

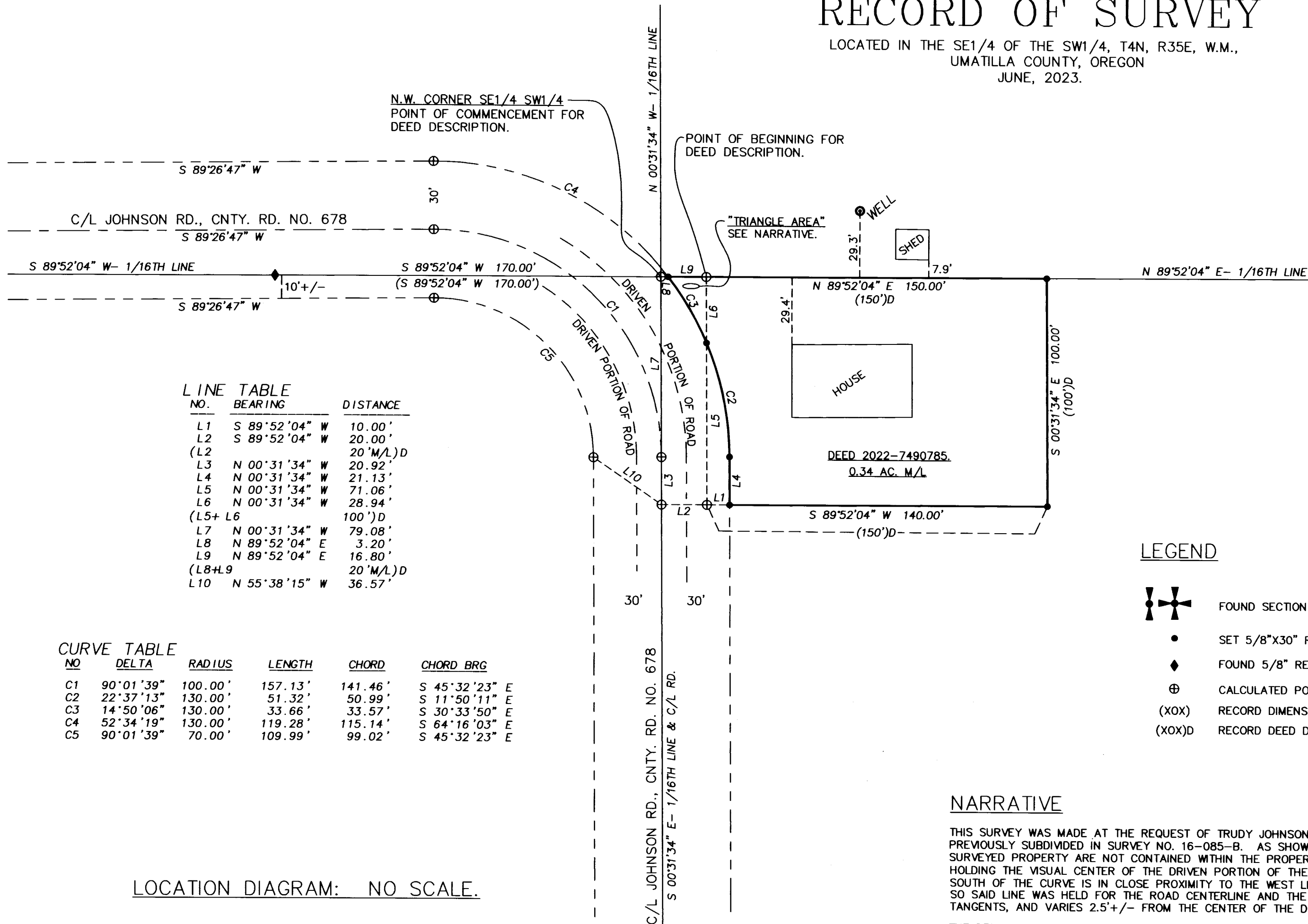
RECORD OF SURVEY

LOCATED IN THE SE1/4 OF THE SW1/4, T4N, R35E, W.M.,
UMATILLA COUNTY, OREGON
JUNE, 2023.



SCALE: 1"=40 FEET
0 20 40 80

"BASIS OF BEARINGS" IS SURVEY NO. 16-085-B. ALL SECTION LINES AND SUBDIVISIONAL SECTION LINES BEARINGS AND DISTANCES ARE IDENTICAL.



L LINE NO.	BEARING	DISTANCE
L1	S 89°52'04" W	10.00'
L2	S 89°52'04" W	20.00'
(L2)		20' M/L)D
L3	N 00°31'34" W	20.92'
L4	N 00°31'34" W	21.13'
L5	N 00°31'34" W	71.06'
L6	N 00°31'34" W	28.94'
(L5+L6)		100')D
L7	N 00°31'34" W	79.08'
L8	N 89°52'04" E	3.20'
L9	N 89°52'04" E	16.80'
(L8+L9)		20' M/L)D
L10	N 55°38'15" W	36.57'

CURVE NO	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG
C1	90°01'39"	100.00'	157.13'	141.46'	S 45°32'23" E
C2	22°37'13"	130.00'	51.32'	50.99'	S 11°50'11" E
C3	14°50'06"	130.00'	33.66'	33.57'	S 30°33'50" E
C4	52°34'19"	130.00'	119.28'	115.14'	S 64°16'03" E
C5	90°01'39"	70.00'	109.99'	99.02'	S 45°32'23" E

LEGEND

- FOUND SECTION OR QUARTER CORNER BRASS CAP AS NOTED ON SURVEY NO. 16-085-B.
- SET 5/8"X30" REBAR WITH 1 1/4" BLUE PLASTIC CAP STAMPED "WELLS SURVEYING PLS 54657".
- FOUND 5/8" REBAR WITH CAP PER SURVEY NO. 16-085-B.
- CALCULATED POINT ONLY. NOTHING FOUND OR SET.
- (XOX) RECORD DIMENSION PER SURVEY NO. 16-085-B.
- (XOX)D RECORD DEED DESCRIPTION DIMENSION.

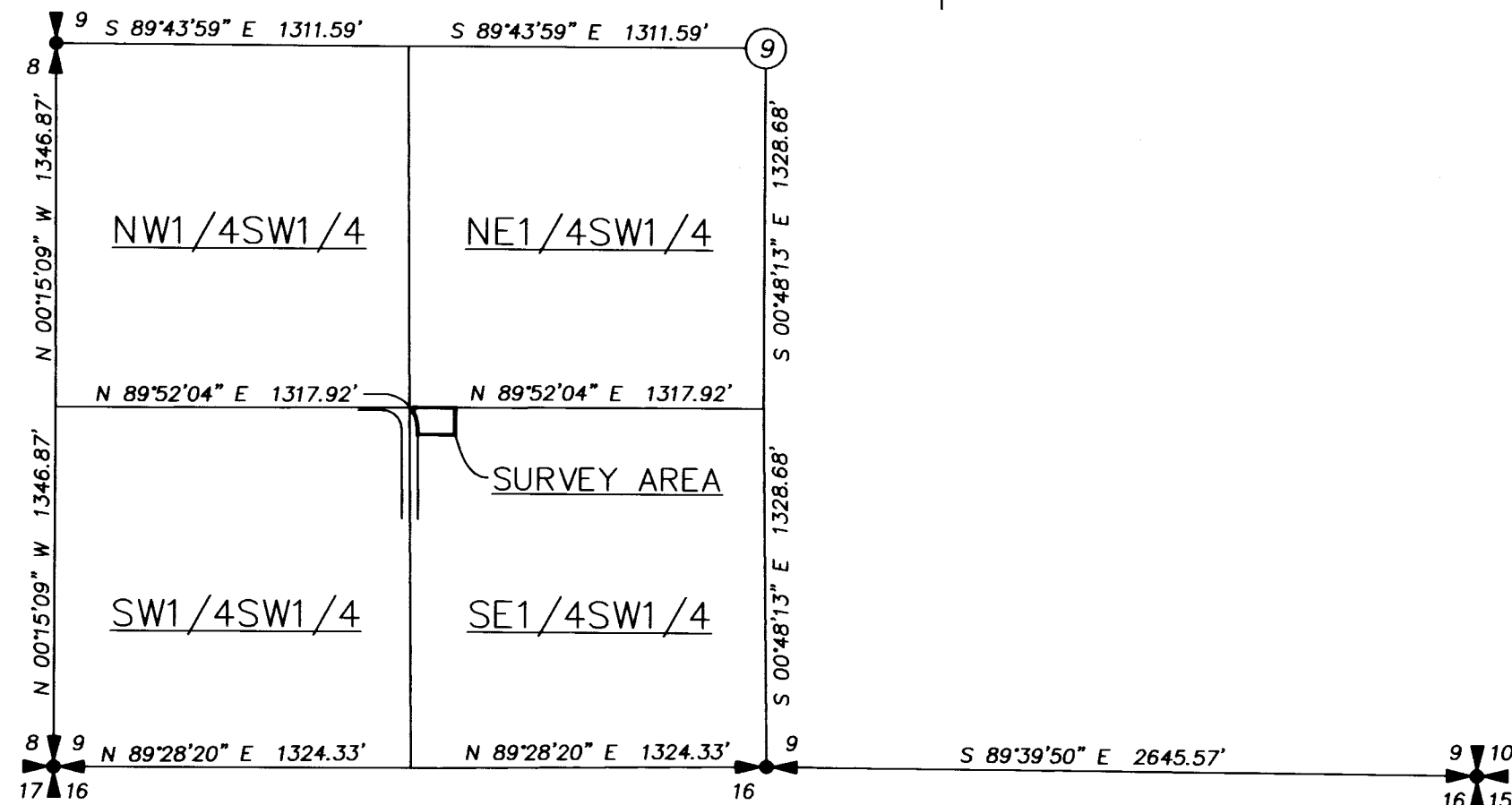
NARRATIVE

THIS SURVEY WAS MADE AT THE REQUEST OF TRUDY JOHNSON, OWNER OF THE PROPERTY. THE WEST HALF OF SECTION 9 WAS PREVIOUSLY SUBDIVIDED IN SURVEY NO. 16-085-B. AS SHOWN THE WELL AND THE STORAGE SHED WHICH ARE USED BY THE SURVEYED PROPERTY ARE NOT CONTAINED WITHIN THE PROPERTY BOUNDARY. THE ROAD ALIGNMENT WAS DETERMINED BY HOLDING THE VISUAL CENTER OF THE DRIVEN PORTION OF THE ROAD. THE CENTERLINE OF THE DRIVEN PORTION OF THE ROAD SOUTH OF THE CURVE IS IN CLOSE PROXIMITY TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER SO SAID LINE WAS HELD FOR THE ROAD CENTERLINE AND THE CURVE TANGENT. THE CURVE WAS BEST FIT BETWEEN THE TWO TANGENTS, AND VARIES 2.5'+/- FROM THE CENTER OF THE DRIVEN PORTION OF THE ROAD IN CERTAIN AREAS OF THE CURVE.

THE DEED DESCRIPTION CONTAINS MULTIPLE AMBIGUOUS CALLS. THE POINT OF BEGINNING IS A POINT LOCATED AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER WITH THE EASTERLY RIGHT OF WAY LINE OF THE COUNTY ROAD (NOW JOHNSON ROAD). THE DESCRIPTION WAS WRITTEN ASSUMING THE ROAD RIGHT OF WAY WAS 40' WIDE, AND CENTERED ON THE ONE-SIXTEENTH LINES. THE ROAD INFORMATION INDICATES THE ROAD RIGHT OF WAY IS 60' WIDE NOT 40'. THE ASSESSOR MAPS AS OF THE DATE OF THIS SURVEY STILL SHOWS THE RIGHT OF WAY AS 40'. THE ROAD IS ALSO IN A CURVE AS SHOWN, AND THE EASTERLY RIGHT OF WAY IS NOT PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER AS INTENDED BY THE DEED DESCRIPTION. BECAUSE OF THIS A "TRIANGULAR AREA" WHICH IS NOT PART OF THE DEED DESCRIPTION IS FORMED AS SHOWN. I BELIEVE THE INTENT OF THE DEED WAS TO CONVEY A RECTANGULAR TRACT OF LAND 150' EAST-WEST, AND 100' NORTH-SOUTH, BEING BOUND BY THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND A LINE PARALLEL WITH AND 20' EASTERLY OF THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (WHICH WOULD HAVE BEEN THE EASTERLY ROAD RIGHT OF WAY ASSUMING THE ROAD WAS 40' WIDE, CENTERED ON THE ONE-SIXTEENTH LINE, AND DID NOT CONTAIN A CURVE). I OFFSET THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER 170' EASTERLY TO OBTAIN THE EAST LINE OF THE PROPERTY. I THEN OFFSET THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER 100' SOUTHERLY TO OBTAIN THE SOUTH LINE OF THE PROPERTY. THE WEST LINE OF THE PROPERTY IS THE EASTERLY LINE OF THE ROAD RIGHT OF WAY AS DETERMINED BY HOLDING THE CENTER OF THE DRIVEN PORTION OF THE ROAD IN JUNE OF THE YEAR 2023, AND OFFSETTING 30' EACH SIDE OF SAID CENTERLINE. AS SHOWN THE "TRIANGULAR AREA" IS INCLUDED WITH THE PROPERTY TO AVOID A PORTION OF THE PROPERTY NOT TOUCHING THE ROAD RIGHT OF WAY LINE, WHICH WAS NOT THE INTENT OF THE DEED. ALSO A PORTION OF THE DEED DESCRIPTION IS REMOVED AS SHOWN, TO ACCOMMODATE THE RIGHT OF WAY WIDTH OF 60' RATHER THAN 40'.

THIS SURVEY WAS MADE WITH A LEICA GS14 GPS RECEIVER OPERATED OVER THE OREGON REALTIME GNSS NETWORK. CONTROLLING TIES AND SET MONUMENTS WERE VERIFIED BY MULTIPLE OBSERVATIONS.

LOCATION DIAGRAM: NO SCALE.



\\TJOHNSON23R0T

RECEIVED BY
Umatilla County Surveyor
Date: 6/27/23
Rec'd By: CT
No.: 23-051-B

REGISTERED PROFESSIONAL LAND SURVEYOR
Jason M. Wells
OREGON
NOVEMBER 29, 2010
JASON M. WELLS
54657PLS
RENEWS 6/30/24

WELLS SURVEYING
200 SE HAILEY SUITE 108
P.O. BOX 1696
PENDLETON, OR 97801
PHONE: (541) 276-6362
DATE: 06/23 DR. BY: JMW
CK. BY: JPW NO: 23-1844

PROJECT:
RECORD OF SURVEY FOR:
TRUDY JOHNSON
LOCATED IN THE SE1/4 OF THE SW1/4, T4N, R35E, W.M., UMATILLA COUNTY, OREGON JUNE, 2023.