

RECORD OF SURVEY FOR PROPERTY LINE ADJUSTMENT

SECTIONS 9, 10 AND 15, T5N., R33E., W.M., UMATILLA COUNTY, OREGON.
DECEMBER, 2024

REFERENCE INFORMATION

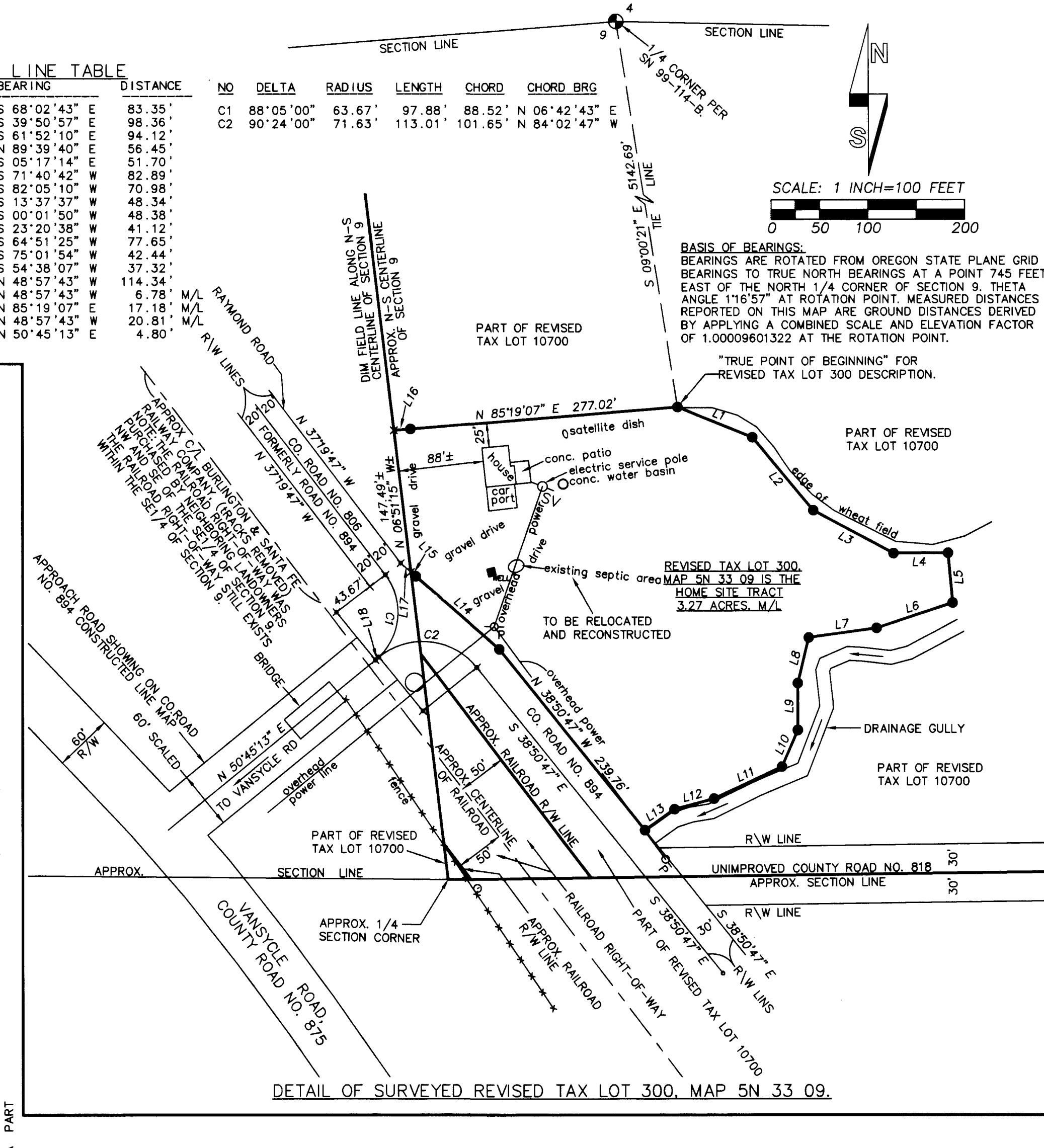
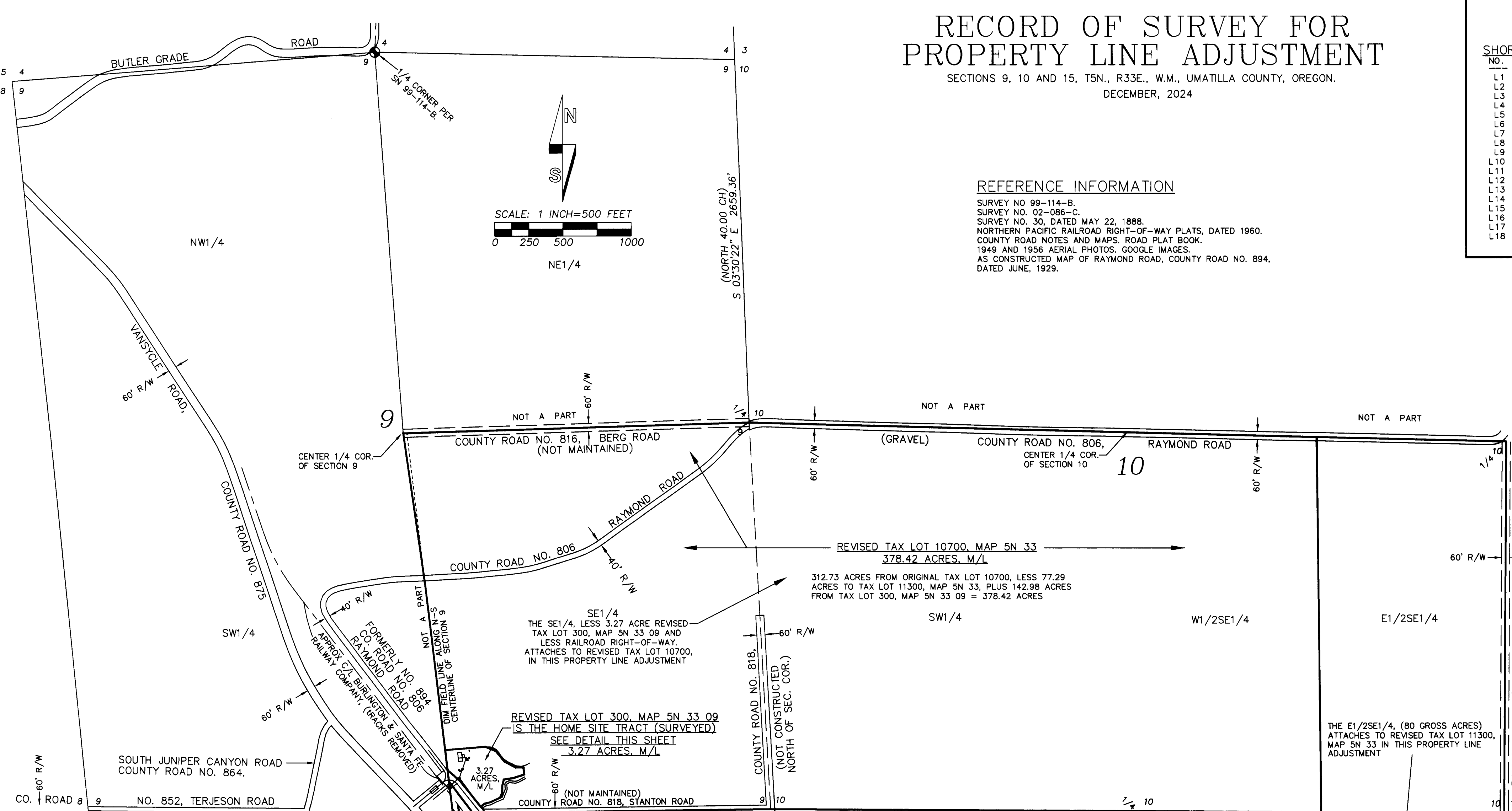
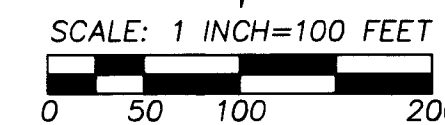
SURVEY NO 99-114-B.
SURVEY NO. 02-086-C.
SURVEY NO. 30, DATED MAY 22, 1888.
NORTHERN PACIFIC RAILROAD RIGHT-OF-WAY PLATS, DATED 1960.
COUNTY ROAD NOTES AND MAPS, ROAD PLAT BOOK.
1949 AND 1956 AERIAL PHOTOS, GOOGLE IMAGES.
AS CONSTRUCTED MAP OF RAYMOND ROAD, COUNTY ROAD NO. 894,
DATED JUNE, 1929.

SHORT LINE TABLE

NO.	BEARING	DISTANCE	NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG
L1	S 68°02'43" E	83.35'	C1	88°05'00"	63.67'	97.88'	88.52'	N 06°42'43" E
L2	S 39°50'57" E	98.36'	C2	90°24'00"	71.63'	113.01'	101.65'	N 84°02'47" W
L3	S 61°52'10" E	94.12'						
L4	N 89°39'40" E	56.46'						
L5	S 05°17'14" E	51.70'						
L6	S 71°40'42" W	82.89'						
L7	S 82°05'10" W	70.98'						
L8	S 13°37'37" W	48.34'						
L9	S 00°01'50" W	48.38'						
L10	S 23°20'38" W	41.12'						
L11	S 64°51'25" W	77.65'						
L12	S 75°01'54" W	42.44'						
L13	S 54°38'07" W	37.32'						
L14	N 48°57'43" W	114.34'						
L15	N 48°57'43" W	6.78'						
L16	N 85°19'07" E	17.18'						
L17	N 48°57'43" W	20.81'						
L18	N 50°45'13" E	4.80'						

BASIS OF BEARINGS:
BEARINGS ARE ROTATED FROM OREGON STATE PLANE GRID BEARINGS TO TRUE NORTH BEARINGS AT A POINT 745 FEET EAST OF THE NORTH 1/4 CORNER OF SECTION 9. THETA ANGLE 1°16'57" AT ROTATION POINT. MEASURED DISTANCES REPORTED ON THIS MAP ARE GROUND DISTANCES DERIVED BY APPLYING A COMBINED SCALE AND ELEVATION FACTOR OF 1.00099601322 AT THE ROTATION POINT.

"TRUE POINT OF BEGINNING" FOR REVISED TAX LOT 300 DESCRIPTION.



LEGEND

- - SET 5/8 BY 24 INCH REBAR WITH 1 1/4 INCH RED PLASTIC CAP MARKED "OR PLS 1106 WA PLS 17372".
- x - COMPUTED POINT ONLY, NOT SET OR FOUND.
- ⊙ - CORNER OF RECORD AS NOTED. 2 1/2 INCH BRASS CAP ON GALVANIZED IRON PIPE.
- L2 - LINE TOO SHORT TO ANNOTATE. SEE SHORT LINE TABLE.
- C2 - CURVE NUMBER, SEE CURVE TABLE.
- R/W - INDICATES RIGHT-OF-WAY.
- SN - INDICATES SURVEY NUMBER OF SURVEY RECORDED IN COUNTY SURVEYOR'S OFFICE.
- (XN) - INDICATES RECORD DIMENSION FROM ORIGINAL GLO SURVEY BY ODELL AND LEWIS, DEPUTY SURVEYORS, UNDER CONTRACT NO. 110, DATED FEBRUARY 7, 1865.
- (XOX)JCA - INDICATES RECORD DIMENSION FROM SURVEY NO. 30 BY J. C. ARNOLD, COUNTY SURVEYOR, DATED MAY 22, 1888.
- OSV - POWER OR POWER SERVICE POLE.

NARRATIVE

THIS PROPERTY LINE ADJUSTMENT MAP WAS PREPARED AT THE REQUEST OF PATER LAND COMPANY, LLC. THE PURPOSE IS TO ADJUST PROPERTY LINES BETWEEN THREE TAX LOTS, RESULTING IN TWO LARGE TAX LOTS COMPLYING WITH EXCLUSIVE USE TRACT SIZES AND ONE SMALL TAX LOT SURROUNDING AN EXISTING DWELLING CONSTRUCTED ABOUT 1920. THE REVISED DWELLING TRACT IS SURVEYED AND MONUMENTED AND THE TWO LARGER TAX LOTS ARE MAPPED AND DESCRIBED BUT NOT SURVEYED OR MONUMENTED.

MONUMENTATION IN T5N., R33E., W.M. IS SPARSE. THE NORTH ONE-QUARTER CORNER OF SECTION 9 WAS REESTABLISHED AND MONUMENTED IN SURVEY NO. 99-114-B, SURVEY NO. 30, DATED MAY 22, 1888, RECOVERED REMAINS OF ORIGINAL EARTH MOUNDS AND WOOD POSTS AT THE SOUTHEAST AND SOUTHWEST CORNERS OF SECTION 9, AND SET A STAKE AT THE POSITION OF THE SOUTH ONE-QUARTER CORNER, BASED ON NEARBY LANDOWNER TESTIMONY. OLD RAILROAD MAPS SHOWING THE RAILROAD TRACKS AND SOUTH LINE OF SECTION 9 PROVIDE NO ACCEPTABLE TIES TO CORNERS ON THE SOUTH LINE OF SECTION 9. THE JUNE, 1929 AS-CONSTRUCTED ROAD SURVEY FOR RAYMOND ROAD, COUNTY ROAD NO. 894, CONTAINS A TIE TO THE SOUTH ONE-QUARTER CORNER OF SECTION 9, BUT THE CORNER POSITION IS GROSSLY DIFFERENT FROM THE POSITION REPORTED IN SURVEY NO. 30. IN 1888, MATCHES NO FEATURES ON THE GROUND AND IS BELIEVED TO BE A BOGUS TIE. I ATTEMPTED TO RETRACE THE SOUTH LINE OF SECTION 9 BASED ON THE 1888 SURVEY NO. 30, BUT THE RAILROAD TRACK REFERENCED ON SURVEY 30 WAS REMOVED YEARS AGO AND I WAS ONLY ABLE TO REESTABLISH THE RAILROAD TRACK LOCATION WITHIN A FEW FEET. THE OVERALL DISTANCE BETWEEN FEATURE EVIDENCE RECOVERED ON THIS SURVEY FOR THE SOUTHEAST AND SOUTHWEST CORNERS OF SECTION 9 MATCHES SURVEY NO. 30 WITHIN A FOOT. THERE IS A VISIBLE FIELD LINE IN THE FARMED AREA NORTH OF THE SOUTH ONE-QUARTER CORNER OF SECTION 9 WHICH WAS HELD FOR THE APPROXIMATE WEST LINE OF THE SOUTHWEST CORNER OF SECTION 9. (SEE DETAIL ON MAP). SECTION 9 IS AN IRREGULAR SECTION AND I NOTE FROM MEASUREMENTS AND AERIAL IMAGERY THAT FARMED FIELD EVIDENCE IN SECTION 9 SHOWS THE SECTION WAS SUBDIVIDED INTO QUARTERS BY IRREGULAR METHODS.

TO REESTABLISH THE PORTION OF RAYMOND ROAD SHOWN ON THE 1929 AS CONSTRUCTED SURVEY MAP JUST EAST OF THE REMOVED RAILROAD TRACKS, I HELD THE VISUAL INTERSECTION OF RAYMOND AND VANSYCLE COUNTY ROADS AND PROJECTED A LINE THROUGH THE CENTERLINE OF THE EXISTING BRIDGE OVER VANSYCLE CREEK. I STATIONED THIS ALIGNMENT AND COMPUTED THE CURVES AND TANGENTS OF THE ALIGNMENT BASED ON THE 1929 AS CONSTRUCTED MAP. THE REESTABLISHED ALIGNMENT FITS THE EXISTING GRAVELED ROADS REASONABLY WELL. SEE THE 1 INCH EQUALS 100 FOOT DETAIL ON THIS MAP.

THE SURVEY WAS MADE WITH TRIMBLE GEODETIC GPS RECEIVERS OPERATED IN REAL TIME KINEMATIC MODE. CONTROL TIES AND MONUMENTS SET WERE VERIFIED BY REDUNDANT OBSERVATIONS.

RECEIVED BY
Umatilla County Surveyor
Date: 11/28/25
Rec'd By: CT
106-25-012-C

REGISTERED PROFESSIONAL LAND SURVEYOR <i>William R. Wells</i> OREGON JULY 22, 1977 WILLIAM R. WELLS RENEWS 6/30/26	WELLS SURVEYING 200 SE HAILEY SUITE 108 P.O. BOX 1696 PENDLETON, OR 97801 PHONE: (541) 276-6362	PROJECT: PROPERTY LINE ADJUSTMENT FOR: PATER RANCH COMPANY, LLC SECTIONS 9, 10 AND 15 T5N., R33E., W.M. UMATILLA COUNTY, OREGON
	DATE: 12/24 CK. BY: WRW	DR. BY: WRW NO: 24-1878