROAD TO LOUISE WATTENBURGER AND JAMES POWNEY WAS RECORDED UNDER INSTRUMENT NUMBER 2022-7420022 PRIOR TO COMPLETING THE UMATILLA COUNTY PROPERTY LINE ADJUSTMENT PROCESS. THIS SURVEY IS BEING RECORDED TO SATISFY ORS 209 AND SHOW SURVEY MONUMENTS SET WHICH MARK THAT PORTION OF THE FORMER RAILROAD PROPERTY PROPOSED TO BE CONVEYED. SUBSEQUENT DEEDS AND/OR SURVEYS MAY NEED TO BE FILED TO SATISFY REQUIREMENTS OF THE UMATILLA COUNTY PLANNING AND GIS DEPARTMENTS ONCE THE PROPERTY LINE ADJUSTMENT PROCESS HAS BEEN COMPLETED. TRACT A AND B AND THEIR TRUE POINTS OF BEGINNING (TPOB) HAVE BEEN NOTED HEREON AND ARE NOT WITH REFERENCE TO A SPECIFIC DOCUMENT. THESE NOTATIONS ARE BEING PROVIDED AT THE REQUEST OF COUNTY REVIEW COMMENTS TO PROVIDE CLARITY TO THE TWO TRACTS DESCRIBED UNDER 2022-7420022.

THE WATTENBURGER PROPERTY AS DESCRIBED UNDER REEL 136, PAGE 181 IS BOUNDED TO THE NORTH BY THE NORTH LINE OF SECTION 4, T.4N., R.29E., ON THE SOUTH BY THE NORTHERLY BOUNDARY OF THE RAILROAD PROPERTY AS DESCRIBED UNDER VOLUME 193, PAGE 126, AND ON THE WEST BY THE SURVEY MARKERS SET BY SURVEY 86-064-AX, AS CALLED FOR IN THE DEED DESCRIPTION. I HOLD THE RECORD SECTION CORNERS AS SHOWN AND THE FOUND 1/2" REBARS PER SURVEY 86-064-AX IN DETERMINATION OF THE NORTH AND WEST BOUNDARY OF THE WATTENBURGER TRACT. THE SOUTH LINE (AND NORTH LINE OF THE RAILROAD PROPERTY AS DESCRIBED UNDER VOLUME 193, PAGE 126) WAS DETERMINED BY HOLDING THE COMBINATION OF AS-CONSTRUCTED TRACK LOCATION, OLD FENCE LINES ALONG THE NORTHERLY RAILROAD BOUNDARY, AND EXISTING SURVEY MONUMENTATION FROM 86-064-AX AND 21-039-B. IT SHOULD BE NOTED THAT THE RAILROAD DEED (V.193, PG.126) WAS PROVIDED TO ME BY UPRR AS PART OF THIS SURVEY AND WAS NOT LOCATED IN MY SURVEY FOR JONES (21-039-B). I HAVE REVISED THE RAILROAD PROPERTY IN THIS SURVEY TO MORE CLOSELY CONFORM TO THE DEED DIMENSIONS WHILE STILL HOLDING ALL EXISTING SURVEY MONUMENTATION FROM 21-039-B AND 86-064-AX. I HAVE INFORMED DOUG JONES OF THIS CHANGE AND THE SOUTH BOUNDARY OF THE JONES PROPERTY/NORTH BOUNDARY OF THE RAILROAD PROPERTY AS SHOWN IN 21-039-B SHOULD BE SUPERSEDED BY THIS SURVEY. A COPY OF THIS SURVEY WILL BE PROVIDED TO JONES AS REQUESTED.

VOLUME 191, PAGE 265 IS DESCRIBED AS BEING THE EAST 405 FEET OF THW W1/2 OF THE SE1/4 OF THE SE 1/4 OF SECTION 33, T.5N., R.29E., LYING SOUTH OF THE "B" LINE CANAL, AND THE E1/2 OF THE SE 1/4 OF THE SE 1/4 OF SECTION 33, T.5N., R.29E., LYING SOUTH OF THE "B" LINE CANAL. THIS DESCRIPTION WAS COMPUTED BY HOLDING THE SECTION SUBDIVISION AS SHOWN, AND CONTAINED NORTHWESTERLY OF A LINE 100 FEET NORTHWESTERLY OF AND PERPENDICULAR TO THE AS-CONSTRUCTED TRACK LOCATION PER THE WISHES OF THE UPRR.

EAST PUNKIN CENTER ROAD IS MAPPED HEREON IN TWO DIFFERENT LOCATIONS. THE RECORD LOCATION PER ESTABLISHMENT DOCUMENTS RUNS ALONG THE SOUTH LINE AND EAST LINES OF SECTION 33. I COULD FIND NO VACATION ORDER FOR THIS LOCATION; IT DOES NOT CONFORM TO THE AS-TRAVELED ROAD LOCATION. IN ADDITION, THE AS-TRAVELED LOCATION IS SHOWN AND HAS BEEN HELD FOR THE ROAD LOCATION IN MOST AREA SURVEYS. THIS WOULD BE A GOOD CANDIDATE FOR ROAD LEGALIZATION. THE NET AREA AS SHOWN SUBTRACTS OUT THE AS-CONSTRUCTED LOCATION OF EAST PUNKIN CENTER ROAD ONLY. SEE AREA NOTE ON SHEET 2.

THE "B" LINE CANAL WAS MAPPED BY DEVELOPING A BEST-FIT CENTERLINE ALIGNMENT BY MEASURING THE TOP OF BANK OF THE EXISTING CANAL AND AVERAGING MEASUREMENTS. THIS IS CONSISTENT WITH METHODS USED IN PRIOR SURVEYS. THE WIDTH WAS DETERMINED PER SLIDE 4, CANAL AND LEVEE MAPS, UMATILLA COUNTY SURVEY RECORDS, AND CONFIRMED BY THE HERMISTON IRRIGATION DISTRICT.

THIS SURVEY IDENTIFIES AN APPARENT GAP BETWEEN RECORD DESCRIPTIONS AS SHOWN ON SHEET 2. THIS GAP IS THE RESULT OF RECORD LEGAL DESCRIPTIONS STATING THE EAST 405 FEET OF THE W1/2 OF THE SE1/4 OF THE SE1/4 OF SECTION 33, T.5N., R.29E., LYING SOUTH OF THE "B" LINE CANAL. THIS DESCRIPTION WAS COMPUTED BY TRACKING THIS BACK TO THE FIRST DEEDS UTILIZING THESE DESCRIPTIONS (BK.109, PG.82 & BK.109, PG.112) AND FIND THEY WERE CONVEYED BY THE SAME OWNER BUT ON DIFFERENT DATES; THEREFORE, PROPORTIONMENT CANNOT BE USED. A GAP WAS THE RESULT.


THIS SURVEY WAS PERFORMED USING TWO TOPCON HIPER LITE+ GNSS UNITS OPERATED IN RTK MODE. THE BASIS OF BEARINGS IS THE WESTERLY BOUNDARY LINE OF THAT PROPERTY AS SURVEYED AND MONUMENTED IN SURVEY 86-064-AX AS ESTABLISHED BY MEASURE TO FOUND MONUMENTS "P" AND "N" AS SHOWN. DISTANCES ARE GROUND, UNITS ARE INTERNATIONAL FEET.

RECEIVED BY
Umatilla County Surveyor
Date: 12/28/23
Rec'd By: CT
No.: 23-124-C

REGISTERED
PROFESSIONAL
LAND SURVEYOR

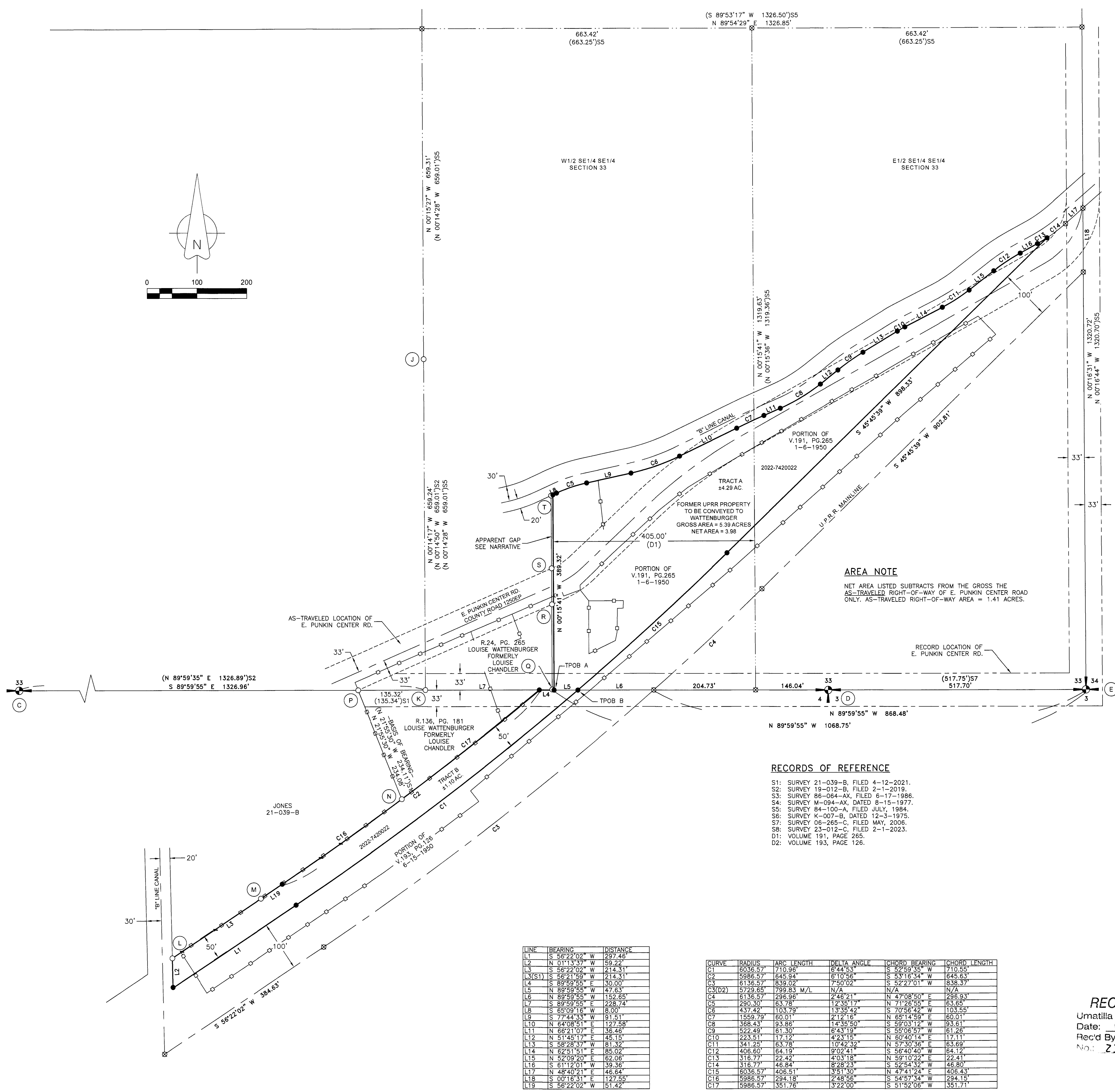
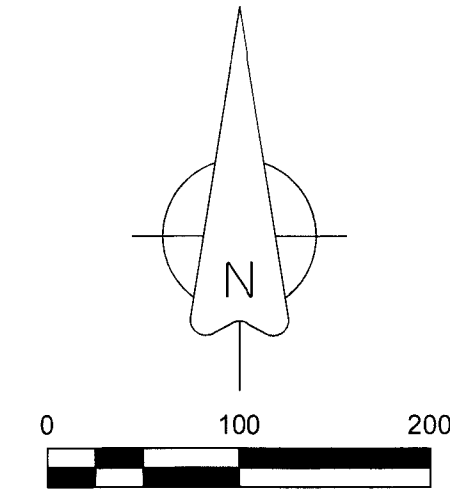
Matthew Patrick Kenny
OREGON
JAN 12, 2016
MATTHEW PATRICK KENNY
89374PLS

RENEWS: 6-30-25

 KENNY LAND SURVEYING	P.O. BOX 447, HEPPNER, OR 97836 541-379-0242 www.kennylandsurveying.com			
PLA SURVEY - WATTENBURGER-POWNEY / UNION PACIFIC RAILROAD LOCATED IN THE SE1/4, SECTION 33, T5N, R29E & THE NE1/4 OF SECTION 4, T4N, R29E, WILLAMETTE MERIDIAN, UMATILLA COUNTY, OR				
CLIENT: LOUISE WATTENBURGER & JAMES POWNEY				
PROJECT: 21-21	DR: MPK	CH: MPK	DATE: 5-19-2022	SHEET 1 OF 2

PROPERTY LINE ADJUSTMENT SURVEY
WATTENBURGER-POWNEY / UNION PACIFIC RAILROAD

SE1/4, SECTION 33, T5N, R29E, AND NE1/4, SECTION 4, T4N, R29E,
OF THE W.M., UMATILLA COUNTY, OR



FOUND MONUMENT TABLE

- (C) FOUND 2-3/8" BRASS CAP PER SURVEY 90-038-A.
- (D) FOUND 2-3/8" BRASS CAP PER SURVEY 90-077-B.
- (E) FOUND 2-3/8" BRASS CAP PER SURVEY 90-038-A.
- (J) FOUND 1/2" REBAR PER SURVEY 84-100-A.
- (K) FOUND BENT 1/2" REBAR, MEASURED SPIN POINT, PER SURVEY M-094-AX.
- (L) FOUND 5/8" REBAR WITH PINK PLASTIC CAP PER SURVEY 21-039-B. SEE NARRATIVE.
- (M) FOUND 5/8" REBAR WITH PINK PLASTIC CAP PER SURVEY 21-039-B. SEE NARRATIVE.
- (N) FOUND 1/2" REBAR PER SURVEY 86-064-AX.
- (P) FOUND 1/2" REBAR PER SURVEY 86-064-AX.
- (Q) FOUND BENT 1/2" REBAR, MEASURED SPIN POINT, PER SURVEY M-094-AX, 3.71' WEST OF LINE. SEE NARRATIVE.
- (R) FOUND BENT 1/2" REBAR, MEASURED SPIN POINT, PER SURVEY M-094-AX, 3.23' WEST OF LINE. SEE NARRATIVE.
- (S) FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP PER SURVEY 19-012-B, 3.69' WEST OF LINE. SEE NARRATIVE.
- (T) FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP PER SURVEY 19-012-B, 3.88' WEST OF LINE. SEE NARRATIVE.

AREA NOTE

NET AREA LISTED SUBTRACTS FROM THE GROSS THE AS-TRAVELED RIGHT-OF-WAY OF E. PUNKIN CENTER ROAD ONLY. AS-TRAVELED RIGHT-OF-WAY AREA = 1.41 ACRES.

RECORDS OF REFERENCE

- S1: SURVEY 21-039-B, FILED 4-12-2021.
- S2: SURVEY 19-012-B, FILED 2-1-2019.
- S3: SURVEY 86-064-AX, FILED 6-17-1986.
- S4: SURVEY M-094-AX, DATED 8-15-1977.
- S5: SURVEY 84-100-A, FILED JULY, 1984.
- S6: SURVEY K-007-B, DATED 12-3-1975.
- S7: SURVEY 06-265-C, FILED MAY, 2006.
- S8: SURVEY 23-012-C, FILED 2-1-2023.
- D1: VOLUME 191, PAGE 265.
- D2: VOLUME 193, PAGE 126.

LEGEND

- ⊕ FOUND AND HELD CLOSING CORNER OR QUARTER CORNER.
- FOUND MONUMENT OF RECORD.
- PROPOSED MARKER TO BE SET AFTER DEEDS HAVE BEEN FILED.
- ⊗ CALCULATED POSITION, NOTHING SET.
- EXISTING FENCE LINE LOCATION

LINK	BEARING	DISTANCE
L1	S 56°22'02" W	297.48'
L2	N 01°13'37" E	59.22'
L3	S 56°22'02" W	214.31'
L3(S1)	S 56°21'59" W	214.31'
L4	S 89°59'55" E	30.00'
L5	N 89°59'55" W	47.63'
L6	N 89°59'55" W	152.83'
L7	S 89°59'55" E	228.92'
L8	S 65°09'16" W	8.00'
L9	S 77°44'33" E	91.51'
L10	N 64°08'51" E	127.38'
L11	N 66°21'07" E	36.48'
L12	N 51°48'17" E	45.15'
L13	S 56°28'37" W	81.32'
L14	N 62°51'51" E	85.02'
L15	N 52°09'20" E	62.08'
L16	S 61°12'01" W	39.36'
L17	N 48°40'21" E	46.64'
L18	S 00°16'31" E	127.55'
L19	S 56°22'02" W	51.42'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	6036.57'	710.98'	6°44'53"	S 52°59'35" W	710.55'
C2	5986.57'	643.94'	6°10'56"	S 53°16'34" W	645.83'
C3	6136.57'	839.02'	7°50'02"	S 52°27'01" W	838.37'
C3(D2)	5729.65'	799.83 M/L	N/A	N/A	N/A
C4	6136.57'	296.98'	2°48'01"	N 47°08'50" E	298.93'
C5	290.30'	63.78'	12°35'17"	N 71°26'55" E	63.65'
C6	437.42'	103.79'	13°35'42"	S 70°56'42" W	103.55'
C7	1559.79'	60.01'	2°12'16"	N 65°14'59" E	60.01'
C8	358.43'	93.89'	14°35'50"	S 59°03'12" W	93.61'
C9	522.49'	61.30'	6°43'19"	S 55°06'57" W	61.28'
C10	223.51'	17.12'	4°23'15"	N 60°40'14" E	17.11'
C11	341.25'	63.78'	10°42'32"	N 57°30'36" E	63.69'
C12	406.60'	64.19'	9°02'41"	S 56°40'40" W	64.12'
C13	316.77'	22.42'	4°03'18"	N 59°10'22" E	22.41'
C14	316.77'	46.84'	8°28'23"	S 52°54'32" W	46.80'
C15	6036.57'	406.51'	3°51'50"	N 47°41'24" E	406.43'
C16	5986.57'	294.18'	2°48'56"	S 54°57'34" W	294.15'
C17	5986.57'	351.76'	3°22'00"	S 51°52'06" W	351.71'

RECEIVED BY
Umatilla County Surveyor
Date: 12/28/23
Rec'd By: CT
No.: 23-124-C

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JAN 12, 2016
MATTHEW PATRICK KENNY
89374PLS
RENEWS: 6-30-25

KENNY LAND SURVEYING
P. O. BOX 447, HEPPNER, OR 97836
541-379-0242
www.kennylandsurveying.com

PLA SURVEY - WATTENBURGER-POWNEY / UNION PACIFIC RAILROAD
LOCATED IN THE SE1/4, SECTION 33, T5N, R29E & THE NE1/4 OF SECTION 4,
T4N, R29E, WILLAMETTE MERIDIAN, UMATILLA COUNTY, OR

CLIENT: **LOUISE WATTENBURGER & JAMES POWNEY**

PROJECT: 21-21 DR: MPK CH: MPK DATE: 5-19-2022 SHEET 2 OF 2