

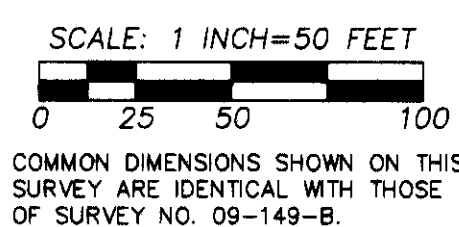
RECORD OF SURVEY

LOCATED IN THE SE1/4 OF THE SE1/4 OF SECTION 26, T4N, R37E, W.M., UMATILLA CO., OREGON.

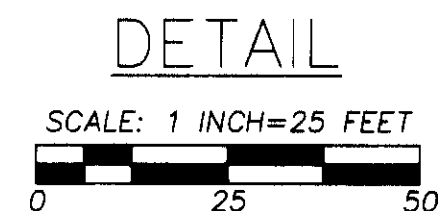
JULY, 2014

LEGEND

- SET 5/8" BY 24" IRON REBAR WITH 1 1/4" PURPLE PLASTIC CAP MARKED "WELLS SURVEYING 54657PLS."
- ⊕ FOUND 3" PIPE AS REPORTED ON PARTITION PLAT 1994-32.
- ⊙ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP PER PARTITION PLAT 1994-32.
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP PER SURVEY NO. 09-149-B.
- ⊕ CALCULATED POINT ONLY. NOTHING FOUND OR SET.
- (XOX) RECORD DIMENSION PER PARTITION PLAT NO. 1994.32.
- (XOX)D RECORD DIMENSION PER DEED DESCRIPTION.
- ⊙ WELL.
- ⊖ POWER POLE.
- OHP — OVERHEAD POWER LINE.
- - - - - EXISTING EASEMENT LINE.
- - - - - EXISTING GRAVEL ROAD.



COMMON DIMENSIONS SHOWN ON THIS SURVEY ARE IDENTICAL WITH THOSE OF SURVEY NO. 09-149-B.



TAX LOT 100
LOT 3, P.P. 1994-32
5.48 AC. BEFORE ADJUSTMENT
5.13 AC. AFTER ADJUSTMENT

PORTION OF LOT 3
P.P. 1994-32

LOT 2
P.P. 1994-32
TAX LOT 101

LOT 2
PARTITION PLAT
1994-32

LOT 1, PARTITION
PLAT 1994-32

LOT 1
P.P. 1994-32
TAX LOT 102

AREA SUMMARY

TAX LOT 100
AREA BEFORE ADJUSTMENT = 5.48 AC. M/L
AREA AFTER ADJUSTMENT = 5.13 AC. M/L
NET LOSS = 0.35 AC. M/L

TAX LOT 200
AREA BEFORE ADJUSTMENT = 0.22 AC. M/L
AREA LOST TO T.L. 300 = -0.02 AC. M/L
AREA GAINED FROM T.L. 100 = + 0.35 AC. M/L
AREA AFTER ADJUSTMENT = 0.55 AC. M/L
NET GAIN = 0.33 AC. M/L

TAX LOT 300
AREA BEFORE ADJUSTMENT = 0.32 AC. M/L
AREA AFTER ADJUSTMENT = 0.34 AC. M/L
NET GAIN = 0.02 AC. M/L

L	NO.	BEARING	DISTANCE
L1	S 47°55'32" E	14.80'	
L2	S 47°55'32" E	25.20'	

NARRATIVE

THIS PROPERTY LINE SURVEY WAS PERFORMED AT THE REQUEST OF KEVIN SCHEIBNER TO ADJUST THE BOUNDARIES OF PROPERTY OWNED BY HIM (TAX LOT 200), AND PROPERTY OWNED BY KENT AND MELINDA BINDER (TAX LOTS 100 AND 300). THE PROPERTIES INVOLVED IN THIS PROPERTY LINE ADJUSTMENT WERE PREVIOUSLY SURVEYED IN PARTITION PLAT NO. 1994-32, AND SURVEY NO. 09-149-B. ALL MONUMENTS FOUND AND HELD ARE NOTED. RUSSELL LANE (AN INGRESS-EGRESS EASEMENT) FROM HIGHWAY 204 WAS CREATED ON PARTITION PLAT NO. 1994-32. HOWEVER, THE PLAT DOES NOT DESIGNATE THE GRANTEE OF THE EASEMENT. IT APPEARS THE INTENT WAS TO ALLOW THE PROPERTIES CREATED ON SAID PLAT THE USE OF THE EASEMENT. SINCE THE PROPERTY THAT THE EASEMENT IS DESIGNATED FROM IS INVOLVED IN THIS PROPERTY LINE ADJUSTMENT, I HAVE DESIGNATED AND DESCRIBED A NEW EASEMENT OVER A PORTION OF THE 1994-32 EASEMENT, APPURTENANT TO THE PROPERTIES INVOLVED IN THIS ADJUSTMENT FOR CLARIFICATION. THE DESCRIPTIONS OF THE REVISED PROPERTIES CONTAINING THE NEW INGRESS-EGRESS EASEMENT ARE PREPARED SEPARATELY.

THE SURVEY WAS MADE WITH A TWO PERSON CREW USING A LEICA TC803, 3 SECOND TOTAL STATION. CONTROLLING AND NEW MONUMENTS SET WERE ESTABLISHED BY RADIAL METHODS AND VERIFIED BY SEPARATE BACKSIGHT OBSERVATIONS.

REFERENCES

WARRANTY DEED INSTRUMENT NO. 2003-4500543.
WARRANTY DEED INSTRUMENT NO. 2005-4940063.
WARRANTY DEED INSTRUMENT NO. 2009-5570704.
QUITCLAIM DEED INSTRUMENT NO. 2012-5880565.
UMATILLA COUNTY PARTITION PLAT NO. 1994-32.
UMATILLA COUNTY SURVEY NO. 09-149-B.

RECEIVED BY
Umatilla County Surveyor
Date: 9/10/2014
Rec'd By: J. Mansley
No.: 14-121-C

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
NOVEMBER 29, 2010
JASON M. WELLS
54657PLS
RENEWS 6/30/16

WELLS SURVEYING
920 SW FRAZER SUITE 102
P.O. BOX 1696
PENDLETON, OR 97801
PHONE: (541) 276-6362

DATE: 07/14 DR. BY: JMW
CK BY: DMT NO: 14-1515

PROJECT:

BOUNDARY SURVEY
FOR:

KEVIN & SHANDI SCHEIBNER

LOCATED IN THE SE1/4 OF THE SE1/4
OF SECTION 26, T4N, R37E, W.M.,
UMATILLA COUNTY, OREGON.