

# RECORD OF SURVEY

LOCATED IN THE WEST HALF OF SECTION 19, TOWNSHIP 3  
NORTH RANGE 33 EAST, W.M., UMATILLA COUNTY, OREGON.  
JANUARY, 2021

LOCATION DIAGRAM  
NO SCALE.

**RECEIVED BY**  
Umatilla County Surveyor  
Date: FEB 9 2021  
Rec'd By: JMA  
No.: 21-014-B



SCALE: 1"=120 FEET  
0 60 120 240

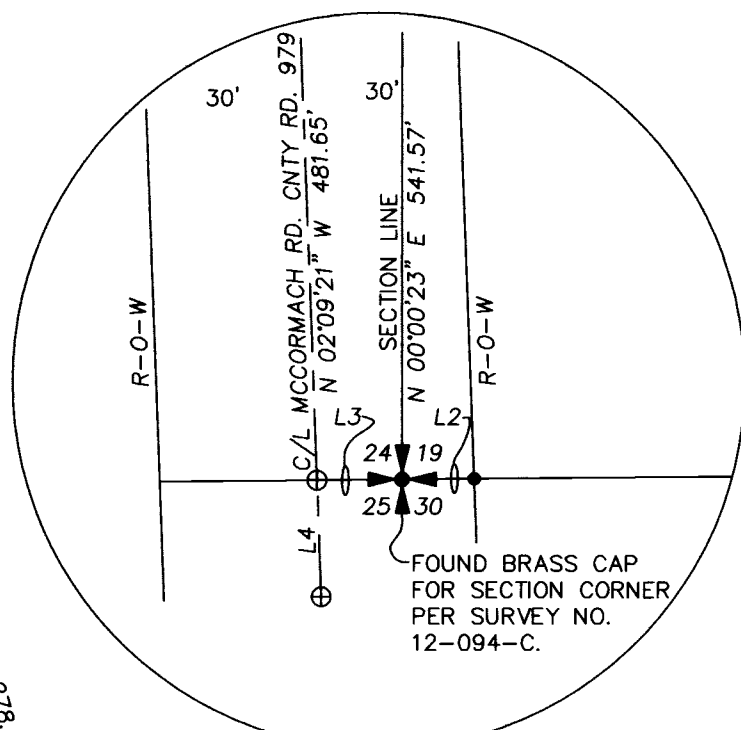
"BASIS OF BEARINGS" IS A GEODETIC GPS OBSERVATION TAKEN AT THE BRASS CAP MARKING THE S.W. CORNER OF SECTION 19. ROTATE COUNTER-CLOCKWISE 1.24431262° & SCALE 0.999873249 (C.F.) TO OBTAIN GRID BEARINGS AND DISTANCES.

NO.	BEARING	DISTANCE
L1	S 30°52'46" E	54.60'
L2	S 89°25'49" W	22.55'
L3	S 89°25'49" W	7.47'
L4	S 02°09'21" E	36.30'
L5	N 27°05'33" E	77.23'
L6	N 04°12'12" W	58.82'

NO	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG
C1	32°40'25"	250.00'	142.57'	140.64'	N 10°45'20" E

### LEGEND

- SET 5/8"X30" IRON REBAR WITH 1 1/4" BLUE PLASTIC CAP MARKED "WELLS SURVEYING PLS 54657."
- ⊕ CALCULATED POINT ONLY. NOTHING FOUND OR SET.
- ⊕ FOUND BRASS CAP FOR QUARTER OR SECTION CORNER AS NOTED.
- ⊕ QUARTER OR SECTION CORNER SHOWN FOR LOCATION PURPOSE ONLY. MONUMENTS EXIST BUT WERE NOT VISITED ON THIS SURVEY.
- (XOX) RECORD DIMENSION PER SURVEY NO. 12-094-C.
- Ⓐ 16'X30' HORSE SHELTER. THE WEST SIDE OF THE BUILDING IS 0.3' EAST OF THE ROAD RIGHT OF WAY LINE AND ENTIRELY WITHIN PARCEL 1.
- Ⓑ 38'X36' SHOP ENCROACHES 5.9' INTO ROAD RIGHT OF WAY AT THE SOUTHWEST CORNER. THE NORTHWEST CORNER IS 1.3' INTO ROAD RIGHT OF WAY.
- Ⓒ 22'X36' GARAGE. THE WEST SIDE IS 12.0' EAST OF THE EASTERLY ROAD RIGHT OF WAY AND 13.0' NORTH OF THE SOUTHERLY PROPERTY LINE OF PARCEL 1.
- Ⓓ 12'X8' SHED IS 11.1' NORTH OF SOUTHERLY PROPERTY LINE OF PARCEL 1.



DETAIL: NO SCALE.

### NARRATIVE

THIS SURVEY WAS MADE AT THE REQUEST OF BRUCE PURCELL TO ADJUST THE BOUNDARY OF TAX LOT 6200 SO THE HOUSE TRACT WAS ITS OWN TAX LOT AND THE FARM GROUND COULD BE SOLD TO A NEIGHBORING OWNER. SECTION 19 WAS PREVIOUSLY SURVEYED IN UMATILLA COUNTY SURVEY NO. 12-094-C BY ROBERT ENGLISH PLS 43406. ALL MONUMENTS FOUND AND HELD ARE NOTED. ACCORDING TO THE COUNTY ROAD NOTES FOR MCCORMACH ROAD IT WAS TO FOLLOW THE SECTION LINE. IT IS FAIRLY CLOSE TO THE SECTION LINE WITH THE EXCEPTION OF THE CURVE AS SHOWN. I HELD THE VISUAL ROAD CENTERLINE TO ESTABLISH THE ALIGNMENT. THE PROPERTY OWNER INDICATED THAT THE RAILROAD CHANGED THE ROAD ALIGNMENT IN THE AREA AROUND THE CURVE AT SOME TIME MANY YEARS AGO. THE RAILROAD IS NO LONGER IN THE AREA AND HAS BEEN SOLD TO ADJOINING LAND OWNERS.

THIS SURVEY WAS MADE WITH A ONE PERSON CREW USING A LEICA GS 14 GEODETIC GPS RECEIVER OPERATED OVER THE OREGON REALTIME GNSS NETWORK. PROPERTY CORNER MONUMENTS SET WERE VERIFIED BY MULTIPLE TIES.

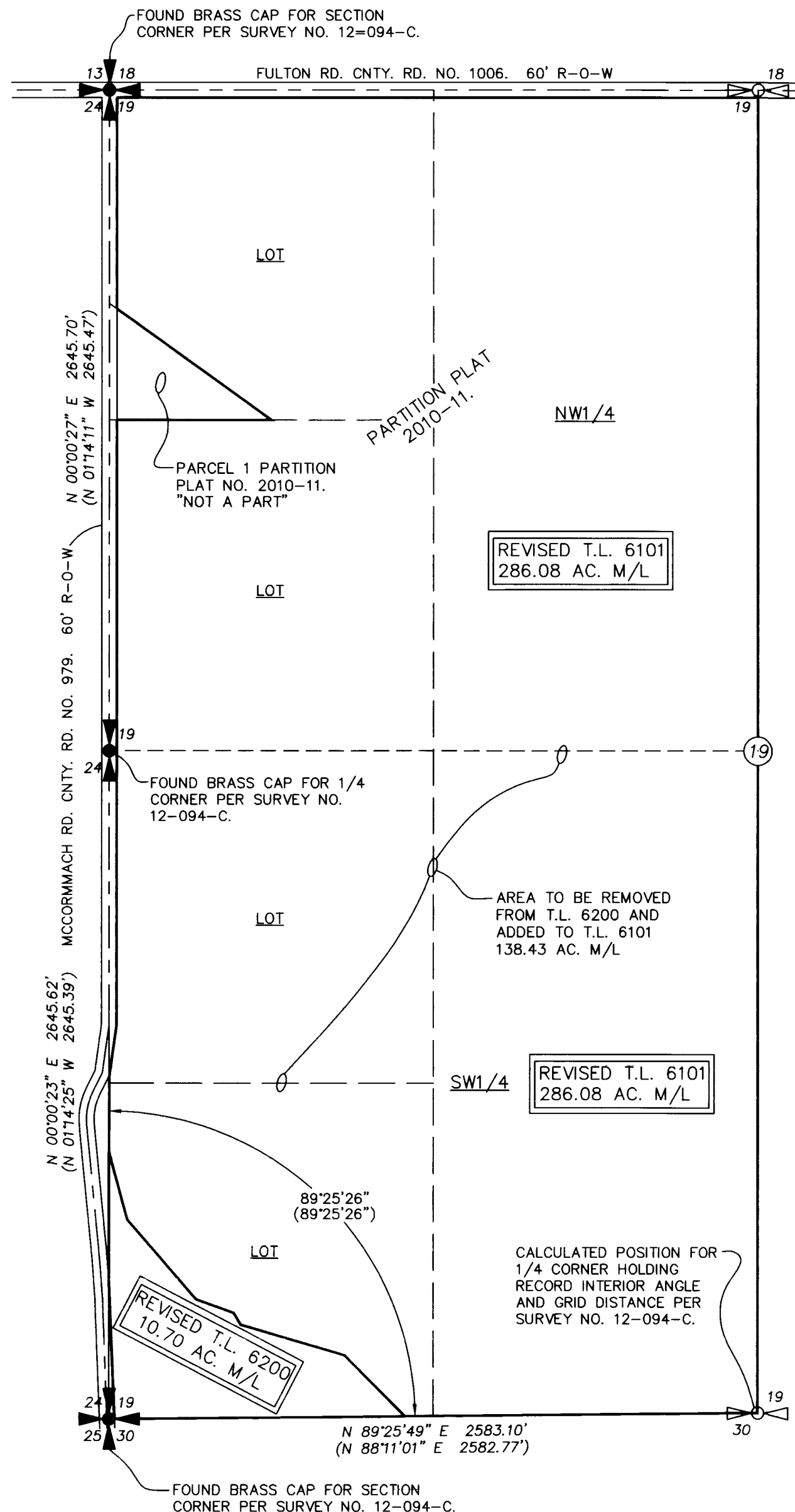
### AREA SUMMARY

**TAX LOT 6101 ASSESSOR MAP NO. 3N33.**  
AREA BEFORE ADJUSTMENT = 147.65 ACRES M/L PER ASSESSOR MAP NO. 3N 33.  
AREA AFTER ADJUSTMENT = 286.08 ACRES M/L.  
NET GAIN = 138.43 ACRES M/L.

**TAX LOT 6200 ASSESSOR MAP NO. 3N33.**  
AREA BEFORE ADJUSTMENT = 149.13 ACRES M/L PER ASSESSOR MAP NO. 3N 33.  
AREA AFTER ADJUSTMENT = 10.70 ACRES M/L BY SURVEY.  
NET LOSS = 138.43 ACRES M/L.

### REFERENCE MATERIAL

BARGAIN AND SALE DEED RECORDED AS INSTRUMENT NO. 2017-6640513.  
GIFT DEED RECORDED IN REEL 101, PAGE 759.  
UMATILLA COUNTY SURVEY NO. 12-094-C.



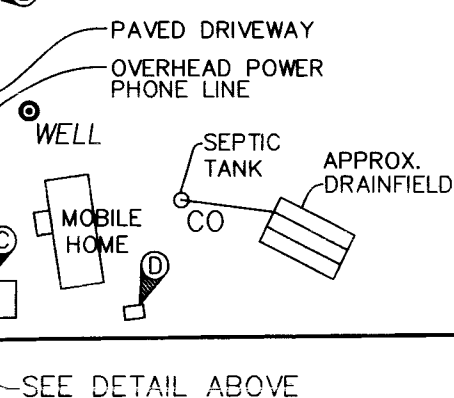
REVISED T.L. 6200  
10.70 AC. M/L

REVISED T.L. 6101  
286.08 AC. M/L

REVISED T.L. 6101  
286.08 AC. M/L

REVISED T.L. 6200  
10.70 AC. M/L

MCCORMACH RD.  
COUNTY RD. NO. 979. 60' RIGHT OF WAY WIDTH.



SEE DETAIL ABOVE

**REGISTERED PROFESSIONAL LAND SURVEYOR**

*Jason M. Wells*

OREGON  
NOVEMBER 29, 2010  
JASON M. WELLS  
54657PLS  
RENEWS 6/30/22

**WELLS SURVEYING**  
200 SE HAILEY SUITE 108  
P.O. BOX 1696  
PENDLETON, OR 97801  
PHONE: (541) 276-6362

DATE: 01/21	DR. BY: JMW
CK. BY: JPW	NO: 21-1726

**PROJECT:** \BPURCELLPP2020R01

**PROPERTY LINE ADJUSTMENT FOR:**  
PURCELL, HINKLE, & JONES

LOCATED IN THE WEST HALF OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 33 EAST, W.M., UMATILLA COUNTY, OREGON.