

RECORD OF SURVEY

LEGEND

- SET 5/8" X 24" IRON REBAR WITH 1 1/4" PURPLE PLASTIC CAP MARKED "WELLS SURVEYING 54657PLS."
- ⊕ 5/8" IRON REBAR WITH YELLOW PLASTIC CAP AS ESTABLISHED ON SURVEY NO. 00-158-C.
- ⊙ CALCULATED POINT ONLY. NOTHING FOUND OR SET.
- ⊙ FOUND 5/8" REBAR STATE HIGHWAY MONUMENTS AS REPORTED ON SURVEY NO. 00-158-C.
- ✱ FOUND SECTION CORNER MONUMENT AS REPORTED ON SURVEY NO. 00-158-C.
- ⊙ FOUND 5/8" IRON REBAR MONUMENT AS REPORTED ON SURVEY NO. 00-158-C.
- [XOX] RECORD DIMENSION FROM DEED DESCRIPTION, INST. NO. 2004-4720669, UMATILLA COUNTY OFFICE OF RECORDS.
- EXISTING FENCE.

GENERAL LOCATION OF RECORD EASEMENTS:

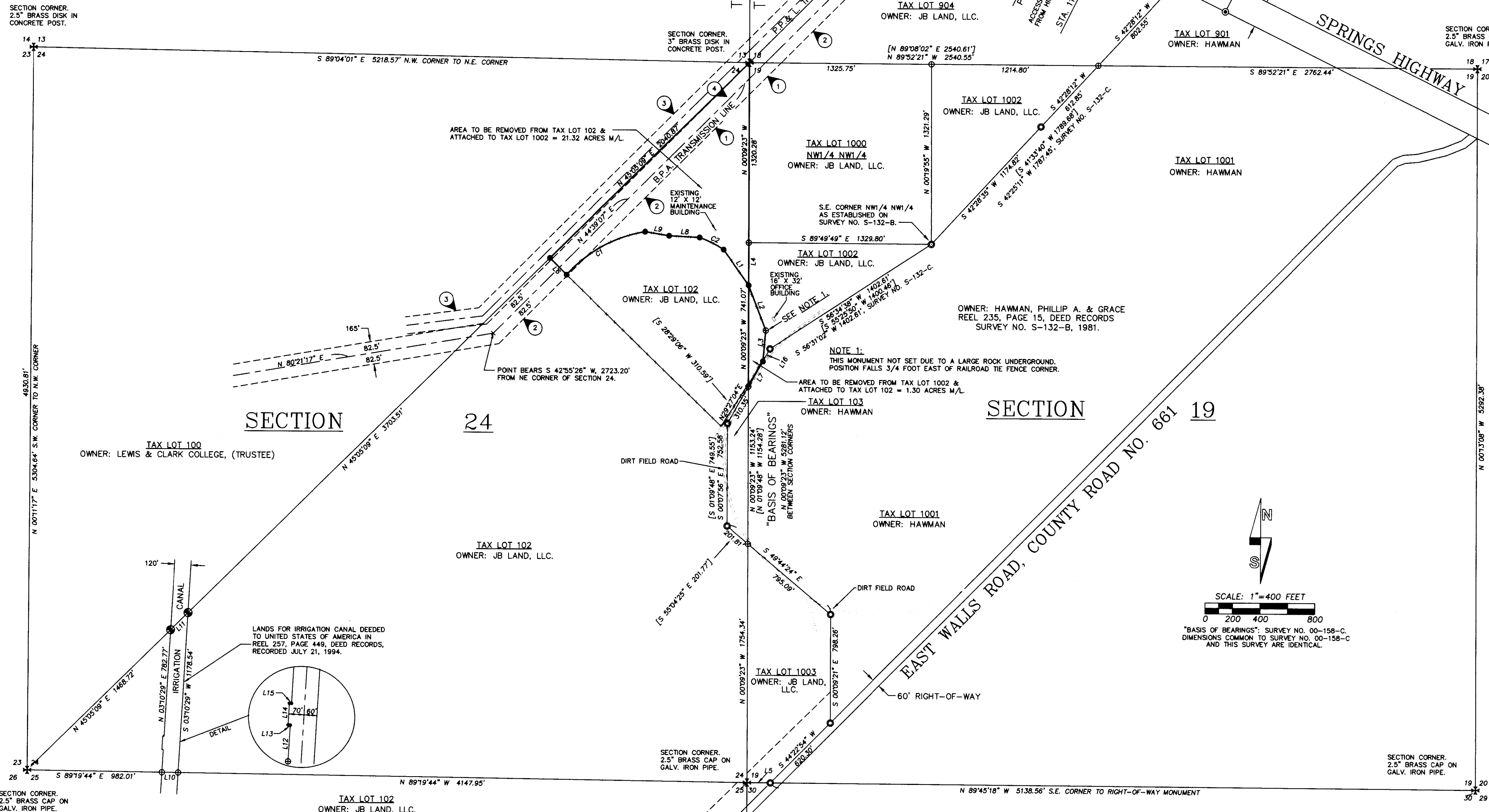
NOTE: DEED RECORDS REFER TO DEED RECORDS OF UMATILLA COUNTY, OREGON.

- ① - ELECTRIC TRANSMISSION LINE EASEMENT GRANTED TO UNITED STATES OF AMERICA, DEPARTMENT OF THE INTERIOR, ACTING THROUGH THE BONNEVILLE POWER ADMINISTRATION, 165 FEET IN WIDTH, AS SAID EASEMENT IS DESCRIBED IN BOOK 290, PAGE 592, DEED RECORDS, RECORDED SEPTEMBER 15, 1967.
- ② - ELECTRIC TRANSMISSION LINE EASEMENT GRANTED TO UNITED STATES OF AMERICA, DEPARTMENT OF THE INTERIOR, ACTING THROUGH THE BONNEVILLE POWER ADMINISTRATION, 165 FEET IN WIDTH, AS SAID EASEMENT IS DESCRIBED IN BOOK 293, PAGE 668, DEED RECORDS, RECORDED APRIL 29, 1968.
- ③ - ELECTRIC TRANSMISSION AND DISTRIBUTION LINE EASEMENT GRANTED TO PACIFIC POWER AND LIGHT COMPANY, 125 FEET IN WIDTH, AS SAID EASEMENT IS SHOWN IN RIGHT-OF-WAY EASEMENT RECORDED IN BOOK 298, PAGE 482, DEED RECORDS, RECORDED FEBRUARY 26, 1969. THIS EASEMENT ABUTS THE NW LINE OF JB LANDS, LLC BUT DOES NOT ENCUMBER PROPERTY.
- ④ - GENERAL LOCATION OF IRRIGATION PIPELINE CROSSING OF POWER TRANSMISSION LINE, CONTRACT NO. 14-03-29825 FROM UNITED STATES DEPARTMENT OF INTERIOR, BONNEVILLE POWER ADMINISTRATION, GRANTED TO ERVIN R. EDMUNDS, DATED JUNE 16, 1972, RECORDED AUGUST 27, 1973, IN BOOK 331, PAGE 86, DEED RECORDS.

SECTION CORNER.
2.5" BRASS DISK IN
CONCRETE POST.

SECTION CORNER.
3" BRASS DISK IN
CONCRETE POST.

SECTION CORNER.
2.5" BRASS CAP ON
GALV. IRON PIPE.



AREA SUMMARY

TAX LOT 102
AREA BEFORE ADJUSTMENT = 313.94* ACRES M/L.
AREA REMOVED AND ADDED TO TAX LOT 1002 = 21.32 ACRES.
AREA GAINED FROM TAX LOT 1002 = 1.30 ACRES.
AREA AFTER ADJUSTMENT = 293.92 ACRES M/L.
*AREA TAKEN FROM UMATILLA COUNTY TAX MAP NO. 5N29D.

TAX LOT 1002
AREA BEFORE ADJUSTMENT = 32.17 ACRES BY SURVEY.
AREA REMOVED AND ADDED TO TAX LOT 102 = 1.30 ACRES.
AREA GAINED FROM TAX LOT 102 = 21.32 ACRES.
AREA AFTER ADJUSTMENT = 52.19 ACRES BY SURVEY.

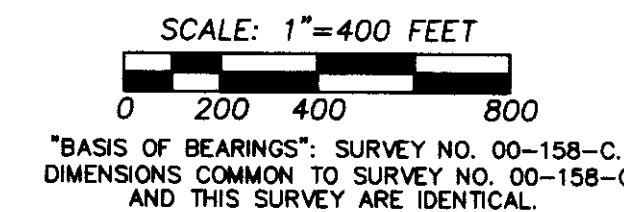
NARRATIVE

THIS SURVEY WAS MADE AT THE REQUEST OF GREG JUUL, MEMBER OF JB LAND, LLC. THE PURPOSE OF THE SURVEY WAS TO SEGREGATE THE EXISTING LIVESTOCK FEEDING AREA FROM THE REMAINDER OF FARM GROUND. THE BOUNDARY LINE ADJUSTMENT IS BETWEEN TAX LOT 102 AND 1002 AS SHOWN ON THIS RECORD OF SURVEY.

SURVEY CONTROL FOR THIS BOUNDARY ADJUSTMENT SURVEY IS SURVEY NO. 00-158-C, THAT SURVEY WAS MADE JUST PRIOR TO THE SALE OF THE FARM TO JB LAND, LLC. AS NOTED, SEVERAL 1/4 SECTION CORNERS ON THE BOUNDARY OF SECTION 24 WERE ESTABLISHED ON SURVEY NO. 06-265-C. THESE 1/4 CORNER MONUMENTS WERE SET ON LINE AT MID-POINTS BETWEEN SECTION CORNER MONUMENTS TIED ON SURVEY NO. 00-158-C AND DO NOT AFFECT THIS BOUNDARY ADJUSTMENT SURVEY.

I SET THE MONUMENTS INDICATED ON THIS RECORD OF SURVEY TO DOCUMENT THE ADJUSTED LINES. EXISTING EASEMENTS ARE NOT AFFECTED BY THIS BOUNDARY LINE ADJUSTMENT.

THE SURVEY WAS MADE BY 1 AND 2 PERSON CREWS USING A TRIMBLE R8 GEODETIC GPS RECEIVER CONNECTED TO THE OREGON REAL TIME NETWORK BY CELL DATA MODEM. DESCRIPTIONS FOR THE BOUNDARY ADJUSTMENTS ARE PREPARED SEPARATELY.



LINE NO.	BEARING	DISTANCE
L1	N 35°30'21" W	320.12'
L2	S 21°00'17" E	353.20'
L3	S 05°01'20" W	228.72'
L4	S 00°09'25" E	312.18'
L5	N 89°38'12" W	170.28'
L6	N 44°54'51" W	172.61'
L7	S 29°27'04" W	213.01'
L8	N 87°06'58" W	221.99'
L9	N 80°38'13" W	176.64'
L10	S 89°19'44" E	120.11'
L11	N 45°05'09" E	179.65'
L12	N 03°10'29" E	167.32'
L13	N 86°49'31" W	10.00'
L14	N 03°10'29" E	100.00'
L15	S 86°49'31" E	10.00'
L16	S 29°27'04" W	104.80'

NO	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG
C1	39°25'18"	970.39'	667.67'	654.58'	S 60°52'36" W
C2	13°42'43"	815.97'	195.28'	194.81'	N 63°21'30" W

REGISTERED PROFESSIONAL LAND SURVEYOR
Jason M. Wells
OREGON NOVEMBER 29, 2010
JASON M. WELLS
54657PLS
RENEWS 6/30/12

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

DATE: 10/11 DR. BY: JMW
CK. BY: WRW NO: 11-1346

PROJECT:
BOUNDARY ADJUSTMENT FOR:
JB LAND, LLC.

LOCATED IN SECTION 24, T5N, R29E, W.M., & SECTION 19, T5N, R30E, W.M., UMATILLA COUNTY, OREGON.

NOTE:
DENNY EDWARDS, UNDER SURVEY NO. 06-265-C ESTABLISHED 1/4 SECTION CORNERS AT MID-POINTS BETWEEN SECTION CORNERS ON THE NORTH, EAST, SOUTH AND WEST LINES OF SECTION 24. EDWARDS SET BRASS CAP MONUMENTS FOR THE 1/4 SECTION CORNERS. THE 1/4 CORNER MONUMENTS WERE NOT FIELD TIED ON THIS BOUNDARY ADJUSTMENT SURVEY.