

DICKERSON BOUNDARY SURVEY

LEGAL DESCRIPTION

TRACT 1:
A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 36, E.W.M., AND BEING DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 14; THENCE N75°57'42"E, A DISTANCE OF 3948.09 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE S53°49'18"W, A DISTANCE OF 420 FEET; THENCE N89°33'51"W, A DISTANCE OF 871.08 FEET, MORE OR LESS TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14; THENCE NORTH ALONG SAID WEST LINE, A DISTANCE OF 695 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14; THENCE EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14, A DISTANCE OF 1214.37 FEET, MORE OR LESS, TO A POINT WHICH BEARS N02°59'16"W FROM THE POINT OF BEGINNING; THENCE S02°59'16"E, A DISTANCE OF 486 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;
ALL BEING EAST, WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

TRACT 2:
AN EASEMENT 30 FEET IN WIDTH FOR INGRESS AND EGRESS, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE CENTER OF COUNTY ROAD No. 440, SAID POINT BEING S67°02'50"E, A DISTANCE OF 1562.13 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 14 AND THE TRUE POINT OF BEGINNING FOR THIS CENTERLINE DESCRIPTION;
THENCE N33°51'00"E, A DISTANCE OF 192 FEET; THENCE N07°25'00"W, A DISTANCE OF 174 FEET; THENCE N26°38'00"W, A DISTANCE OF 187 FEET; THENCE N29°24'00"W, A DISTANCE OF 31 FEET; THENCE S79°19'00"E, A DISTANCE OF 154 FEET; THENCE S74°09'00"E, A DISTANCE OF 121 FEET; THENCE N77°41'00"E, A DISTANCE OF 49 FEET; THENCE N07°55'02"E, A DISTANCE OF 32 FEET; THENCE N55°02'00"W, A DISTANCE OF 66 FEET; THENCE N41°35'00"W, A DISTANCE OF 87 FEET; THENCE N22°42'00"W, A DISTANCE OF 61 FEET; THENCE N06°47'00"W, A DISTANCE OF 230 FEET; THENCE N01°20'00"E, A DISTANCE OF 113 FEET; THENCE N26°53'00"E, A DISTANCE OF 49 FEET MORE OR LESS, TO A LINE RUNNING PARALLEL WITH & 15 FEET SOUTH-EASTERLY FROM THE NORTH-WESTERLY LINE OF THAT TRACT DESCRIBED IN THE CONTRACT TO CAROL M. LAPORTE, ET UX, RECORDED IN MICROFILM R-44, PAGE 1683, DEED RECORDS, UMATILLA COUNTY, OREGON; THENCE NORTH-EASTERLY, PARALLEL TO AND 15 FEET SOUTH-EASTERLY OF THE NORTH-WESTERLY LINE OF SAID LAPORTE TRACT, A DISTANCE OF 1212 FEET, MORE OR LESS TO THE WEST LINE OF THE TRACT DESCRIBED HERIN, ABOVE, AND THE POINT OF TERMINUS FOR THIS CENTERLINE DESCRIPTION;
ALL BEING EAST, WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON
EXCEPTING THEREFROM ANY PORTION LYING WITHIN COUNTY ROAD No.440.

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF WHITEY AND BARBARA DICKERSON TO SURVEY AND LOCATE PROPERTY & EASEMENT LINES. THE PROPERTY IN QUESTION WAS DEEDED BY WOODHALL TO BRUCE LAPORTE IN 1982, WHO SUBSEQUENTLY SOLD TO CAMERON IN 1984. CAMERON DEEDED TO N.R.L.L. EAST LLC. IN 2006 N.R.L.L. EAST DEEDED THE PROPERTY TO DUSTIN AND LENORA DAVIS. THE DICKERSONS ARE THE PARENTS OF LENORA DAVIS. THE EASEMENT PROVIDING ACCESS TO THE REAL PROPERTY IS SHOWN AS "TRACT 2" ON THE DEEDS I HAVE READ, AND THERE IS NO INDICATION OF REVERSIONARY CLAUSES NOR SPECIFIC BENEFICIARIES OF THE EASEMENT, WHICH CROSSES LANDS OWNED BY GORAL LEPORTE.

AS SHOWN HEREIN, THE BOUNDARIES OF THE SUBJECT PARCEL ARE MARKED WITH 1/2" REBARS. ACCORDING TO GORAL LEPORTE THESE ARE THE RESULT OF A SURVEY OF VIC MOLIND. THOUGH I AM UNABLE TO LOCATE ANY MAPS OR RECORDS OF SURVEY FOR THIS PARCEL, I HAVE HELD THE PINS AS BEST EVIDENCE OF THE INTENDED PARCEL BOUNDARIES.

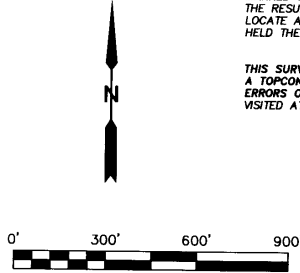
THIS SURVEY WAS PERFORMED AS A REALTIME KINEMATIC SURVEY USING A TOPCON HIPER DUAL FREQUENCY G.P.S. SYSTEM. HAVING STANDARD ERRORS OF 1 CENTIMETER ± 1 PPM. ALL MONUMENTS SHOWN WERE VISITED AT THE TIME OF THIS SURVEY IN MARCH 2010.

BASES OF BEARINGS

BEARINGS SHOWN ARE TRUE GEODETIC AT THE EAST LINE OF SECTION 24, BASED ON G.P.S. OBSERVATIONS MADE NEAR THE NORTHEAST CORNER OF SECTION 24.

TABLE BEARING & DISTANCES PER DEED 2006-5100024

LINE	BEARING	DISTANCE
L1	N 33°51'00" E	192.00'
L2	N 07°25'00" W	174.00'
L3	N 26°38'00" W	187.00'
L4	N 29°24'00" W	31.00'
L5	N 48°13'00" W	53.00'
L6	N 24°20'00" E	31.00'
L7	S 79°19'00" E	27.00'
L8	S 28°46'00" E	97.00'
L9	S 58°15'00" E	154.00'
L10	S 74°09'00" E	121.00'
L11	N 77°41'00" E	49.00'
L12	N 07°55'02" E	32.00'
L13	N 55°02'00" W	66.00'
L14	N 41°35'00" W	87.00'
L15	N 22°42'00" W	61.00'
L16	N 06°47'00" W	230.00'
L17	N 01°20'00" E	113.00'
L18	N 26°53'00" E	49.00'

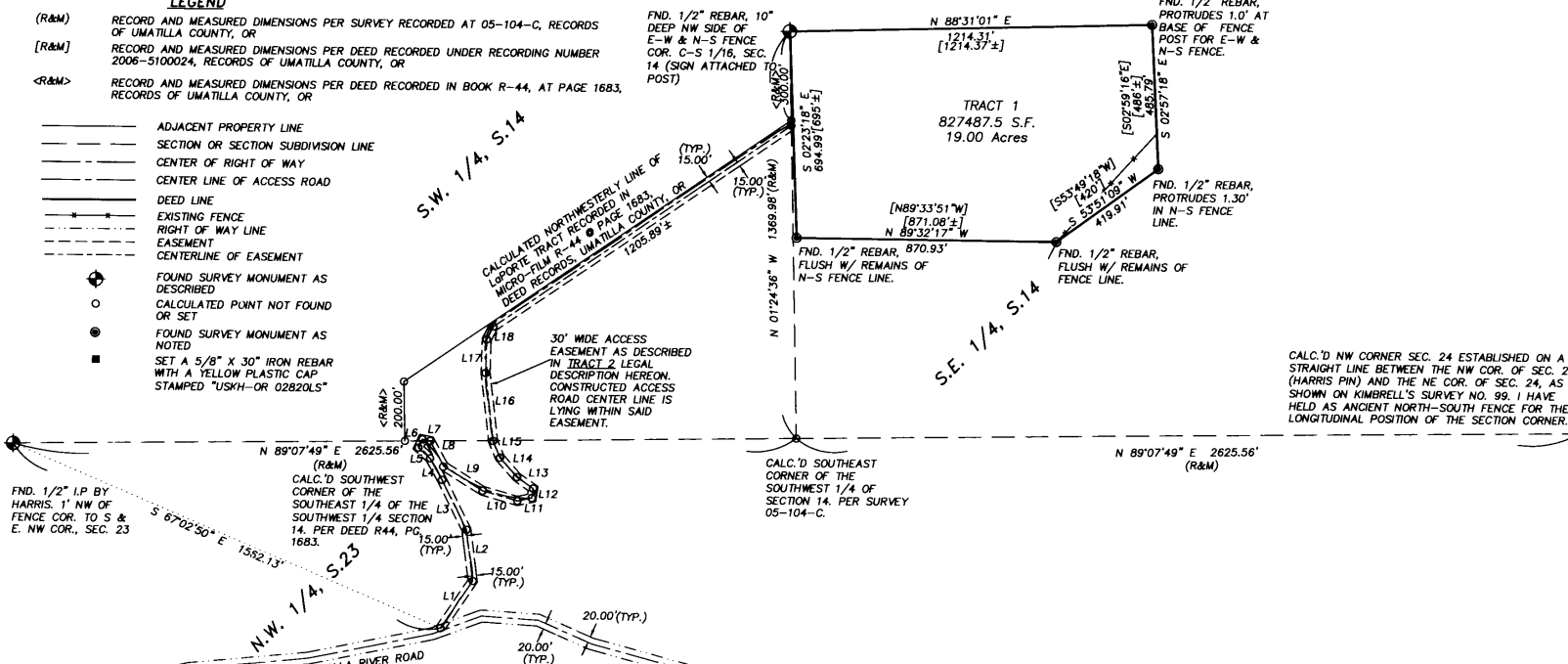


LEGEND

- [R&M] RECORD AND MEASURED DIMENSIONS PER SURVEY RECORDED AT 05-104-C, RECORDS OF UMATILLA COUNTY, OR
- [R&M] RECORD AND MEASURED DIMENSIONS PER DEED RECORDED UNDER RECORDING NUMBER 2006-5100024, RECORDS OF UMATILLA COUNTY, OR
- <R&M> RECORD AND MEASURED DIMENSIONS PER DEED RECORDED IN BOOK R-44, AT PAGE 1683, RECORDS OF UMATILLA COUNTY, OR

- ADJACENT PROPERTY LINE
- - - SECTION OR SECTION SUBDIVISION LINE
- - - CENTER LINE OF RIGHT OF WAY
- - - CENTER LINE OF ACCESS ROAD
- DEED LINE
- - - EXISTING FENCE
- - - RIGHT OF WAY LINE
- - - EASEMENT
- - - CENTERLINE OF EASEMENT

- ◆ FOUND SURVEY MONUMENT AS DESCRIBED
- CALCULATED POINT NOT FOUND OR SET
- FOUND SURVEY MONUMENT AS NOTED
- SET A 5/8" X 30" IRON REBAR WITH A YELLOW PLASTIC CAP STAMPED "USKH-OR 02820LS"



REFERENCES

- DEEDS**
- R44, PG. 1683
 - DEED 2006-5100024
 - DEED REEL 98, PAGE 156
- SURVEYS**
- SURVEY 05-104-C

REGISTERED PROFESSIONAL LAND SURVEYOR

Paul W.P. Tomkins

OREGON
JULY 26, 1988
PAUL W.P. TOMKINS
2360
renews 6/30/12

Date Stamped: 7/19/11

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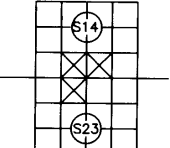
- 621 W. Mallon Ave., Suite 309, Spokane, WA 99201 (509) 328-5139
- 313 D Street, Suite 200, Lewiston, Idaho 83501 (208) 746-2861
- 5 North Caville, Walla Walla, WA 99362 (509) 522-4843

www.USKH.com

Project:
A BOUNDARY SURVEY LOCATED IN THE SW 1/4 OF THE SE 1/4 & THE SE 1/4 OF SW 1/4 OF SECTION 14, AND THE NE 1/4 OF THE NW 1/4 OF SECTION 23, ALL IN TOWNSHIP 5 NORTH, RANGE 36 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

Client
WHITEY & BARBARA DICKERSON
917 ROBINS ST.
MILTON-FREEWATER, OR 97862

SECTION INDEX



SECTION 14/SECTION 23
TWN. 5N, RNG. 36 E, WM.

Project Mgr-PAUL W.P. TOMKINS

Drawn	PWPT	DWW
Checked	PWPT	
Date	MARCH 2010	
Scale	1"=300'	
CAD File:		

1242300 ROS.DWG

Sheet Contents:

1242300 ROS.DWG

Sheet No.: 1 OF 1

U.S.K.H. W.O.
1242300

RECEIVED BY
Umatilla County Survey

Date: 7-11
By: KE
11-33-B