



**LEGEND**

- DEED LINE
- SECTION OR SECTION SUBDIVISION LINE
- ROADWAY CENTERLINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- x-x-x-x-x-x- FENCELINE
- FOUND BRASS CAP SURVEY MONUMENT AND ACCESSORIES AS DESCRIBED ON SURVEY 03-023-C AND THE ACCOMPANYING LAND CORNER RECORDS.
- SET 5/8" X 30" REBAR AND PLASTIC YELLOW CAP STAMPED "TOMKINS SURVEYING"
- POWER POLE

**BASIS OF BEARINGS**

S 87°53'19" W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 21, TWP. 6 NORTH, RNG. 35 EAST, WM., AS SHOWN ON SURVEY 03-023-C. (OREGON STATE PLANE, NORTH ZONE, ROTATED COUNTERCLOCKWISE 1'27"28" FROM GEODETIC [TRUE] NORTH). TRUE GROUND DISTANCES ARE SHOWN.

**LEGAL DESCRIPTION**

LEGAL DESCRIPTION OF TRACT III, DEED REEL 61 PAGE 168 SOUTHEAST QUARTER OF SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 35, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, SUBJECT TO ANY AND ALL WATER RIGHTS OF WAY AND ROADS. LEGAL DESCRIPTION SURVEYED TRACT THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 35, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, SUBJECT TO ANY AND ALL WATER RIGHTS OF WAY AND ROADS.

**NARRATIVE**

THIS SURVEY WAS PERFORMED AT THE REQUEST OF CHRIS VOLLMER TO LOCATE THE BOUNDARIES OF A TRACT OF LAND SHE WAS PURCHASING. ALL SECTION CORNER AND 1/4 CORNERS PERTINATE TO SECTION 21 ARE IN PLACE, AS SHOWN ON SURVEY 03-023-C. THESE WERE USED TO SUBDIVIDE THE SECTION AS SHOWN. THERE IS A 10' PRIVATE ROAD FROM THE PLAT OF FRUITVALE WHICH WOULD LIE TO THE EAST OF THE EAST LINE OF THE SURVEYED LANDS. THE DEVELOPED ROADWAY BEING USED OCCUPIES APPROXIMATELY 15' LYING WEST OF THE EAST LINE OF THE SURVEYED LANDS. THIS WOULD LINE UP WITH A PRIVATE ROAD FROM THE PLAT OF FRUITVALE, HOWEVER THE PLATTED ROAD, BEING 10' ON EACH SIDE OF THE SUB DIVISIONAL LINE, ENDS 660± NORTH OF THE NORTH LINE OF THE SURVEYED LANDS SHOWN. AN OVERHEAD POWER LINE IS EXISTING APPROXIMATELY 20' WEST OF THE EAST LINE OF THE LANDS SURVEYED HEREIN. THIS SURVEY WAS PERFORMED USING A SOKKIA AUTOMATIC TOTAL STATION HAVING STANDARD ERRORS OF 0'00'03" AND 3MM ± 3PPM. THE SECTION SUB DIVISIONAL MONUMENTS WERE VISITED IN THE FALL OF 2002, AND THE PROPERTY CORNERS WERE SET IN JUNE OF 2003.

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Greg E. Flowers*  
 OREGON  
 JUNE 30, 1997  
 GREG E. FLOWERS  
 02820LS

RENEWS 12/31/03

RECEIVED BY

Umatilla County Surveyor  
 Date 7-03  
 Rec'd by RF  
 No. 03-100-B

A SURVEY LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 21, T6N, R35E, WM, UMATILLA COUNTY, OREGON

FOR: CHRIS VOLLMER 53170 CIDER LANE M-F, OR.

TOMKINS LAND SURVEYING, INC.  
 115 WEST HERMISTON AV. SUITE 140  
 HERMISTON, OR. 97838  
 (541) 564-4448  
 5 NORTH COLVILLE  
 WALLA WALLA, WA. 99362  
 (509) 522-4843

DATE  
 JUNE 2003

SCALE  
 1" = 400'