

# RECORD OF SURVEY

LOCATED IN THE NE1/4 AND NW1/4 OF SECTION 21,  
TOWNSHIP 5 NORTH, RANGE 28 EAST, W.M.,  
UMATILLA COUNTY, OREGON

## SURVEYOR'S NOTES:

- BASIS OF BEARING IS GRID, OREGON STATE PLANE, NORTH ZONE, NAD83(11), BASED ON GPS OBSERVATIONS. DISTANCES ARE "GROUND" SCALED FROM GRID USING A COMBINED FACTOR OF 1.00004315 (0.99995685) AT LAT: 45°54'03.6"N LON: 119°18'49.5"W
- = DENOTES SET 5/8"x30" REBAR WITH ORANGE PLASTIC CAP STAMPED "LOCKE LS 94657"
- = DENOTES FOUND MONUMENT AS NOTED
- = DENOTES COMPUTED POSITION. MONUMENT NOT FOUND OR SET
- EQUIPMENT AND PROCEDURES: THIS SURVEY WAS PERFORMED WITH DUAL FREQUENCY GNSS RECEIVERS CONFIGURED FOR REAL TIME KINEMATIC SURVEYING. GNSS OBSERVATIONS WERE PROCESSED USING NATIONAL GEODETIC SURVEY ONLINE POSITIONAL USER SERVICE (OPUS)
- (M) = MEASURED PER THIS SURVEY (C) = COMPUTED PER THIS SURVEY  
 (R1) = RECORD PER PARTITION PLAT 2018-03, RECORDED 05-09-18 (McKINNIS)  
 (R2) = RECORD PER SURVEY FOR BONNEY ESTATE, RECORDED 07-31-17, FILE 17-093-B (McKINNIS)  
 (R3) = RECORD PER SURVEY FOR BALFOUR BEATTY, RECORDED 12-31-20, FILE 20-112-B (BALMAN)  
 (R4) = RECORD PER SURVEY FOR BONNEY, RECORDED 07-13-16, FILE 16-075-B (PRIMM)  
 (R5) = RECORD PER PARTITION PLAT 2009-16, RECORDED 06-09 (EDWARDS)  
 (R6) = RECORD PER PARTITION PLAT 2014-13, RECORDED 12-23-14 (EDWARDS)  
 (R7) = RECORD PER SURVEY FOR WHITLOCK/NOBLES, RECORDED 04-22-22, FILE 22-047-B (KENNY)  
 (R8) = RECORD PER PARTITION PLAT 2009-06, RECORDED 03-18-2009 (EDWARDS)  
 (R9) = RECORD PER PARTITION PLAT 2006-01, RECORDED 01-18-2006 (EDWARDS)  
 (R10) = RECORD PER PARTITION PLAT 20004-07, RECORDED 03-22-04 (EDWARDS)
- THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS IF ANY OTHERS EXIST

## LEGAL DESCRIPTION

PARCEL 1 OF PARTITION PLAT NO. 2018-03 (INSTRUMENT NO. 2018-6710627, OFFICE OF UMATILLA COUNTY RECORDS), LOCATED IN SECTION 21, TOWNSHIP 5 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

## SURVEYOR'S NARRATIVE:

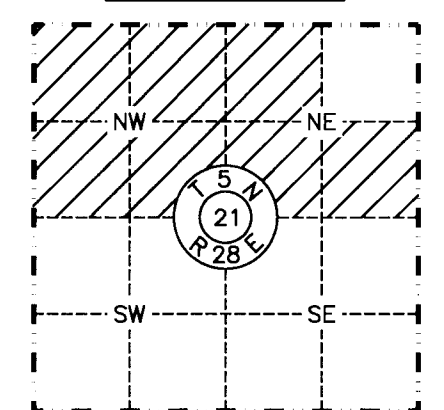
THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH AN ALTA/NSPS LAND TITLE SURVEY IN MAY, 2024. THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE BOUNDARY OF THE SUBJECT PROPERTY. THE BOUNDARY WAS ESTABLISHED BY HOLDING FOUND MONUMENTS OF RECORD AND PROPORTIONATE RECORD ANGLES AND DISTANCES.

THE BOUNDARY OF PARCEL 2, PARTITION PLAT 2018-03, WAS ESTABLISHED BY HOLDING RECORD ANGLES OFF OF THE TWO NORTHERLY FOUND MONUMENTS AND RECORD DISTANCES.

THE NORTHERLY PORTION OF THE WEST LINE (EAST AND NORTH LINES OF THOSE PARCELS AS DESCRIBED IN REEL 133, PAGE 1842 AND REEL 265, PAGE 404) WAS ESTABLISHED BY HOLDING RECORD ANGLES AND DISTANCES PER SAID DEEDS.

A FEW OF TYPOGRAPHICAL ERRORS EXIST ON McKINNIS' 2017 AND 2018 SURVEYS. FIRST IS A TYPO ON THE BEARING OF ONE OF THE EAST LINES OF THAT PARCEL DESCRIBED IN REEL 265, PAGE 404. McKINNIS DROPPED A DIGIT ON HIS BEARING OF N1°16'09"E WHICH SHOULD'VE READ N11°16'09"E. THIS BEARING WOULD MATCH THE DEEDS FOR THE SURROUNDING PARCELS. SECOND, McKINNIS REPORTS A DISTANCE OF 1562.15' ALONG A PORTION OF THE NORTH LINE OF THE SUBJECT PROPERTY, WHEREAS THE DISTANCE IN THE DEED IS 1567.30'. LASTLY, ON PARTITION PLAT 2018-03 HE REPORTS A DISTANCE OF 160.24' FOR AL3 (30' ACCESS/EGRESS EASEMENT). HOLDING THIS DISTANCE RESULTS IN AN EASEMENT THAT DOES NOT MATCH THE LOCATION OF THE EXISTING ROAD AND DOES NOT CLOSE ON PARCEL 2. ADJUSTING THIS LINE LENGTH TO 437.89' MAKES THE EASEMENT MORE CLOSELY MATCH THE LOCATION OF THE EXISTING ROAD AND CLOSE ON PARCEL 2.

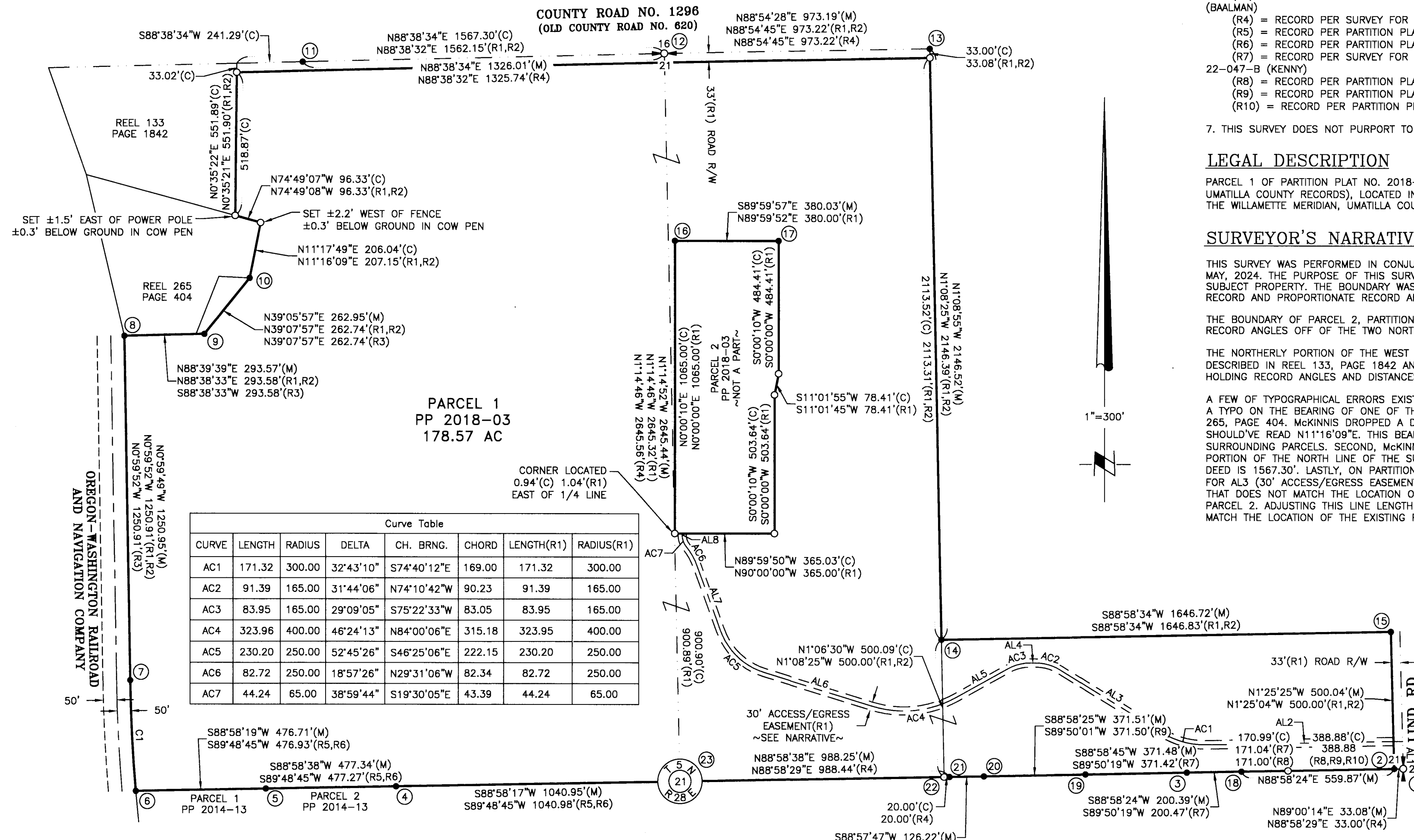
## SECTION INDEX



REV: NONE

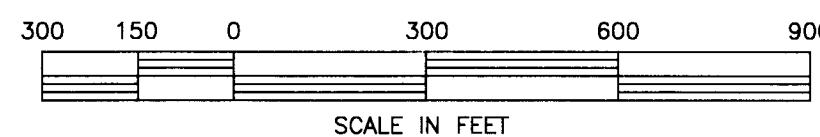
FOUND MONUMENT TABLE	
① FOUND 2-1/2" BRASS CAP STAMPED "2023 LS 02820" ±0.10' BELOW ASPHALT, ±13' WEST OF T-POST WITH BEARING OBJECT TAG	⑬ FOUND 5/8" REBAR FLUSH IN OLD RAILROAD TIE FENCE CORNER, ±1.6' NORTH OF T-POST
② FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "LS 48490" ±0.1' BELOW GROUND, ±15' SOUTH OF FENCE POST WITH BEARING OBJECT TAG	⑭ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "McKINNIS 2431"
③ FOUND 5/8" REBAR WITH PINK PLASTIC CAP STAMPED "KENNY LS 89374"	⑮ FOUND 5/8" REBAR WITH BROKEN YELLOW PLASTIC CAP ±0.3' BELOW GROUND, ±5' EAST OF FENCE CORNER, ±11.8' WEST OF EDGE OF PAVEMENT
④ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "EDWARDS 951"	⑯ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "McKINNIS 2431"
⑤ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "EDWARDS 951" ±0.2' BELOW GROUND, ±0.6' WEST OF FENCE POST, ±9.7' SOUTH OF RAILROAD TIE	⑰ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "McKINNIS 2431"
⑥ FOUND 5/8" REBAR ±22' SOUTHWEST OF FENCE CORNER	⑱ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "EDWARDS 951" ±0.8' ABOVE GROUND, ±0.3' WEST OF SIGN, AT NORTH EDGE OF GRAVEL
⑦ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "LS 48490"	⑲ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "EDWARDS 951" ±1.2' BELOW GROUND, ±3.0' SOUTH OF EDGE OF GRAVEL
⑧ FOUND 5/8" REBAR WITH PINK PLASTIC CAP STAMPED "RSI DPB 86848PLS ±0.1' BELOW GROUND IN DIRT ROAD, ±1.0' SOUTH OF EDGE OF GRAVEL	⑳ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "EDWARDS 951" ±1.8' BELOW GROUND, ±0.2' SOUTH OF T-POST, ±1.3' WEST OF POST
⑨ FOUND 5/8" REBAR WITH PINK PLASTIC CAP STAMPED "RSI DPB 86848PLS ±0.1' BELOW GROUND, ±1.6' NORTHEAST OF FENCE CORNER	㉑ FOUND BENT 5/8" REBAR WITH BROKEN YELLOW PLASTIC CAP, ±0.3' BELOW GROUND IN GRAVEL DRIVEWAY
⑩ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "1861" ±0.8' ABOVE GROUND, ±1.0' WEST OF FENCE POST	㉒ SCRIBE IN ROCK COULD NOT BE LOCATED. ROCK OUTCROPPING IS CRUMBLING AND APPEARS TO HAVE BEEN DAMAGED DURING RECENT NEARBY CONSTRUCTION
⑪ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "LS 2850" ±6' SOUTH OF FENCE, FLUSH WITH GROUND	㉓ FOUND 2" ALUMINUM CAP ±3.5' BELOW GROUND, ±9.0' NORTH OF FENCE
⑫ FOUND 3" BRASS CAP STAMPED "US DOI 1975" ±1.0' BELOW GROUND, ±1.5' NORTH OF FENCE LINE	

LINE TABLE				
LINE	DIRECTION	LENGTH	DIRECTION(R1)	LENGTH(R1)
AL1	N1°25'25"W	99.75	N1°25'04"W	100.00
AL2	S88°58'15"W	720.34	S88°58'36"W	720.34
AL3	N58°18'39"W	437.89	N58°18'18"W	160.24
AL4	S89°57'06"W	23.20	S89°57'27"W	23.20
AL5	S60°48'00"W	213.86	S60°48'21"W	213.86
AL6	N72°47'49"W	411.11	N72°47'28"W	411.12
AL7	N20°02'23"W	246.50	N20°02'02"W	246.50
AL8	N0°00'21"W	6.36	N0°00'00"E	6.36



Curve Table							
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CHORD	LENGTH(R1)	RADIUS(R1)
AC1	171.32	300.00	32°43'10"	S74°40'12"E	169.00	171.32	300.00
AC2	91.39	165.00	31°44'06"	N74°10'42"W	90.23	91.39	165.00
AC3	83.95	165.00	29°09'05"	S75°22'33"W	83.05	83.95	165.00
AC4	323.96	400.00	46°24'13"	N84°00'06"E	315.18	323.95	400.00
AC5	230.20	250.00	52°45'26"	S46°25'06"E	222.15	230.20	250.00
AC6	82.72	250.00	18°57'26"	N29°31'06"W	82.34	82.72	250.00
AC7	44.24	65.00	38°59'44"	S19°30'05"E	43.39	44.24	65.00

Curve Table							
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CHORD	LENGTH(R1)	RADIUS(R1)
C1	403.24	5679.58	4°04'04"	S2°54'14"E	403.15	403.25	5679.58



REGISTERED PROFESSIONAL LAND SURVEYOR  
*Mosier P. Locke*  
 OREGON  
 JANUARY 10, 2023  
 MOSIER P. LOCKE  
 94657PLS  
 RENEWS: 12/31/2024

DATE: 05/22/2024

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 www.rogerssurveying.com

CLIENT	KPFF		JOB	35422
PROJECT	RECORD OF SURVEY			
PTN	NE1/4 & NW1/4 SEC 21, T5N, R28E, WM			
DRN. BY	MPL	SCALE	1" = 300'	F. B. NO. BK 918
APPROVED	MPL	DATE	05-06-2024	ACAD VER - C3D21
				FILE: 35422-ROS.DWG
				SHEET 1 OF 1

RECEIVED BY  
 Umatilla County Surveyor  
 Date: 5/28/24  
 Rec'd By: CT  
 No.: 24-049-B