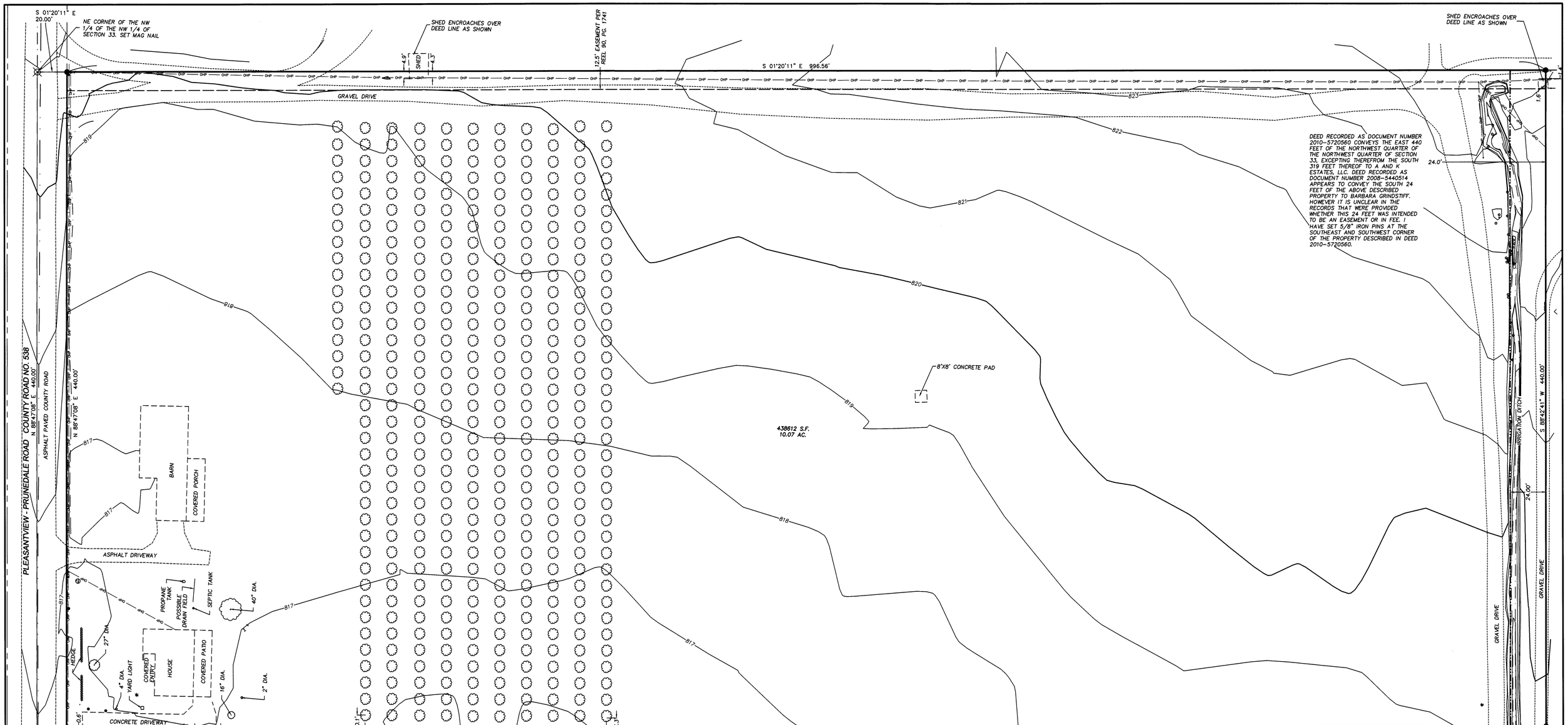


REFERENCES

DEED – DOCUMENT NO. 2010-5720560
DEED – DOCUMENT NO. 2008-5440514
SURVEY – 11-52-C
SURVEY – 03-023-C

BASIS OF BEARINGS

N88°47'08"E ALONG THE NORTH LINE OF THE NW 1/4 OF SECTION 33, T6N, R33E, W.M. AS SHOWN ON UMATILLA COUNTY SURVEY 2011-52-C.

VERTICAL DATUM

NAVD 88

0 30 60 90

LEGEND

- DEEDED PROPERTY LINE
- SECTION OR SECTION SUBDIVISION LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- FOUND SURVEY MONUMENT AS NOTED
- SET MAG NAIL AS NOTED
- SET 5/8" X 30" IRON REBAR WITH A YELLOW PLASTIC CAP STAMPED "HDJ-TLS" ATTACHED.
- TRAVELED CENTERLINE
- EDGE OF ASHPALT, CONCRETE OR GRAVEL AS NOTED
- 820 INDEX CONTOUR LINE
- 816 CONTOUR INTERVAL LINE
- DECIDUOUS TREE AS NOTED
- EVERGREEN TREE
- BUSH
- ARBORVITAE HEDGE
- WELL
- IRRIGATION VALVE
- LAWN SPIGOT
- ORCHARD
- POWER POLE
- TELEPHONE RISER
- OHP OVERHEAD POWER
- T BURIED TELEPHONE
- GUY ANCHOR
- SEE MONUMENT NOTE

SURVEY MONUMENT NOTES

1. FOUND A 2 " BRASS CAP AT THE INTERSECTION OF PLEASANT VIEW ROAD AND EDWARDS ROAD PER SURVEY 03-023-C MARKING THE N.W. CORNER OF SECTION 33.

2. FOUND A 2" BRASS CAP IN ROAD INTERSECTION PER SURVEY 03-023-C MARKING THE NE CORNER OF SECTION 33.

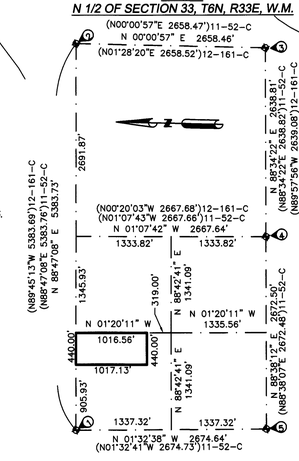
3. FOUND A 1/2" IRON PIN WITH A YELLOW PLASTIC MARKED "TOMKINS" PER SURVEY 05-108-C MARKING THE EAST 1/4 CORNER OF SECTION 33.

4. FOUND A 1/2" IRON PIN IN TEH ROAD CENERLINE AS SHOWN ON SURVEYS 03-137-C & 11-52-C. HELD AS THE CENTER 1/4 OF SECTION 33

5. FOUND A 2" BRASS CAP 6" BELOW THE SURFACE OF THE GRAVEL PER SURVEY 03-23-C MARKING THE WEST 1/4 CORNER OF SECTION 33.

RECEIVED BY
Umatilla County Surveyor
Date: 2/23/2015
Rec'd By: Mary Tickle
No.: 15-014LC

DETAIL
N 1/2 OF SECTION 33, T6N, R33E, W.M.



NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF MR. ANDREW SANDLER TO MARK THE BOUNDARIES OF THE PROPERTY DESCRIBED BY DEED RECORDED AS INSTRUMENT NUMBER 2010-5720560 IN DEED RECORDS OF UMATILLA COUNTY, OREGON AND SHOW THE EXISTING IMPROVEMENTS AND TOPOGRAPY OF THE PROPERTY. THE PROPERTY IS DESCRIBED AS THE EAST 440 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 35 EAST, W.M. EXCEPTING THEREFROM THE SOUTH 319 FEET THEREOF. THE NORTH HALF OF SECTION 33 WAS SURVEYED IN 2011 BY TOMKINS AS SHOWN ON SURVEY 11-52-C AND THE NE QUARTER AND NORTH LINE OF THE SECTION WAS RE-SURVEYED BY WELL AS SHOWN ON SURVEY 12-161-C. I HAVE FOUND AND HELD THE BRASS CAPS MARKING THE NE AND NW CORNER OF THE SECTION AND THE 1/2" IRON PINS MARKING THE EAST 1/4 CORNER AND THE CENTER OF SECTION AS SHOWN ON SURVEYS 11-52-C AND 12-161-C AND THE BRASS CAP MARKING THE WEST 1/4 CORNER OF SECTION 33 AS SHOWN ON SURVEY 11-52-C AS THE CONTROLLING MONUMENTS FOR THE SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 33 BY COMPUTING THE POSITION OF THE NORTH 1/4 CORNER AT THE MIDPOINT BETWEEN THE FOUND NE AND NW CORNER. THE LEGAL DESCRIPTION AS NOTED AND MADE A PART OF CHICAGO TITLE INSURANCE ENDORSEMENT ATTACHED TO POLICY 73306-78336938 (ORDER REFERENCE MF0063819) PREPARED BY AMERITITLE.

UMATILLA COUNTY ASSESSMENT MAP 6N3533B0 INDICATES THAT THE SOUTHERLY 24 FEET OF THE DESCRIBED PROPERTY MAY ATTACH TO THE PARCEL ADJACENT ON THE SOUTH EITHER BY FEE OR EASEMENT. IT IS UNCLEAR IN THE DEED FOR THE ADJACENT PROPERTY RECORDED AS INSTRUMENT NUMBER 2008-5440514 BUT IT APPEARS THAT THE INTENT OF SAID DEED IS TO CONVEY IN FEE AND ENCUMBER IT WITH AN EASEMENT. FOR THE PURPOSE OF THIS SURVEY I HAVE MONUMENTED THE PROPERTY AS DESCRIBED AND INSURED.

THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AS A RADIAL FIELD SURVEY USING TRIMBLE R-8 DUAL FREQUENCY RTK GPS RECIEVERS HAVEING STANDARD ERRORS OF 10MM + 1 PPM RMS. CONTROLLING MONUMENTS AND CORNERS SET WERE VERIFIED BY SEPRATE OBERVATIONS AND VISITED AT THE TIME OF THIS SURVEY IN JANUARY 2015.

DEED RECORDED AS DOCUMENT NUMBER 2010-5720560 CONVEYS THE EAST 440 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, EXCEPTING THEREFROM THE SOUTH 319 FEET THEREOF TO A AND K ESTATES, LLC. DEED RECORDED AS DOCUMENT NUMBER 2008-5440514 APPEARS TO CONVEY THE SOUTH 24 FEET OF THE ABOVE DESCRIBED PROPERTY TO BARBARA GRINDSTIFF. HOWEVER IT IS UNCLEAR IN THE RECORDS THAT WERE PROVIDED WHETHER THIS 24 FEET WAS INTENDED TO BE AN EASEMENT OR IN FEE. I HAVE SET 5/8" IRON PINS AT THE SOUTHEAST AND SOUTHWEST CORNER OF THE PROPERTY DESCRIBED IN DEED 2010-5720560.

REGISTERED PROFESSIONAL LAND SURVEYOR
Greg E. Flowers
OREGON
JUNE 30, 1997
GREG E. FLOWERS
02820LS
RENEWS 12/31/15
2/11/2015

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306/695-3488
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Internet: www.hdjdesigngroup.com

CLIENT: ANDREW SANDLER		PROJECT NO.: 3938
SURVEYOR: GREG E. FLOWERS		DATE: 2-10-2015
CALC BY: GEF	DRAWN BY: GEF	SCALE: 1" = 30'
SECTION: 33	TOWNSHIP: 6 NORTH	RANGE: 35 EAST
CITY: MILTON-FREEWATER	COUNTY: UMATILLA	SHEET 1 OF 1