

RECORD OF SURVEY
within the NW1/4 Section 22,
Township 4 N, Range 28 E, W.M.,
Umatilla County, Oregon

REGISTERED PROFESSIONAL LAND SURVEYOR
Jeff Newman
OREGON
MAY 10, 2011
LANCE CLARK KING
61420

RENEWS: 6/30/2017

ACREAGE TOTALS

TAX LOT	ACREAGE
100	26.0+/-
200	23.3+/-
300	4.5+/-
COMBINED TOTAL AS SURVEYED	53.79

SURVEYOR'S NARRATIVE & CERTIFICATE

THIS SURVEY WAS MADE AT THE REQUEST OF JEFF NEWMAN FOR THE PURPOSE OF RETRACING THE EXISTING BOUNDARY OF THREE PARCELS OF LAND AS DESCRIBED IN WARRANTY DEEDS, IN REEL 19, PAGE 1770, BOOK 355, PAGE 165, AND DEED IN REEL 47, PAGE 1182 AS PART OF AN ANTICIPATED SALE AGREEMENT BETWEEN MR. NEWMAN AND UNION PACIFIC RAILROAD, WITHIN SECTION 22, T4N, R28E, W.M. CONTROL FOR THIS SURVEY IS FROM FOUND MONUMENTS AS SHOWN ON THE MAP. THE BASIS OF BEARING FOR THIS SURVEY IS ALONG THE WEST LINE OF SECTION 22 AS SHOWN ON THIS SURVEY AND ON RECORD OF SURVEY (R1) AS SHOWN ON THE REFERENCE TABLE HEREON.

THE BREAKDOWN OF THE NW1/4 OF SECTION 22 WAS RETRACED PER (R1) I CALCULATED THE SW1/16 CORNER ON THE BOUNDARY OF SECTIONS 15 & 22 PER THE GLO PLAT (R6) RATHER THAN AN EQUAL SPLIT AS SHOWN ON (R1) WHICH IS SLIGHTLY DIFFERENT THAN SHOWN ON (R1). I HELD THE NW1/16 WITNESS CORNER MONUMENT ESTABLISHED IN (R1).

THE WEST BOUNDARY OF THESE PROPERTIES ARE CONTROLLED BY THE UNION PACIFIC RAILROAD RIGHT OF WAY. I TIED THE CENTERLINE OF TRACKS AND HELD AS MUCH EXISTING SURVEY RECORD DATA AS POSSIBLE BUT USED THE TRACKS AS THE MONUMENT TO CONTROL THE RIGHT-OF-WAY AS SHOWN.

THE BOUNDARY WITHIN THE SW1/4NW1/4 IS THE "A" LINE CANAL, WHICH WAS PREVIOUSLY SURVEYED ON RECORD SURVEY (R1). I HOLD THIS LINE AS PREVIOUSLY SURVEYED.

TAX LOT 1100 (MAP 4N2815) AND THE NORTHERN LINE OF THIS PARCEL WAS PREVIOUSLY SURVEYED BY DAVID KRUMBEIN (R3). I FOUND SEVERAL MONUMENTS ON THAT BOUNDARY AS SHOWN, AND USED THOSE TO REPRODUCE THAT BOUNDARY. I DID FIND A 5/8" REBAR NEAR THE INTERSECTION OF THE EASTERLY LINE OF TAX LOT 1100 AND THE SECTION LINE BETWEEN SECTIONS 15 & 22. HOWEVER THAT MONUMENT APPEARS TO HAVE BEEN SET USING THE EDWARDS BRASS CAP 1/4 CORNER, AND NOT THE 1-1/4" PIPE AND BRASS CAP THAT WAS SET IN 1966 BY THOMPSON. AS THE THOMPSON CORNER WAS USED TO ESTABLISH THIS PARCEL. ORIGINALLY, I HELD THE KRUMBEIN MONUMENTS AND SURVEY.

THE INTERIOR TAX LOT LINES SHOWN ON THIS MAP ARE SHOWN BASED ON EXISTING RECORD DATA ONLY AND THE LOCATION OF THE "A" LINE CANAL, THEY WERE NOT SURVEYED IN THIS SURVEY AND THE ACREAGE SHOWN FOR EACH INDIVIDUAL TAX LOT IS APPROXIMATE.

THE ADJOINING DEEDS OF RECORD AS SHOWN ON THIS MAP WERE CHECKED FOR OVERLAPS AND GAPS AND I FIND NO PROBLEM WITH THE WRITTEN DEED DESCRIPTIONS.

DURING THE COURSE OF THIS SURVEY MR. NEWMAN BECAME CONCERNED WITH LEGAL ACCESS TO THIS PARCEL. I REVIEWED THE DEEDS FOR EACH PARCEL AND FOUND NO SPECIFIC REGULAR ACCESS EASEMENTS TO THESE PARCELS. NOR DOES THE PROPERTY MAKE CONTACT WITH A PUBLIC ROAD OR RIGHT-OF-WAY. MR. NEWMAN ASK FOR US TO LOCATE THE MOST SOUTHERLY PROPERTY LINE OF TAX LOT 900 OF TAX MAP 4N2822B. WE SEARCHED FOR THIS MONUMENT BUT DID NOT RECOVER IT. WE DID RECOVER THE NORTHERN BOUNDARY MONUMENTS AS SHOWN AND CALCULATED THE SOUTHERN CORNER AS SHOWN. ADDITIONALLY MR. NEWMAN INQUIRED ABOUT THE AREA NEAR THE SOUTHWEST CORNER OF THIS PARCEL. MORE PARTICULARLY THAT ARE BETWEEN THE HIGHWAY RIGHT-OF-WAY AND THE RAIL ROAD RIGHT-OF-WAY. I HAD GOOD DATA (MAPS) TO SHOW THE RAIL ROAD RIGHT-OF-WAY AS SHOWN HOWEVER AFTER MUCH RESEARCH AND REQUESTS FROM THE HIGHWAY DEPARTMENT I WAS UNABLE TO LOCATE ANY HIGHWAY MAPS OR DATA TO ESTABLISH THE EXACT RIGHT-OF-WAY. I DID FIND AND USE THE HIGHWAY DATA FROM (R8) TO SHOW THE APPROXIMATE RIGHT-OF-WAY AND ALONG WITH DEED CALLS THE APPROXIMATE HIGHWAY STATIONING. DURING MY REVIEW OF THE SUBJECT DEEDS I DID FIND REFERENCE TO A CIRCUIT COURT CASE NO. 8112 DATED NOVEMBER 28, 1962. AFTER A REVIEW OF THIS COURT CASE I FOUND A RIGHT OF ACCESS CALLED FOR THAT WOULD BENEFIT THE SUBJECT PARCEL. IT STATES "A RIGHT OF ACCESS VIA A DITCH RIDER ROAD TO THE RELOCATED HERMISTON HIGHWAY OF A WIDTH OF 25 FEET ON THE SOUTHEASTERLY SIDE OF SAID HIGHWAY OPPOSITE HIGHWAY ENGINEER'S CENTERLINE STATION 97+20. I USED (R8) AND DEED CALLS TO CALCULATE THE APPROXIMATE STATION 97+20. THE EXISTING ACCESS POINT BEING USED TO ACCESS THIS PARCEL IS IN AGREEMENT WITH THIS LOCATION, I AM SHOWING THIS ACCESS POINT AS PER SAID DOCUMENT AND IN THE LOCATION OF THE EXISTING DITCH RIDER ROAD AS IT NOW EXISTS.

I LANCE KING, A REGISTERED PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT THE FIRST MONUMENT ESTABLISHING OR REESTABLISHING A BOUNDARY MONUMENT WAS PLACED ON 12/29/2015, THAT THE ADJOINING PROPERTY AND ALL PROPERTY ACCESSED IN THIS SURVEY WAS DONE IN ACCORDANCE WITH ORS 672.047, THAT THE SURVEY WAS MADE BY ME, OR UNDER MY DIRECTION, THAT THE MONUMENTS ARE AS SHOWN AND THAT THIS MAP IS A TRUE AND ACCURATE REPRESENTATION OF SAID SURVEY.

RECORDS OF REFERENCE

- R1 RECORD OF SURVEY FOR HWC, INC. BY ORION GPS, FILED UNDER COUNTY SURVEY No. 02-293-B.
- R2 PARTITION PLAT No. 1997-01 BY KRUMBEIN ENGINEERING, FILED UNDER COUNTY SURVEY No. 97-22-B.
- R3 RECORD OF SURVEY FOR JACK McFADDEN BY KRUMBEIN ENGINEERING FILED UNDER COUNTY SURVEY No. P-31-B.
- R4 SURVEY FOR UPLAND INDUSTRIES BY WAYNE HARRIS CO., INC. FILED UNDER COUNTY SURVEY No. J-107-A.
- R5 RECORD OF SURVEY FOR LARRY SULLIVAN BY EDWARDS SURVEYING FILED UNDER COUNTY SURVEY No. 83-68-AX.
- R6 U.S. RECLAMATION SERVICE SURVEYS OF SECTIONS 15 & 22, T4N, R28E, W.M., BOTH EXAMINED & APPROVED MAY 21, 1969.
- R7 PARTITION PLAT No. 1992 BY COPPOCK SURVEYING, FILED UNDER COUNTY SURVEY No. 99-118-B.
- R8 RECORD OF SURVEY FOR EARL VICKERS BY STANLEY WALLULIS, FILED UNDER COUNTY SURVEY No. 06-436-A.

SURVEY FOR:

JEFF NEWMAN / UNION PACIFIC

CK3, LLC
 CIVIL-STRUCTURAL-ELECTRICAL ENGINEERING,
 SURVEYING & PLANNING

HERMISTON, OREGON
 368 SW 5TH AVE. 945 W. ORCHARD AVE.
 ONTARIO, OR 97914 HERMISTON, OR 97838
 PHONE (541) 889-5411 PHONE (541) 567-2345
 FAX (541) 889-2074 FAX (541) 567-2305
 WEB: CK3LLC.NET

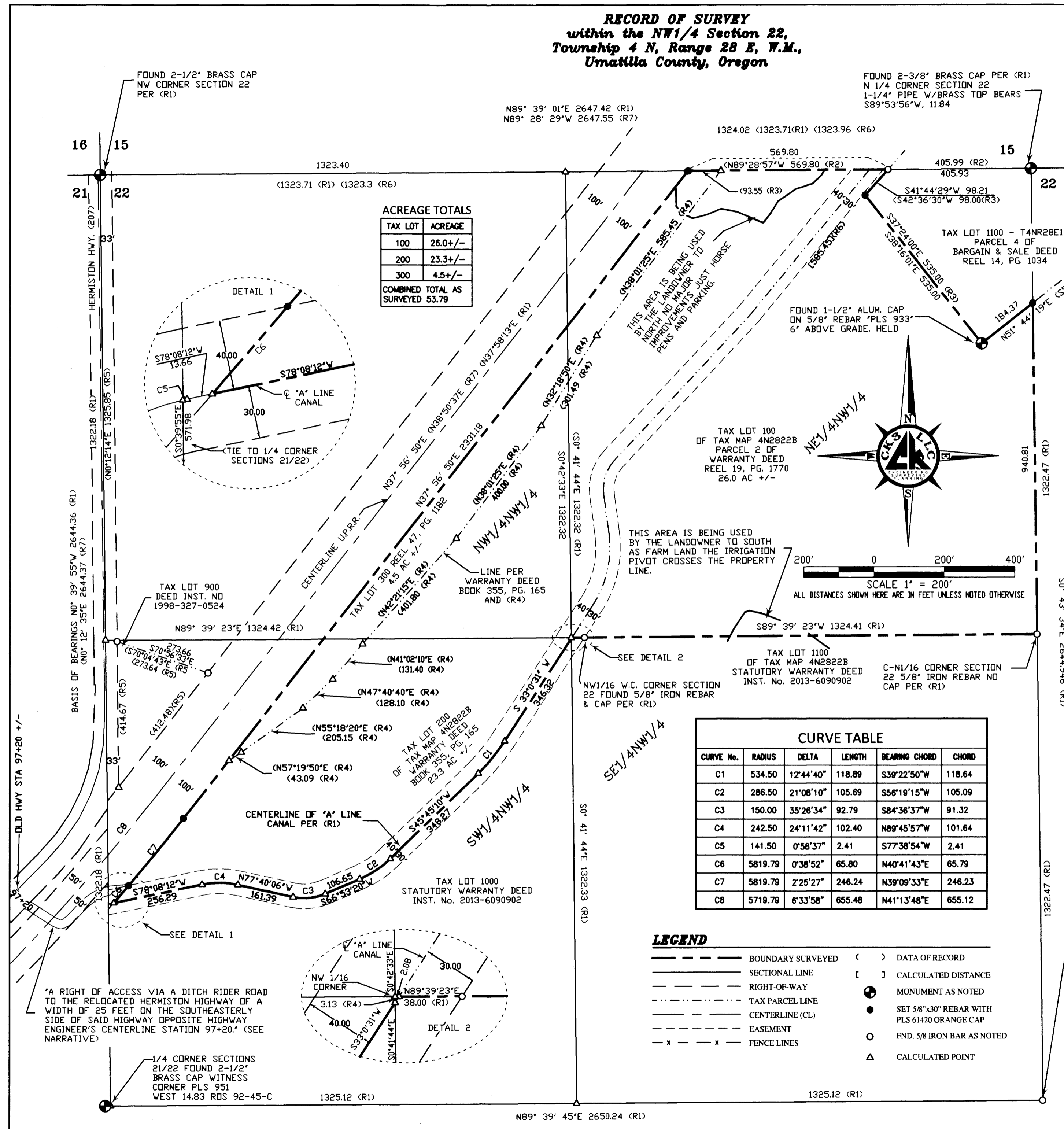
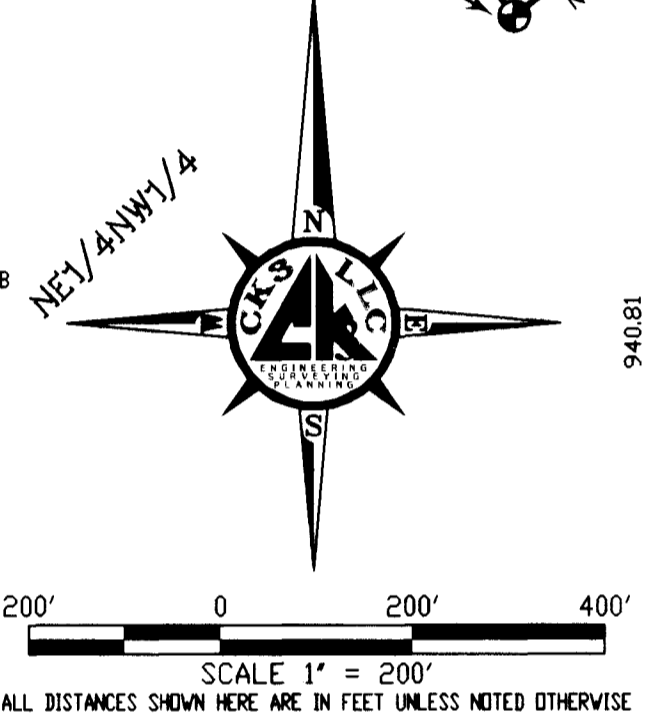
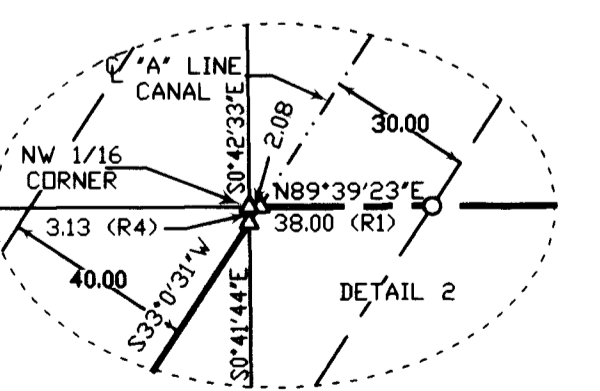
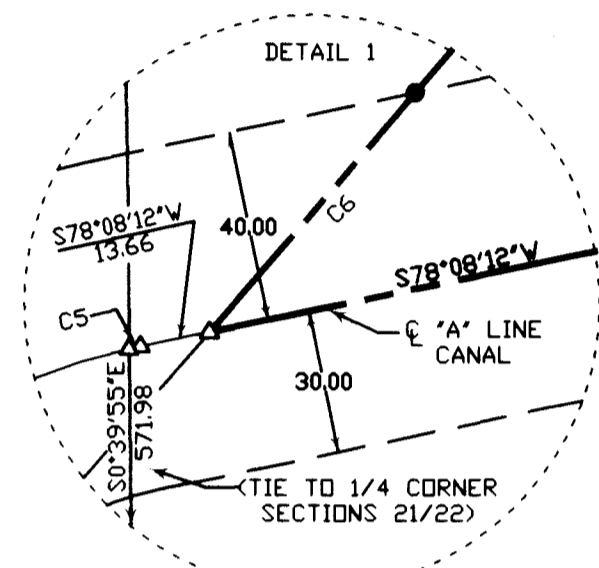
CHECKED BY: LCK FIELDBOOK No.: 0-311 PAGE(S): 13-25
 DRAWN BY: RGH DWG FILE No.: B-1209
 APPROVED BY: LCK FILENAME: V015059.dwg JOB No.: V0-15059
 DATE: 1/13/2016 DATE REVISED: SHEET: 1 of 1

CURVE TABLE

CURVE No.	RADIUS	DELTA	LENGTH	BEARING CHORD	CHORD
C1	534.50	12°44'40"	118.89	S39°22'50"W	118.64
C2	286.50	21°08'10"	105.69	S56°19'15"W	105.09
C3	150.00	35°26'34"	92.79	S84°36'37"W	91.32
C4	242.50	24°11'42"	102.40	N89°45'57"W	101.64
C5	141.50	0°58'37"	2.41	S77°38'54"W	2.41
C6	5819.79	0°38'52"	65.80	N40°41'43"E	65.79
C7	5819.79	2°25'27"	246.24	N39°09'33"E	246.23
C8	5719.79	6°33'58"	655.48	N41°13'48"E	655.12

LEGEND

— — — — —	BOUNDARY SURVEYED	< >	DATA OF RECORD
— — — — —	SECTIONAL LINE	[]	CALCULATED DISTANCE
— — — — —	RIGHT-OF-WAY	⊙	MONUMENT AS NOTED
— — — — —	TAX PARCEL LINE	●	SET 5/8"x30" REBAR WITH PLS 61420 ORANGE CAP
— — — — —	CENTERLINE (CL)	○	FND. 5/8" IRON BAR AS NOTED
— — — — —	EASEMENT	△	CALCULATED POINT
- x - x -	FENCE LINES		



TAX LOT 800 - 4N2815 DEED BOKK 276, PG. 355

50° 43' 34"E 264.4946 (R1)

1322.47 (R1)

"A RIGHT OF ACCESS VIA A DITCH RIDER ROAD TO THE RELOCATED HERMISTON HIGHWAY OF A WIDTH OF 25 FEET ON THE SOUTHEASTERLY SIDE OF SAID HIGHWAY OPPOSITE HIGHWAY ENGINEER'S CENTERLINE STATION 97+20." (SEE NARRATIVE)

1/4 CORNER SECTIONS 21/22 FOUND 2-1/2" BRASS CAP WITNESS CORNER PLS 951 WEST 14.83 RDS 92-45-C

THIS AREA IS BEING USED BY THE LANDOWNER TO SOUTH AS FARM LAND THE IRRIGATION PIVOT CROSSES THE PROPERTY LINE.

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FOUND 1-1/2" ALUM. CAP ON 5/8" REBAR 'PLS 933' 6" ABOVE GRADE. HELD

FOUND 5/8" IRON REBAR NO CAP 1' BELOW SURFACE, N89°39'40"E 11.09 FROM MONUMENT PER (R2) & (R3).

FOUND 2-3/8" BRASS CAP PER (R1) N 1/4 CORNER SECTION 22 1-1/4" PIPE W/BRASS TOP BEARS S89°53'56"W, 11.84

N89° 39' 01"E 2647.42 (R1)
 N89° 28' 29"W 2647.55 (R7)

N51°45'10"E 94.48 (R4)(R3)
 (94.58 (R2)(R3))

N89°39'40"E 155.57 (R2)(R3)
 (155.57 (R2)(R3))

1324.02 (1323.71(R1) 1323.96 (R6))

405.99 (R2)
 405.93

N89°39'40"E 492.55

1323.40
 (1323.71 (R1) 1323.3 (R6))

569.80
 (N89°28'57"W 569.80 (R2))

(93.55 (R3))

405.93
 (S41°44'29"W 98.21 (S42°36'30"W 98.00(R3))

TAX LOT 1100 - T4NR28E15 PARCEL 4 OF BARGAIN & SALE DEED REEL 14, PG. 1034

(S27°24'00"E 535.00 (R3))
 (S36°16'07"E 535.00 (R3))

184.37
 (N51° 44' 19"E (S52° 36' 20"W 805.42 (R3))

492.61 (R2)

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