

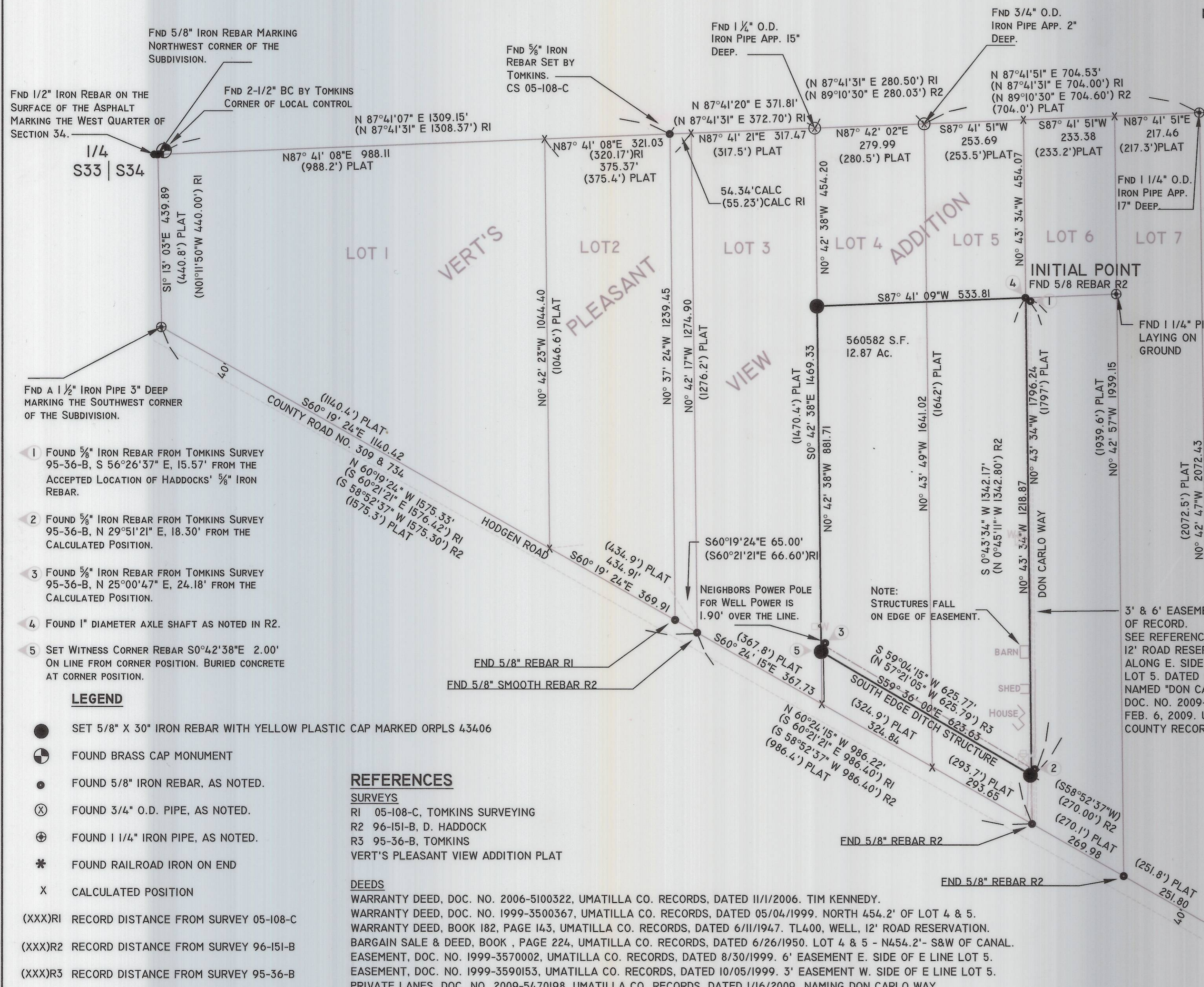
# RECORD OF SURVEY

A PORTION OF LOTS 4 AND 5 OF VERT'S PLEASANT VIEW ADDITION  
 LOCATED IN THE SW QUARTER OF SECTION 34, TWP. 6 NORTH, RANGE 35  
 EAST, WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

## NARRATIVE OF SURVEY

THIS SURVEY WAS PERFORMED AT THE REQUEST OF TIM KENNEDY, OF DON CARLO VINEYARD, OWNER, FOR THE PURPOSE OF PERFORMING RECORD OF SURVEY FOR THE PARCEL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 35, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, A.K.A. TAX LOT 500 OF ASSESSOR'S MAP 6N 35 34AC, BEING MORE PARTICULARLY DESCRIBED AS:  
 LOTS 4 AND 5, VERT'S PLEASANT VIEW ADDITION, LOCATED IN SECTION 34, TOWNSHIP 6 NORTH, RANGE 35, EXCEPTING NORTHERLY 454.20 FEET AND EXCEPTING THAT PORTION LYING SOUTH AND WEST OF MILTON-FREEWATER HUDSON BAY IRRIGATION COMPANY DITCH.  
 BEING ALSO SUBJECT TO WATER RIGHTS AGREEMENTS AND ACCESS/EGRESS EASEMENTS OF RECORD, NOT SHOWN ON THE CURRENT DEED.  
 ALL BEING EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON. MANY SURVEY RECORDS ARE AVAILABLE FOR THIS AREA, AS SHOWN AND NOTED ON THIS SURVEY. I FIND MANY OF THE MONUMENTS OF RECORD, AS SHOWN, AND HAVE TAKEN ALL INTO CONSIDERATION IN THE ESTABLISHMENT OF THE BOUNDARY OF THIS SURVEY.  
 THE CURRENT LEGAL DESCRIPTION DOES NOT CALL OUT THE ACCESS/EGRESS EASEMENTS OF RECORD ALONG THE EAST BOUNDARY OF THIS PARCEL. NOR DOES IT CALL OUT ANY AGREEMENTS FOR ACCESS OR MAINTENANCE OF THE MILTON FREEWATER HUDSON BAY IRRIGATION CANAL, WHICH IT CALLS THE SOUTHERNMOST BOUNDARY TO FOLLOW THE SOUTH AND WEST EDGE OF THE CANAL. IN SEVERAL PHONE CALLS TO THE HUDSON BAY DITCH COMPANY THERE ARE NO AVAILABLE RECORDS OF A RECORDED WIDTH OR LOCATION OF SAID CANAL, OTHER THAN A STATED "TYPICALLY IT'S 50 FEET". IT WAS ALSO STATED THAT DON CARLO FARMS HAS AN IRRIGATION AGREEMENT WITH SAID HUDSON BAY IRRIGATION COMPANY WHICH IN ESSENCE ALLOWS THEM FULL ACCESS TO THE PROPERTY. FURTHER RESEARCH WITH THE COUNTY RECORDER, ASSESSOR, AND THE BUREAU OF RECLAMATION TURNED UP NO RECORD OF AN EXACT LOCATION OF THE SAID DITCH. THE SOUTH EDGE OF THE EXISTING STRUCTURE WAS HELD AND COMPARES FAVORABLY WITH CALLED ACREAGE.  
 THIS SURVEY WAS PERFORMED USING A SOKKIA GSR2700IS RTK GPS SYSTEM, WITH REDUNDANT OCCUPATIONS OF CONTROL. STANDARD ERROR IS 10.0MM + 1 PPM X BASELINE, IN MILLIMETERS.  
 THERE IS NO STATED BEARING BASIS ON VERT'S PLEASANT VIEW ADDITION, AND THERE IS A VARIATION OF BEARINGS BETWEEN THE SURVEYS OF RECORD. FOR THIS SURVEY WE HELD THE NON-ROTATED GRID BEARING FROM GPS OBSERVATIONS, AND APPLIED A SCALE FACTOR OF 0.99995186931.

*Robert D. English*  
 ROBERT D. ENGLISH, ORPLS 43406LS  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 OREGON  
 JANUARY 11, 2005  
 ROBERT DOUGLAS ENGLISH  
 43406LS  
 RENEWAL DATE: 12/31/09



- 1 FOUND 5/8" IRON REBAR FROM TOMKINS SURVEY 95-36-B, S 56°26'37" E, 15.57' FROM THE ACCEPTED LOCATION OF HADDOCKS' 5/8" IRON REBAR.
- 2 FOUND 5/8" IRON REBAR FROM TOMKINS SURVEY 95-36-B, N 29°51'21" E, 18.30' FROM THE CALCULATED POSITION.
- 3 FOUND 5/8" IRON REBAR FROM TOMKINS SURVEY 95-36-B, N 25°00'47" E, 24.18' FROM THE CALCULATED POSITION.
- 4 FOUND 1" DIAMETER AXLE SHAFT AS NOTED IN R2.
- 5 SET WITNESS CORNER REBAR S0°42'38"E 2.00' ON LINE FROM CORNER POSITION. BURIED CONCRETE AT CORNER POSITION.

### LEGEND

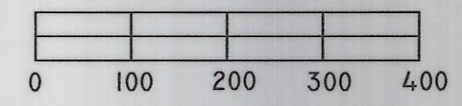
- SET 5/8" X 30" IRON REBAR WITH YELLOW PLASTIC CAP MARKED ORPLS 43406
- FOUND BRASS CAP MONUMENT
- FOUND 5/8" IRON REBAR, AS NOTED.
- ⊗ FOUND 3/4" O.D. PIPE, AS NOTED.
- ⊕ FOUND 1 1/4" IRON PIPE, AS NOTED.
- \* FOUND RAILROAD IRON ON END
- x CALCULATED POSITION
- (XXX)RI RECORD DISTANCE FROM SURVEY 05-108-C
- (XXX)R2 RECORD DISTANCE FROM SURVEY 96-151-B
- (XXX)R3 RECORD DISTANCE FROM SURVEY 95-36-B
- EXISTING WELL HEAD
- ⊠ EXISTING POWER METER
- EXISTING ACCESS/EGRESS EASEMENTS OF RECORD
- NORTH EDGE OF DITCH STRUCTURE

### REFERENCES

- SURVEYS**  
 RI 05-108-C, TOMKINS SURVEYING  
 R2 96-151-B, D. HADDOCK  
 R3 95-36-B, TOMKINS  
 VERT'S PLEASANT VIEW ADDITION PLAT
- DEEDS**  
 WARRANTY DEED, DOC. NO. 2006-5100322, UMATILLA CO. RECORDS, DATED 11/1/2006. TIM KENNEDY.  
 WARRANTY DEED, DOC. NO. 1999-3500367, UMATILLA CO. RECORDS, DATED 05/04/1999. NORTH 454.2' OF LOT 4 & 5.  
 WARRANTY DEED, BOOK 182, PAGE 143, UMATILLA CO. RECORDS, DATED 6/11/1947. TL400, WELL, 12' ROAD RESERVATION.  
 BARGAIN SALE & DEED, BOOK , PAGE 224, UMATILLA CO. RECORDS, DATED 6/26/1950. LOT 4 & 5 - N454.2'- S&W OF CANAL.  
 EASEMENT, DOC. NO. 1999-3570002, UMATILLA CO. RECORDS, DATED 8/30/1999. 6' EASEMENT E. SIDE OF E LINE LOT 5.  
 EASEMENT, DOC. NO. 1999-3590153, UMATILLA CO. RECORDS, DATED 10/05/1999. 3' EASEMENT W. SIDE OF E LINE LOT 5.  
 PRIVATE LANES, DOC. NO. 2009-5470198, UMATILLA CO. RECORDS, DATED 1/16/2009. NAMING DON CARLO WAY.



SCALE 1" : 200'



BASIS OF BEARING -- RTK GPS BASED ON NAD 83 OREGON NORTH STATE PLANE COORDINATE SYSTEM. REDUNDANT OCCUPATIONS ABOUT THE WEST QUARTER CORNER OF SECTION 34.

DATE: 10/14/2009	DWN. BY: JAE/RDE	RECORD OF SURVEY TIM KENNEDY P.O. BOX 598 ATHENA, OR 97813
SCALE: 1" = 200'	CHK. BY: RDE/JAE	SURVEY ONE, LLC P.O. Box 382 PENDLETON OR, 97801 541-276-2055
JOB NO. 2009-040	REV. NO.: 10/25/09	
DWG NO. KENNEDYROS.DWG		RECEIVED BY Umatilla County Surveyor Date: 11-09 Rec'd By: KR No. 09-151-B