

A SURVEY FOR A BOUNDARY LINE ADJUSTMENT FOR THE ROBERTSON FAMILY  
 LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SEC. 33, TWP. 6 NORTH, RGE. 35  
 EAST, W.M. UMATILLA COUNTY, OREGON

FOUND A 1/2" REBAR .10' DEEP 1.33'  
 SOUTH OF CENTERLINE OF COUNTY ROAD  
 AND HELD AS CENTER OF SECTION PER  
 SURVEY 03-137-C

NORTHWEST CORNER OF SW 1/4  
 OF SEC. 33; FOUND AND HELD  
 2 1/2" BRASS CAP BY TOMKINS  
 AS SHOWN PER SURVEY  
 03-023-C, VISITED 2/14/17

S88°36'40"W 1332.80'  
 (CENTERLINE OF CO. ROAD #517  
 PER SURVEY 03-043-C)  
 N 88°38'24" E 1336.17' (1336.45' R1)  
 (NORTH LINE OF THE SW 1/4 OF SEC. 33)

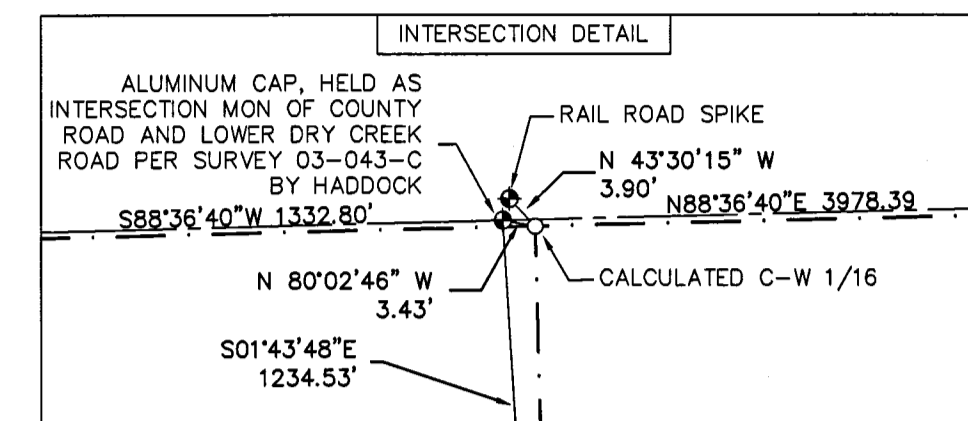
N 88°38'23" E 2672.35' (2672.89' R1)

N 88°38'22" E 1336.18' (1336.45' R1)

N88°38'23"E 370.64'

COUNTY ROAD #517

**BASIS OF BEARINGS**  
 BEARINGS SHOWN ARE BASED ON THE  
 OREGON STATE PLANE COORDINATE SYSTEM,  
 NORTH ZONE, NAD-83, HOLDING A BEARING  
 OF N88°23'22"E ALONG THE NORTH LINE OF  
 THE NORTHWEST QUARTER OF SECTION 4,  
 T.5N, R.35E, W.M.



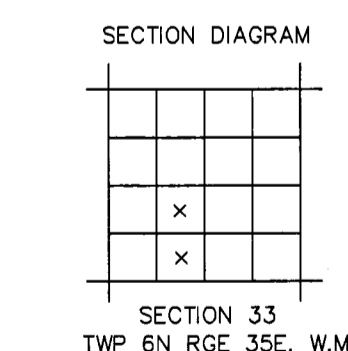
- LEGEND**
- — — BURIED ELECTRICAL LINE
  - - - RIGHT-OF-WAY
  - — — PROPERTY LINE
  - - - UNDERGROUND IRRIGATION MAIN
  - - - SECTION OR SECTION SUBDIVISION LINE
  - - - EDGE OF ASPHALT
  - - - EDGE OF FIELD/GRAVEL ROADS
  - - - AS BUILT RAIL ROAD TRACK
  - CALCULATED CORNER, NOT FOUND OR SET
  - FOUND MONUMENT AS DESCRIBED
  - R1 SURVEY 08-163-C BY TOMKINS
  - ⊙ SET 5/8"x30" REBAR WITH PLASTIC CAP STAMPED "W25893 OR2360"

**LEGAL DESCRIPTION FOR EXISTING TAX LOT 400**  
 BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER  
 OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH,  
 RANGE 35 EAST, W.M., AND THE TRUE POINT OF BEGINNING FOR THIS  
 DESCRIPTION; THENCE SOUTH ALONG THE NORTH-SOUTH CENTERLINE  
 OF THE SOUTHWEST QUARTER OF SECTION 33, A DISTANCE OF 1498  
 FEET, MORE OR LESS, TO THE NORTHERLY RIGHT OF WAY LINE OF THE  
 O.W.R.&N. CO. THENCE NORTHEASTERLY ALONG SAID NORTHERLY RIGHT  
 OF WAY LINE TO A POINT 304 FEET EAST, WHEN MEASURED AT RIGHT  
 ANGLES, OF SAID NORTH-SOUTH CENTERLINE OF THE SOUTHWEST  
 QUARTER OF SAID SECTION 33; THENCE NORTH, PARALLEL TO THE  
 NORTH-SOUTH CENTERLINE A DISTANCE OF 1328 FEET, MORE OR  
 LESS, TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER  
 OF SAID SECTION 33; THENCE WEST ALONG SAID NORTH LINE A  
 DISTANCE OF 304 FEET TO THE POINT OF BEGINNING.

**LEGAL DESCRIPTION FOR EXISTING TAX LOT 300**  
 BEGINNING AT A POINT ON THE NORTH LINE OF THE O.W.R.&N.  
 COMPANY'S RIGHT OF WAY 304 FEET EAST AND 1310.4 FEET SOUTH  
 OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE  
 SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE  
 35 EAST, RUNNING THENCE NORTH 881.3 FEET; THENCE EAST 660  
 FEET; THENCE SOUTH 508.3 FEET TO THE LINE OF THE O.W.R.&N  
 COMPANY'S RIGHT OF WAY; THENCE SOUTHWESTERLY ALONG SAID  
 RIGHT OF WAY 763 FEET TO THE POINT OF BEGINNING; EXCEPTING  
 AN 8 FT. RIGHT OF WAY FOR A DITCH AS CONVEYED TO PLEASANT  
 VIEW IRRIGATION COMPANY, A CORPORATION, BE RIGHT OF WAY  
 DEED RECORDED IN BOOK 90, PAGE 197 OF THE DEED RECORDS OF  
 UMATILLA COUNTY, OREGON;  
 ALL BEING EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF  
 UMATILLA AND STATE OF OREGON, EXCEPTING ANY AND ALL WATER  
 RIGHTS OF WAY, ROADS, HIGHWAYS, AND RAILROAD RIGHTS OF WAY.

NOTE: RAILROAD RIGHT OF WAY  
 AND CURVE DATA  
 BASED ON INFORMATION  
 ON RAILROAD MAP SLIDE  
 NO. 286, RECORDS OF  
 THE UMATILLA COUNTY  
 SURVEYOR. NOTE, OUR  
 MEASURED DELTA ANGLE,  
 BASED ON ACTUAL TRACK  
 CENTERLINE MEASUREMENT,  
 IS 54°08'41", WHEREAS  
 THE RECORD DELTA ANGLE  
 IS 54°12'.

**RECEIVED BY**  
 Umatilla County Surveyor  
 Date: 2/7/18  
 Rec'd By: CT  
 No.: 18-013-C



REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
 Paul W.P. Tomkins  
 OREGON  
 JULY 26, 1988  
 PAUL W.P. TOMKINS  
 2360  
 RENEWS June 30, 2018  
 SIGNED FEBRUARY 26, 2018



SOUTH 1/4 CORNER SECTION  
 33, POSITION HELD PER SURVEY  
 08-163-C BY TOMKINS. NOT  
 VISITED THIS SURVEY.

**PBS Engineering and Environmental Inc.**  
 5 N Colville St, Ste 200  
 Walla Walla, WA 99362  
 509.856.3026  
 pbsusa.com

CLIENT: ROBERTSON FAMILY	PROJECT NO.: 67048.000
SURVEYOR: PWP TOMKINS	DATE: 02/06/2018
CALC BY: PWP/T	DRAWN BY: PWP/T
SECTION: SW4 S33	TOWNSHIP: 6N
CITY: N/A	COUNTY: UMATILLA
	RANGE: 35E
	SHEET 1 OF 2

HELD CALCULATED POSITION OF THE  
 SW CORNER OF THE SE 1/4 OF  
 THE SW 1/4 OF SECTION 33 PER  
 SURVEY 08-163-C BY TOMKINS.  
 NOT VISITED THIS SURVEY.

S 88°23'22" W  
 1326.60'

FOUND 5/8" REBAR WITH  
 YELLOW PLASTIC CAP MARKED  
 "USKH LS 2360" SET PER  
 SURVEY 08-163-C BY TOMKINS

FOUND 1/2" REBAR ALONG  
 EAST SIDE OF RAIL ROAD TIE  
 POST AS SHOWN ON SURVEY  
 08-163-C BY TOMKINS

WEST LINE OF THE EAST HALF OF THE  
 SOUTHWEST QUARTER OF SECTION 33  
 S01°27'12"E 2668.21'

L=134.43'  
 R=385.00'  
 Δ=20°00'21"  
 B=N88°15'22"E  
 C=133.75'

L=155.86'  
 R=1482.50'  
 Δ=6°01'25"  
 B=S61°15'35"W  
 C=155.78'

L=1353.72'  
 R=1432.50'  
 Δ=54°08'41" (54°12')  
 B=S 85°19'13" W  
 C=1303.90'

356887.5 S.F.  
 8.19 AC.

COMBINED AREA  
 485867.1 S.F.  
 11.15 AC.

128979.6 S.F.  
 2.96 AC.

MAP NO. 6N-35-33-C  
 TAX LOT 300  
 (FIRST GROWTH PROPERTIES)

RESIDUAL AREA:  
 270616.4 S.F.  
 6.21 AC.

MAP NO. 6N-35-33-C  
 TAX LOT 400  
 (ROBERTSON FAMILY LLC)

MAP NO. 6N-35-33-C  
 TAX LOT 200  
 (FIRST GROWTH PROPERTIES)

PROPERTY CORNER 4'  
 EAST OF EAST ROW  
 OF ROBERTSON  
 183' EAST OF EAST  
 ROBERTSON ROW

16' ACCESS EASEMENT  
 (SEE DEED BOOK 168,  
 P.154)

PK NAIL NOT FOUND. HEAD  
 CALCULATED POSITION FOR CENTER  
 LINE OF COUNTY ROAD PER  
 SURVEY 03-043-C BY HADDOCK

S 01°32'20" E 2674.04'  
 (2673.91' R1)

FOUND 1 1/2" PIPE, BRASS  
 CAP SHOWN IN RE APPEARS  
 TO HAVE BEEN REMOVED, HELD  
 AS SW CORNER SECTION 33

S 88°23'22" W  
 1326.74'

N 88°38'22" E 304.00'

N 88°36'40" E 287.22'

S01°27'12"E  
 29.18'

429.00'

398.82'

429.00'

398.82'

429.00'

398.82'

429.00'

398.82'

429.00'

398.82'

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A SURVEY FOR A BOUNDARY LINE ADJUSTMENT FOR THE ROBERTSON FAMILY  
 LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SEC. 33, TWP. 6 NORTH, RGE. 35  
 EAST, W.M. UMATILLA COUNTY, OREGON

LEGAL DESCRIPTION FOR AMENDED TAX LOT 300

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER IN SECTION 33 OF TOWNSHIP 6 NORTH, RANGE 35 EAST, W.M., UMATILLA COUNTY, OREGON, DESCRIBED MORE PARTICULARLY AS FOLLOWS:  
 COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33, THENCE N 88°38'22" E ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33 A DISTANCE OF 304.00'; THENCE S 01°21'12" E A DISTANCE OF 29.28' TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 517; THENCE CONTINUING S01°27'12" E A DISTANCE OF 399.82'; THENCE N 88°38'247" E A DISTANCE OF 178.00' TO THE TRUE POINT OF BEGINNING;  
 THENCE N 88°38'24" E A DISTANCE OF 482.00';  
 THENCE S 01°14'50" E, PARALLEL TO THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33 A DISTANCE OF 509.43' TO A POINT ON THE NORTHWEST RIGHT OF WAY LINE OF THE O.W.R.&N. COMPANY RIGHT OF WAY; THENCE ALONG SAID RIGHT OF WAY LINE AS FOLLOWS:  
 THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 155.86', WITH A RADIUS OF 1482.50', WITH A CHORD BEARING OF S 61°15'35" W, WITH A CHORD LENGTH OF 155.78';  
 THENCE N 31°45'08" W A DISTANCE OF 100.00';  
 THENCE S 58°14'52" W A DISTANCE OF 333.02';  
 THENCE LEAVING SAID RIGHT OF WAY AND RUNNING N 01°46'34" W A DISTANCE OF 663.31' TO THE TRUE POINT OF BEGINNING,  
 HAVING AN AREA OF 270616.4 SQUARE FEET, 6.212 ACRES.

LEGAL DESCRIPTION FOR AMENDED TAX LOT 400

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 33 OF TOWNSHIP 6 NORTH, RANGE 35 EAST, W.M., UMATILLA COUNTY, OREGON, DESCRIBED MORE PARTICULARLY AS FOLLOWS:  
 COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33, THENCE N 88°38'22" E ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33 A DISTANCE OF 304.00'; THENCE S 01°21'12" E A DISTANCE OF 29.28' TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 517 AND THE TRUE POINT OF BEGINNING;  
 THENCE S 01°27'12" E A DISTANCE OF 399.82';  
 THENCE N 88°38'24" E A DISTANCE OF 178.00';  
 THENCE S 01°46'34" E A DISTANCE OF 663.31' TO A POINT ON THE NORTHWEST RIGHT OF WAY LINE OF THE O.W.R.&N. COMPANY;  
 THENCE S 58°14'52" W ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 210.49';  
 THENCE S 58°14'52" W A DISTANCE OF 352.09' TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33;  
 THENCE N 01°26'57" W ALONG SAID WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 11.34' TO A POINT ON THE EAST RIGHT OF WAY LINE OF COUNTY ROAD 647;  
 THENCE ALONG SAID RIGHT OF WAY LINE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 134.43', WITH A RADIUS OF 385.00', WITH A CHORD BEARING OF N 08°16'22" E, WITH A CHORD LENGTH OF 133.75';  
 THENCE N 01°43'48" W ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 1204.41' TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 517;  
 THENCE N 88°36'40" E ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 287.22' TO THE TRUE POINT OF BEGINNING,  
 HAVING AN AREA OF 485869.1 SQUARE FEET, 11.154 ACRES.

LEGAL DESCRIPTION FOR LAND TO BE DEEDED BY FIRST GROWTH TO ROBERTSON FAMILY

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER IN SECTION 33 OF TOWNSHIP 6 NORTH, RANGE 35 EAST, W.M., UMATILLA COUNTY, OREGON, DESCRIBED MORE PARTICULARLY AS FOLLOWS:  
 COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33, THENCE N 88°38'22" E ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33 A DISTANCE OF 304.00'; THENCE S 01°21'12" E A DISTANCE OF 29.28' TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 517; THENCE CONTINUING S01°27'12" E A DISTANCE OF 399.82' TO THE TRUE POINT OF BEGINNING;  
 THENCE N 88°38'24" E A DISTANCE OF 178.00';  
 THENCE S 01°46'34" E A DISTANCE OF 663.31' TO A POINT ON THE NORTHWEST RIGHT OF WAY LINE OF THE O.W.R.&N. COMPANY;  
 THENCE S 58°14'52" W ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 210.49';  
 THENCE N 01°27'12" W A DISTANCE OF 769.78' TO THE TRUE POINT OF BEGINNING,  
 HAVING AN AREA OF 128981.5 SQUARE FEET, 2.961 ACRES.

RECEIVED BY  
 Umatilla County Surveyor  
 Date: 3/7/18  
 Rec'd By: CT  
 No.: 18-013-C

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*Paul W. Tomkins*  
 OREGON  
 JULY 26, 1988  
 PAUL W.F. TOMKINS  
 2360

RENEWED JUNE 30, 2018  
 SIGNED FEB. 26, 2018



PBS Engineering and  
 Environmental Inc.  
 5 N Colville St, Ste 200  
 Walla Walla, WA 99362  
 509.956.3026  
 pbsusa.com

CLIENT: ROBERTSON FAMILY	PROJECT NO.: 87048.000
SURVEYOR: PWP TOMKINS	DATE: 02/06/2018
CALC BY: PWP	DRAWN BY: PWP
SECTION: SW4 S33	TOWNSHIP: 6N
CITY: N/A	COUNTY: UMATILLA
SCALE: 1"= 100'	RANGE: 35E
	SHEET 1 OF 2