

SCALE: 1"=2000 FEET
0 1000 2000 4000

RECORD OF SURVEY

LOCATED IN SECTIONS 19, 20, 29, 30, AND 31, TOWNSHIP 2
NORTH RANGE 28 EAST, W.M., UMATILLA COUNTY, OREGON.
JANUARY, 2024.

LEGEND

(XOX) ORIGINAL GLO RECORD DIMENSION.



LOCATION OF SECTION OR QUARTER CORNER BASED ON STATE PLANE COORDINATES FROM SURVEY NO. 17-065-C OR AS NOTED. DIMENSIONS SHOWN ARE GRID BEARINGS AND DISTANCES. THE STATE PLANE COORDINATES SHOWN ARE OREGON NORTH ZONE NAD 83(2011) EPOCH 2010.00.

NOTE TABLE

- A GORDON CREEK ROAD, UMATILLA COUNTY ROAD NO. 1353. COUNTY ROAD NOTES FOR THIS ROAD DO NOT EXIST. AN EXTENSIVE SEARCH WAS MADE FOR ANY INFORMATION ON THIS ROAD BUT WAS UNSUCCESSFUL. BECAUSE NO INFORMATION WAS FOUND, THE INITIAL PETITION FOR THE ROAD CREATION, ROAD RIGHT OF WAY WIDTH, AND SURVEY INFORMATION CANNOT BE REFERENCED. UMATILLA COUNTY ACCESSOR MAP NO. 2N27 SHOWS THE ROAD ENDING ON THE EAST LINE OF SECTION 25 WITH AN UNSPECIFIED WIDTH. THE UMATILLA COUNTY ROAD MAPS BOOK SHOWS THE ROAD CONTINUING INTO RANGE 28 EAST, THROUGH SECTIONS 30, 19, 18, AND 7, AND INTERSECTING EAGLE RANCH ROAD. THE PORTION OF THE ROAD THROUGH SECTIONS 7 AND 18 DOES HAVE EXISTING ROAD NOTES AND WIDTH INFORMATION IN THE ROAD FILE. THE ROAD LOCATION WAS VERIFIED FROM HIGHWAY NO. 207 THROUGH MOST OF SECTION 19, AND WAS TRACED FROM A DIGITAL QUADRANGLE MAP. BECAUSE OF THE UNCERTAINTY OF THE ROAD AND FOR THE PURPOSE OF THIS PROPERTY LINE ADJUSTMENT SURVEY, I HOLD THE EXISTING ROAD LOCATION AS THE POSITION AND ALIGNMENT OF GORDON CREEK ROAD, AND HOLD THE WIDTH AS 60' WIDE, 30' EACH SIDE OF THE ROAD CENTERLINE. I AM MAKING AN ASSUMPTION BASED ON THE LITTLE AMOUNT OF INFORMATION AVAILABLE THAT THE ROAD DOES INDEED CARRY ON THROUGH THE SECTIONS OF RANGE 28 EAST, AND INTERSECT EAGLE RANCH ROAD ON THE NORTH LINE OF SECTION 7 AS SHOWN IN THE COUNTY ROAD BOOK. I VERIFIED THIS BY TRAVELING THE EXISTING ROADBED IN CERTAIN AREAS OF RANGE 28 EAST, AND BY CONSULTING 1956 AERIAL PHOTOS OF THE AREA WHICH DO SHOW THE ROAD. BECAUSE THIS IS A LARGE ACREAGE SURVEY THE ROAD WAS NOT SURVEYED.
- B NEW 30.00' WIDE INGRESS-EGRESS EASEMENT APPURTENANT TO REVISED TAX LOT 3100. EASEMENT IS WRITTEN ALONG THE CENTERLINE OF AN EXISTING FIELD ACCESS ROAD, AND IN A FARMED FIELD ADJACENT TO THE EDGE OF AN UNFARMED SCAB AREA. THE DESCRIPTION FOR THIS EASEMENT IS FILED CONCURRENTLY WITH THIS SURVEY MAP.
- D FOUND A 5/8" REBAR 4" BELOW GROUND IN SMALL COLLAR OF STONES, 16" WEST OF A RAILROAD TIE FENCE CORNER POST WITH FENCES SOUTH AND EAST. ORIGIN UNKNOWN. THERE IS A 16"x6"x4" STONE LYING FLAT ON EAST SIDE OF THE REBAR BETWEEN FENCE CORNER POST AND THE REBAR. NO MARKS VISIBLE. THE ORIGINAL NOTES STATE SETTING A POST AT THIS CORNER. A 1 1/4" GALVANIZED PIPE 1.0'-/- ABOVE GROUND LEVEL IS LEANING SOUTHERLY 6" NORTH OF THE REBAR. HELD REBAR FOR THE 1/4 CORNER OF SECTIONS 20/29.
- E THIS IS A "RANDOM DIVIDING LINE" NEAR THE SECTION LINES BUT NOT INTENDED TO BE THE SECTION LINES. THIS RANDOM LINE IS THE PROPERTY LINE ADJUSTMENT LINE FOR THE PURPOSES OF THIS SURVEY. THE PROPERTY OWNERS WANTED THIS LINE SURVEYED AND MARKED SO THEY KNEW WHERE TO FARM TO AS THIS AREA IS ACTIVELY FARMED. IT IS COST PROHIBITIVE TO RE-ESTABLISH THE QUARTER CORNER OF SECTIONS 19/30, THE SECTION CORNER COMMON TO SECTIONS 19, 20, 30, AND 29, AND THE SECTION CORNER COMMON TO SECTIONS 19, 24, 25, & 30. THESE CORNERS HAVE LONG BEEN FARMED OUT. I SET STEEL FENCE POSTS ALONG THIS LINE AT INTERVALS OF APPROXIMATELY 500'. THE INTENT IS THAT TAX LOT 3000 RECEIVES ALL PROPERTY NORTH OF THIS LINE AND TAX LOT 3100 RECEIVES ALL PROPERTY SOUTH OF THIS LINE. SECTION LINES AND ROADS WERE TRACED FROM A DIGITAL QUADRANGLE MAP. EXISTING EASEMENTS AND ENCUMBRANCES FOR THE PROPERTY INVOLVED IN THIS PROPERTY LINE ADJUSTMENT ARE NOT ADDRESSED HEREIN. ALL EXISTING EASEMENTS AND ENCUMBRANCES REMAIN UNCHANGED. GORDON CREEK ROAD IS SHOWN TO END AT THE EAST LINE OF SECTION 25 PER ASSESSOR MAP NO. 2N27. ASSESSOR MAP NO. 2N28 DOES NOT SHOW ANY PORTION OF GORDON CREEK ROAD.

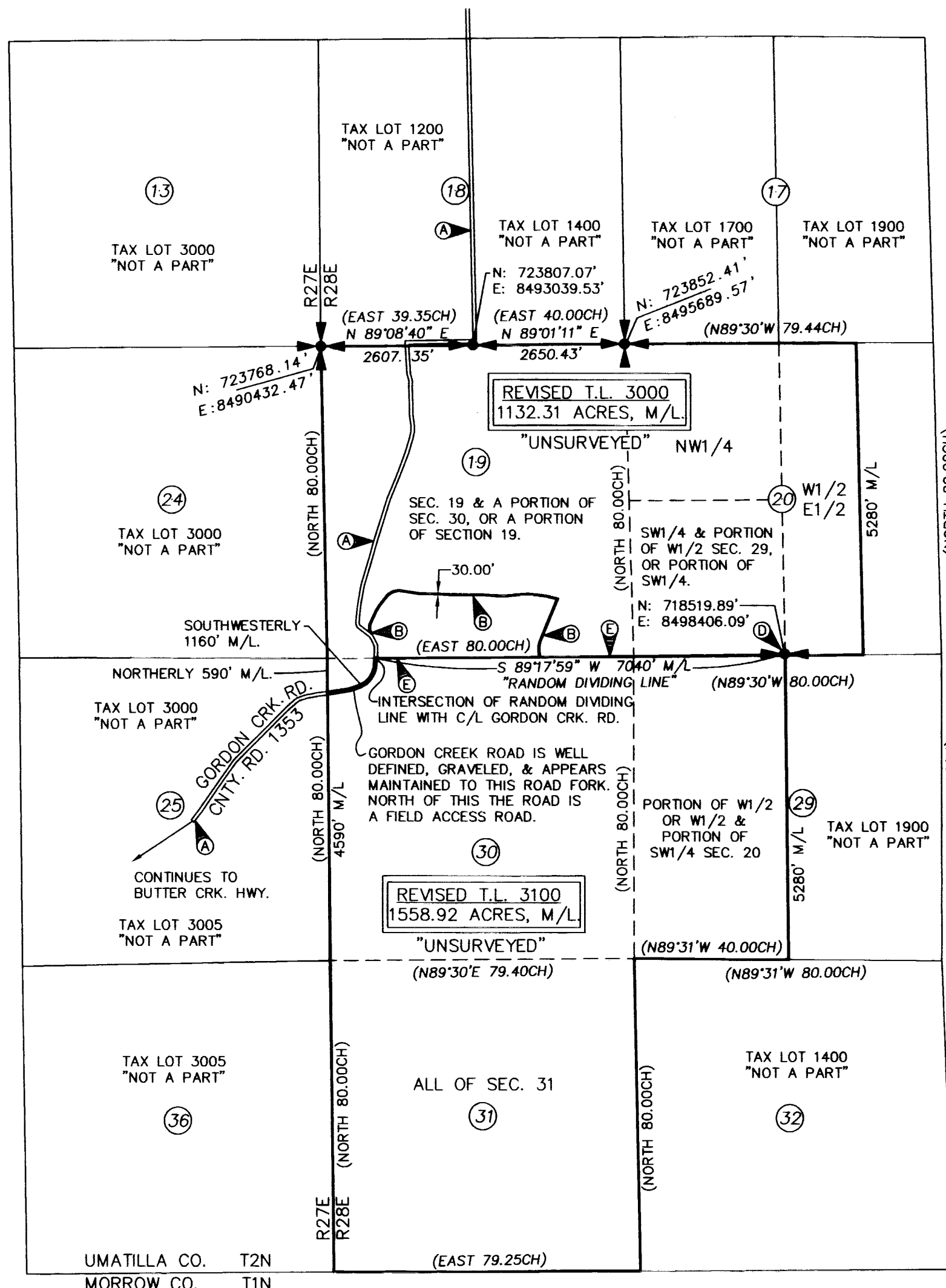
AREA SUMMARY

TAX LOT 3000

AREA BEFORE ADJUSTMENT PER ASSESSOR MAP NO. 2N28 = 2531.23 ACRES, MORE OR LESS.
AREA AFTER ADJUSTMENT = 1132.31 ACRES, MORE OR LESS.
NET LOSS = 1398.92 ACRES, MORE OR LESS.

TAX LOT 3100

AREA BEFORE ADJUSTMENT PER ASSESSOR MAP NO. 2N28 = 160.00 ACRES, MORE OR LESS.
AREA AFTER ADJUSTMENT = 1558.92 ACRES, MORE OR LESS.
NET GAIN = 1398.92 ACRES, MORE OR LESS.



RECEIVED BY
Umatilla County Surveyor
Date: 4/17/24
Rec'd By: CT
No: 24-035-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: 01/24
DR. BY: JMW
CK. BY: JPW
NO: 24-1855

PROJECT: /HAWKINSPLA20242N28
PROPERTY LINE ADJUSTMENT
SURVEY FOR:
HAWKINS COMPANY, INC.
LOCATED IN SECTIONS 19, 20, 29, 30,
& 31, TOWNSHIP 2 NORTH, RANGE 28
EAST, W.M., UMATILLA COUNTY, OREGON.