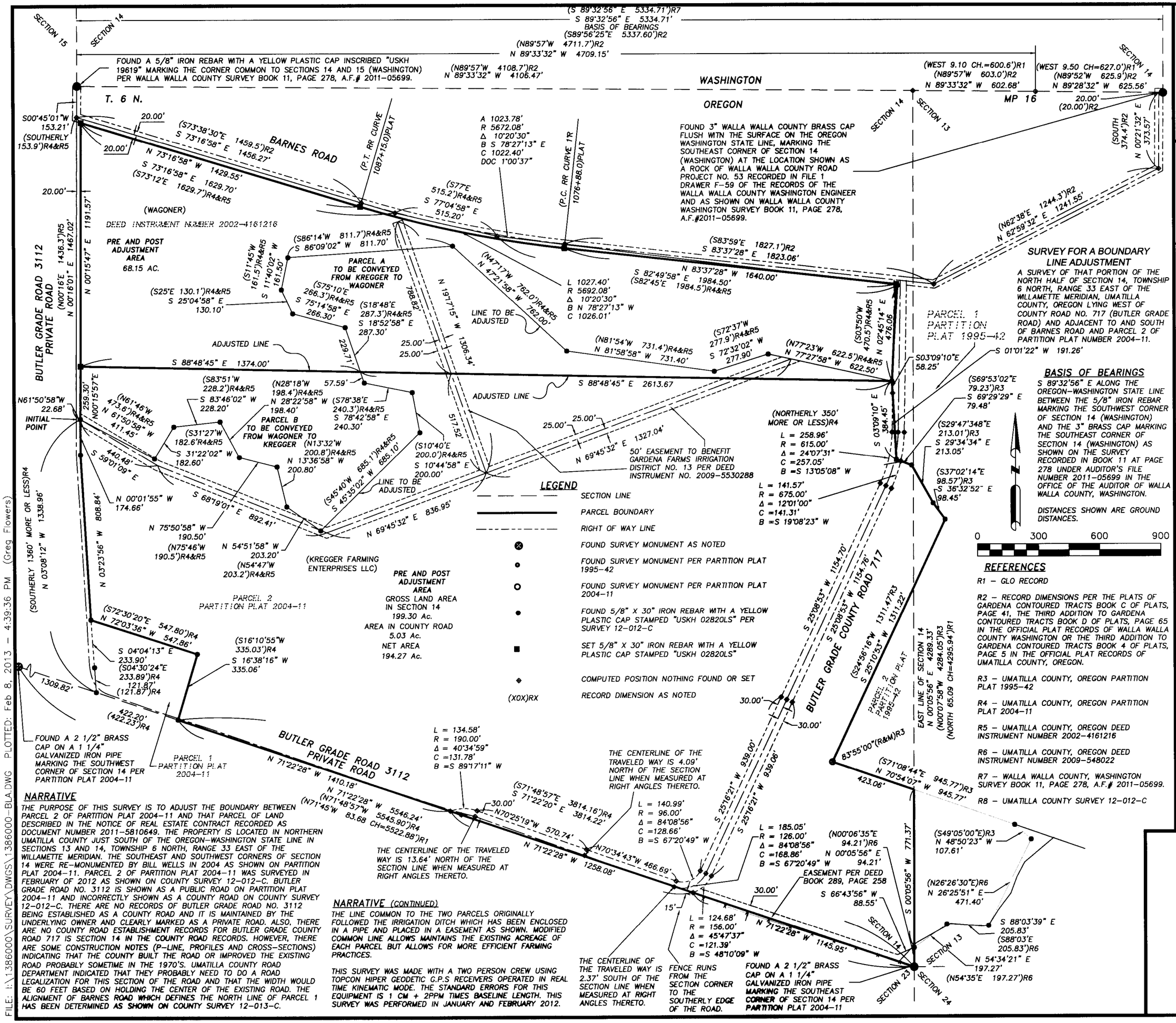

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO ADJUST THE BOUNDARY BETWEEN PARCEL 2 OF PARTITION PLAT 2004-11 AND THAT PARCEL OF LAND DESCRIBED IN THE NOTICE OF REAL ESTATE CONTRACT RECORDED AS DOCUMENT NUMBER 2011-5810649. THE PROPERTY IS LOCATED IN NORTHERN UMATILLA COUNTY JUST SOUTH OF THE OREGON-WASHINGTON STATE LINE IN SECTIONS 13 AND 14, TOWNSHIP 6 NORTH, RANGE 33 EAST OF THE WILLAMETTE MERIDIAN. THE SOUTHEAST AND SOUTHWEST CORNERS OF SECTION 14 WERE RE-MONUMENTED BY BILL WELLS IN 2004 AS SHOWN ON PARTITION PLAT 2004-11. PARCEL 2 OF PARTITION PLAT 2004-11 WAS SURVEYED IN FEBRUARY OF 2012 AS SHOWN ON COUNTY SURVEY 12-012-C. BUTLER GRADE ROAD NO. 3112 IS SHOWN AS A PUBLIC ROAD ON PARTITION PLAT 2004-11 AND INCORRECTLY SHOWN AS A COUNTY ROAD ON COUNTY SURVEY 12-012-C. THERE ARE NO RECORDS OF BUTLER GRADE ROAD NO. 3112 BEING ESTABLISHED AS A COUNTY ROAD AND IT IS MAINTAINED BY THE UNDERLYING OWNER AND CLEARLY MARKED AS A PRIVATE ROAD. ALSO, THERE ARE NO COUNTY ROAD ESTABLISHMENT RECORDS FOR BUTLER GRADE COUNTY ROAD 717 IS SECTION 14 IN THE COUNTY ROAD RECORDS. HOWEVER, THERE ARE SOME CONSTRUCTION NOTES (P-LINE, PROFILES AND CROSS-SECTIONS) INDICATING THAT THE COUNTY BUILT THE ROAD OR IMPROVED THE EXISTING ROAD PROBABLY SOMETIME IN THE 1970'S. UMATILLA COUNTY ROAD DEPARTMENT INDICATED THAT THEY PROBABLY NEED TO DO A ROAD LEGALIZATION FOR THIS SECTION OF THE ROAD AND THAT THE WIDTH WOULD BE 60 FEET BASED ON HOLDING THE CENTER OF THE EXISTING ROAD. THE ALIGNMENT OF BARNES ROAD WHICH DEFINES THE NORTH LINE OF PARCEL 1 HAS BEEN DETERMINED AS SHOWN ON COUNTY SURVEY 12-013-C.

NARRATIVE (CONTINUED)

THE LINE COMMON TO THE TWO PARCELS ORIGINALLY FOLLOWED THE IRRIGATION DITCH WHICH HAS BEEN ENCLOSED IN A PIPE AND PLACED IN A EASEMENT AS SHOWN. MODIFIED COMMON LINE ALLOWS MAINTAINS THE EXISTING ACREAGE OF EACH PARCEL BUT ALLOWS FOR MORE EFFICIENT FARMING PRACTICES.

THIS SURVEY WAS MADE WITH A TWO PERSON CREW USING TOPCON HIPER GEODETIC G.P.S RECEIVERS OPERATED IN REAL TIME KINEMATIC MODE. THE STANDARD ERRORS FOR THIS EQUIPMENT IS 1 CM + 2PPM TIMES BASELINE LENGTH. THIS SURVEY WAS PERFORMED IN JANUARY AND FEBRUARY 2012.

REFERENCES

R1 – GLO RECORD

R2 – RECORD DIMENSIONS PER THE PLATS OF GARDENA CONTOURED TRACTS BOOK C OF PLATS, PAGE 41, THE THIRD ADDITION TO GARDENA CONTOURED TRACTS BOOK D OF PLATS, PAGE 65 IN THE OFFICIAL PLAT RECORDS OF WALLA WALLA COUNTY WASHINGTON OR THE THIRD ADDITION TO GARDENA CONTOURED TRACTS BOOK 4 OF PLATS, PAGE 5 IN THE OFFICIAL PLAT RECORDS OF UMATILLA COUNTY, OREGON.

R3 – UMATILLA COUNTY, OREGON PARTITION PLAT 1995-42

R4 – UMATILLA COUNTY, OREGON PARTITION PLAT 2004-11

R5 – UMATILLA COUNTY, OREGON DEED INSTRUMENT NUMBER 2002-4161216

R6 – UMATILLA COUNTY, OREGON DEED INSTRUMENT NUMBER 2009-548022

R7 – WALLA WALLA COUNTY, WASHINGTON SURVEY BOOK 11, PAGE 278, A.F.# 2011-05699.

R8 – UMATILLA COUNTY SURVEY 12-012-C

RECEIVED BY
Umatilla County Surveyor
Date: 2/15/13
Rec'd By: [illegible]
No.: 13-070-B

REGISTERED PROFESSIONAL LAND SURVEYOR
Greg E. Flowers
OREGON
JUNE 30, 1997
GREG E. FLOWERS
02820LS
RENEWS 12/31/13
2/8/2013

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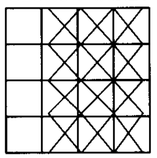
Project:
A SURVEY FOR A BOUNDARY LINE ADJUSTMENT LOCATED IN LOTS 1, 2, 3, 6, 7, 8, 9, 10 AND 11 OF SECTION 14, AND THE SW 1/4 OF THE SW 1/4 OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 33 EAST, WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

Client
KREGGER FARMING ENTERPRISES LLC
17232 STATELINE ROAD
TOUCHET, WA 99360
WAGONER TOUCHET FARMS INC
371 BALD ROAD
TOUCHET, WA 99360

SECTION INDEX



SEC 14, TWN. 6 N.
RNG 33 E.W.M.
UMATILLA COUNTY, OR

Project Mgr.	GREG FLOWERS
Drawn	GEF
Checked	CPB
Date	FEBRUARY 2013
Scale	1"=300'
CAD File:	1386000-BLA.DWG
Sheet Contents:	
Sheet No.:	1 OF 1
U.S.K.H. W.O.	1386000

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