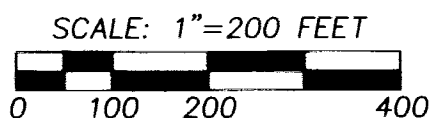
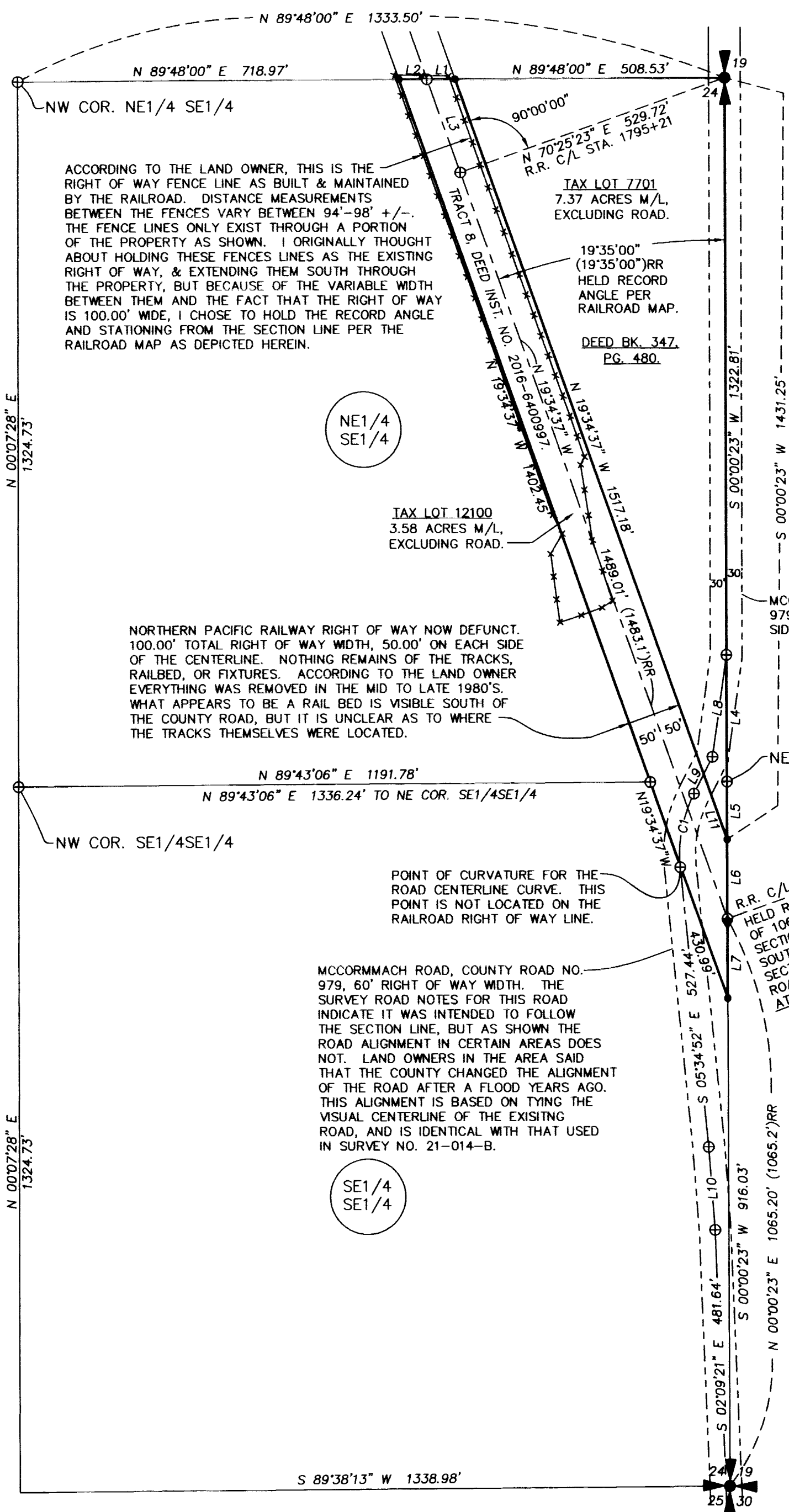


RECORD OF SURVEY

LOCATED IN THE SE1/4, SECTION 24, T3N, R32E, W,M,
UMATILLA COUNTY, OREGON.
FEBRUARY, 2024.



BEARINGS SHOWN ARE TRUE BASED ON A GEODETIC GPS OBSERVATION TAKEN AT THE EAST 1/4 CORNER OF SECTION 24. ROTATE COUNTER-CLOCKWISE 1.24431346° AND SCALE 0.999873112 C.F. TO OBTAIN GRID BEARINGS & DISTANCES.



ACCORDING TO THE LAND OWNER, THIS IS THE RIGHT OF WAY FENCE LINE AS BUILT & MAINTAINED BY THE RAILROAD. DISTANCE MEASUREMENTS BETWEEN THE FENCES VARY BETWEEN 94'-98' +/- THE FENCE LINES ONLY EXIST THROUGH A PORTION OF THE PROPERTY AS SHOWN. I ORIGINALLY THOUGHT ABOUT HOLDING THESE FENCES LINES AS THE EXISTING RIGHT OF WAY, & EXTENDING THEM SOUTH THROUGH THE PROPERTY, BUT BECAUSE OF THE VARIABLE WIDTH BETWEEN THEM AND THE FACT THAT THE RIGHT OF WAY IS 100.00' WIDE, I CHOSE TO HOLD THE RECORD ANGLE AND STATIONING FROM THE SECTION LINE PER THE RAILROAD MAP AS DEPICTED HEREIN.

NORTHERN PACIFIC RAILWAY RIGHT OF WAY NOW DEFUNCT. 100.00' TOTAL RIGHT OF WAY WIDTH, 50.00' ON EACH SIDE OF THE CENTERLINE. NOTHING REMAINS OF THE TRACKS, RAILBED, OR FIXTURES. ACCORDING TO THE LAND OWNER EVERYTHING WAS REMOVED IN THE MID TO LATE 1980'S. WHAT APPEARS TO BE A RAIL BED IS VISIBLE SOUTH OF THE COUNTY ROAD, BUT IT IS UNCLEAR AS TO WHERE THE TRACKS THEMSELVES WERE LOCATED.

POINT OF CURVATURE FOR THE ROAD CENTERLINE CURVE. THIS POINT IS NOT LOCATED ON THE RAILROAD RIGHT OF WAY LINE.

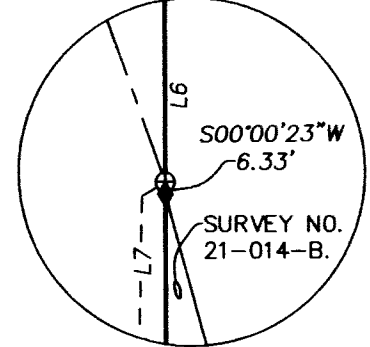
MCCORMMACH ROAD, COUNTY ROAD NO. 979, 60' RIGHT OF WAY WIDTH. THE SURVEY ROAD NOTES FOR THIS ROAD INDICATE IT WAS INTENDED TO FOLLOW THE SECTION LINE, BUT AS SHOWN THE ROAD ALIGNMENT IN CERTAIN AREAS DOES NOT. LAND OWNERS IN THE AREA SAID THAT THE COUNTY CHANGED THE ALIGNMENT OF THE ROAD AFTER A FLOOD YEARS AGO. THIS ALIGNMENT IS BASED ON TYING THE VISUAL CENTERLINE OF THE EXISTING ROAD, AND IS IDENTICAL WITH THAT USED IN SURVEY NO. 21-014-B.

C1 CURVE DATA

Δ= 32°40'24"
R=250.00'
L=142.56'
CH=140.64'
CB=N 10°45'20" E

LINE TABLE

NO.	BEARING	DISTANCE
L1	S 89°48'00" W	53.00'
L2	S 89°48'00" W	53.00'
L3	N 19°34'37" W	186.30'
L4	S 00°00'23" W	237.48'
L5	S 00°00'23" W	108.44'
L6	S 00°00'23" W	149.17'
L7	S 00°00'23" W	149.17'
L8	S 08°04'34" W	192.99'
L9	S 27°05'33" W	77.23'
L10	S 04°12'12" E	156.52'
L11	N 19°34'37" W	88.84'



THE RAILROAD IN THE SW1/4 OF SECTION 19 (SURVEY NO. 21-014-B) WAS GRANTED A 200' WIDE R-O-W BY AN ACT OF CONGRESS IN 1875, AS THE LAND WAS NOT YET UNDER PATENT. WHEN THE RAILROAD WAS ABANDONED THE R-O-W WENT DIRECTLY BACK TO THE PROPERTY IT WAS TAKEN FROM AS IT WAS NEVER DEEDED.

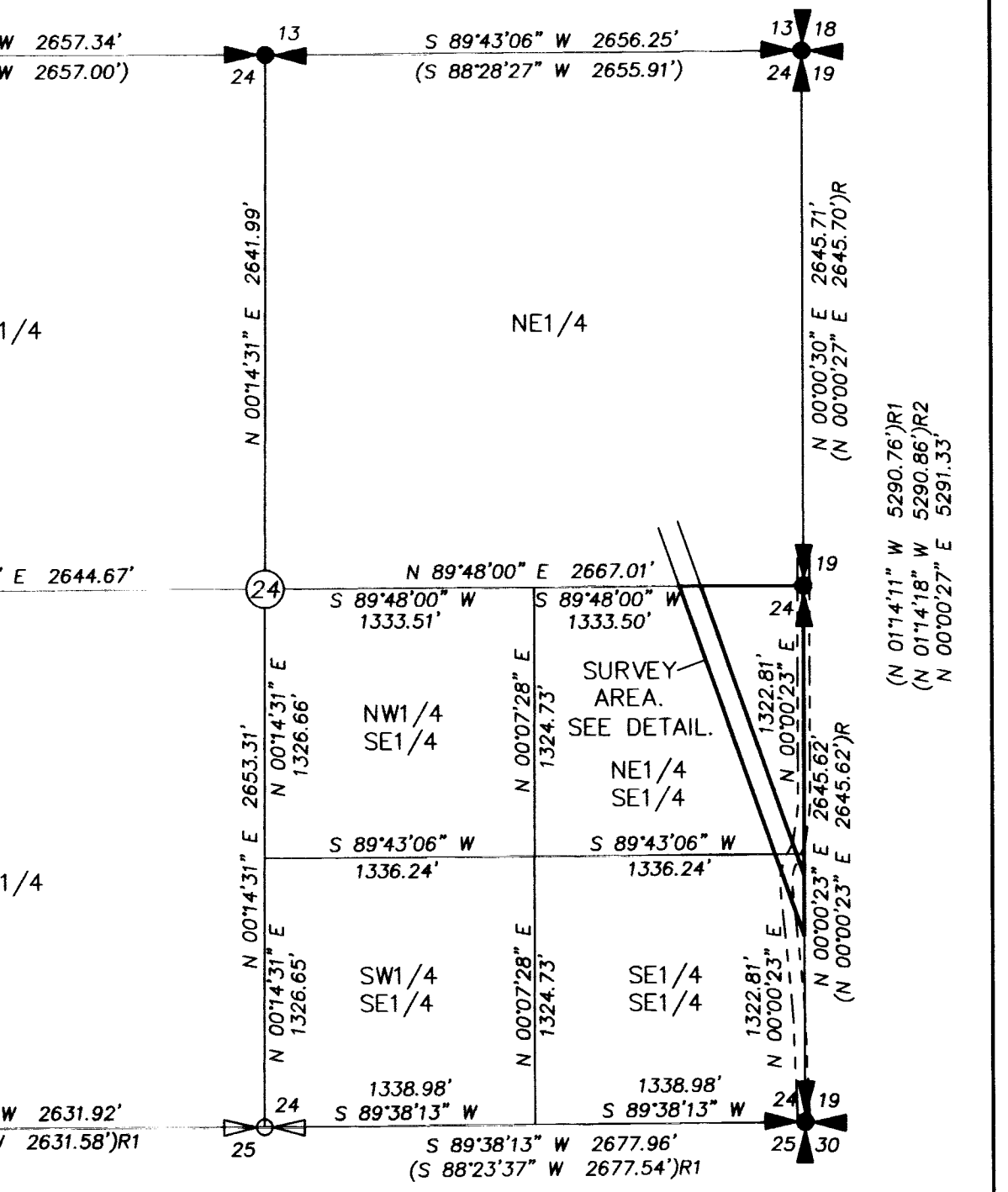
NARRATIVE

THIS SURVEY WAS MADE AT THE REQUEST OF MARK AND KELLI ROSENBERG, THE OWNERS OF THE PROPERTY SURVEYED HEREIN. MONUMENTS HELD AND SET ARE NOTED. THIS SURVEY WAS MADE WITH A ONE PERSON CREW USING A LEICA GS14 GPS RECEIVER OPERATED OVER THE OREGON REALTIME GNSS NETWORK. CONTROLLING TIES AND NEW SET MONUMENTS WERE VERIFIED BY MULTIPLE OBSERVATIONS.

RECEIVED BY
Umatilla County Surveyor
Date: 4/8/24
Rec'd By: CT
No.: 24-031-B

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
NOVEMBER 29, 2010
JASON M. WELLS
54657PLS
RENEWS 6/30/24



LEGEND

- CALCULATED QUARTER OR SECTION CORNER. NOT VISITED ON THIS SURVEY.
- FOUND BRASS CAP FOR QUARTER OR SECTION CORNER.
- SET 5/8" X 30" REBAR WITH 1 1/4" BLUE PLASTIC CAP MARKED "WELLS SURVEYING 54657PLS."
- FOUND 5/8" REBAR WITH CAP FROM SURVEY NO. 21-014-B.
- CALCULATED POINT ONLY. NOTHING FOUND OR SET.
- EXISTING FENCE LINE. A PORTION OF WHICH BEING THE APPARENT RAILROAD RIGHT OF WAY FENCE.
- (XOX) RECORD DIMENSION PER SURVEY NO. 21-047-B.
- (XOX)R RECORD DIMENSION PER SURVEY NO. 21-014-B.
- (XOX)R1 RECORD DIMENSION PER SURVEY NO. 13-529-C.
- (XOX)R2 RECORD DIMENSION PER SURVEY NO. 12-094-C.
- (XOX)RR RECORD DIMENSION PER RAILROAD RIGHT OF WAY MAP B-19-3, WALLULA TO PENDLETON CIRCA NOVEMBER 1, 1960.

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

DATE: 02/24 DR. BY: JMW
CK. BY: JPW NO: 24-

PROJECT: \MROSENBERG2024ROT

SURVEY FOR:
ROSENBERG

LOCATED IN THE SE1/4 SECTION 24,
TOWNSHIP 3 NORTH, RANGE 32 EAST, W.M.
UMATILLA COUNTY, OREGON.