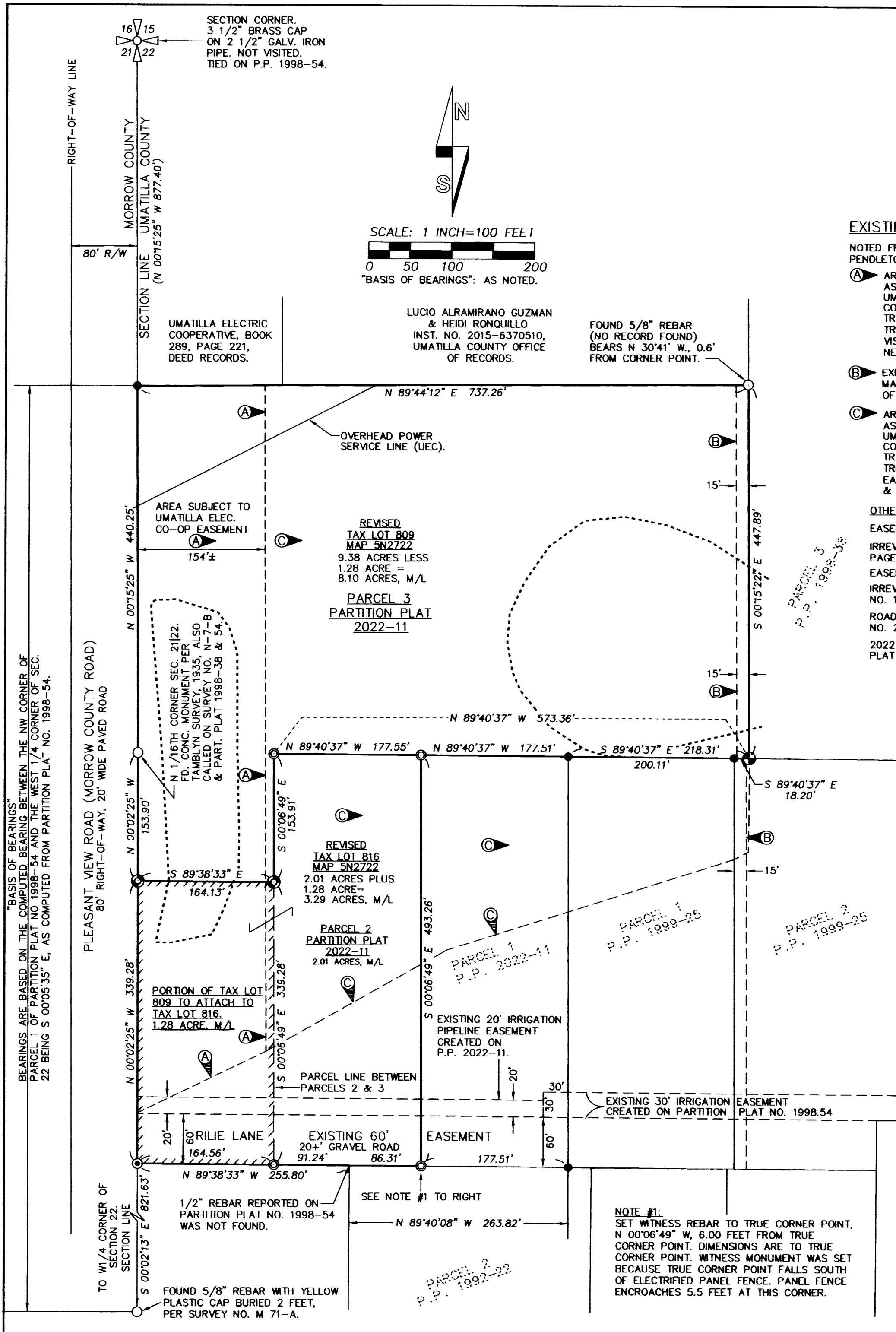


# RECORD OF SURVEY

AUGUST, 2023



### EXISTING EASEMENTS & ENCUMBRANCES

NOTED FROM OWNERSHIP & ENCUMBRANCES REPORT BY PIONEER TITLE COMPANY, PENDLETON, OREGON, ORDER NO. 101599, DATED OCTOBER 4, 2020.

- (A) AREA SUBJECT TO BLANKET EASEMENT TO UMATILLA ELECTRIC COOPERATIVE ASSOC. DATED 4-9-1938, BOOK 120, PAGE 463, (& BOOK 185, PAGE 610), UMATILLA COUNTY DEED RECORDS. EASEMENTS ARE GRANTED TO PLACE, CONSTRUCT, OPERATE, REPAIR MAINTAIN, RELOCATE AND REPLACE ELECTRIC TRANSMISSION OR DISTRIBUTION LINE OR SYSTEM, INCLUDING THE RIGHT TO TRIM TREES ENDANGERING OVERHEAD LINES. SURVEYOR'S NOTE: THE ONLY VISIBLE UEC LINE IN THE EASEMENT AREA IS THE OVERHEAD SERVICE LINE NEAR THE NORTH SIDE OF THE EASEMENT AREA.
- (B) EXISTING 15' EASEMENT FOR INGRESS-EGRESS AND IRRIGATION LINE, DATED MARCH 27, 2001, INSTRUMENT NO. 2001-3850451, UMATILLA COUNTY OFFICE OF RECORDS. IRRIGATION PIPE IS INSTALLED IN EASEMENT.
- (C) AREA SUBJECT TO BLANKET EASEMENT TO UMATILLA ELECTRIC COOPERATIVE ASSOC. DATED 1-25-1938, BOOK 120, PAGE 467, UMATILLA COUNTY DEED RECORDS. EASEMENT IS GRANTED TO PLACE, CONSTRUCT, OPERATE, REPAIR MAINTAIN, RELOCATE AND REPLACE ELECTRIC TRANSMISSION OR DISTRIBUTION LINE OR SYSTEM, INCLUDING THE RIGHT TO TRIM TREES ENDANGERING OVERHEAD LINES. SURVEYOR'S NOTE: THIS BLANKET EASEMENT INFORMATION WAS PROVIDED BY UMATILLA ELECTRIC COOPERATIVE & WAS NOT DISCLOSED IN OWNERSHIP & ENCUMBRANCE REPORT NO. 101599.

OTHER ENCUMBRANCES OF RECORD:

EASEMENTS AS SHOWN ON PARTITION PLAT NO. 1992-22.

IRREVOCABLE CONSENT AGREEMENT, RECORDED OCTOBER 26, 1992, REEL 227, PAGE 1, UMATILLA COUNTY DEED RECORDS. (RILJE LANE.)

EASEMENTS AS SHOWN ON PARTITION PLAT NO. 1998-54.

IRREVOCABLE CONSENT AGREEMENT, RECORDED DECEMBER 21, 1998, INSTRUMENT NO. 1998-3420407, UMATILLA COUNTY DEED RECORDS. (RILJE LANE.)

ROAD MAINTENANCE AGREEMENT, RECORDED SEPTEMBER 21, 2006, INSTRUMENT NO. 2006-5080061, UMATILLA COUNTY DEED RECORDS. (RILJE LANE.)

2022 IRREVOCABLE CONSENT AGREEMENT, RECORDED IN 2022 FOR PARTITION PLAT NO. 2022-11, INST. NO. 2022-7400003.

### LEGEND

- ⊙ - SET 5/8 BY 24 INCH REBAR WITH 1 1/4" RED PLASTIC CAP MARKED "OR PLS 1106 WA PLS 17972", ON THIS SURVEY.
- ⊙ - FOUND 5/8 INCH REBAR WITH 1 1/4" RED PLASTIC CAP MARKED "OR PLS 1106 WA PLS 17972" PER PARTITION PLAT NO. 2022-11.
- - FOUND 5/8" IRON REBAR WITH YELLOW PLASTIC CAP PER PARTITION PLAT 1998-54.
- ⊙ - FOUND 1/2" IRON REBAR REFERENCED ON PARTITION PLAT NO. 1992-22.
- - MONUMENT FOUND AS NOTED.
- ⊙ - FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP FROM PARTITION PLAT NO. 1998-38.
- WETLAND AREA OUTLINE FROM ON-LINE NATIONAL WETLANDS INVENTORY..

NOTES:

- THE DIMENSIONS REPORTED ON THIS SURVEY MAP ARE IDENTICAL WITH THE DIMENSIONS MEASURED AND REPORTED ON PARTITION PLAT NO. 2022-11.
- BURIED IRRIGATION LINE EXISTS IN THE EXISTING 20' IRRIGATION EASEMENT ACROSS PARCELS 2 & 3. BURIED POWER LINE EXISTS ON THE NORTH SIDE OF RILJE LANE EASEMENT. PRESSURIZED BURIED IRRIGATION LINE, BURIED PHONE LINE & OVERHEAD POWER LINES EXIST IN PLEASANT VIEW ROAD.

### NARRATIVE

THIS PROPERTY LINE ADJUSTMENT SURVEY WAS MADE AT THE REQUEST OF KALVIN B. GARTON TO DOCUMENT A PROPERTY LINE ADJUSTMENT BETWEEN PARCELS 2 AND 3 OF PARTITION PLAT NO. 2022-11. THE TAX LOT NUMBERS FOR THE ADJUSTED TRACTS AND THE LAND AREA ADJUSTED ARE SHOWN ON THIS MAP. LEGAL DESCRIPTIONS FOR AREA ADJUSTED AND RESULTING TRACT DESCRIPTION ARE PREPARED ON SEPARATE PAGES.

PARTITION PLAT NO. 2022-11 IS THE BASIS OF SURVEY CONTROL FOR THIS SURVEY. I SET 2 NEW MONUMENTS TO DEFINE THE BOUNDARY OF THE ADJUSTED TRACTS.

THE SURVEY WAS MADE WITH A GEODETIC GPS RECEIVER CONNECTED TO THE OREGON REAL TIME NETWORK. CONTROLLING MONUMENTS TIED AND NEW MONUMENTS SET WERE VERIFIED BY REDUNDANT OBSERVATIONS.

### LAND PLANNING NOTES FOR THIS PROPERTY LINE ADJUSTMENT:

PARCEL 2 OF PARTITION PLAT NO. 2022-11 IS EXISTING TAX LOT NO. 816 OF UMATILLA COUNTY ASSESSOR MAP NO. 5N2722 AND CONTAINS 2.01 ACRES, M/L.

PARCEL 3 OF PARTITION PLAT NO. 2022-11 IS EXISTING TAX LOT NO. 809 OF UMATILLA COUNTY ASSESSOR MAP NO. 5N2722 AND CONTAINS 9.38 ACRES, M/L.

REVISED TAX LOT AREA SUMMARY:

TAX LOT 816:  
2.01 ACRES EXISTING PLUS 1.28 ACRE FROM PARCEL 3=3.29 ACRES FOR REVISED TAX LOT 816.

TAX LOT 809:  
9.38 ACRES EXISTING LESS 1.28 ACRE TO TAX LOT 816=8.10 ACRES FOR REVISED TAX LOT 809.

NOTE: PROPERTY LINE ADJUSTMENT DESCRIPTIONS ARE PREPARED SEPARATELY FOR PROPERTY LINE ADJUSTMENT DEEDS.

RECEIVED BY  
Umatilla County Surveyor  
Date: 11/16/23  
Rec'd By: CT  
No.: 23-100-8

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Will R. Wells*  
OREGON  
JULY 22, 1977  
WILLIAM R. WELLS  
1106  
RENEWS 6/30/24

WELLS SURVEYING  
200 SE HAILEY SUITE 108  
P.O. BOX 1696  
PENDLETON, OR 97801  
PHONE: (541) 276-6362

DATE: 08/24	DR. BY: wrw
CK. BY: wrw	NO: 20-1770

PROJECT:  
PROPERTY LINE ADJUSTMENT SURVEY FOR:  
KALVIN B. GARTON  
BETWEEN PARCELS 2 AND 3 OF UMATILLA COUNTY PARTITION PLAT NO. 2022-11, SITUATED IN THE NW1/4 OF SECTION 22, T5N., R27E., UMATILLA COUNTY, OREGON

\KALPLA2023