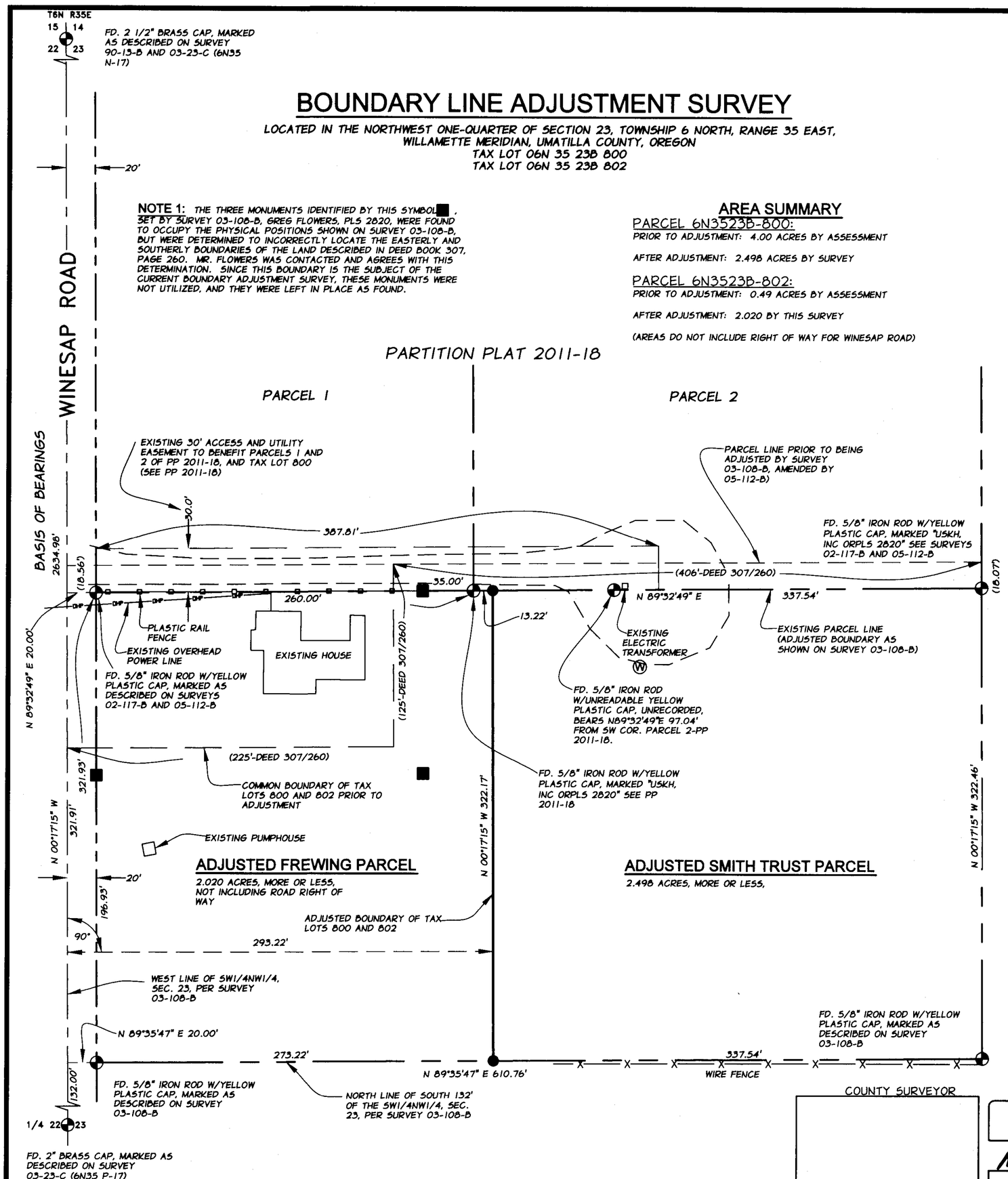
BOUNDARY LINE ADJUSTMENT SURVEY

LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 35 EAST,
WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON
TAX LOT 06N 35 23B 800
TAX LOT 06N 35 23B 802



NOTE 1: THE THREE MONUMENTS IDENTIFIED BY THIS SYMBOL ■, SET BY SURVEY 03-108-B, GREG FLOWERS, PLS 2820, WERE FOUND TO OCCUPY THE PHYSICAL POSITIONS SHOWN ON SURVEY 03-108-B, BUT WERE DETERMINED TO INCORRECTLY LOCATE THE EASTERLY AND SOUTHERLY BOUNDARIES OF THE LAND DESCRIBED IN DEED BOOK 307, PAGE 260. MR. FLOWERS WAS CONTACTED AND AGREES WITH THIS DETERMINATION. SINCE THIS BOUNDARY IS THE SUBJECT OF THE CURRENT BOUNDARY ADJUSTMENT SURVEY, THESE MONUMENTS WERE NOT UTILIZED, AND THEY WERE LEFT IN PLACE AS FOUND.

AREA SUMMARY

PARCEL 6N3523B-800:
PRIOR TO ADJUSTMENT: 4.00 ACRES BY ASSESSMENT

AFTER ADJUSTMENT: 2.498 ACRES BY SURVEY

PARCEL 6N3523B-802:
PRIOR TO ADJUSTMENT: 0.49 ACRES BY ASSESSMENT

AFTER ADJUSTMENT: 2.020 BY THIS SURVEY

(AREAS DO NOT INCLUDE RIGHT OF WAY FOR WINESAP ROAD)

50 0 50 100 150
SCALE: 1" = 50'

BASIS OF BEARINGS

N 00°17'15" W FROM THE WEST 1/4 CORNER OF SECTION 23 TO THE NORTHWEST CORNER OF SECTION 23, AS SHOWN ON UMATILLA COUNTY SURVEY NO. 03-108-B.

LEGEND

- FOUND MONUMENT AS DESCRIBED.
- FOUND 5/8" IRON ROD W/ YELLOW PLASTIC CAP MARKED AS DESCRIBED ON SURVEY 03-108-B (SEE NOTE 1)
- INDICATES 5/8" IRON ROD (CONCRETE REINFORCING ROD) WITH 1 1/2" ALUMINUM CAP MARKED: "APA OR2849 WA41295", SET THIS SURVEY
- EXISTING BOUNDARY LINE
- ADJUSTED BOUNDARY LINE
- EXISTING STREET RIGHT-OF-WAY LINE
- CENTERLINE OF EXISTING RIGHT-OF-WAY
- (XXX.XX') RECORD DIMENSIONS-SEE SURVEY NARRATIVE
- (W) EXISTING WELL
- EXISTING FENCE (TYPE AS NOTED)
- EDGE OF EXISTING GRAVELED ROADWAY
- EXISTING ELECTRIC METER

REFERENCE MATERIAL

UMATILLA COUNTY DEED RECORDS:

DEED BOOK 307, PAGE 260
INSTRUMENT NO. 2005-4790151
INSTRUMENT NO. 2005-4790152
INSTRUMENT NO. 2005-4830106
INSTRUMENT NO. 2011-5770447

PRELIMINARY REPORT FOR TITLE INSURANCE, ORDER NO. 90056, JUNE 7, 2012, PREPARED BY PIONEER TITLE COMPANY, PENDLETON, OREGON (541) 276-4431

UMATILLA COUNTY PLATS AND SURVEYS:

SURVEY NO. H-8-A
SURVEY 90-13-B (MONUMENTATION RECORD 6N35 N-17)
SURVEY 02-117-B
SURVEY 03-23-C (MONUMENTATION RECORD 6N35 N-17)
SURVEY 03-23-C (MONUMENTATION RECORD 6N35 P-17)
SURVEY NO. 03-108-B
SURVEY NO. 05-112-B
PARTITION PLAT 2011-18

SURVEY NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF MR. ROBERT PLEMONS, ON BEHALF OF THE OWNER, MARTHA L. SMITH, TRUSTEE OF THE MARTHA L. SMITH TRUST, FOR THE PURPOSE OF ADJUSTING THE COMMON BOUNDARY OF LANDS OWNED BY THE MARTHA L. SMITH TRUST (UMATILLA CO. TAX PARCEL 06N3523B-800) AND MARK AND DEBORAH FREWING (TAX PARCEL 06N3523B-802). THE INTENT OF THE BOUNDARY ADJUSTMENT IS TO ENLARGE THE FREWING PARCEL TO INCLUDE AN AREA OF TWO ACRES, NOT INCLUDING THE COUNTY ROAD RIGHT-OF-WAY, BY TAKING THE NEEDED AREA FROM THE SMITH TRUST PARCEL.

EXISTING SURVEY MONUMENTS WERE FOUND AT THE EXTERIOR CORNERS OF THE COMBINED FREWING AND SMITH TRUST PARCELS. THESE MONUMENTS SUBSTANTIALLY REPRESENT THE CORNERS OF THE LANDS DESCRIBED IN THE FREWING AND SMITH TRUST DEEDS, THEREFORE, ALL OF THE DIMENSIONS SHOWN ON THIS BOUNDARY ADJUSTMENT CONFORM TO SURVEYS OF RECORD, SPECIFICALLY SURVEYS 03-108-B, 05-112-B, AND PARTITION PLAT 2011-18. UNLESS NOTED OTHERWISE, DIMENSIONS IN PARENTHESIS ARE ALSO RECORD DIMENSIONS FROM THESE SURVEYS.

AS DISCUSSED IN NOTE 1 HEREON, THE EASTERLY AND SOUTHERLY BOUNDARIES OF THE FREWING PARCEL (SEE DEED BOOK 307, PAGE 260, DEED INST. 2011-5770447, AND SURVEY NO. 03-108-B) APPEAR TO BE INCORRECTLY LOCATED BY SURVEY 03-108-B. SINCE THESE ARE THE BOUNDARIES TO BE ADJUSTED, THE SURVEY MONUMENTS ESTABLISHED BY SURVEY 03-108-B REFERENCING THESE BOUNDARIES WERE NOT CONSIDERED AS CONTROLLING FOR THE PURPOSES OF THIS BOUNDARY ADJUSTMENT SURVEY.

COUNTY RECORDS OFFICER

RECEIVED BY
Umatilla County Surveyor
Date: 9/17/2012
Rec'd By: S. Rue
No.: 12-119-B

COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JAN. 20, 1998
MICHAEL B. POSADA
02849 LS
EXPIRES 12-31-2012
DATED: 09-05-12

UMATILLA COUNTY SURVEY NUMBER 12-119-B

PROPERTY LINE ADJUSTMENT

SMITH-FREWING PARCELS

**IN THE NORTHWEST ONE-QUARTER OF SECTION 23
TOWNSHIP 6 NORTH, RANGE 35 EAST,
WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON**

FOR: MARTHA L. SMITH, TRUSTEE — 85161 WINESAP ROAD, MILTON-FREEWATER, OR 97862

SCALE: 1" = 50'
DATE: SEPT., 2012
JOB NO. 2732-29(100)

anderson perry & associates, inc.
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LA GRANDE, OREGON WALLA WALLA, WASHINGTON

1/1

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