

# RECORD OF SURVEY

MAY, 2024

**NOTES:**  
 1. NORTH REBARS OF SURVEYED TRACT ARE LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 517, S 00°07'32" W, 30.00' FROM E-W CENTERLINE OF SECTION.  
 2. EASEMENTS OF IRRIGATION DISTRICT(S) WERE NOT ADDRESSED ON THIS SURVEY.

## SURVEY NARRATIVE

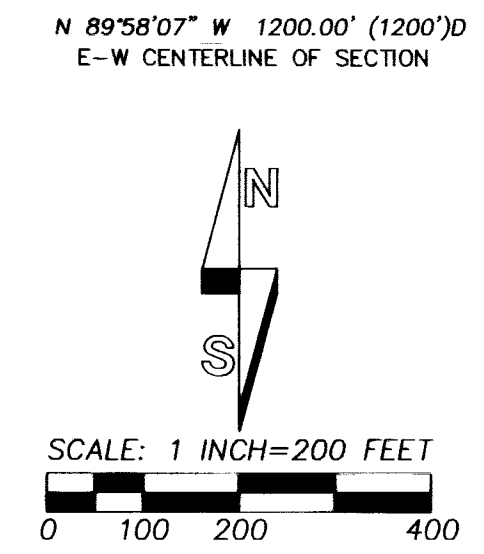
THIS SURVEY WAS MADE AT THE REQUEST OF SEAN BOYD OF PROPER REAL PROP. LLC TO DETERMINE THE BOUNDARIES OF THAT TRACT OF LAND DESCRIBED BY DEED AT INSTRUMENT NO. 2018-6670325, UMATILLA COUNTY OFFICE OF RECORDS. THE SURVEYED PROPERTY IS ALSO DESCRIBED BY DEED AT BOOK 62, PAGE 425, DEED RECORDS. THE TWO DEED DESCRIPTIONS DESCRIBE THE SAME LAND.

I LOCATE THE NORTH LINE OF THE TRACT, PER THE DEED DESCRIPTION, ON THE EAST-WEST CENTERLINE OF SECTION 33. THE WEST LINE OF THE TRACT WAS LOCATED PARALLEL WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 33. THE SOUTH LINE OF THE TRACT IS LOCATED ALONG THE NORTH RIGHT-OF-WAY LINE OF THE RAILROAD, BASED ON SURVEY TIES TO THE CENTERLINE OF THE EXISTING RAILROAD TRACKS AND WITH REFERENCE TO THE WALLA WALLA VALLEY & OREGON WASHINGTON RAILROAD & NAVIGATION COMPANY RIGHT-OF-WAY MAP DATED 1925. THE EAST LINE OF THE TRACT WAS LOCATED PARALLEL WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 33. THERE ARE NO CONFLICTING CALLS BETWEEN RECORD DEED DESCRIPTIONS EAST AND WEST OF THE SURVEYED TRACT.

THIS RECORD OF SURVEY DEPICTS MEASUREMENTS BETWEEN SURVEY MONUMENTS CONTROLLING THE SURVEYED TRACT.

PORTIONS OF EXISTING GRAPE ROWS EXTEND WEST OF THE WEST LINE OF THE SURVEYED TRACT AS SHOWN IN DETAIL BELOW.

THIS SURVEY WAS MADE WITH A LEICA GPS GEODETIC NETWORK ROVER, CONNECTED TO THE OREGON REAL TIME NETWORK. CONTROL MONUMENTS AND NEW MONUMENTS SET WERE VERIFIED BY REDUNDANT OBSERVATIONS.



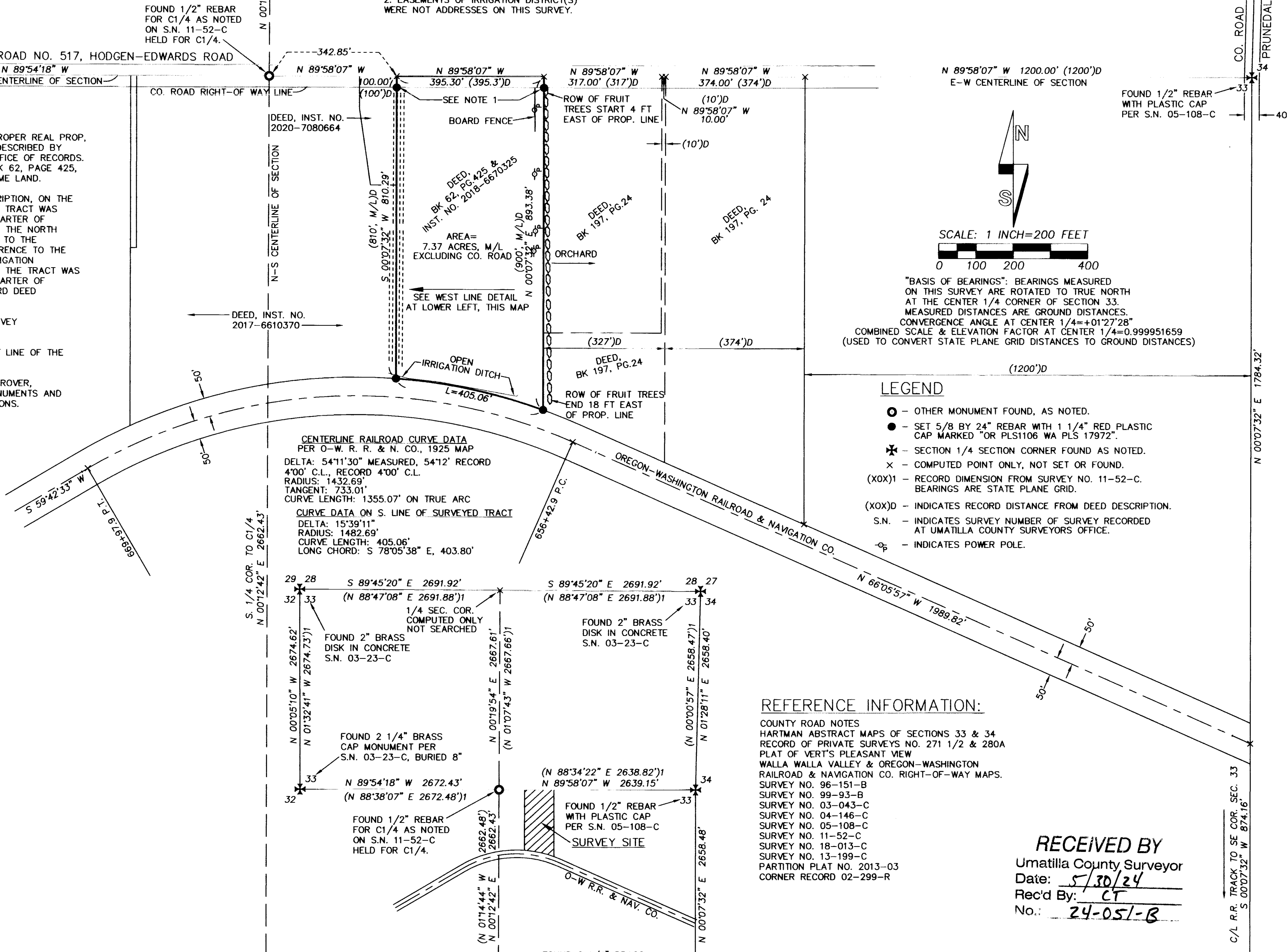
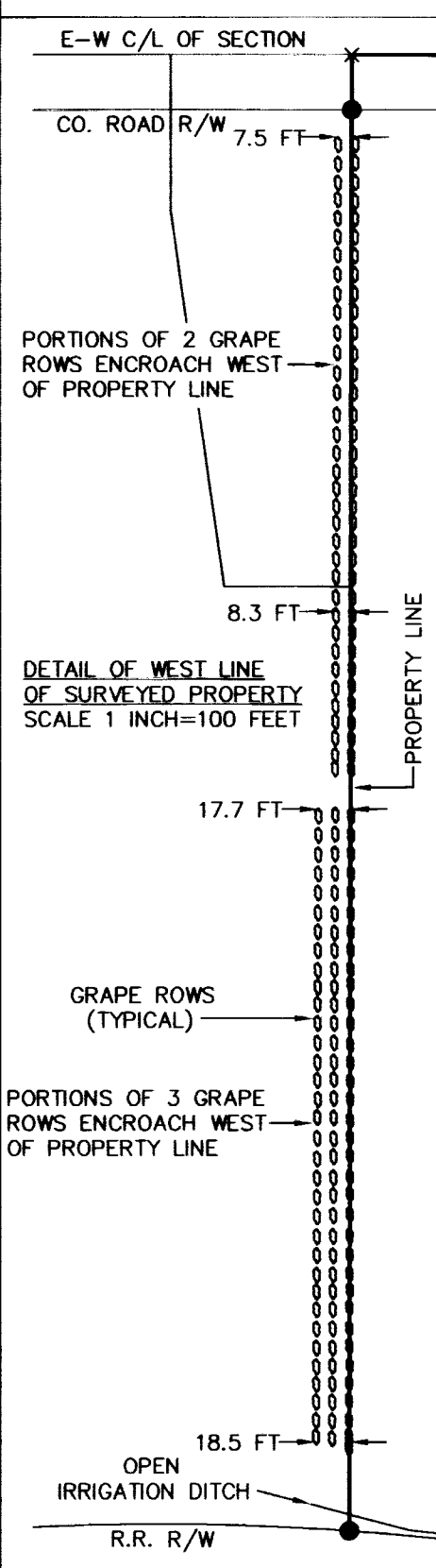
## LEGEND

- - OTHER MONUMENT FOUND, AS NOTED.
- - SET 5/8 BY 24" REBAR WITH 1 1/4" RED PLASTIC CAP MARKED "OR PLS1106 WA PLS 17972".
- ✱ - SECTION 1/4 SECTION CORNER FOUND AS NOTED.
- x - COMPUTED POINT ONLY, NOT SET OR FOUND.
- (XOX)1 - RECORD DIMENSION FROM SURVEY NO. 11-52-C. BEARINGS ARE STATE PLANE GRID.
- (XOX)D - INDICATES RECORD DISTANCE FROM DEED DESCRIPTION.
- S.N. - INDICATES SURVEY NUMBER OF SURVEY RECORDED AT UMATILLA COUNTY SURVEYORS OFFICE.
- ⊖ - INDICATES POWER POLE.

## REFERENCE INFORMATION:

COUNTY ROAD NOTES  
 HARTMAN ABSTRACT MAPS OF SECTIONS 33 & 34  
 RECORD OF PRIVATE SURVEYS NO. 271 1/2 & 280A  
 PLAT OF VERT'S PLEASANT VIEW  
 WALLA WALLA VALLEY & OREGON-WASHINGTON RAILROAD & NAVIGATION CO. RIGHT-OF-WAY MAPS.  
 SURVEY NO. 96-151-B  
 SURVEY NO. 99-93-B  
 SURVEY NO. 03-043-C  
 SURVEY NO. 04-146-C  
 SURVEY NO. 05-108-C  
 SURVEY NO. 11-52-C  
 SURVEY NO. 18-013-C  
 SURVEY NO. 13-199-C  
 PARTITION PLAT NO. 2013-03  
 CORNER RECORD 02-299-R

**RECEIVED BY**  
 Umatilla County Surveyor  
 Date: 5/30/24  
 Rec'd By: CT  
 No.: 24-051-B



**CENTERLINE RAILROAD CURVE DATA**  
 PER O-W. R. R. & N. CO., 1925 MAP  
 DELTA: 54°11'30" MEASURED, 54°12' RECORD  
 4'00' C.L., RECORD 4'00' C.L.  
 RADIUS: 1432.69'  
 TANGENT: 733.01'  
 CURVE LENGTH: 1355.07' ON TRUE ARC

**CURVE DATA ON S. LINE OF SURVEYED TRACT**  
 DELTA: 15°39'11"  
 RADIUS: 1482.69'  
 CURVE LENGTH: 405.06'  
 LONG CHORD: S 78°05'38" E, 403.80'

## CONTROL DIAGRAM

SCALE: 1 INCH = 1000 FEET

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Willi R. Wells*  
 OREGON  
 JULY 22, 1977  
 WILLIAM R. WELLS  
 1106  
 RENEWS 6/30/26

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

DATE: 05/24	DR. BY: WRW
CK. BY: WRW	NO: 24-1841

PROJECT: \SBOYD2R01  
 SURVEY FOR:  
 PROPER REAL PROP, LLC  
 IN THE SE1/4 OF SECTION 33  
 T6N., R35E., W.M.  
 UMATILLA COUNTY, OREGON