

RECORD OF SURVEY

LEGEND

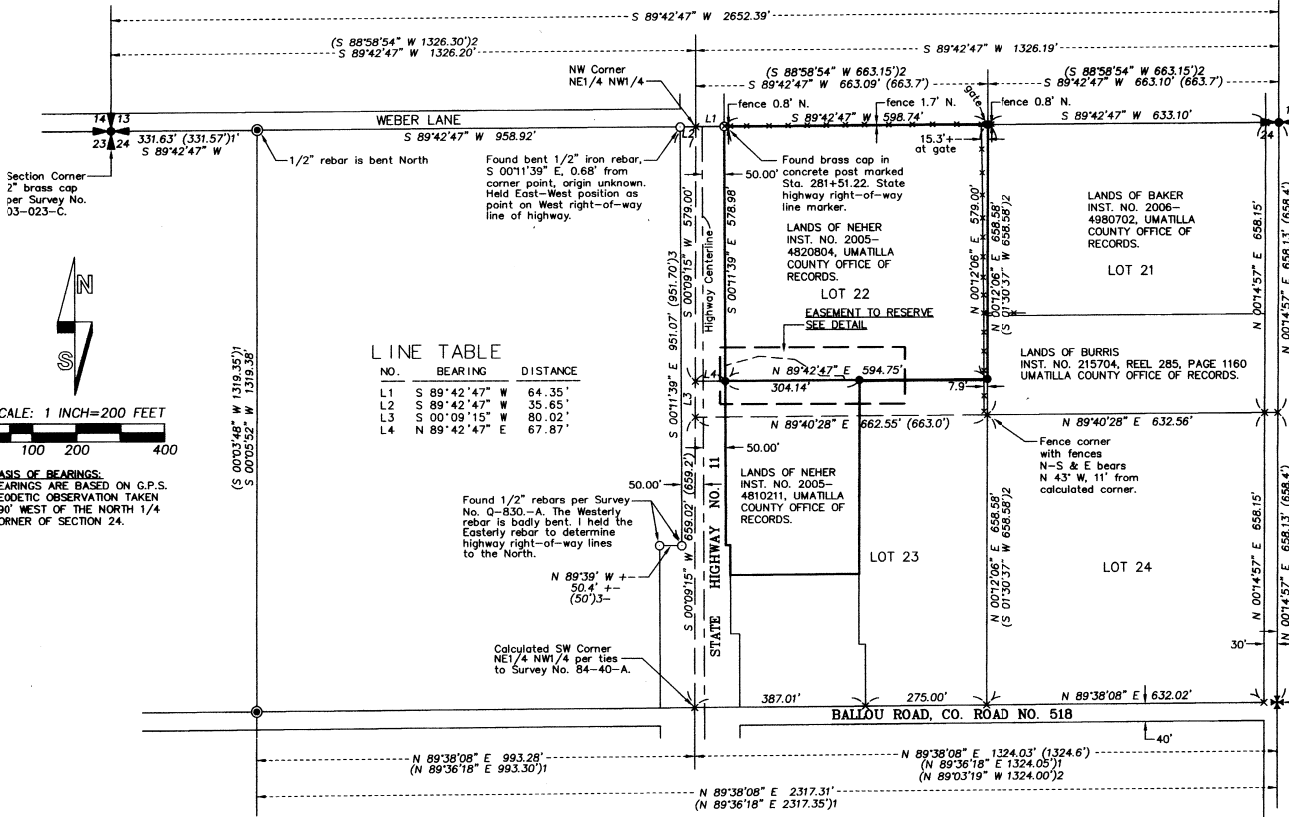
- PUBLIC LAND SURVEY CORNER AS NOTED.
 - SET 5/8" BY 24" IRON REBAR WITH 1 1/4" RED PLASTIC CAP MARKED "OR PLS 1106 WA PLS 17372".
 - MONUMENT FOUND AS NOTED.
 - FOUND 1/2" REBAR FROM SURVEY NO. 84-40-A.
 - CALCULATED POINT ONLY, NOT SET OR FOUND.
 - (XOX) - RECORD DIMENSION FROM PLAT OF GRANDVIEW ORCHARD TRACT.
 - (XOX)1 - RECORD DIMENSION FROM SURVEY NO. 84-40-A.
 - (XOX)2 - RECORD DIMENSION FROM SURVEY NO. 04-48-C.
 - (XOX)3 - RECORD DIMENSION FROM SURVEY NO. 0-830-A.
- LOT NUMBERS REFER TO THE PLAT OF GRANDVIEW ORCHARD TRACT.

NARRATIVE:

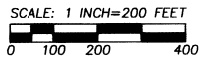
THIS SURVEY WAS MADE AT THE REQUEST OF BOB NEHER TO IDENTIFY AND DESCRIBE AN INGRESS-EGRESS EASEMENT WHICH WILL BE RESERVED IN A SALE OF PROPERTY, THE NEHERS' OWN TWO INDEPENDENT TRACTS OF LAND ACQUIRED IN SEPARATE DEEDS. THE NORTHERLY TRACT IS TO BE SOLD. THE SOUTHERLY TRACT IS DEVELOPED WITH EXISTING BUSINESSES, AND IS TO BE RETAINED. ACCESS ALONG STATE HIGHWAY NO. 11 IS RESTRICTED, AND THE TWO INDEPENDENT TRACTS ARE TO SHARE AN IMPROVED DRIVEWAY ACCESS ONTO HIGHWAY NO. 11. THE ACCESS EASEMENT IS DESCRIBED SEPARATELY, AND IS SHOWN ON THIS RECORD OF SURVEY. THE BOUNDARY OF THE NORTHERN TRACT TO BE SOLD WAS MONUMENTED AS SHOWN. A NORTH-SOUTH FENCE LINE IS LOCATED WEST OF THE EAST LINE OF THE NORTHERN TRACT. AS SHOWN, THERE IS AN EAST-WEST FENCE LINE LOCATED JUST NORTH OF THE NORTH LINE OF THE NORTHERLY TRACT, AS SHOWN.

TO MAKE THE SURVEY AND PREPARE THE EASEMENT DESCRIPTION, IT WAS NECESSARY TO DETERMINE CERTAIN LOT LINES IN THE GRANDVIEW ORCHARD TRACT, AND TO DETERMINE A PORTION OF THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 11. THE RESULTS OF OUR SURVEY ARE SHOWN, TOGETHER WITH REFERENCE SURVEY INFORMATION. OUR SURVEY RESULTS ARE NEARLY IDENTICAL WITH PREVIOUS SURVEYS, INCLUDING SURVEY NO. 04-48-C, WHICH REQUIRED SOME OF THE SAME LOT CORNER LOCATIONS OF GRANDVIEW ORCHARD TRACTS NEEDED FOR THIS SURVEY. WE NOTED A GAP OF OVER 3 FEET, BETWEEN DEED DESCRIPTION LINES, AS SHOWN IN THE EASEMENT DETAIL. THE GAP IS LOCATED BETWEEN THE SOUTH LINE OF THE NEHER PROPERTY AS DESCRIBED IN INSTRUMENT NO. 2005-4820804, AND THE NORTH LINE OF THE HARWOOD TRACT AS DESCRIBED IN INSTRUMENT NO. 95-208875, UMATILLA COUNTY OFFICE OF RECORDS.

THIS SURVEY WAS MADE BY A 2 PERSON CREW USING TRIMBLE 5700 GEODETIC G.P.S. RECEIVERS OPERATED IN REAL TIME KINEMATIC MODE, CONTROLLING CORNERS AND MONUMENTS SET WERE VERIFIED BY REDUNDANT OBSERVATIONS.



NO.	BEARING	DISTANCE
L1	S 89°42'47" W	64.35'
L2	S 89°42'47" W	35.65'
L3	S 00°09'15" W	80.02'
L4	N 89°42'47" E	67.87'



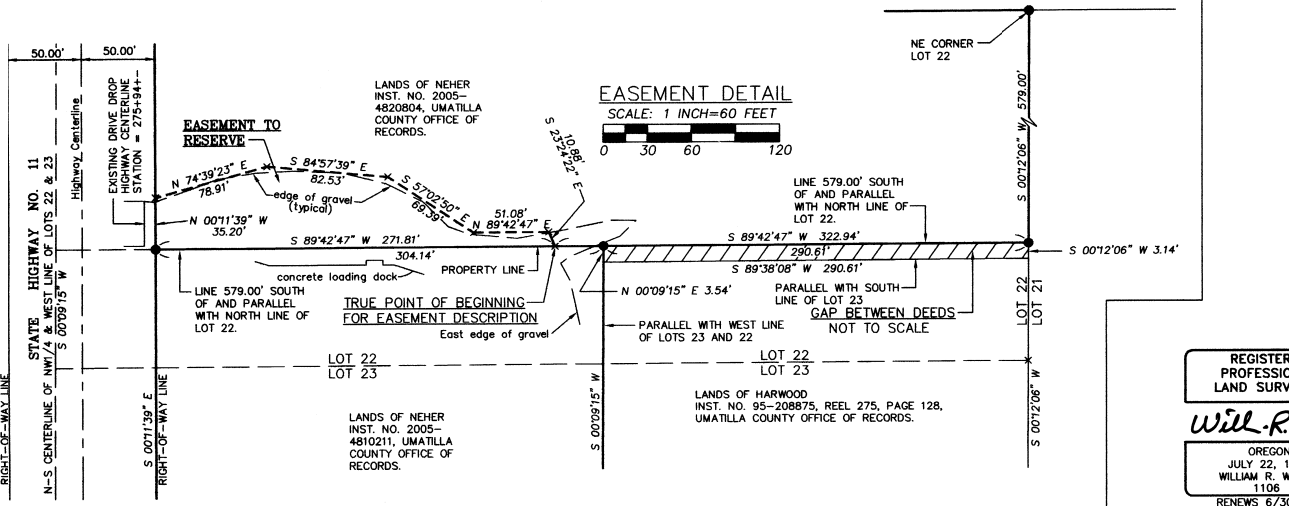
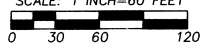
BASES OF BEARINGS:
BEARINGS ARE BASED ON G.P.S. GEODETIC OBSERVATION TAKEN 99° WEST OF THE NORTH 1/4 CORNER OF SECTION 24.

NEHER INGRESS-EGRESS DESCRIPTION

An easement for ingress and egress, across a portion of Lot 22, Grandview Orchard Tract, located in the Northwest Quarter of Section 24, Township 6 North, Range 35 East, W.M., Umatilla County, Oregon, described as follows:

Commencing at the Northeast Corner of said Lot 22, a point on the North Line of said Section 24 which bears South 89°42'47" West a distance of 663.10 feet from the Northeast Corner of the Northwest Quarter of Section 24; thence South 00°12'06" West along the East line of said Lot 22 a distance of 579.00 feet; thence South 89°42'47" West, parallel with the North line of said Lot 22 a distance of 322.94 feet to the TRUE POINT OF BEGINNING for this easement description; thence South 89°42'47" West, parallel with the North line of said Lot 22 a distance of 271.81 feet to a point on the East right-of-way line of State Highway No. 11; thence North 00°11'39" West along said East right-of-way line a distance of 35.20 feet; thence North 74°39'23" East a distance of 78.91 feet; thence South 84°57'39" East a distance of 82.53 feet; thence South 57°02'50" East a distance of 69.39 feet; thence North 89°42'47" East a distance of 51.08 feet; thence South 23°24'22" East a distance of 10.88 feet to the TRUE POINT OF BEGINNING.

EASEMENT DETAIL



REGISTERED PROFESSIONAL LAND SURVEYOR
William R. Wells
OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106
RENEWS 6/30/08

WILLIAM R. WELLS, PLS
2602 N.E. RIVERSIDE PLACE
P.O. BOX 1696
PENDLETON, OR 97801
PHONE: (541) 276-6362

PROJECT:
PARTIAL BOUNDARY & EASEMENT RESERVATION SURVEY FOR:
BOB NEHER
LOCATED IN THE NW1/4 OF SECTION 24, T6N., R35E., W.M., UMATILLA COUNTY, OREGON.

Umatilla County Surveyor
Date: 5-07
By: KW
No: 07-160-B