

RECORD OF SURVEY

A 2 1/2" BRASS CAP ON GALV. IRON PIPE, PER SURVEY NO. 90-50-C. THIS CORNER IS ALSO KNOWN AS THE NW CORNER OF THE NE QUARTER OF SECTION 15.



SCALE: 1 INCH=30 FEET
0 15 30 60

"BASIS OF BEARINGS": BEARINGS ARE BASED ON THE CITY OF PENDLETON GRID COORDINATE SYSTEM

NOTE: THE WEST AND NORTH LINE OF THE SWANSON LANDS WERE CALCULATED TO DETERMINE BOUNDARY ADJUSTMENT LAND AREAS BUT WERE NOT SURVEYED.

LEGEND

- SET 3/4" BRASS WASHER STAMPED "PLS 1106" SCREWED INTO A LEAD PLUG DRILLED INTO CONCRETE AT FENCE CORNER.
- SET A 5/8" X 24" IRON REBAR WITH 1 1/4" RED PLASTIC CAP STAMPED "OR PLS 1106 WA PLS 17372."
- FOUND 5/8" IRON REBAR WITH YELLOW PLASTIC CAP AS REPORTED ON PARTITION PLAT NO. 2002-06.
- FOUND "PK" NAIL MARKING THE CENTERLINE OF TUTULLA ROAD AS REPORTED ON CITY TUTULLA ROAD DRAWINGS.
- FOUND OR SET MONUMENT AS DESCRIBED.
- FOUND 5/8" REBAR FROM SUNSET ADDITION PLAT.
- ⊕ CALCULATED POINT ONLY. NOTHING FOUND OR SET.
- PERTINENT FENCE, NOT ALL FENCES ARE SHOWN.
- (XOX) RECORD DIMENSION FROM PARTITION PLAT 2002-06.
- (XOX)R RECORD DIMENSION FROM CITY OF PENDLETON MAPS FOR TUTULLA ROAD.
- (XOX)D RECORD DIMENSION FROM DEEDS.
- Ⓐ EXISTING EASEMENT FOR UTILITY PURPOSES RECORDED IN REEL 157, PAGE 359, UMATILLA COUNTY DEED RECORDS.
- Ⓑ EXISTING 20 FOOT EASEMENT FOR ROADWAY PURPOSES RECORDED IN BOOK 235, PAGE 602, UMATILLA COUNTY DEED RECORDS.
- Ⓒ PROPOSED NEW EASEMENT FOR INGRESS-EGRESS APPURTENANT TO TAX LOTS 2700 AND 3400, (INCLUDED IN DESCRIPTIONS).
- Ⓓ THE SOUTHWEST CORNER OF THE D&C INVESTMENTS, LLC, LAND FALLS INSIDE THE RIGHT-OF-WAY OF TUTULLA ROAD AND IS TERMINATED ON THE EAST RIGHT-OF-WAY LINE OF TUTULLA ROAD.
- Ⓔ A PORTION OF THE WEST LINE OF TRACT I OF THE SWANSON LAND RECORDED AT REEL 254, PAGE 586, DEED RECORDS OF UMATILLA COUNTY, IS WITHIN THE RIGHT-OF-WAY OF TUTULLA ROAD AND IS TERMINATED ON THE EAST RIGHT-OF-WAY LINE OF TUTULLA ROAD.
- Ⓕ APPROXIMATE LOCATION OF 20 BY 40 FOOT DISTRIBUTION EASEMENT TO PACIFICORP RECORDED AS INSTRUMENT NO. 1998-3290493, UMATILLA COUNTY OFFICE OF RECORDS. THERE IS NOT SUFFICIENT INFORMATION IN THE DOCUMENT TO ACCURATELY PLOT THE LOCATION.

MONUMENT NOTES

- 1 HELD CENTER OF METAL FENCE CORNER POST FOR CORNER. NO MONUMENT SET. THIS IS A RECENT FENCE CORNER. THE OLD FENCE CORNER REFERRED TO ON PARTITION PLAT NO. 2002-06 NO LONGER EXISTS.
- 2 THE N 1/4 CORNER OF SECTION 15, MONUMENTED WITH A 2 1/2" BRASS CAP ON GALV. IRON PIPE ON SURVEY NO. 90-50-C, BEARS N 20°12'23" W, 932.23' FROM THIS CORNER.
- 3 FOUND BRASS DISK SET IN CONCRETE FOR WATER LINE REFERENCE.

CURVE TABLE

| NO. | DELTA | RADIUS | LENGTH | CHORD | CHORD BRG |
|-----|-----------|---------|---------|---------|---------------|
| C1 | 7°04'15" | 726.59' | 89.67' | 89.61' | N 12°33'12" W |
| C2 | 48°23'49" | 756.59' | 639.08' | 620.25' | N 33°13'08" W |

L LINE TABLE

| NO. | BEARING | DISTANCE |
|-----|---------------|----------|
| L1 | N 15°30'58" W | 18.06' |
| L2 | S 39°28'08" W | 41.06' |
| L3 | N 09°01'14" W | 5.77' |

AREA SUMMARY

PORTION OF TAX LOT 2700 TO ATTACH TO TAX LOT 3400 = 0.27 ACRE, M/L.
PORTION OF TAX LOT 2700 TO ATTACH TO TAX LOT 3500 = 0.01 ACRE, M/L.
PORTION OF TAX LOT 3400 TO ATTACH TO TAX LOT 3500 = 0.33 ACRE, M/L.

TAX LOT 2700
AREA BEFORE ADJUSTMENT = 1.18 ACRES M/L*
AREA AFTER ADJUSTMENT = 1.12 ACRES M/L, BY CALCULATION

TAX LOT 3400
AREA BEFORE ADJUSTMENT = 0.95 ACRE M/L*
AREA AFTER ADJUSTMENT = 0.93 ACRE M/L, BY SURVEY

TAX LOT 3500
AREA BEFORE ADJUSTMENT = 0.92 ACRE M/L*
AREA AFTER ADJUSTMENT = 1.39 ACRES M/L, BY SURVEY

* AREAS ARE TAKEN FROM ASSESSOR MAP NO. 2N3215AB.

TAX LOT NUMBERS REFER TO ASSESSOR MAP NO. 2N3215AB.

NOTE

EXISTING BLANKET EASEMENTS ARE NOTED FOR ALL TRACTS INVOLVED IN THIS BOUNDARY ADJUSTMENT. THE BLANKET EASEMENTS HAVE NO SPECIFIC LOCATIONS AND ARE NOT SHOWN. THE BLANKET EASEMENTS WERE GRANTED TO PACIFIC TELEPHONE AND TELEGRAPH, EASTERN OREGON ELECTRIC COOPERATIVE ASSOCIATION AND PACIFIC POWER AND LIGHT COMPANY. A LIST OF THE BLANKET EASEMENTS SHOWING IN VARIOUS DEEDS FOLLOWS:

BOOK 180, PAGE 473, DEED RECORDS OF UMATILLA COUNTY;
BOOK 184, PAGE 139, DEED RECORDS OF UMATILLA COUNTY;
BOOK 185, PAGE 259, DEED RECORDS OF UMATILLA COUNTY;
BOOK 201, PAGE 318, DEED RECORDS OF UMATILLA COUNTY;
BOOK 260, PAGE 519, DEED RECORDS OF UMATILLA COUNTY;
BOOK 273, PAGE 140, DEED RECORDS OF UMATILLA COUNTY;
BOOK 273, PAGE 158, DEED RECORDS OF UMATILLA COUNTY.

NARRATIVE

THIS SURVEY WAS MADE AT THE REQUEST OF JIM SWEARINGEN, D & C INVESTMENTS, LLC AND HUBERT SWANSON FOR THE PURPOSE OF BOUNDARY LINE ADJUSTMENTS. EXISTING DEED DESCRIPTION LINES DO NOT MATCH IMPROVEMENTS, RESULTING IN SOME EXISTING PROPERTY LINES PASSING THROUGH BUILDINGS, ETC. TWO BOUNDARY LINE ADJUSTMENTS ARE REQUIRED. THE NORTHERLY ADJUSTMENT IS BETWEEN SWANSON AND D & C INVESTMENTS. THE SOUTHERLY ADJUSTMENT IS BETWEEN D & C INVESTMENTS AND LANDS OF SWEARINGEN. BOTH ADJUSTMENTS ARE DOCUMENTED ON THIS RECORD OF SURVEY. DESCRIPTIONS FOR PROPERTY TO BE EXCHANGED AND OF REVISED PROPERTY DESCRIPTIONS ARE PREPARED SEPARATELY, BASED ON THIS SURVEY. AFTER APPROVAL BY THE CITY OF PENDLETON, DEEDS WILL BE EXCHANGED TO FINALIZE THE BOUNDARY ADJUSTMENTS.

RECORD SURVEYS AND PLATS CONSULTED FOR THIS SURVEY ARE NOTED. THE WEST LINE OF THE SURVEYED AREA IS THE EAST RIGHT-OF-WAY LINE OF TUTULLA ROAD, AS DETERMINED BY "PK" NAIL MONUMENTS ESTABLISHED BY THE CITY OF PENDLETON WHEN TUTULLA ROAD WAS REBUILT IN THE EARLY 1980S. THE EAST LINE OF THE SURVEYED AREA WAS DETERMINED OVER THE YEARS ON SEVERAL RECORD SURVEYS, INCLUDING PARTITION PLAT NO. 1996-12, 2002-06 AND SURVEY NO. 00-23-C. THE SOUTH LINE OF THE SURVEYED AREA IS THE NORTH LINE OF PARTITION PLAT NO. 2002-06. THE NORTH BOUNDARY OF THE REVISED D & C INVESTMENTS PROPERTY IS TOTALLY WITHIN LANDS OF SWANSON AND WAS LAID OUT AS DIRECTED BY HUBERT SWANSON AND D & C INVESTMENTS. THE REVISED LINE BETWEEN D & C INVESTMENTS AND SWEARINGEN WAS LAID OUT SOUTH OF AN EXISTING FENCE LINE, SO THE FENCE WILL BE OWNED AND MAINTAINED BY D & C INVESTMENTS.

THIS SURVEY WAS MADE BY A TWO PERSON CREW USING TRIMBLE 5700 GEODETIC GPS RECEIVERS OPERATED IN REAL TIME KINEMATIC MODE. SURVEY CONTROL TIES AND CORNER SETS WERE VERIFIED BY REDUNDANT OBSERVATIONS.

REGISTERED PROFESSIONAL LAND SURVEYOR

Will R. Wells

OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106
RENEWS 6/30/12

WELLS SURVEYING
1 SW NYE AVENUE, SUITE B
P.O. BOX 1696
PENDLETON, OREGON
PHONE: (541) 276-6362

DATE: 06/10 DR. BY: JMW
CK. BY: WRW NO: 10-1280

PROJECT: \SWEARINGEN001
BOUNDARY ADJUSTMENT SURVEY FOR:
SWEARINGEN, D & C INVESTMENTS LLC, & SWANSON
LOCATED IN THE NORTHEAST 1/4 OF SECTION 15, T2N, R32E, W.M., UMATILLA COUNTY, OREGON

RECORDED BY: B1
Umatilla County Surveyors
Date: 4-1-10
Drawn by: KE
No. 10-162-C

10-162-C