

NW CORNER OF SEC. 27, FOUND 2 1/2" BRASS CAP SET BY STAEBLER IN 1971, ALSO SHOWN ON SURVEY 03-023-C, BY TOMKINS.

S 88°28'11" W 2604.86'

NE CORNER SEC. 27, FOUND 2" BRASS CAP ON 1" PIPE BY THOMPSON 1970, SHOWN ON SURVEY N-21-C AND 03-023-C.

S 88°27'13" W 2606.95'

NORTH 1/4 CORNER SEC. 27, FOUND 2" BRASS CAP ON 1" PIPE BY TOMKINS, SURVEY 03-023-C, WHICH REPLACED THE 1"X21" IRON PIPE BY ODMAN, SURVEY N-21-C.

**BASIS OF BEARINGS**

HELD N01°24'54"W ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 27, AS SHOWN ON SURVEY 03-023-C FOR THE BEARING BASE. COORDINATES SHOWN ON SURVEY 03-023-C HAVE BEEN EXPANDED TO REPRESENT TRUE GROUND DISTANCES.

FD. R.R. SPIKE SET BY ODMAN IN 1977 (SURVEY N-21-C) FOR CENTER 1/4 CORNER S 71°E 2.14' FROM TRUE POSITION. MR. ODMAN'S CORNER WAS BASED ON THE POSITION OF THE SE CORNER OF SECTION 27 ESTABLISHED BY STREAMER, HADDOCK'S 2001 SURVEY (02-018-B) MOVED THE SECTION CORNER APPROXIMATELY 10 FT., RESULTING IN THIS RAILROAD SPIKE BEING OUT OF POSITION AS SHOWN.

APPLETON ROAD  
N 88°15'27" E 2624.59'

EAST 1/4 CORNER SEC. 27, FOUND 2" BRASS CAP BY TOMKINS SURVEY 03-023-C, WHICH REPLACED THE RAILROAD SPIKE ALSO FOUND BY ODMAN IN 1977, SURVEY N-21-C.

WEST 1/4 CORNER SEC. 27, FOUND 3" OREGON ST. HWY. BRASS CAP IN MON. CASE, (DATE NOT KNOWN), WHICH REPLACED THE R.R. SPIKE SET BY ODMAN IN 1977.

N 88°15'27" E 1317.75'

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**LEGEND**

- SECTION OR SECTION SUBDIVISION LINE
- RIGHT OF WAY LINE
- PARCEL BOUNDARY
- POWER POLE
- CALCULATED POINT, NOT FOUND OR SET
- FOUND SURVEY MONUMENT AS DESCRIBED
- SET 5/8"X 30" REBAR WITH PLASTIC YELLOW CAP STAMPED "TOMKINS SURVEYING"

**NARRATIVE**

THIS SURVEY WAS PERFORMED AT THE REQUEST OF MR. CHRISTOPHE BARON OF CAYUSE VINEYARDS TO DELINEATE PROPERTY BOUNDARIES. PLEASE NOTE THE COPIOUS NOTES HEREIN RELATING TO THE CORNERS ACCEPTED AND REJECTED IN THE ANALYSIS OF THE PROPERTY LINES, AS THERE IS ONGOING CONFUSION CONCERNING THE LOCATION OF THE EAST AND WEST BOUNDARIES. AS SHOWN HEREIN, THE SHED TO THE WEST OF MR. BARON'S PROPERTY, EVIDENTLY BUILT IN THE 1970'S, WOULD HAVE BEEN BUILT WELL WITHIN THE PROPERTY BOUNDARY IF MR. STREAMER'S SECTION CORNER HAD BEEN USED AS THE BASIS FOR THE PROPERTY LINE CALCULATIONS. MR. HADDOCK'S DISCOVERY OF MR. PERRY'S STONE AT THE SECTION CORNER, AND OUR SUBSEQUENT ACCEPTANCE OF MR. HADDOCK'S WORK, HAS HAD THE RESULT IN CREATING AN ENCROACHMENT.

THIS SURVEY WAS PERFORMED AS A REAL TIME KINEMATIC SURVEY USING JAVAD DUAL FREQUENCY GPS RECEIVERS HAVING STANDARD ERRORS OF ONE CENTIMETER ± 1 PART PER MILLION.

COUNTY ROAD NO. 513

NW 1/4, SW 1/4

NE 1/4, SW 1/4

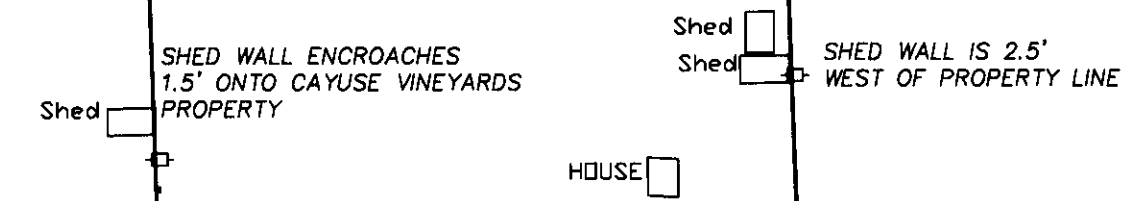
SEE DEED BOOK 358, PAGE 110

SW 1/4  
876939.6 SQ. FT.  
20.13 ACRES  
SEE DEED BOOK 417, PAGE 316  
SEE DEED BOOK 384, PAGE 442

NOTE: AS CALLED OUT IN DEED BOOK 73, PAGE 164, A 20' ROAD EASEMENT ENCUMBERS THE EAST 20' OF THE SOUTH 1/2 OF THE CAYUSE VINEYARDS PROPERTY.

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON  
JULY 26, 1988  
PAUL W.P. TOMKINS  
2360  
RENEWES 6/30/04  
3/1/04



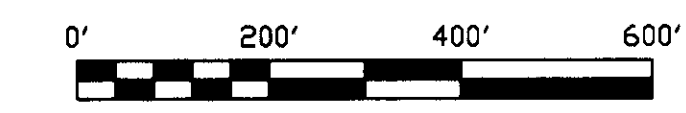
SW CORNER OF SEC. 27, FOUND 2" BRASS CAP BY TOMKINS, SURVEY 03-023-C, WHICH REPLACED THE IRON ROD WITH A R.R. SPIKE OVER TOP, SHOWN ON SURVEY 91-081-B.

S 88°16'45" W 1333.22'

S 88°16'45" W 1333.22'

SUNNYSIDE-UMAPINE HIGHWAY

S 88°16'45" W 2666.44'



S.E. CORNER SEC. 27, FOUND 2 1/2" BRASS CAP SET BY HADDOCK SURVEY 02-18-B, ALSO SHOWN ON SURVEY 03-023-C. STREAMER'S SECTION CORNER, SUBSEQUENTLY REMONUMENTED BY OREGON HIGHWAY DEPT. AS A BRASS CAP IN A MONUMENT CASE, IS 578' 10.5" FROM HADDOCK'S BRASS CAP.

RECEIVED BY  
Umatilla County Surveyor  
Date 3-04  
Rec'd by KK  
No. 04-62-6

A SURVEY OF LANDS LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 27, TWP. 6N, RGE. 35E, W.M., UMATILLA CO., OREGON FOR: CAYUSE VINEYARDS P.O. BOX 1602 WALLA WALLA, WA., 99362	SCALE	DATE	TOMKINS LAND SURVEYING, INC. 5 N. COLVILLE WALLA WALLA, WA. 99362 115 W. HERMISTON AV. #140 HERMISTON, OR. 97838 (509) 522-4843 (541)584-4448	DRAWING NUMBER
	HOR. 1"= 200' VERT.	MARCH 11, 2004		CAYUSE2.DWG