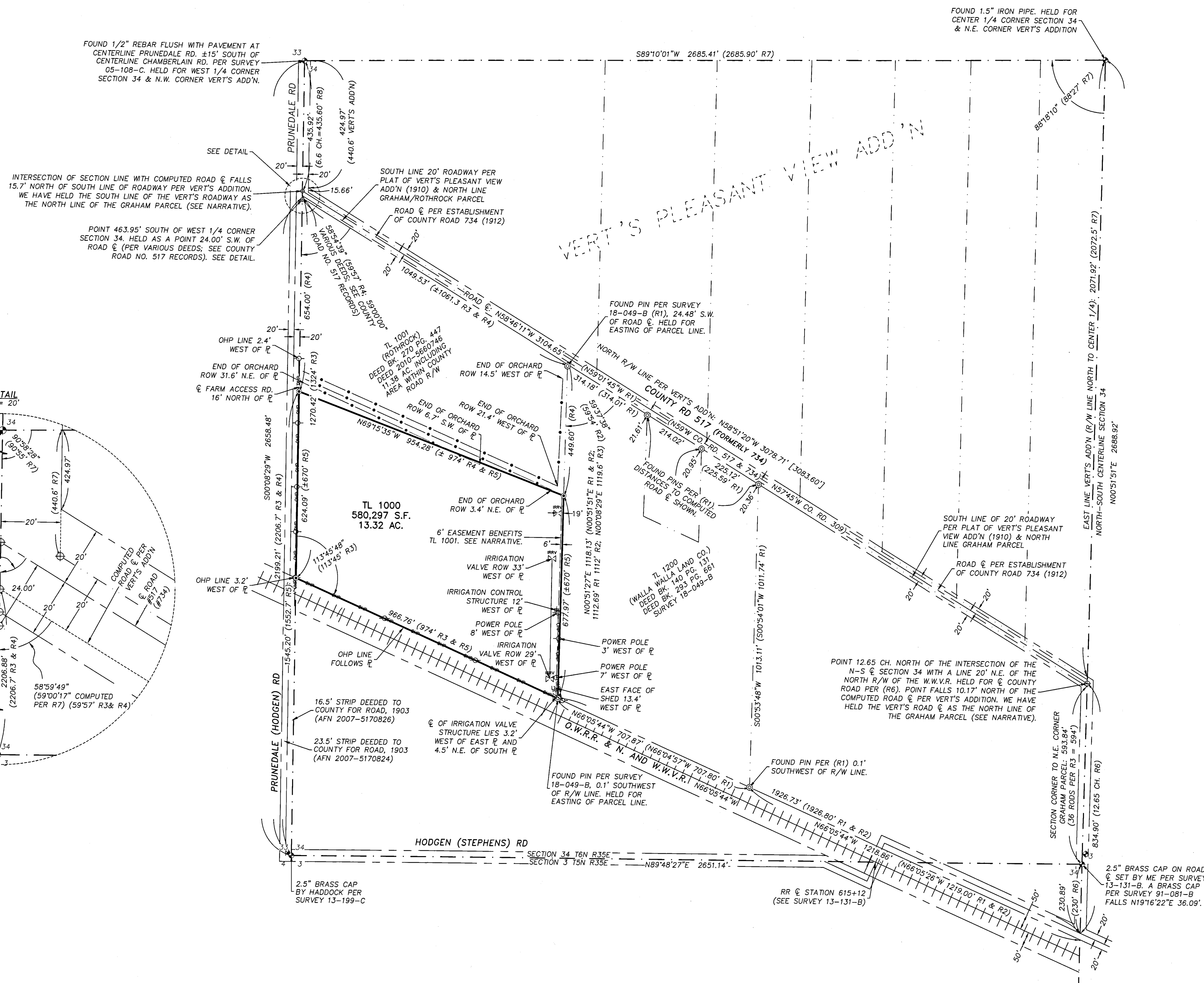
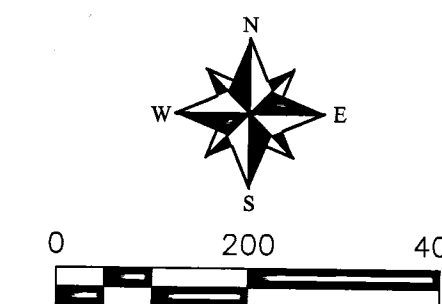


RECORD OF SURVEY

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 34,
T6N R35E, AND THE NORTHWEST 1/4 OF SECTION 3,
T5N R35E, W.M., UMATILLA COUNTY, OREGON

BASIS OF BEARINGS
N00°51'51"E BETWEEN THE MONUMENTS MARKING THE SOUTHEAST
AND NORTHEAST CORNERS OF THE SOUTHWEST 1/4 OF SECTION
34, T6N, R35E, W.M., AS SHOWN ON SURVEY NO. 18-049-B.



LEGEND & ABBREVIATIONS

- SECTION OR SECTION SUBDIVISION LINE
- RIGHT-OF-WAY CENTERLINE
- RIGHT-OF-WAY BOUNDARY
- LOT LINE PER PLAT OR DEED AS NOTED
- PROPERTY BOUNDARY
- EASEMENT BOUNDARY
- RAILROAD CENTERLINE
- OVERHEAD POWER LINE
- ORCHARD ROW
- POWER POLE
- ⊕ IRRIGATION RISER
- ⊙ FOUND SURVEY MONUMENT AS NOTED
- ⊙ FOUND 5/8" REBAR WITH ALUMINUM CAP PER SURVEY 18-049-B
- ⊙ SET 5/8" X 30" IRON REBAR WITH PLASTIC CAP STAMPED "W19619 0902820"
- ⊙ COMPUTED POSITION ONLY
- ⊙ CENTERLINE
- ⊙ PROPERTY LINE
- R/W RIGHT OF WAY
- (123.45) RECORD DIMENSION PER DOCUMENT AS NOTED. SEE SURVEY REFERENCES.

SURVEYOR'S NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF BORDERLANDS PARTNERS, LLC, TO IDENTIFY THE TOPOGRAPHY AND BOUNDARY OF TAX LOT 1000 IN THE SOUTHWEST 1/4 OF SECTION 34, T6N, R35E, W.M. WE HAVE LOCATED THE BOUNDARY OF THIS PARCEL BY HOLDING THE MONUMENTS AT THE FOUR CORNERS OF THE 1/4 SECTION, THE CENTERLINE OF THE W.W.V.R. RAILWAY AS IT NOW EXISTS, THE CENTERLINE OF COUNTY ROAD (CURRENTLY ROAD NO. 517; FORMERLY NO. 734) AS DESCRIBED BY ROAD NO. 734 ESTABLISHMENT DOCUMENTS, DEED DESCRIPTIONS OF ADJOINING PARCELS, AND A RECENT SURVEY BY DAVID KRUMBEIN (UMATILLA COUNTY SURVEY NO. 18-049-B) OF THE PROPERTY IMMEDIATELY ADJACENT TO THE EAST.

SEVERAL ISSUES CONCERNING THE LOCATION OF THIS PARCEL'S BOUNDARIES ARE NOTED AS FOLLOWS:

- MULTIPLE MONUMENTS ARE KNOWN TO EXIST AT THE NW, NE, AND SE CORNERS OF THE SW 1/4 OF SECTION 34. THE MONUMENTS SHOWN AND HELD HEREIN ARE THOSE CURRENTLY ACCEPTED BY LOCAL SURVEYORS AS THE CORRECT CORNERS.
- THE PARCEL SURVEYED HEREIN IS A PORTION OF A PARCEL DEEDED TO GRAHAM IN 1943 (SEE R3). THE GRAHAM PARCEL IS DESCRIBED IN THAT DEED TWICE, FIRSTLY, WITH VAGUE METES AND BOUNDS, AS 24 ACRES OUT OF THE NORTHWEST CORNER OF WHAT IS PRESUMABLY THE "PARENT" PARCEL, BEING THE PORTION OF THE SOUTHWEST 1/4 OF SECTION 34 LYING BETWEEN THE RAILROAD R/W AND THE BLALOCK FLUME; THE SECOND DESCRIPTION MORE SPECIFICALLY DESCRIBES THE BOUNDARIES OF THE 24 ACRES, ALSO WITH VAGUE METES AND BOUNDS. THE METES AND BOUNDS DIMENSIONS IN THE TWO DESCRIPTIONS DO NOT MEET EACH OTHER VERY WELL. HOWEVER, THE NORTHWEST CORNER OF THE DESCRIBED "PARENT" PARCEL FITS WITHIN 0.2' THE DIMENSION TO THE SOUTHWEST CORNER OF VERT'S PLEASANT VIEW ADDITION (INCLUDING THE 20' ROAD SHOWN ON THE VERT'S PLAT), THE DIMENSION TO THE NORTHEAST CORNER OF THE "PARENT" PARCEL FALLS ABOUT 0.7' NORTH OF SOUTH LINE OF VERT'S ADDITION 20' ROADWAY AT THE NORTH-SOUTH SECTION CENTERLINE. I HAVE ASSUMED THAT THESE LINES ARE INTENDED TO BE COINCIDENT, AND HAVE THEREFORE PROPORTIONED THE EAST AND WEST LINES OF VERT'S AND THE GRAHAM (PARENT) PARCEL TO ELIMINATE ANY GAPS OR OVERLAPS BETWEEN THE TWO.
- THE EAST LINE OF THE GRAHAM PARCEL IS DESCRIBED AS BEING PARALLEL TO THE WEST LINE OF SECTION 34, HOWEVER, THE WEST LINE OF TAX LOT 1200, IMMEDIATELY ADJACENT TO THE EAST, IS DESCRIBED AS BEING PARALLEL TO THE NORTH-SOUTH CENTERLINE OF SAID SECTION. THE ABOVE-MENTIONED RECENT SURVEY OF TAX LOT 1200 HOLDS THE NORTH-SOUTH CENTERLINE AS THE BOUNDARY; WE HAVE FOUND AND HELD THE REBARS SET BY KRUMBEIN AS THE CORRECT PARCEL BOUNDARY.
- TO DETERMINE THE LOCATION OF COUNTY ROAD WITHIN THE S.W. 1/4 OF SECTION 34, WE HAVE HELD THE RECORD DISTANCE FROM THE RAILROAD R/W, NORTH ALONG THE NORTH-SOUTH SECTION CENTERLINE, AS DESCRIBED IN (R6), AND THE RECORD DISTANCE FROM THE WEST 1/4 SECTION CORNER, SOUTH ALONG THE WEST SECTION LINE, AS DESCRIBED BY RECENT ROAD EASEMENT RECORDS (I.E. INST. NO. 2003-442088; SEE ALSO COUNTY SURVEYOR'S RECORDS FOR ROAD NO. 517), WHICH CLOSELY MATCH THE DISTANCE GIVEN IN (R6). SURVEY 18-049-B GIVES A DIFFERENT BEARING AND LOCATION FOR THE ROAD R/W, BUT FAILS TO NOTE HOW THIS LOCATION WAS ESTABLISHED; ALSO, THE REBARS SET ALONG THE ROAD R/W BY THAT SURVEY DO NOT FALL IN A STRAIGHT LINE.

THE PARCEL BOUNDARIES AS WE HAVE DETERMINED THEM HEREIN CLOSELY FIT THE ACREAGE SHOWN ON ASSESSOR'S MAPS TAX LOTS 1000 AND 1001.

SURVEY REFERENCES

- (R1) UMATILLA COUNTY SURVEY NO. 18-049-B, BY KRUMBEIN FOR MILLAR (2018)
 - (R2) DEED FROM RITTER TO MILLAR (1930), BK. 140 PG. 131. (SEE ALSO DEED BK. 293 PG. 661, SAAGER TO MILLAR, 1968)
 - (R3) DEED FROM MURRAY, ET. AL., TO GRAHAM (1943), BK. 164 PG. 69.
 - (R4) DEED FROM CASCADE EQUIPMENT CORPORATION TO ROTHROCK (1963), BK. 270 PG. 447. (SEE ALSO DEED 2010-5560746, ROTHROCK TO ROTHROCK, 2010)
 - (R5) DEED FROM EVANS TO BORDERLANDS PARTNERS, LLC (2019), INST. NO. 2019-6810418.
 - (R6) FIELD NOTES BY G. KIMBRELL, SURVEYOR, & PETITION FOR COUNTY ROAD NO. 734 (1912)
 - (R7) VERT'S PLEASANT VIEW ADDITION TO UMATILLA COUNTY, BY G. KIMBRELL (1910)
- ALL RECORDS OF UMATILLA COUNTY RECORDS OR COUNTY SURVEYOR.

RECEIVED BY

Umatilla County Surveyor
Date: 6/25/19
Rec'd By: CT
No.: 19-064-C

REGISTERED PROFESSIONAL LAND SURVEYOR
Greg E. Flowers
OREGON
JUNE 30, 1997
GREG E. FLOWERS
02820LS
RENEWS 12/31/19
6/1/2019



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

CLIENT: BORDERLANDS PARTNERS LLC	PROJECT NO.: 67444
SURVEYOR: GREG E. FLOWERS	DATE: 5/1/2019
CALC BY: MFW	DRAWN BY: MFW
SECTION: 34	TOWNSHIP: 6 NORTH
CITY: MILTON-FREEMAN	COUNTY: UMATILLA
SCALE: 1" = 200'	RANGE: 35 EAST
SHEET 1 OF 1	