

# RECORD OF SURVEY

SECTION 18

SECTION 19

**GENERAL LOCATION OF RECORD EASEMENTS:**

NOTE: DEED RECORDS REFER TO DEED RECORDS OF UMATILLA COUNTY, OREGON.

- ① - ELECTRIC TRANSMISSION LINE EASEMENT GRANTED TO UNITED STATES OF AMERICA, DEPARTMENT OF THE INTERIOR, ACTING THROUGH THE BONNEVILLE POWER ADMINISTRATION, 165 FEET IN WIDTH, AS SAID EASEMENT IS DESCRIBED IN BOOK 290, PAGE 592, DEED RECORDS, RECORDED SEPTEMBER 15, 1967.
- ② - ELECTRIC TRANSMISSION LINE EASEMENT GRANTED TO UNITED STATES OF AMERICA, DEPARTMENT OF THE INTERIOR, ACTING THROUGH THE BONNEVILLE POWER ADMINISTRATION, 165 FEET IN WIDTH, AS SAID EASEMENT IS DESCRIBED IN BOOK 293, PAGE 668, DEED RECORDS, RECORDED APRIL 29, 1968.
- ③ - ELECTRIC TRANSMISSION AND DISTRIBUTION LINE EASEMENT GRANTED TO PACIFIC POWER AND LIGHT COMPANY, 125 FEET IN WIDTH, AS SAID EASEMENT IS SHOWN IN RIGHT-OF-WAY EASEMENT RECORDED IN BOOK 298, PAGE 482, DEED RECORDS, RECORDED FEBRUARY 26, 1969. THIS EASEMENT ABUTS THE NW LINE OF JB LANDS, LLC BUT DOES NOT ENCUMBER PROPERTY.
- ④ - GENERAL LOCATION OF IRRIGATION PIPELINE CROSSING OF POWER TRANSMISSION LINE, CONTRACT NO. 14-03-29825 FROM UNITED STATES DEPARTMENT OF INTERIOR, BONNEVILLE POWER ADMINISTRATION, GRANTED TO ERVIN R. EDMUNDS, DATED JUNE 16, 1972, RECORDED AUGUST 27, 1973, IN BOOK 331, PAGE 86, DEED RECORDS.

THERE IS AN EASEMENT FOR OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF ALL IRRIGATION PIPELINES OVER AND ACROSS EXISTING TAX LOTS 904, 1000 AND 1002 OF MAP 5N 29D, RESERVED IN DEED RECORDED AS INSTRUMENT NO. 2012-5880358, UMATILLA COUNTY OFFICE OF RECORDS.

**LEGEND**

- SET 5/8" BY 24" REBAR WITH 1 1/4" RED PLASTIC CAP MARKED "OR PLS 1106 WA PLS 17372", THIS SURVEY.
- 5/8" REBAR WITH 1 1/4" PURPLE PLASTIC CAP MARKED "WELLS SURVEYING 54657PLS." ESTABLISHED ON SURVEY NO. 12-004-C. MOST HAVE BEEN DAMAGED/REMOVED BY NEW FEEDLOT CONSTRUCTION. NOT VISITED UNLESS NOTED "FOUND".
- 5/8" IRON REBAR WITH YELLOW PLASTIC CAP AS ESTABLISHED ON SURVEY NO. 00-158-C. NOT VISITED UNLESS NOTED "FOUND".
- 5/8" REBAR STATE HIGHWAY MONUMENTS AS REPORTED ON SURVEY NO. 00-158-C. NOT VISITED UNLESS NOTED "FOUND".
- SECTION CORNER MONUMENT AS REPORTED ON SURVEY NO. 00-158-C. NOT VISITED UNLESS NOTED "FOUND".
- 5/8" IRON REBAR MONUMENT AS REPORTED ON SURVEY NO. 00-158-C. NOT VISITED UNLESS NOTED "FOUND".
- ⊙ CALCULATED POINT ONLY. NOTHING FOUND OR SET.
- [XOX] RECORD DIMENSION FROM CORRECTIVE BARGAIN AND SALE DEED RECORDED AS INST. NO. 2009-5580646 AND WARRENTY DEED RECORDED IS INST. NO. 2004-4720669, UMATILLA COUNTY OFFICE OF RECORDS.

NOTE: COMMON DIMENSIONS REPORTED ON THIS SURVEY ARE IDENTICAL TO THOSE REPORTED ON SURVEY NO. 00-158-C AND 12-004-C.

**AREA SUMMARY**

TAX LOT 102, MAP 5N 29D  
 AREA BEFORE ADJUSTMENT = 293.90 AC., M/L BY TAX MAP & 291.75 AC., M/L BY SURVEY.  
 AREA REMOVED AND ADDED TO TAX LOT 1002 = 93.44 AC., M/L.  
 REVISED AREA OF TAX LOT 102 = 198.31 AC., M/L BY SURVEY.

TAX LOT 1002, MAP 5N 30  
 AREA BEFORE ADJUSTMENT = 52.02 AC., M/L BY TAX MAP & 52.19 AC., M/L BY SURVEY.  
 AREA FROM TAX LOT 102 ADDED = 93.44 AC., M/L.  
 REVISED AREA OF TAX LOT 1002 = 145.63 AC., M/L BY SURVEY.

**NARRATIVE**

THIS SURVEY WAS MADE AT THE REQUEST OF GREG JUUL, MEMBER OF JB LAND, LLC AND GT LAND AND CATTLE, LLC. THE PURPOSE OF THE SURVEY WAS TO ATTACH A PORTION OF TAX LOT 102, ASSESSOR MAP NO. 5N 29D TO TAX LOT 1002, ASSESSOR MAP 5N 30 TO FACILITATE EXPANSION OF THE EXISTING FEED LOT. THE REVISED TAX LOT BOUNDARIES ARE DEPICTED ON THIS RECORD OF SURVEY. PROPERTY LINE ADJUSTMENT DESCRIPTIONS ARE PREPARED ON SEPARATE PAGES FOR LAND TRANSFER DEEDS.

THE BASIS OF CONTROL FOR THIS SURVEY IS SURVEY NO. 00-158-C AND SURVEY NO. 12-004-C. I TIED SUFFICIENT EXISTING MONUMENTS TO ORIENT TO THE RECORD SURVEYS AND LOCATE AND MONUMENT THE REVISED NEW DIVISION LINE BETWEEN THE TWO TAX LOTS. I DID NOT VISIT ALL MONUMENTS DEPICTED ON THIS RECORD OF SURVEY. THE MONUMENTS VISITED, TIED AND USED FOR SURVEY CONTROL ARE NOTED.

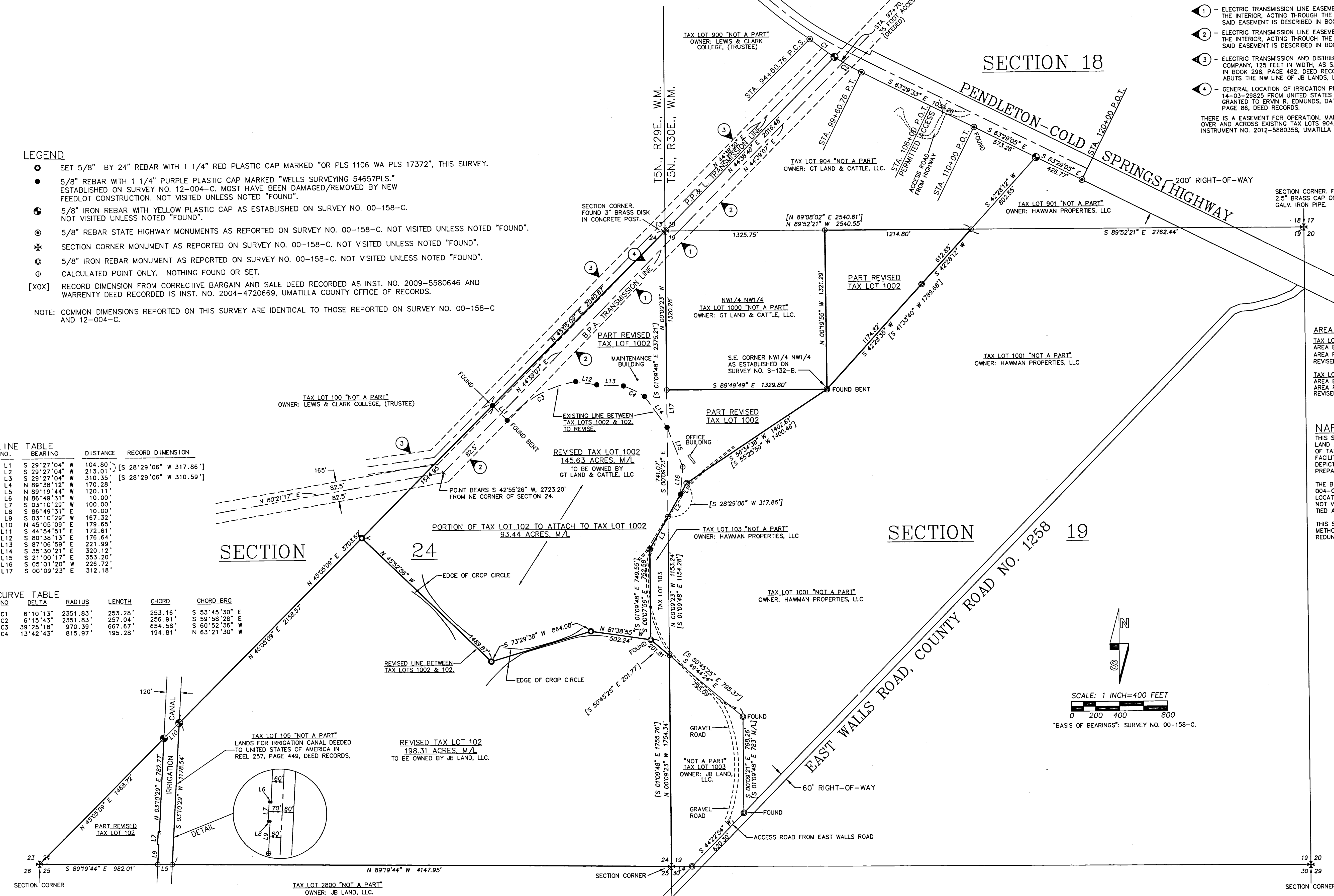
THIS SURVEY WAS MADE WITH TRIMBLE GEODETIC GPS RECEIVERS BY REAL TIME KINEMATIC METHODS. CONTROL MONUMENTS TIED AND NEW MONUMENTS SET WERE VERIFIED BY REDUNDANT OBSERVATIONS.

**LINE TABLE**

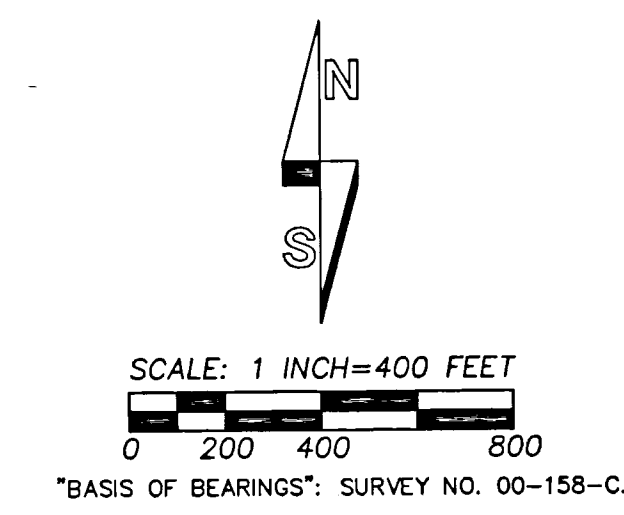
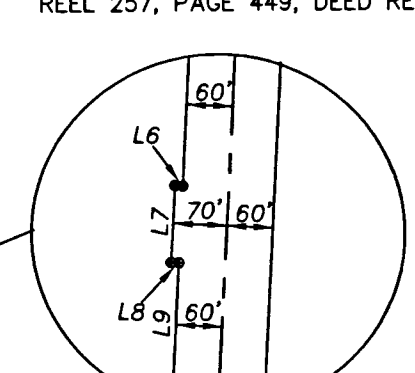
NO.	BEARING	DISTANCE	RECORD DIMENSION
L1	S 29°27'04" W	104.80'	[S 28°29'06" W 317.86']
L2	S 29°27'04" W	213.01'	[S 28°29'06" W 310.59']
L3	S 29°27'04" W	310.35'	[S 28°29'06" W 310.59']
L4	N 89°38'12" W	170.28'	
L5	N 89°19'44" W	120.11'	
L6	N 86°49'31" W	10.00'	
L7	S 03°10'29" W	100.00'	
L8	S 86°49'31" E	10.00'	
L9	S 03°10'29" W	167.32'	
L10	N 45°05'09" E	179.65'	
L11	S 44°54'51" E	172.61'	
L12	S 80°38'13" E	176.64'	
L13	S 87°06'59" E	221.99'	
L14	S 35°30'21" E	320.12'	
L15	S 21°00'17" E	353.20'	
L16	S 05°01'20" E	226.72'	
L17	S 00°09'23" E	312.18'	

**CURVE TABLE**

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG
C1	6°10'13"	2351.83'	253.28'	253.16'	S 53°45'30" E
C2	6°15'43"	2351.83'	257.04'	256.91'	S 59°58'28" E
C3	39°25'18"	970.39'	667.67'	654.58'	S 60°52'36" W
C4	13°42'43"	815.97'	195.28'	194.81'	N 63°21'30" W



SECTION 24



NOTE: DENNY EDWARDS, UNDER SURVEY NO. 06-265-C ESTABLISHED 1/4 SECTION CORNERS AT MID-POINTS BETWEEN SECTION CORNERS ON THE EAST AND SOUTH LINES OF SECTION 24. EDWARDS SET BRASS CAP MONUMENTS FOR THE 1/4 SECTION CORNERS. THE 1/4 CORNER MONUMENTS WERE NOT TIED ON THIS BOUNDARY ADJUSTMENT SURVEY.

RECEIVED BY  
 Umatilla County Surveyor  
 Date: 7/15/18  
 Rec'd By: CT  
 No.: 18-001-C

REGISTERED PROFESSIONAL LAND SURVEYOR  
 Will 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  
 PENDLETON, OR 97801  
 PHONE: (541) 276-6362

DATE: 9/17 DR. BY: WRW  
 CK. BY: WRW NO: 17-1666

PROJECT: BOUNDARY ADJUSTMENT SURVEY FOR:  
 GT LAND & CATTLE, LLC

LOCATED IN SECTION 24, T5N, R29E W.M., & SECTION 19, T5N, R30E, W.M., UMATILLA COUNTY, OREGON.