

SURVEY NO. 24-007-B
FILED 2/6/24
BY CT

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	31.26'	1470.40'	1°13'05"	N71°00'55"E	31.26'
C2	165.19'	1394.40'	6°47'16"	N73°48'00"E	165.09'
C3	95.62'	1394.40'	3°55'44"	N79°09'31"E	95.60'
C4	89.37'	1394.40'	3°40'20"	N79°01'48"E	89.36'
C5	6.25'	1394.40'	0°15'24"	N80°59'41"E	6.25'

RECORD OF SURVEY

SURVEY LOCATED IN THE
SW 1/4 OF THE SW 1/4 SECTION 13
TOWNSHIP 5 NORTH, RANGE 27 EAST. W.M.
UMATILLA COUNTY, STATE OF OREGON
SW1/4 SW 1/4 SEC 13 T5N R27E WM TAX LOT 1300

- LEGEND**
- SET 5/8" X 30" REBAR WITH 1 1/4" RED PLASTIC CAP (KA OR58608)
 - FOUND MONUMENT AS NOTED IN DESCRIPTIONS
 - COMPUTED ANGLE POINT, NOT MONUMENTED
 - RM REFERENCE MONUMENT
 - CS.NO. COUNTY SURVEY NUMBER
 - P.P. PARTITION PLAT NO., UMATILLA COUNTY SURVEY RECORD
 - R1 RECORD DATA PER RECORD OF SURVEY NO.
 - FD FOUND DATA
 - C COMPUTED DISTANCE
 - x— FENCE LINE

FOUND MONUMENT INFORMATION

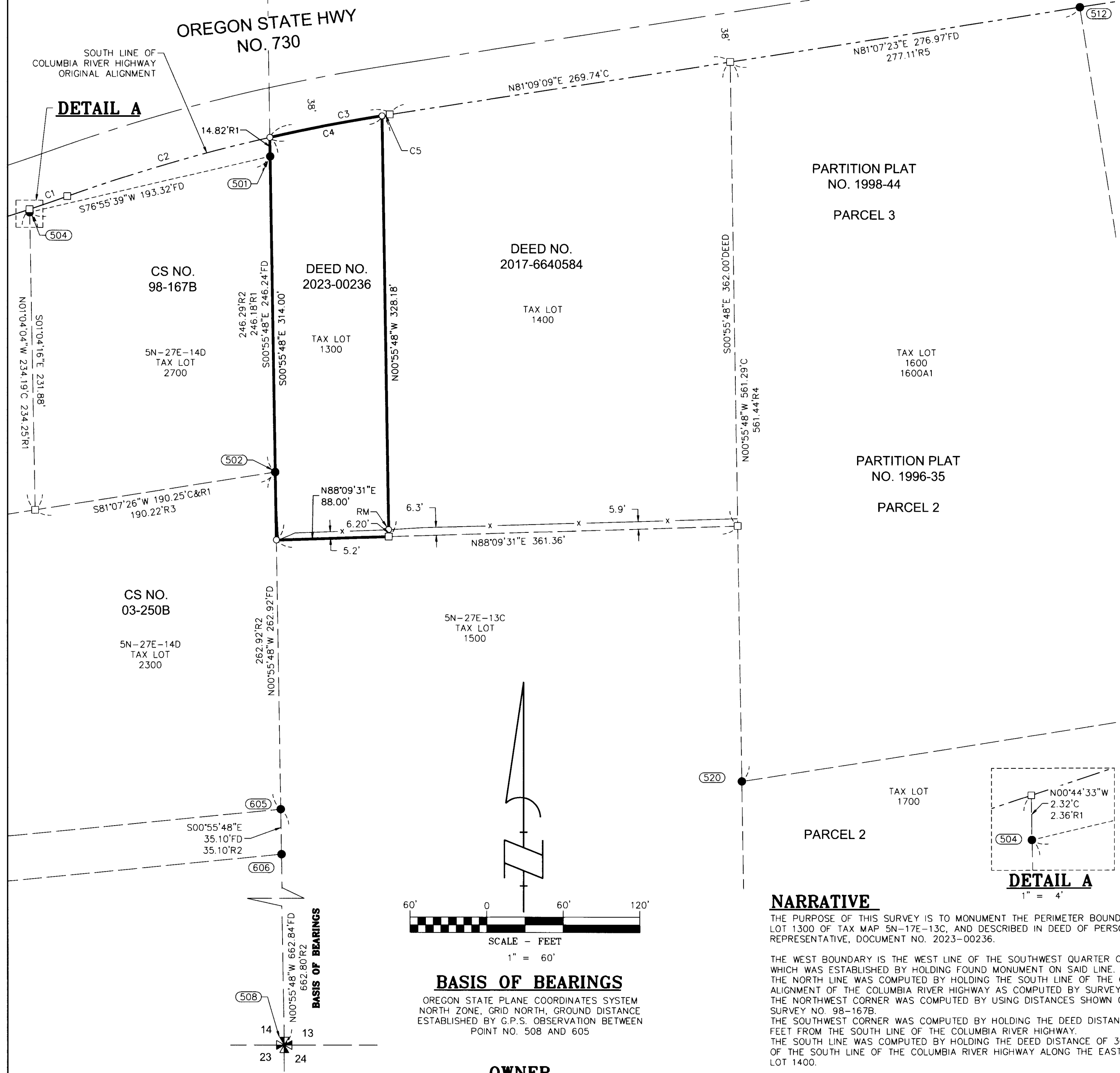
- (501) FOUND 5/8" IRON ROD WITH BROKEN Y.P.C. PER SURVEY NO. 98-167-B, HELD FOR POINT ON LINE
- (502) FOUND 5/8" IRON ROD WITH Y.P.C. STAMPED LS2850; PER SURVEY NO. 98-167B, HELD FOR SE CORNER TAX LOT 2700 OF TAX MAP 5N-27E-14D
- (504) FOUND 3/4" IRON ROD WITH Y.P.C. STAMPED LS 2850, SHOWN IN SURVEY NO. 98-167B, HELD FOR POINT ON LINE
- (508) FOUND 8" CONCRETE CYLINDER WITH METAL PLUG HELD FOR SECTION CORNER COMMON TO SECTION 13,14,23&24
- (512) FOUND 5/8" IRON ROD WITH Y.P.C. STAMPED LS 951 PER PARTITION PLAT NO. 1996-35, HELD FOR NE CORNER OF PARCEL 3 OF SAID PLAT 1996-35.
- (520) FOUND 5/8" IRON ROD NO CAP, PER PARTITION PLAT NO. 1998-44, HELD FOR SW CORNER OF PARCEL 3 OF SAID PLAT 1998-44.
- (605) FOUND 5/8" IRON ROD WITH Y.P.C. STAMPED 951 PER SURVEY NO. 03-250B, HELD FOR CORNER
- (606) FOUND 5/8" IRON ROD WITH Y.P.C. STAMPED 951 PER SURVEY NO. 03-016B, HELD FOR CORNER

REFERENCED DEEDS

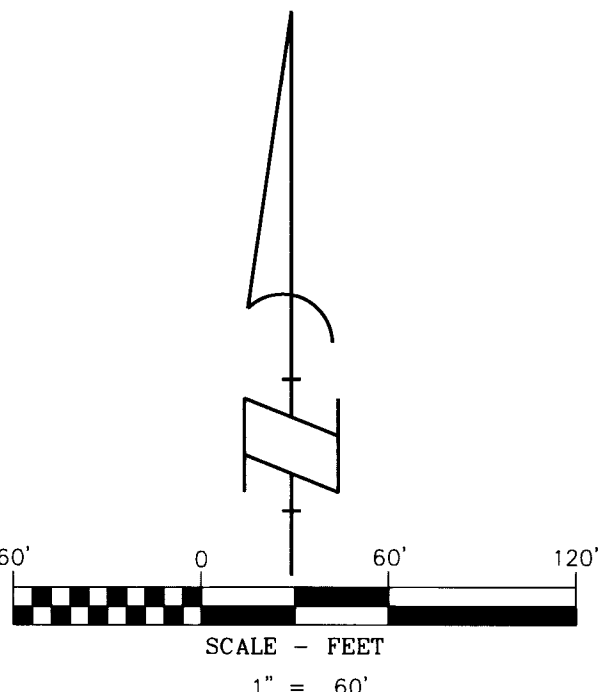
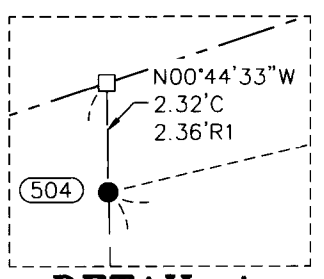
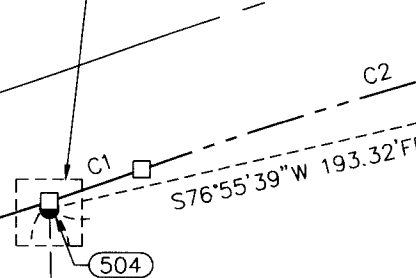
- D1. DEED OF PERSONAL REPRESENTATIVE INSTRUMENT NO. 2023-00236 (TAX LOT 1300)
- D2. WARRANTY DEED INSTRUMENT NO. 2017-6640584 (TAX LOT 1400)

REFERENCED SURVEYS

- R1. SURVEY PERFORMED BY COPPOCK SURVEYING FOR JAMES K. HILBURN AND BOBETTE TOMPKINS FILED ON AUGUST 1998 COUNTY SURVEY NO. 98-167-B
- R2. SURVEY PERFORMED BY EDWARDS SURVEYING FOR MARVIN JOHN FILED SEPTEMBER 2003 COUNTY SURVEY NO. 03-250-B
- R3. SURVEY PERFORMED BY EDWARDS SURVEYING FOR ROBERT WALTERS FILED FEBRUARY 2003 COUNTY SURVEY NO. 03-016-B
- R4. PARTITION PLAT PERFORMED BY EDWARDS SURVEYING FOR GEORGE WESTFALL AND EVELYN WESTFALL FILED NOVEMBER 1998 COUNTY SURVEY NO. 98-226-B
- R5. PARTITION PLAT PERFORMED BY EDWARDS SURVEYING FOR GEORGE WESTFALL AND EVELYN WESTFALL FILED OCTOBER 17, 1996 COUNTY SURVEY NO. 1996-224300
- R6. DIAGONAL ROAD SECTION PERFORMED BY ROBERT BUTLER FOR OREGON DEPARTMENT OF TRANSPORTATION DRAFTED MAY 2010 DRAWING NO. 11B-18-20
- R7. IRRIGON-UMATILLA SECTION TRACED BY R.L.P. JULY 1960 DRAWING NO.8B-18-21



DETAIL A



BASIS OF BEARINGS

OREGON STATE PLANE COORDINATES SYSTEM NORTH ZONE, GRID NORTH, GROUND DISTANCE ESTABLISHED BY G.P.S. OBSERVATION BETWEEN POINT NO. 508 AND 605

OWNER

JAMES KENNETH HILBURN AND BOBETTE HILBURN
KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE PERIMETER BOUNDARY OF TAX LOT 1300 OF TAX MAP 5N-17E-13C, AND DESCRIBED IN DEED OF PERSONAL REPRESENTATIVE, DOCUMENT NO. 2023-00236.

THE WEST BOUNDARY IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 13 WHICH WAS ESTABLISHED BY HOLDING FOUND MONUMENT ON SAID LINE. THE NORTH LINE WAS COMPUTED BY HOLDING THE SOUTH LINE OF THE ORIGINAL ALIGNMENT OF THE COLUMBIA RIVER HIGHWAY AS COMPUTED BY SURVEY NO. 98-167B. THE NORTHWEST CORNER WAS COMPUTED BY USING DISTANCES SHOWN ON SAID SURVEY NO. 98-167B.

THE SOUTHWEST CORNER WAS COMPUTED BY HOLDING THE DEED DISTANCE OF 314.00 FEET FROM THE SOUTH LINE OF THE COLUMBIA RIVER HIGHWAY. THE SOUTH LINE WAS COMPUTED BY HOLDING THE DEED DISTANCE OF 362.00 SOUTH OF THE SOUTH LINE OF THE COLUMBIA RIVER HIGHWAY ALONG THE EAST LINE OF TAX LOT 1400.

THE EAST LINE OF TAX LOT 1300 WAS COMPUTED BY HOLDING THE 88.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION 13.

MONUMENTS WERE SET AS SHOWN.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Leonides J. Sandoval
OREGON
JULY 12, 2016
LEONIDES J. SANDOVAL
58608
Expires 6-30-2023



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SHEET 1 OF 1
WILLAMETTE MERIDIAN
UMATILLA COUNTY, OREGON

1/4	SEC	T.	R.
13C	5N.	27E.	

SURVEY PERFORMED FOR:
JAMES KENNETH HILBURN AND BOBETTE HIBURN
DATE OF MONUMENT: JANUARY 3, 2024
PROJECT: 231211 DRAFT: LJS
FILE: 231211ROS.DWG LAYOUT TAB: ROS