

RECORD OF SURVEY

FOR A PARCEL OF LAND LOCATED IN THE S.E. 1/4 OF THE S.E. 1/4 OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 35, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

NARRATIVE

THIS BOUNDARY SURVEY WAS PERFORMED AT THE REQUEST OF JACK LEFORE.

AT THE TIME OF THIS SURVEY, THE CENTER 1/4, SOUTH 1/4, EAST 1/4, AND THE SOUTHEAST CORNERS OF SECTION 26 OF TOWNSHIP 6 NORTH, RANGE 35 EAST OF THE WILLAMETTE MERIDIAN, WERE ALL MONUMENTED AND HELD TO ESTABLISH THE SE 1/4 OF SAID SECTION 26. PARCELS 2601, 2700, 2703 AS SHOWN ON THE ASSESSOR MAP (6N-35-26D) WERE PLACED ACCORDING TO THEIR RECORD DESCRIPTIONS CONTAINED IN WARRANTY DEED BOOK 287, PAGE 251, WARRANTY DEED BOOK 292, PAGE 596 AND WARRANTY DEED BOOK 317, PAGE 462 RESPECTIVELY. IT WAS NOTED THAT THE INTENT FOR THE DIVISION OF THE S.E. 1/4 OF THE S.E. 1/4 OF SECTION 26 WAS THAT THE PARCELS APPEAR TO BE EVENLY DIVIDED (ALIQUOT PARCELS).

THE DEED FOR THE CARSON PARCEL (2601) RECORDED IN BK 287, PG. 251 OF DEEDS, RECORDS OF UMATILLA COUNTY, OREGON, COMMENCES AT THE NW CORNER OF THE SE 1/4 OF THE SE 1/4 OF SECTION 26 AND RUNS EAST FOR 1023.00 FEET (62 RODS) TO A POINT ON THE NORTH LINE OF THE SE 1/4 OF THE SE 1/4 OF SECTION 26, THEN AT A RIGHT ANGLE SOUTH 660(40 RODS).

FOR THE WEST LINE OF THE LEFORE PARCEL, BEING THE EAST LINE OF THE CARSON PARCEL, I HAVE HELD THE WEST LINE OF THE S.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 26 AND OFFSET THAT LINE PARALLEL IN THE EASTERLY DIRECTION THE RECORD DISTANCE OF 1023.00 FEET ALONG THE NORTH LINE OF THE S.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 26.

THE RECORD LEGAL DESCRIPTION FOR THE LEFORE PARCEL RECORDED IN BK. 292, PG. 596 OF DEEDS RECORDS OF UMATILLA COUNTY, OREGON:

BEGINNING AT A POINT ON THE EAST LINE OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 35, E.W.M., WHICH POINT IS 40 RODS NORTH OF THE SOUTHEAST CORNER OF SAID SECTION 26; THENCE NORTH ALONG THE EAST LINE OF SAID SECTION 26 A DISTANCE OF 450; THENCE WEST 297 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF THAT TRACT OF LAND DESIGNATED AS TRACT 1, AS CONVEYED TO EVERETT L. CARSON, ET UX, BY DEED RECORDED IN BOOK 287, PAGE 251, DEED RECORDS; THENCE SOUTH ALONG THE EAST LINE OF THE SAID CARSON TRACT A DISTANCE OF 450 FEET; THENCE EAST A DISTANCE OF 297 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THE SOUTH 16 FEET THEREOF;

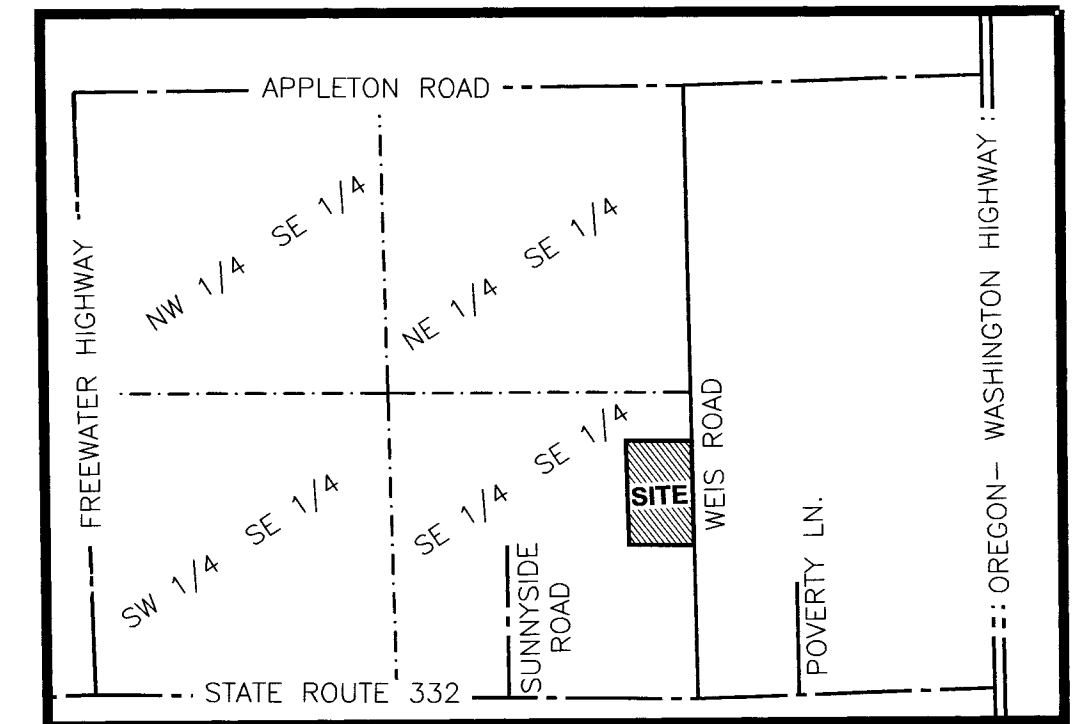
ALSO EXCEPTING THEREFROM ANY AND ALL WATER RIGHTS OF WAY AND ROADS.

AS SEEN ABOVE, THE POINT OF BEGINNING FOR THE LEFORE PARCEL IS 40 RODS(660 FEET) NORTH OF THE SOUTHEAST CORNER OF SECTION 26, FOR REESTABLISHMENT OF THE SOUTH LINE OF THE LEFORE PARCEL AND THE CARSON PARCEL, I HAVE HELD THE MID POINT AT THE 1/16TH ON THE EAST AND WEST LINES OF SE 1/4 OF THE SE 1/4 OF SECTION 26. PER THE RANSOM FRUIT TRACTS MAP, THE DISTANCE OF THE 1/4 SECTION AND 1/16 SECTION LINES ARE 1320.00 FEET(80 RODS)

HOLDING FOUND MONUMENTATION FOR THE SE 1/4 OF SECTION 26, THE DISTANCE FROM THE SOUTHEAST CORNER OF SECTION 26 TO THE POINT OF BEGINNING WAS DERIVED TO BE 661.74 FEET NORTH ALONG THE EAST LINE OF THE SE 1/4 OF SECTION 26. THE LEFORE PARCEL WAS GIVEN FULL MEASURE TO THE POINT OF BEGINNING AND TO THE PARCEL DIMENSIONS PER THE RECORD LEGAL DESCRIPTION.

THE ACKERMAN PARCEL TO THE NORTH IS COMPRISED OF TWO TRACTS. TRACT 1 WAS CREATED BY EXCEPTING THE NORTHERLY 150.00 FEET OF CARSON PARCEL PER DEED (BK. 287, PG. 251). TRACT 2 WAS THEN CREATED BY THE CORRECTED WARRANTY DEED FILED IN BOOK 317, PAGE 462 OF RECORDS OF UMATILLA COUNTY, THE RECORD LEGAL DESCRIPTION ENCOMPASSED THE REMAINING PORTION EAST OF TRACT 1 LYING NORTH OF THE LEFORE PARCEL. THEREFORE THE SOUTH LINE OF TRACT 2 IS BOUNDED BY THE NORTH LINE OF THE LEFORE PARCEL.

THIS SURVEY WAS PERFORMED WITH RTK METHODS USING SPECTRA PRECISION GPS RECEIVERS HAVING A STANDARD ERROR OF 8MM +/- 2PPM. THE MONUMENTS SHOWN HEREIN WERE VISITED IN SEPTEMBER OF 2019. DISTANCES SHOWN ARE GROUND COMPUTED USING A SCALE FACTOR OF 1.000048797941623.



VICINITY MAP NOT TO SCALE
SITE 1/4 SEC 26.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Greg E. Flowers
OREGON
PHONE 30, 1997
GREG E. FLOWERS
02820LS

RENEWS 12/31/2021

7/8/2020

RECEIVED BY
Umatilla County Surveyor
Date: 7/9/20
Rec'd By: CT
No.: 20-059-8

<p style="font-size: 8px; margin-top: 5px;">PBS Engineering and Environmental Inc. 5 N Colville St, Ste 200 Walla Walla, WA 99362 509.956.3026 pbsusa.com</p>	CLIENT: JACK LEFORE	PROJECT NO.: 67569
	SURVEYOR: GREG E. FLOWERS	DATE: 7/8/2020
CALC BY: RMR	DRAWN BY: RMR	SCALE: 1" = 200'
SECTION: 35	TOWNSHIP: 6 NORTH	RANGE: 35 EAST
CITY: MILTON FREEWATER	COUNTY: UMATILLA	SHEET <u>2</u> OF <u>2</u>