

UMATILLA COUNTY
RECORD OF SURVEY

A TRACT OF LAND LOCATED IN PORTIONS OF SECTIONS
 19, 20, 28, 29, AND 30 IN TOWNSHIP 5 NORTH, RANGE 35 EAST,
 WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

SURVEYOR'S NARRATIVE:

THIS SURVEY WAS PERFORMED AT THE REQUEST OF RICHARD NERZIG, PROJECT MANAGER - DEVELOPMENT OF CHOPIN WIND, LLC., TO PERFORM A RECORD OF SURVEY ON CURRENT TAX LOTS 3000, 3100, 4800, AND 4900 ON ASSESSOR'S MAP 5 NORTH, 35 EAST, W.M., UMATILLA COUNTY, OREGON.

I LOCATE AND TIE THE CORNERS OF ALL THE AFFECTED SECTIONS IN THE AREA, AND REFERENCE THEM TO THE RECORD NAD83 ORSPC COORDINATES ON FILE FROM COUNTY SURVEY 05-112-C, BY WELLS. I ALSO LOCATE CORNERS THAT I SET ON A PREVIOUS SURVEY 09-176-B, AND AM UPDATING THOSE RECORD NAD83 COORDINATE VALUES TO BE IN TRUE RELATIONSHIP TO THOSE ON RECORD FOR SURVEY 05-112-C, FOR CONTINUITY. I HAD TRANSFERRED THOSE VALUES IN FROM ANOTHER SURVEY NORTHWEST OF THIS SITE AND IT IS APPARENT THAT THEY ARE NOT VALID WHEN I REOCCUPIED THEM DURING THE COURSE OF THIS SURVEY.

I APPLY THE STANDARD BLM INSTRUCTIONS FOR BREAKING DOWN THE SECTIONS INTO ALIQUOT PARTS, THEN COMPARE TO THE EXISTING FENCES THAT HAVE THE APPEARANCE OF HAVING BEEN THERE FOR A VERY LONG PERIOD OF TIME AND HAVE BEEN USED AND ACCEPTED AS LAND BOUNDARIES BETWEEN THE ADJOINING LAND OWNERS. OLD FENCE LINES, AS SHOWN ON THIS MAP, HAVE THE APPEARANCE THAT SOME FORM OF SURVEYING MUST HAVE BEEN DONE AT SOME POINT, IN THEIR ESTABLISHMENT. I INTERVIEWED THE FERGUSON FAMILY MEMBERS, MRS. FERGUSON'S KNOWLEDGE WHICH HISTORICALLY GOES BACK TO THE 1950'S AND THOSE FENCE LOCATIONS WERE KNOWN TO BE IN PLACE AT THAT TIME. THIS WAS A HOMESTEAD FARM WHICH SHELDON FERGUSON (WILLIAM'S SON) REFERRED BACK TO STORIES OF HIS GREAT GRANDFATHER BEING ON THIS GROUND, CIRCA LATE 1800'S. ON A LARGE SCALE OVERVIEW THE FENCES FIT CLOSELY TO WHAT I WOULD CALCULATE USING THE 1973 BLM MANUAL OF INSTRUCTIONS, BUT THEY HAVE VARIATIONS THAT WOULD HINT THAT EITHER THE KNOWN LOCATIONS OF THE CORNERS, OF THAT DAY, WERE SLIGHTLY DIFFERENT, OR CALCULATIONS MAY HAVE BEEN DIFFERENT THAN WHAT I COME UP WITH. OBVIOUSLY EQUIPMENT HAS CHANGED SIGNIFICANTLY, AND THERE MAY HAVE BEEN SOME INTERPRETATIONS OF THE INSTRUCTIONS THAT LEAD TO DIFFERENT SOLUTIONS. FOR EXAMPLE, IN SECTION 28, IF I WERE TO USE THE STANDARD METHODOLOGY FOR BREAKING THE SECTION I WOULD FIND MYSELF SIGNIFICANTLY DIFFERENT THAN THE LOCATION OF AN ANCIENT NORTH-SOUTH FENCE THAT RUNS FROM NEAR THE EAST-WEST CENTER LINE OF SAID SECTION THROUGH THE NORTH-SOUTH CENTERLINE OF SAME. IF HOWEVER, I HOLD THE MID POINT ON THE EAST-WEST CENTERLINE, BETWEEN QUARTER CORNERS, I AM WITHIN 10' AT THE INTERSECTION OF CENTERLINES AND TAPERING BACK TO NOTHING AT THE NORTH 1/4 CORNER. THIS MAY SEEM SIGNIFICANT UNTIL YOU LOOK AT THE OVERALL VARIATIONS THROUGHOUT THE SECTIONS IN THIS AREA, AND THEN IT SEEMS OF LITTLE SIGNIFICANCE. BECAUSE OF THE LONG STANDING HISTORY OF THE FENCES IN THIS AREA, I CANNOT JUSTIFY USING THE BLM MANUAL OF INSTRUCTIONS TO DISTURB A HARMONY OF OWNERSHIP AND OCCUPATION THAT HAS BEEN IN EXISTENCE FOR WELL OVER 70 YEARS, AND POSSIBLY BACK TO THE LATE 1800'S. I HOLD FENCE LOCATIONS AS BEST EVIDENCE OF LONGSTANDING OWNERSHIP. I WAS ADVISED BY THE COUNTY SURVEYOR TO GO AHEAD AND SET THE 1/16TH CORNERS AT THEIR TRUE LOCATIONS AND THEN ADVISE THE OWNERS THAT IT IS TOTALLY WITHIN THEIR DISCRETION IF THEY CHOOSE TO ACCEPT THOSE LOCATIONS FOR FUTURE FENCING.

I HOLD RECORD BEARINGS FROM COUNTY SURVEY 05-112-C, FOR THIS SURVEY, APPLYING THE SAME ROTATION +0°26'55.24", AND A COMBINED SCALE FACTOR OF 0.99986057 AS CALLED ON THE FACE OF SAID SURVEY. THIS MATCHES ALMOST EXACTLY WITH THE WELLS PLAT.

THIS SURVEY WAS PERFORMED USING A SOKKIA GSR 2700IS RTK GPS SYSTEM, AND A TOPCON PS103 ROBOTIC TOTAL STATION. STANDARD ERROR FOR THE RTK SYSTEM IS 10.0MM + 1 PPM X BASELINE MEASURED, AND THE TOTAL STATION IS +/- (3+2PPM X DISTANCE) IN MILLIMETERS.

I FIND NOTHING OUT OF THE ORDINARY ON THIS SURVEY.

Robert D. English
 ROBERT D. ENGLISH, ORPLS43406LS

REFERENCES: NOTE: UMATILLA COUNTY DEED RECORDS = UCDR.

- (R1) ASSESSOR'S MAP 5N35
- (R2) COUNTY SURVEY NO. 05-112-C, WELLS FOR UMATILLA COUNTY SURVEYORS OFFICE, 2005.
- (R3) COUNTY SURVEY NO. 09-176-B, ENGLISH FOR WKN/FERGUSON, 2009.
- (R4) GLO NOTES FROM CONTRACT 110, BY ODELL AND LEWIS, DATED FEB. 7TH, 1865.
- (D1) WARRANTY DEED, BOOK 135, PAGE 19, UCDR, GEISS TO WEIDERT, 1928, A PORTION OF 5N35TL2800.
- (D2) BARGAIN & SALE DEED, DOC. NO. 2007-5140080, UCDR, LOVELAND TO LOVELAND, 2007, 5N35TL5000.
- (D3) MEMORANDUM OF LEASE, DOC. NO. 2009-5540593, UCDR, FERGUSON RANCH TO WKN CHOPIN, LLC., 2009, 5N35TL3100 & 4900.
- (D4) MEMORANDUM OF LEASE, DOC. NO. 2009-5540599, UCDR, SCHROEDER TO WKN CHOPIN, LLC., 2009, 5N35TL4800.
- (D5) 1ST AMENDMENT TO MOL, DOC. NO. 2013-6080451, UCDR, FERGUSON RANCH TO WKN CHOPIN, LLC., 2013, SEE D3.
- (D6) 1ST AMENDMENT TO MOL, DOC. NO. 2013-6105139, UCDR, SCHROEDER TO WKN CHOPIN, LLC., 2013, SEE D4.
- (D7) BARGAIN & SALE DEED, DOC. NO. 2007-5160148, UCDR, FRANKLIN TO FRANKLIN, 2007, 4N3515TL200.

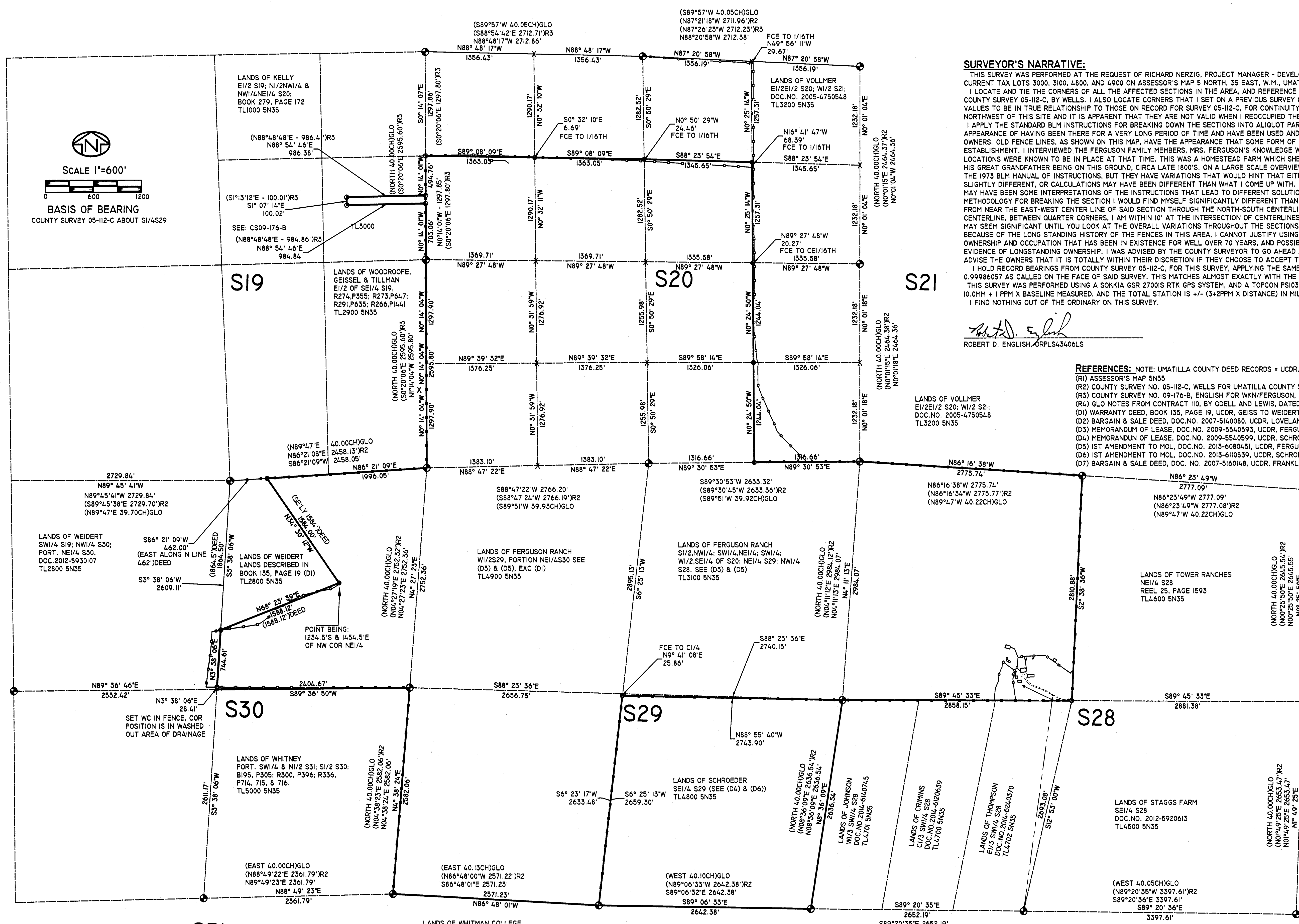
LEGEND

- SET 5/8" X 30" IRON REBAR W/ RED PLASTIC CAP STAMPED ORPLS43406LS/WAPLS44338
- ⊙ FOUND 2.5" BRASS CAP.
- FOUND MONUMENT OF RECORD, AS NOTED.
- X CALCULATED POINT NOT FOUND OR SET.
- (R1) OR (D1) REFERENCE DOCUMENT -- SEE REFERENCES.
- (XXXX)GLO GLO REFERENCE, ODELL & LEWIS, 1865.
- EASEMENT OF RECORD
- PROPERTY BOUNDARY
- - - EXISTING FENCES
- - - SECTION LINES
- - - EXISTING ELECTRICAL LINES AND POLES
- - - EXISTING GRAVEL/DIRT ROAD
- EXISTING FARM STRUCTURES

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Robert D. English
 OREGON
 JANUARY 11, 2005
 ROBERT DOUGLAS ENGLISH
 43406LS

RENEWAL DATE: 12/31/19



DATE: 02/20/16	DWN. BY: RDE	BOUNDARY SURVEY FOR: CHOPIN WIND, LLC.
SCALE: 1"=600'	CHK. BY: RDE	S19,20,28,29,30, T5N,R35E,W.M. WESTON, OREGON 97801
JOB NO. 2016-002	REV. DATE: 11/01/18	SURVEY ONE, LLC P.O. BOX 382 PENDLETON OR, 97801 PH:541-276-2055 FAX:541-276-3480
DWG NO. CHOPIN_FERGUSONROS.DWG		

RECEIVED BY
 Umatilla County Surveyor
 Date: 12/5/18
 Rec'd By: CT
 No.: 18-112-C