

RECORD OF SURVEY

LOCATED IN THE SW1/4 OF SECTION 3 AND THE SE1/4 OF SECTION 4,
TOWNSHIP 3 NORTH, RANGE 34 EAST, W.M., UMATILLA COUNTY, OREGON.
NOVEMBER, 2014

LEGEND

- SET A RAILROAD SPIKE WITH A "+" AND STAMPED "PLS 54657" IN ASPHALT WALKWAY.
- FOUND A 5/8"x24" IRON REBAR WITH 1 1/4" PURPLE PLASTIC CAP MARKED "WELLS SURVEYING 54657PLS." PER SURVEY NO. 15-001-C.
- ◆ FOUND A 5/8"x24" IRON REBAR WITH PURPLE PLASTIC CAP AS REPORTED ON SURVEY NO. 13-124-C.
- ⊙ FOUND A 3/4" PVC PIPE SET OVER STONE AS REPORTED ON SURVEY NO. 08-143-B.
- ⊙ FOUND A "PK" NAIL WITH BRASS WASHER BY PLS 2627 AS REPORTED ON SURVEY NO. 08-143-B.
- ⊙ FOUND A 5/8" IRON REBAR WITH 1 1/8" DIA. ORANGE PLASTIC CAP FROM SURVEY NO. 08-143-B.
- FOUND EITHER A 5/8" IRON REBAR WITH A RED PLASTIC CAP OR A "PK" WITH BRASS WASHER AS REPORTED ON ON PARTITION PLAT NO. 2012-10.
- FOUND A 5/8" IRON REBAR WITH 1 1/2" ALUM. CAP FROM SURVEY NO. 85-157-B.
- ⊕ CALCULATED POINT ONLY. NOTHING FOUND OR SET.
- (XOX) RECORD DIMENSION FROM SURVEY 08-143-B.
- (XOX)R RECORD DIMENSION FROM PARTITION PLAT NO. 2012-10.
- (XOX)D RECORD DIMENSION FROM DEED RECORDED AS INSTRUMENT NO. 2012-5980328.
- EXISTING BARBED WIRE FENCE. NOT ALL ARE SHOWN.

SCALE: 1"=60 FEET
0 30 60 120
"BASIS OF BEARINGS" SURVEY NO. 15-001-C. COMMON DIMENSIONS SHOWN ARE IDENTICAL WITH THOSE OF SAID SURVEY.

AREA SUMMARY

TAX LOT 600 (PARCEL 1 P.P. 2012-10) TAX MAP NO. 3N1403
AREA BEFORE ADJUSTMENT OUTSIDE HWY. EASEMENT (USABLE AREA) 2.93 ACRES M/L
AREA BEFORE ADJUSTMENT INSIDE HWY. EASEMENT 1.47 ACRES M/L
AREA OF TRIANGLE INSIDE HWY. EASEMENT TO BE REMOVED FROM TAX LOT 600 AND ATTACHED TO TAX LOT 2400 0.31 ACRES M/L
AREA AFTER ADJUSTMENT INSIDE HWY. EASEMENT 1.16 ACRES M/L
AREA AFTER ADJUSTMENT OUTSIDE HWY. EASEMENT (USABLE AREA) 2.93 ACRES M/L

TAX LOT 2401 TAX MAP NO. 3N3404DA
AREA BEFORE ADJUSTMENT = 6.45 ACRES M/L
AREA AFTER ADJUSTMENT = 6.47 ACRES M/L
NET GAIN = 0.31 ACRES M/L

L	NO.	BEARING	DISTANCE
L1	S 33°08'13" W	23.91'	
L2	S 33°08'13" W	47.12'	
L3	N 50°09'45" W	64.12'	
L4	S 88°45'41" E	80.00'	
L5	N 88°45'41" W	50.00'	

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF ERIC SEDERBURG OWNER OF THE PROPERTIES INVOLVED IN THIS PROPERTY LINE ADJUSTMENT, TO ADJUST THE PROPERTY LINES OF TAX LOTS 2401 AND 600 AS SHOWN. THE OLD OREGON-WASHINGTON HIGHWAY NO. 11 IS CONTAINED INSIDE AN EASEMENT TO THE STATE OF OREGON THROUGH PARCEL 1 OF PARTITION PLAT 2012-10, AS SHOWN. OFFSETTING THE EASTERLY RIGHT-OF-WAY LINE OF OLD HIGHWAY NO. 11, 80 FEET WESTERLY, TO OBTAIN THE WESTERLY RIGHT-OF-WAY LINE OF THE OLD HIGHWAY, LEAVES A TRIANGULAR PIECE OF PROPERTY THAT IS UNUSABLE TO PARCEL 1 BECAUSE IT IS SPLIT BY THE HIGHWAY RIGHT-OF-WAY. ALTHOUGH ALL OF THE PROPERTY OF PARCEL 1 NORTHWESTERLY OF THE EASTERLY RIGHT-OF-WAY LINE OF OLD HIGHWAY NO. 11 IS BURDENED BY THE EASEMENT, THE TRIANGULAR PIECE BETTER SERVES THE PROPERTY WESTERLY OF THE HIGHWAY WHICH IS TAX LOT 2401. THE ZONE LINES SHOWN, ARE SCALED FROM A UMATILLA COUNTY ZONING MAP AND APPROXIMATE. IT IS UNKNOWN HOW UMATILLA COUNTY DERIVED THE ZONE BOUNDARIES, AS THEY DO NOT FOLLOW A SPECIFIC BOUNDARY LINE. THE PROPERTIES INVOLVED IN THIS PROPERTY LINE ADJUSTMENT SURVEY WERE PREVIOUSLY SURVEYED IN SURVEYS 13-124-C, 15-001-C, AND PARTITION PLAT 2012-10. AS STATED IN SURVEY NO. 13-124-C, WILDHORSE CREEK IS A NATURAL MEANDERING WATER BOUNDARY AND THE INTENT OF THIS SURVEY IS NOT TO "FIX" ITS LOCATION.

A TRIMBLE R8 GEODETIC GPS RECEIVER AND A TRIMBLE 5700 SERIES BASE STATION OPERATED IN REAL TIME KINEMATIC MODE WERE USED FOR CONTROLLING TIES AND CORNER SETS.

RECEIVED BY
Umatilla County Surveyor
Date: 4/16/2015
Rec'd By: G. Hendley
No.: 15-021-C

REGISTERED PROFESSIONAL LAND SURVEYOR
JASON M. WELLS
OREGON
NOVEMBER 29, 2010
JASON M. WELLS
54657PLS
RENEWS 6/30/16

WELLS SURVEYING
1 SW NYE AVENUE, SUITE B
P.O. BOX 1696
PENDLETON, OREGON
PHONE: (541) 276-6362
DATE: 02/15 DR. BY: JMW
CK BY: DMT NO: 15-1540

PROJECT:
PROPERTY LINE ADJUSTMENT SURVEY FOR:
ERIC SEDERBURG
LOCATED IN THE SW1/4 OF SECTION 3, & SE1/4 SECTION 4, T3N, R34E, W1M, EAST, W.M., UMATILLA COUNTY, OREGON.

ERICSEDERBURGBA2

