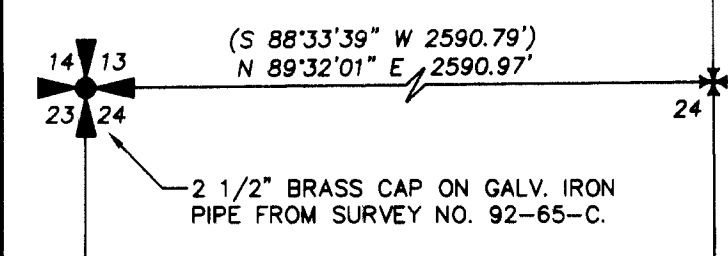


PROPERTY LINE ADJUSTMENT MAP
SHEET 1 OF 2

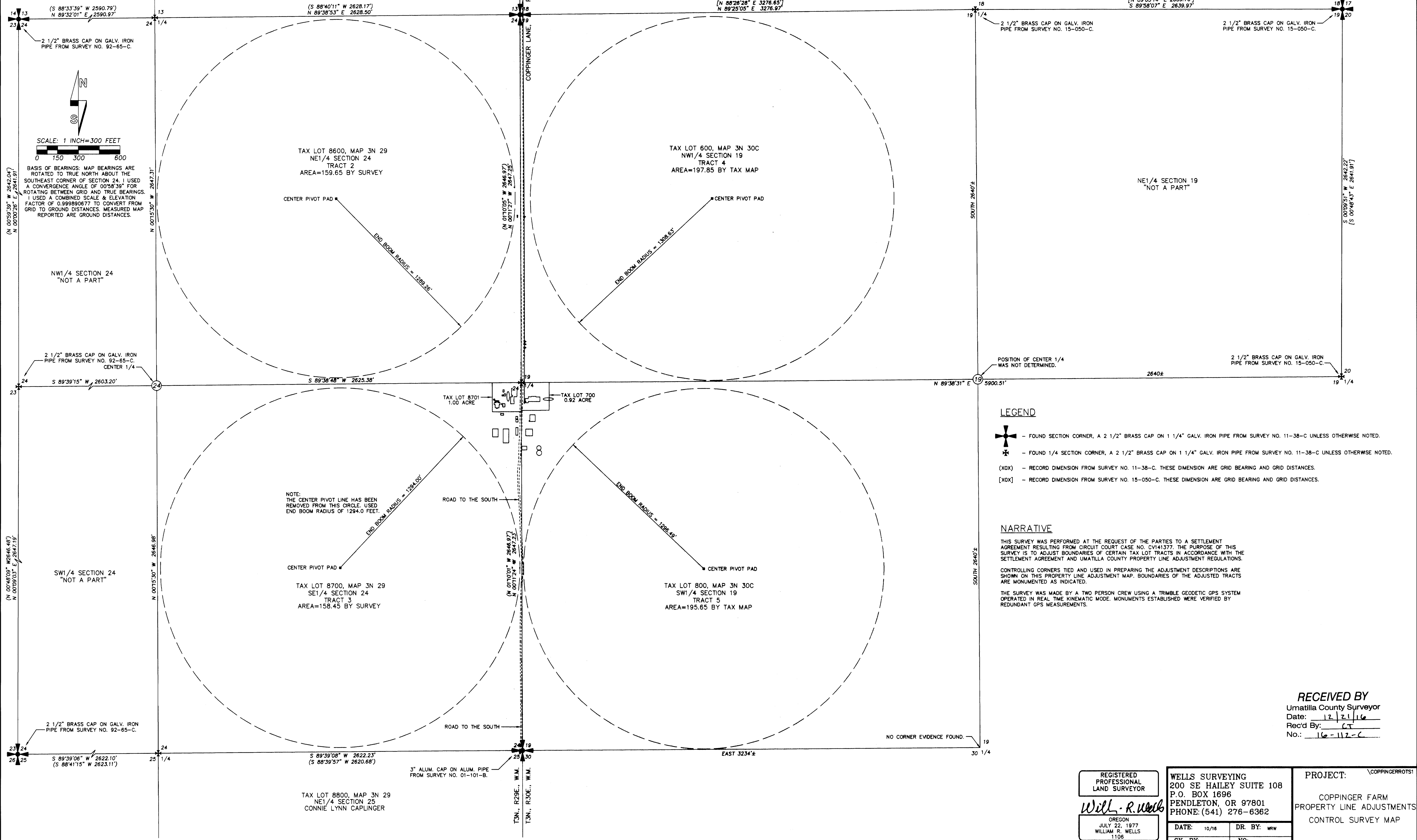
TAX LOT 3700, MAP 3N 29
E1/2 SECTION 13
TRACT 1
LANDS OF JYG FARMS, LLC, 1/3; CONNIE LYNN CAPLINGER, 1/3; WENDY DIANE LAVENDER, 1/3

LANDS OF VOLLENDORFF AGENCY LLC

SEE ACCESS EASEMENT RECORDED
AS INST. NO. 2016-8500173.
UMATILLA COUNTY OFFICE OF RECORDS



SCALE: 1 INCH=300 FEET
BASIS OF BEARINGS: MAP BEARINGS ARE ROTATED TO TRUE NORTH ABOUT THE SOUTHEAST CORNER OF SECTION 24. I USED A CONVERGENCE ANGLE OF 0°58'39" FOR ROTATING BETWEEN GRID AND TRUE BEARINGS. I USED A COMBINED SCALE & ELEVATION FACTOR OF 0.999890677 TO CONVERT FROM GRID TO GROUND DISTANCES. MEASURED MAP REPORTED ARE GROUND DISTANCES.



LEGEND

- ✚ - FOUND SECTION CORNER, A 2 1/2" BRASS CAP ON 1 1/4" GALV. IRON PIPE FROM SURVEY NO. 11-38-C UNLESS OTHERWISE NOTED.
- ✚ - FOUND 1/4 SECTION CORNER, A 2 1/2" BRASS CAP ON 1 1/4" GALV. IRON PIPE FROM SURVEY NO. 11-38-C UNLESS OTHERWISE NOTED.
- (XOX) - RECORD DIMENSION FROM SURVEY NO. 11-38-C. THESE DIMENSION ARE GRID BEARING AND GRID DISTANCES.
- [XOX] - RECORD DIMENSION FROM SURVEY NO. 15-050-C. THESE DIMENSION ARE GRID BEARING AND GRID DISTANCES.

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF THE PARTIES TO A SETTLEMENT AGREEMENT RESULTING FROM CIRCUIT COURT CASE NO. CV141377. THE PURPOSE OF THIS SURVEY IS TO ADJUST BOUNDARIES OF CERTAIN TAX LOT TRACTS IN ACCORDANCE WITH THE SETTLEMENT AGREEMENT AND UMATILLA COUNTY PROPERTY LINE ADJUSTMENT REGULATIONS. CONTROLLING CORNERS TIED AND USED IN PREPARING THE ADJUSTMENT DESCRIPTIONS ARE SHOWN ON THIS PROPERTY LINE ADJUSTMENT MAP. BOUNDARIES OF THE ADJUSTED TRACTS ARE MONUMENTED AS INDICATED. THE SURVEY WAS MADE BY A TWO PERSON CREW USING A TRIMBLE GEODETIC GPS SYSTEM OPERATED IN REAL TIME KINEMATIC MODE. MONUMENTS ESTABLISHED WERE VERIFIED BY REDUNDANT GPS MEASUREMENTS.

RECEIVED BY

Umatilla County Surveyor
Date: 12/21/16
Rec'd By: CT
No.: 16-117-C

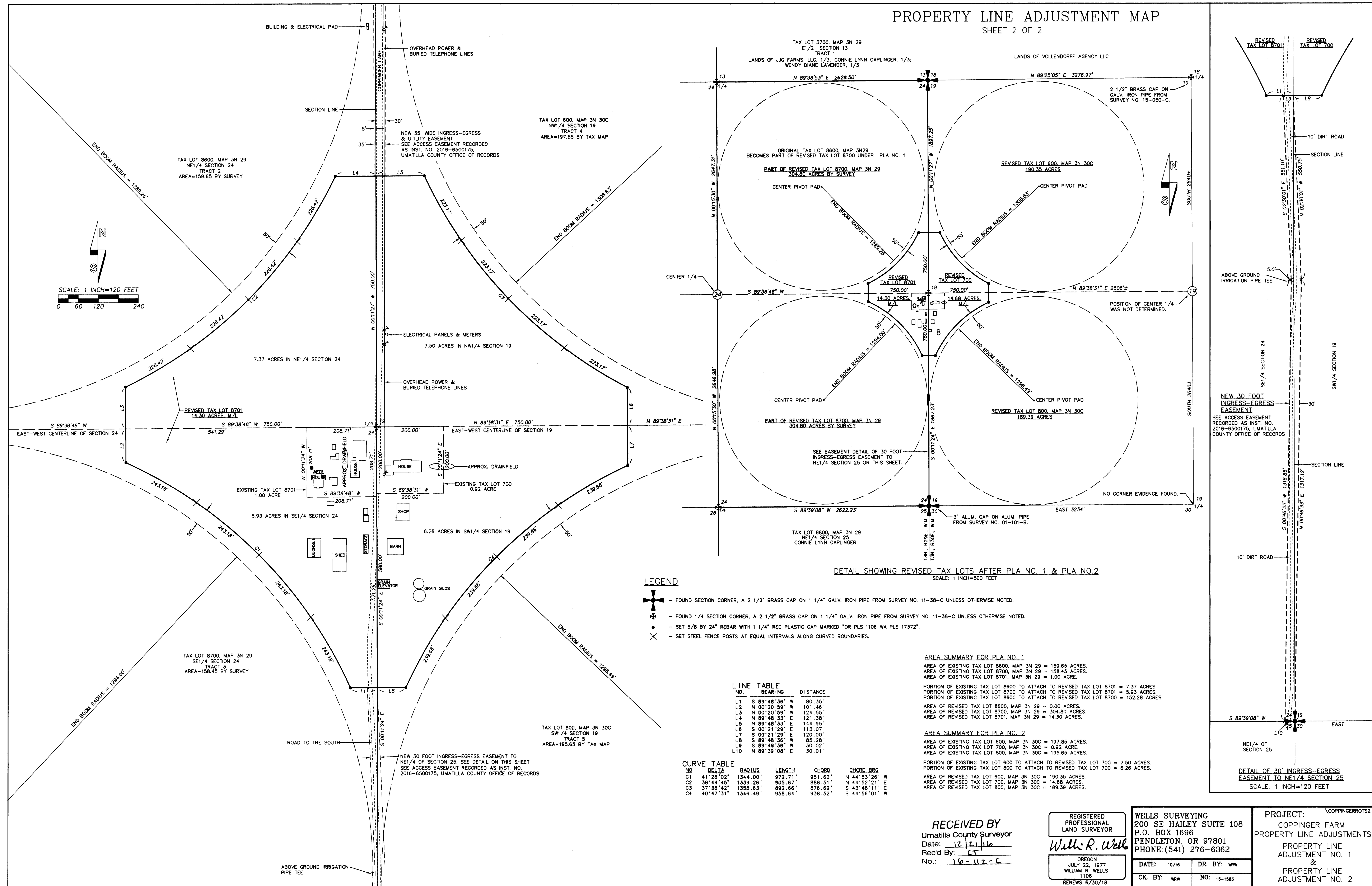
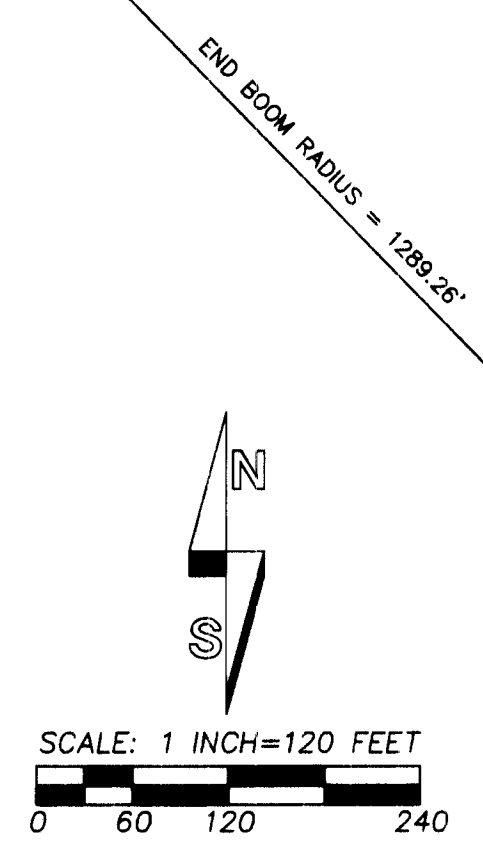
REGISTERED PROFESSIONAL LAND SURVEYOR
Will R. Wells
OREGON
JULY 22, 1977
WILLIAM R. WELLS
1108
RENEWS 6/30/18

WELLS SURVEYING
200 SE HAILEY SUITE 108
P.O. BOX 1696
PENDLETON, OR 97801
PHONE: (541) 276-6362
DATE: 10/16 DR. BY: WRW
CK. BY: WRW NO: 15-1583

PROJECT: \COPPINGERROTSI
COPPINGER FARM
PROPERTY LINE ADJUSTMENTS
CONTROL SURVEY MAP

PROPERTY LINE ADJUSTMENT MAP

SHEET 2 OF 2



LEGEND

- ✦ - FOUND SECTION CORNER, A 2 1/2" BRASS CAP ON 1 1/4" GALV. IRON PIPE FROM SURVEY NO. 11-38-C UNLESS OTHERWISE NOTED.
- ✦ - FOUND 1/4 SECTION CORNER, A 2 1/2" BRASS CAP ON 1 1/4" GALV. IRON PIPE FROM SURVEY NO. 11-38-C UNLESS OTHERWISE NOTED.
- - SET 5/8 BY 24" REBAR WITH 1 1/4" RED PLASTIC CAP MARKED "OR PLS 1106 WA PLS 17372".
- ✕ - SET STEEL FENCE POSTS AT EQUAL INTERVALS ALONG CURVED BOUNDARIES.

LINE TABLE

NO.	BEARING	DISTANCE
L1	S 89°48'36" W	80.35'
L2	N 00°20'59" W	101.46'
L3	N 00°20'59" W	124.55'
L4	N 89°48'33" E	121.38'
L5	N 89°48'33" E	144.95'
L6	S 00°21'29" E	113.07'
L7	S 00°21'29" E	120.00'
L8	S 89°48'36" W	85.28'
L9	S 89°48'36" W	30.02'
L10	N 89°39'08" E	30.01'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG.
C1	41°28'02"	1344.00'	972.71'	951.62'	N 44°53'26" W
C2	38°44'45"	1339.26'	905.67'	868.51'	N 44°52'21" E
C3	37°38'42"	1358.43'	892.66'	876.89'	S 43°48'11" E
C4	40°47'31"	1346.49'	958.64'	938.52'	S 44°56'01" W

DETAIL SHOWING REVISED TAX LOTS AFTER PLA NO. 1 & PLA NO. 2
SCALE: 1 INCH=500 FEET

AREA SUMMARY FOR PLA NO. 1

AREA OF EXISTING TAX LOT 8600, MAP 3N 29 = 159.65 ACRES.
 AREA OF EXISTING TAX LOT 8700, MAP 3N 29 = 158.45 ACRES.
 AREA OF EXISTING TAX LOT 8701, MAP 3N 29 = 1.00 ACRE.
 PORTION OF EXISTING TAX LOT 8600 TO ATTACH TO REVISED TAX LOT 8701 = 7.37 ACRES.
 PORTION OF EXISTING TAX LOT 8700 TO ATTACH TO REVISED TAX LOT 8701 = 5.93 ACRES.
 PORTION OF EXISTING TAX LOT 8600 TO ATTACH TO REVISED TAX LOT 8700 = 152.28 ACRES.
 AREA OF REVISED TAX LOT 8600, MAP 3N 29 = 0.00 ACRES.
 AREA OF REVISED TAX LOT 8700, MAP 3N 29 = 304.80 ACRES.
 AREA OF REVISED TAX LOT 8701, MAP 3N 29 = 14.30 ACRES.

AREA SUMMARY FOR PLA NO. 2

AREA OF EXISTING TAX LOT 600, MAP 3N 30C = 197.85 ACRES.
 AREA OF EXISTING TAX LOT 700, MAP 3N 30C = 0.92 ACRE.
 AREA OF EXISTING TAX LOT 800, MAP 3N 30C = 195.65 ACRES.
 PORTION OF EXISTING TAX LOT 600 TO ATTACH TO REVISED TAX LOT 700 = 7.50 ACRES.
 PORTION OF EXISTING TAX LOT 800 TO ATTACH TO REVISED TAX LOT 700 = 6.26 ACRES.
 AREA OF REVISED TAX LOT 600, MAP 3N 30C = 190.35 ACRES.
 AREA OF REVISED TAX LOT 700, MAP 3N 30C = 14.68 ACRES.
 AREA OF REVISED TAX LOT 800, MAP 3N 30C = 189.39 ACRES.

RECEIVED BY
 Umatilla County Surveyor
 Date: 12/21/16
 Rec'd By: CT
 No.: 16-117-C

REGISTERED PROFESSIONAL LAND SURVEYOR
 Wills R. Wells
 OREGON JULY 22, 1977
 WILLIAM R. WELLS
 1106
 RENEWS 6/30/18

WELLS SURVEYING
 200 SE HAILEY SUITE 108
 P.O. BOX 1696
 PENDELTON, OR 97801
 PHONE: (541) 276-6362
 DATE: 10/16 DR. BY: WRW
 CK. BY: WRW NO: 15-1583

PROJECT: COPPINGER FARM
 PROPERTY LINE ADJUSTMENTS
 PROPERTY LINE ADJUSTMENT NO. 1
 &
 PROPERTY LINE ADJUSTMENT NO. 2

