RECORD OF SURVEY

SET REBAR ON NEW PROPERTY LINE S 84°09'11" E, 2.00 FEET FROM CORNER POINT WHICH FALLS IN RAILROAD TIE FENCE CORNER.

OLD FENCE CORNER

N 84°09'11" W 198.20'
FENCE REMAINS

EXTENDED FENCE & FENCE REMAINS SOUTHEASTERLY TO THIS POINT.

STANDING FENCE

THE FENCE WIRE IS REMOVED. SOME OLD FENCE POSTS REMAIN. THE PRESENT WIRE FENCE IS NORTH OF THE OLD POSTS.

30' INGRESS-EGRESS EASEMENT   30'

SCALE: 1 INCH=60 FEET

0   30   60   120

BASIS OF BEARINGS: BEARINGS ARE TRUE NORTH BASED ON A GPS GEODETIC OBSERVATION AT THE EAST 1/4 CORNER OF SECTION 12.

S 02°12'06" W 651.94'

N 02°12'06" E 630.52', APPARENT RIGHT-OF-WAY LINE TO NORTH REBAR
N 02°12'06" E 634.55', BETWEEN REBARS

TEMPORARY FENCE

LEGEND

- ◕ — MONUMENT FOUND AS NOTED.
- ● — SET 5/8" BY 24" REBAR WITH RED PLASTIC CAP MARKED "ORPLS 1106 WA PLS 17372".
- × — CALCULATED POINT ONLY, NOT SET OR FOUND.
- ×—×—× — PERTINENT FENCE LINE.

TRACT AREA= 2.91 ACRES, M/L EXCLUDING COUNTY ROAD RIGHT-OF-WAY

30' INGRESS-EGRESS EASEMENT   30'

DRIVEWAY

REBAR BEARS N 89°20'15" W, 3960.80' FROM THE EAST 1/4 CORNER OF SECTION 12. THE REBAR IS N 02°12'06" E, 26.00' FROM VISUAL CENTERLINE OF GRAVEL COUNTY ROAD AND SOUTH 02°12'06" WEST, 4.03' FROM THE APPARENT RIGHT-OF-WAY LINE.

APPARENT RIGHT-OF-WAY LINE

N 89°38'53" E 198.00'

APPARENT RIGHT-OF-WAY LINE

S 02°12'06" W 30.03', M/L

N 02°12'06" E 26.00', M/L

CANNON ROAD
COUNTY ROAD NO. 678

30'   30'

EASTERLY 198' M/L

EDGE OF EXISTING GRAVEL ROAD

APPARENT RIGHT-OF-WAY LINE

APPARENT RIGHT-OF-WAY LINE

CENTERLINE OF ROAD & APPROXIMATE SOUTH LINE OF THE NW1/4 OF SECTION 12.

NOTE: THE RIGHT-OF-WAY WIDTH OF COUNTY ROAD NO. 678 IS 60 FEET ACCORDING TO THE UMATILLA COUNTY ROAD DEPARTMENT RECORDS. THE RIGHT-OF-WAY LINES SHOWN ON THIS SURVEY MAP ARE OFFSET 30 FEET ON EACH SIDE OF THE VISUAL CENTERLINE OF THE COUNTY ROAD IN JULY, 2013.

VICINITY MAP

2 1
11 12
1 6
12 7

NE1/4   NW1/4   NE1/4

T4N., R34E., W.M.
T4N., R35E., W.M.

NOTE: THE PORTION OF THE NW1/4 OF SECTION 12, BOUNDING THE EAST, NORTH AND WEST SIDES OF THE SURVEY SITE ARE OWNED BY THE SMITH REVOCABLE LIVING TRUST, U.T.A. JANUARY 4, 1996.

SURVEY SITE

APPROXIMATE CENTER 1/4 OF SECTION 12, (UNMONUMENTED).

12

EAST 1/4 CORNER SECTION 12. ALSO KNOWN AS THE SE CORNER OF THE NE1/4 OF SECTION 12. FOUND 2 1/2" BRASS CAP ON GALV. IRON PIPE BURIED 6" BELOW ROAD SURFACE, ESTABLISHED ON SURVEY NO. 02-12-C.

12 7

SCALE: 1 INCH=800 FEET

0   400   800   1600

11 12
14 13
12 7
13 18

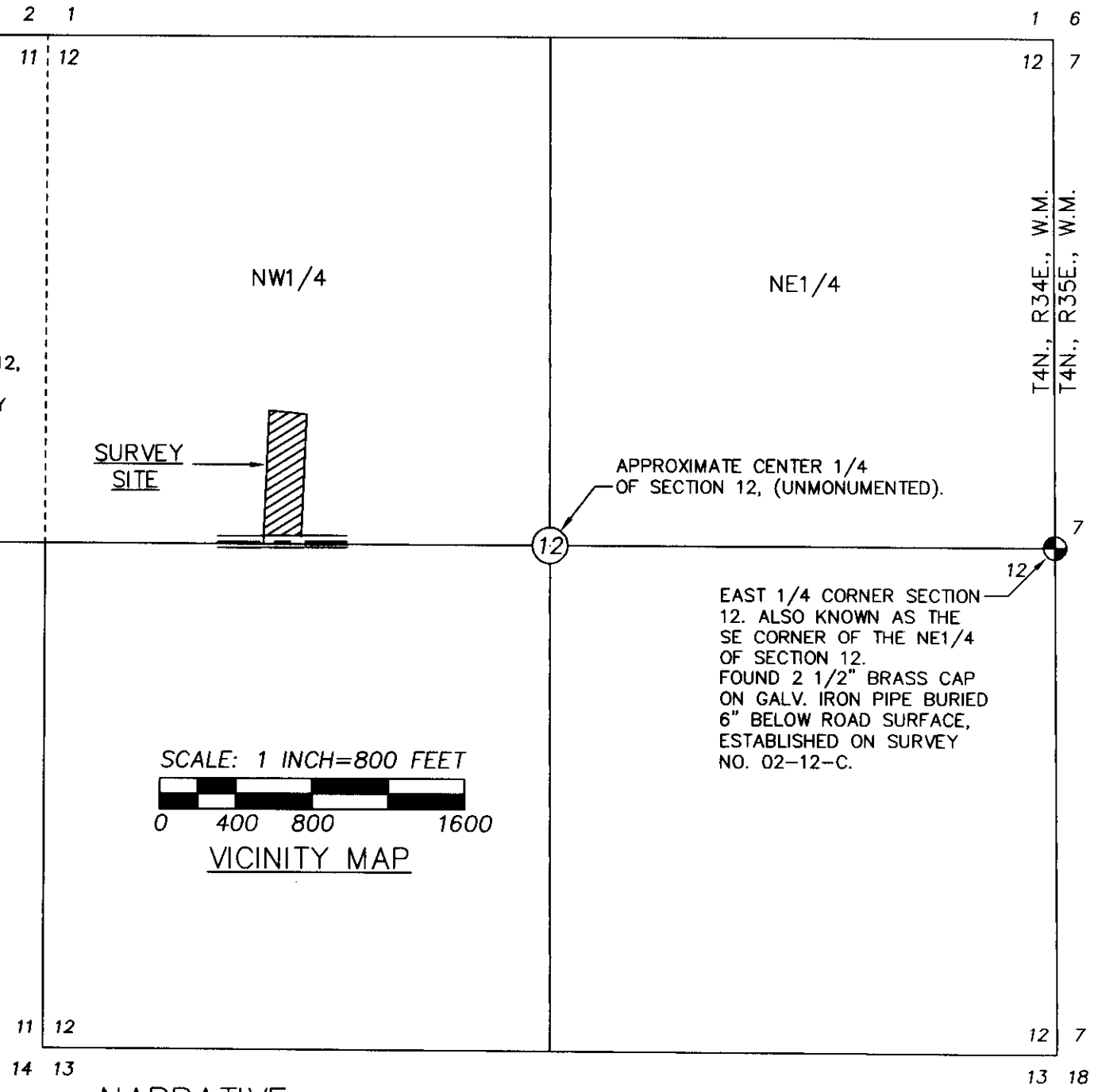## NARRATIVE

THIS SURVEY WAS MADE AT THE REQUEST OF ERIK MADSEN. THE MADSEN'S PURCHASED A TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED AT REEL 155, PAGE 942, MICROFILM RECORDS OF UMATILLA COUNTY. THE DEED DESCRIPTION CALLS A FENCE LINE, EXISTING MAY 1, 1986, AS THE EAST LINE OF THE TRACT. THE WEST LINE OF THE TRACT IS PARALLEL WITH THE FENCE LINE. THE COMMENCEMENT POINT FOR THE DEED DESCRIPTION IS THE CENTER ONE-QUARTER CORNER OF SECTION 12, A POINT WHICH HAS NOT BEEN LOCATED BY SURVEY AND MONUMENTED.

THE ORIGINAL FENCE ON THE EAST LINE THE TRACT HAS BEEN REMOVED, AND A TEMPORARY FENCE PLACED APPROXIMATELY 30 FEET WEST OF THE ORIGINAL FENCE. THE PRECISE LOCATION OF THE OLD FENCE LINE ON THE EAST SIDE OF THE TRACT CANNOT BE DETERMINED. ERIK MADSEN FURNISHED A PHOTOGRAPH OF THE AREA NEAR THE SOUTHEAST CORNER OF THE TRACT. THE SOUTH END OF THE FENCE LINE CALLED IN THE DEED DESCRIPTION, A TELEPHONE PEDESTAL AND LEANING FENCE POST ARE ALL VISIBLE IN THE PHOTO. THE TELEPHONE PEDESTAL AND LEANING FENCE POST STILL EXIST. WITH THIS PHOTO I WAS ABLE TO LOCATE THE END OF THE REMOVED FENCE WITHIN ABOUT A FOOT OF ITS FORMER LOCATION. AT THE NORTHWEST CORNER OF THE TRACT ARE THE REMAINS OF FENCE EXTENDING SOUTHEAST AND NORTHERLY, WHICH WERE HELD AS THE NORTHWEST CORNER. I USED THE FENCE REMAINS AND FENCE EXTENDING SOUTHEAST FROM THE NORTHWEST CORNER TO POSITION THE LOCATION OF THE END OF THE OLD REMOVED FENCE AT THE NORTHEAST CORNER OF THE TRACT. I POSITIONED THE SOUTHWEST CORNER OF THE TRACT 198 FEET WESTERLY FROM THE SOUTHEAST CORNER OF THE TRACT, MEASURED ALONG THE VISUAL CENTERLINE OF CANNON ROAD. THE RELOCATED TRACT WAS MONUMENTED AS DEPICTED ON THIS RECORD OF SURVEY.

THE RESULTING BOUNDARY DIMENSIONS OF THE RELOCATED TRACT VARY FROM THE ORIGINAL DEED DESCRIPTION. I DISCUSSED THE SITUATION WITH ROD PARKER AT PIONEER TITLE COMPANY. MR. PARKER RECOMMENDED SOME FORM OF CORRECTION DEED WHICH WOULD CONTAIN A NEW DESCRIPTION DETERMINED BY SURVEY. ERIK MADSEN HAS DISCUSSED THE SITUATION WITH THE NEIGHBORING OWNER AND THEY ARE AGREEABLE TO THE CORRECTION DEED/BOUNDARY AGREEMENT RESOLUTION.

THE SITUATION WAS DISCUSSED WITH RICHARD JENNINGS AT THE UMATILLA COUNTY PLANNING DEPARTMENT AND WITH TRACIE DIEHL, COUNTY GIS MANAGER. BOTH AGREE WITH THE CORRECTION DEED/BOUNDARY BY AGREEMENT CONCEPT. TRACIE DIEHL PROVIDED COPIES SEVERAL PREVIOUSLY RECORDED DOCUMENTS WHICH CORRECTED SIMILAR SITUATIONS. THE NEW AGREEMENT/CONVEYANCE DOCUMENT IS TO BE PREPARED BY SAM TUCKER, THE MADSEN'S ATTORNEY, USING THE DESCRIPTION PREPARED AS A RESULT OF THIS SURVEY.

THE CONTROL SURVEY WAS MADE WITH A TRIMBLE GEODETIC GPS RECEIVER CONNECTED TO THE OREGON REAL TIME NETWORK. THE MONUMENT AT NORTHWEST CORNER OF THE SURVEYED TRACT WAS ESTABLISHED WITH A THREE SECOND TOTAL STATION BECAUSE TREES PREVENTED GPS USE IN THAT AREA.

\EMADSENROT

REGISTERED PROFESSIONAL LAND SURVEYOR

Willi. R. Well

OREGON
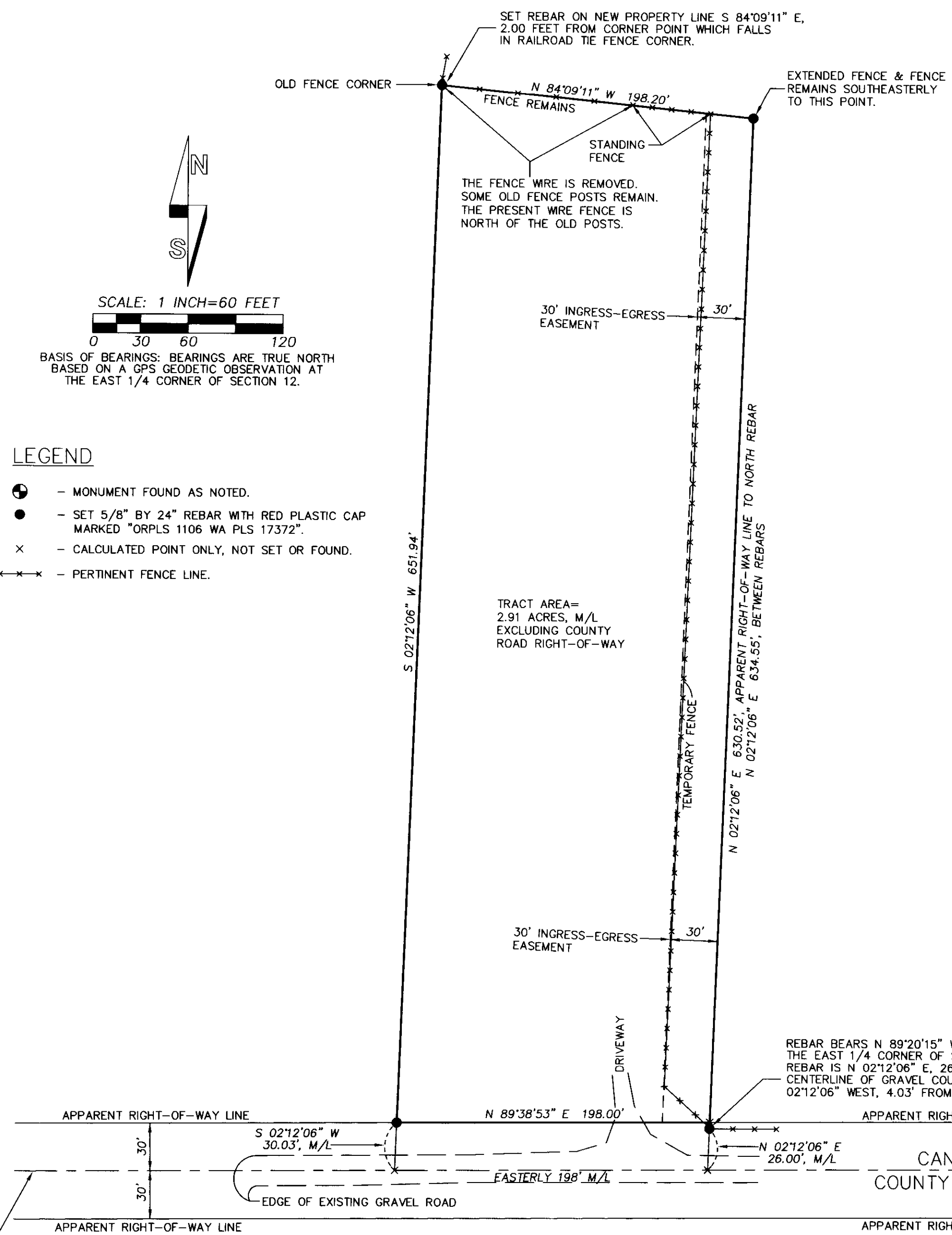JULY 22, 1977
WILLIAM R. WELLS
1106
RENEWS 6/30/14

WELLS SURVEYING
1 SW NYE AVENUE, SUITE B
P.O. BOX 1696
PENDLETON, OR 97801
PHONE: (541) 276-6362

| DATE: 07/13 | DR. BY: WRW |
| CK. BY: JMW | NO: 13-1446 |

PROJECT:

SURVEY FOR:
ERIK & PATRICIA MADSEN

SITUATED IN THE NW1/4 OF SECTION 12, T4N., R34E., W.M., UMATILLA COUNTY, OREGON.