

LINE AND CURVE TABLES

LINE	BEARING	DISTANCE
L1	S 50°23'53" E	137.72
L2	S 50°28'24" E	90.78
L3	S 58°40'21" E	110.31
L4	S 37°14'06" E	124.21
L5	S 68°17'44" E	99.05
L6	S 26°00'12" E	71.95
L7	S 48°28'53" E	88.02
L8	S 51°53'18" E	76.36
L9	S 57°36'46" E	188.68
L10	S 53°03'21" E	202.67
L11	N 00°00'00" E	205.28
L12	N 73°40'11" W	118.05
L13	N 80°37'45" W	114.84
L14	N 52°57'04" W	53.86
L15	N 36°22'37" W	166.76
L16	N 28°37'31" W	136.52
L17	N 80°25'14" W	94.70
L18	N 48°20'24" W	166.23
L19	N 67°59'07" W	85.17
L20	N 53°54'51" W	58.86
L21	N 79°52'47" W	102.29
L22	N 26°04'58" W	76.64
L23	N 35°53'20" E	30.00
L24	S 52°54'48" E	48.05
L25	S 36°00'38" W	30.08
L26	N 52°54'48" W	47.74
L27	N 00°00'00" E	12.99
L28	N 41°59'51" E	115.07
L29	N 40°23'05" E	41.16

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	DELTA ANGLE	
C1	970.63	250.78	N 65°30'40" W	14°48'13"	
C2	949.29	138.27	N 76°52'33" W	08°20'43"	
C3	472.87	220.33	N 218°34'	N 67°29'24" W	28°41'47"
C4	585.51	75.37	N 32°30'04" W	07°22'31"	
C5	208.48	80.60	N 39°30'36" W	22°09'03"	
C6	202.14	107.10	N 65°24'28" W	30°21'28"	
C7	244.13	130.99	N 64°54'58" W	30°44'29"	
C8	204.11	71.72	N 58°09'46" W	20°07'59"	
C9	382.78	91.42	N 60°58'59" W	13°41'04"	
C10	168.60	77.76	N 66°53'49" W	26°25'26"	
C11	249.89	234.06	N 52°58'32" W	53°39'54"	
C12	186.48	71.94	N 36°54'54" W	22°06'15"	
C13	400.00	26.96	S 56°05'08" E	03°51'42"	
C14	426.56	27.20	S 55°53'18" E	03°39'13"	
C15	970.63	129.52	N 54°17'12" W	07°38'43"	

FOUND A 2 1/2" ALUMINUM CAP ON A 2 1/2" ALUMINUM PIPE MARKING THE SW CORNER OF SECTION 5, PER SURVEY 96-124-C.
 (S 87°40' W 80.78 CH. = 5331.48') GLO
 N 87°23'32" E 5451.39'

LEGAL DESCRIPTION OF RECORD

TRACT I
 BEGINNING ON THE NORTHERLY LINE OF THE PACIFIC POWER AND LIGHT COMPANY'S RIGHT OF WAY, 198 FEET SOUTHEASTERLY FROM THE WEST LINE OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 37, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON; THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE OF SAID RIGHT OF WAY TO A POINT WHERE SAID RIGHT OF WAY CROSSES THE SOUTH LINE OF SAID SECTION 4; THENCE EAST ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 4; THENCE NORTH TO THE COUNTY ROAD NO. 600, AKA S. FORK WALLA WALLA RIVER ROAD; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID COUNTY ROAD TO A POINT 379.5 FEET SOUTHEASTERLY FROM THE WEST LINE OF SAID SECTION 4; THENCE SOUTHWESTERLY 445.5 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE COUNTY ROAD RIGHT OF WAY.

TRACT II
 A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 37, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, DESCRIBED AS BEGINNING ON THE NORTHEAST LINE OF COUNTY ROAD 600, AKA S. FORK WALLA WALLA RIVER ROAD, 15 FEET WEST OF THE WEST LINE OF THE "MOSGROVE BARN" AS LOCATED ON JUNE 14, 1920 ON THE NORTHEAST SIDE OF SAID COUNTY ROAD; THENCE NORTHEASTERLY 30 FEET; THENCE SOUTHEASTERLY 75 FEET; THENCE SOUTHWESTERLY 30 FEET; THENCE NORTHWESTERLY ALONG THE NORTHEAST LINE OF SAID COUNTY ROAD, 75 FEET TO THE POINT OF BEGINNING.

SURVEYED LEGAL DESCRIPTION

TRACT I
 COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 37, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON AND RUNNING THENCE ON A TRUE GEODETIC BEARING N 00°00'00" E A DISTANCE OF 205.28 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 600, AKA W. FORK WALLA WALLA RIVER ROAD; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 250.78', WITH A RADIUS OF 970.63', WITH A CHORD BEARING OF N 65°30'40" W, WITH A CHORD LENGTH OF 250.09', THENCE N 73°40'11" W A DISTANCE OF 118.05 FEET; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 138.27', WITH A RADIUS OF 949.29', WITH A CHORD BEARING OF N 76°52'33" W, WITH A CHORD LENGTH OF 138.15', THENCE N 80°37'45" W A DISTANCE OF 114.84 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 220.33', WITH A RADIUS OF 472.87', WITH A CHORD BEARING OF N 67°29'24" W, WITH A CHORD LENGTH OF 218.34', THENCE N 52°57'04" W A DISTANCE OF 53.86 FEET; THENCE N 36°22'37" W A DISTANCE OF 166.76 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 75.37', WITH A RADIUS OF 585.51', WITH A CHORD BEARING OF N 32°30'04" W, WITH A CHORD LENGTH OF 75.32', THENCE N 28°37'31" W A DISTANCE OF 136.52 FEET; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 80.60', WITH A RADIUS OF 208.48', WITH A CHORD BEARING OF N 39°30'36" W, WITH A CHORD LENGTH OF 80.60', THENCE N 50°23'41" W A DISTANCE OF 421.15 FEET; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 107.10', WITH A RADIUS OF 202.14', WITH A CHORD BEARING OF N 65°24'28" W, WITH A CHORD LENGTH OF 105.85', THENCE N 80°25'14" W A DISTANCE OF 84.70 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 130.99', WITH A RADIUS OF 244.13', WITH A CHORD BEARING OF N 64°54'58" W, WITH A CHORD LENGTH OF 130.99', THENCE N 58°09'46" W, WITH A CHORD LENGTH OF 166.23 FEET; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 71.72', WITH A RADIUS OF 204.11', WITH A CHORD BEARING OF N 58°09'46" W, WITH A CHORD LENGTH OF 71.35', THENCE N 67°59'07" W A DISTANCE OF 85.17 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 91.42', WITH A RADIUS OF 382.78', WITH A CHORD BEARING OF N 60°58'59" W, WITH A CHORD LENGTH OF 91.21', THENCE N 52°58'32" W A DISTANCE OF 166.76 FEET; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 77.76', WITH A RADIUS OF 168.60', WITH A CHORD BEARING OF N 66°53'49" W, WITH A CHORD LENGTH OF 77.07', THENCE N 79°52'47" W A DISTANCE OF 102.29 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 234.06', WITH A RADIUS OF 249.89', WITH A CHORD BEARING OF N 52°58'32" W, WITH A CHORD LENGTH OF 225.59', THENCE N 28°37'31" W A DISTANCE OF 76.64 FEET; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 71.94', WITH A RADIUS OF 186.48', WITH A CHORD BEARING OF N 36°54'54" W, WITH A CHORD LENGTH OF 71.50', THENCE N 52°54'48" W A DISTANCE OF 47.74 FEET; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 27.20', WITH A RADIUS OF 426.56', WITH A CHORD BEARING OF S 55°53'18" E, WITH A CHORD LENGTH OF 27.19', THENCE S 53°03'21" E A DISTANCE OF 202.67 FEET TO A POINT ON THE SOUTHERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4; THENCE N 87°30'19" E A DISTANCE OF 635.19 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 29.07 ACRES, MORE OR LESS.

TRACT II
 A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 37, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 37, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON AND RUNNING N 58°17'42" W ON A TRUE GEODETIC BEARING A DISTANCE OF 967.21 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF COUNTY ROAD 600, AKA S. FORK WALLA WALLA RIVER ROAD, WHICH IS 15.00 FEET WEST OF THE WEST LINE OF THE "MOSGROVE BARN" AS LOCATED ON NOVEMBER 18, 2002; THENCE N 35°53'20" E A DISTANCE OF 30.00 FEET; THENCE PARALLEL WITH THE NORTHERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD, S 52°54'48" E A DISTANCE OF 48.05 FEET; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 26.96', WITH A RADIUS OF 400.00', WITH A CHORD BEARING OF S 56°05'08" E, WITH A CHORD LENGTH OF 26.95', THENCE S 36°00'38" W A DISTANCE OF 30.08 FEET, TO A POINT ON THE NORTHERLY RIGHT OF WAY OF SAID COUNTY ROAD; THENCE, ALONG SAID NORTHERLY RIGHT OF WAY, WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 27.20', WITH A RADIUS OF 426.56', WITH A CHORD BEARING OF N 55°53'18" E, WITH A CHORD LENGTH OF 27.19', THENCE N 52°54'48" W A DISTANCE OF 47.74 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 2249.4 SQUARE FEET, 0.05 ACRES

FOUND A CORNER BRACE AS SHOWN ON SURVEY NO. 96-124-C, HELD AS BEING ON THE WEST LINE OF SECTION 4 TO VALIDATE THAT THE EXISTING FENCE WAS REPRESENTATIVE OF THE LOCATION OF THE WESTERLY DEED LINE.
 FOUND A 5/8" IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "TOMKINS SURVEYING" PER SURVEY 96-124-C.

THE DEPUTY SURVEYOR'S NOTES STATE 30.50 CHAINS, WALLA WALLA RIVER 75 LKS. WIDE COURSES NW AND ROAD. THE CURRENT LOCATION OF THE RIVER IS VERY NEAR TO THE RECORD DISTANCE NORTH OF THE FENCE CORNER FOUND AT THE COMMON TO SECTIONS 8, 9, 16 AND 17. THEREFORE I HAVE USED THE RECORD DISTANCE FROM SAID FENCE CORNER TO ESTABLISH THE COMPUTED LATITUDINAL POSITION OF THE SW CORNER OF SECTION 4 AND THE PROPORTIONATE LONGITUDINAL DISTANCE BETWEEN THE FOUND SW CORNER OF SECTION 5 AND THE S 1/4 CORNER OF SECTION 4 TO COMPUTE THE LONGITUDINAL POSITION THEREOF.

NORTH LINE OF THE PACIFIC POWER AND LIGHT COMPANY'S RIGHT OF WAY AS ESTABLISHED BY INTERMITTENTLY LOCATING REMAINTS OF THE OLD FLUME. THE ACTUAL LOCATION MAY VARY SLIGHTLY DUE TO THE TOPOGRAPHY ALONG THE OLD FLUME.

COMPUTED LOCATION OF THE SW CORNER OF SECTION 4. THIS LOCATION WAS CALCULATED TO AID IN THE VERIFICATION OF THE LOCATION OF THE WESTERLY DEED LINE AND THE MOUND OF STONE ACCEPTED AS THE S 1/4 CORNER OF SECTION 4. THE ACTUAL LOCATION MAY BE DIFFERENT AFTER A THOROUGH SEARCH FOR ADDITIONAL EVIDENCE OF THE CORNER OR OTHER ADJACENT GLO CORNERS.

7295' (110.5 CH = 7295')

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF JODY WHEELER TO SURVEY AND MARK THE BOUNDARIES OF HIS PROPERTY. THE CONTROLL SURVEY WAS PERFORMED USING TOPOGRAPHIC SURVEYING METHODS UTILIZING STATIC METHODS. THE TOPOGRAPHIC SURVEYING AND MONUMENTATION SURVEYING WAS DONE USING SOKKIA AUTOMATIC TOTAL STATIONS HAVING STANDARD ERRORS OF 3 MM ± 3 PPM TIMES DISTANCE AND 000°00'03" ANGULAR. ALL MONUMENTS SHOWN WERE VISITED AT THE TIME OF THIS SURVEY IN NOVEMBER, 2002.

THE UMATILLA COUNTY ASSESSMENT MAP DEPICTS TRACT II AS BEING NEAR THE NW CORNER OF THE PROPERTY. HOWEVER, THIS AREA IS COMPRISED PREDOMINANTLY OF A SWAMPY AREA AND THERE IS NO EVIDENCE EITHER PHYSICAL OR RECORDED OF THE EXISTENCE OF A BARN IN THIS AREA. THE 1914 METZGER'S MAP SHOWS THE MOSGROVE HOMESTEAD AS BEING LOCATED NEAR THE CURRENT LOCATION OF THE WHEELER HOME AND ALSO NEAR THE LOCATION OF THE EXISTING OLD BARN, WHICH IS ADJACENT TO THE NORTHEASTERLY RIGHT OF WAY OF THE S. FORK WALLA WALLA RIVER ROAD. MR. WHEELER'S GRANDFATHER OBTAINED THE PROPERTY IN 1949 FROM DAN LARE AND MR. WHEELER REMEMBERS HELPING HIS GRANDFATHER STORE HAY IN THE OLD (EXISTING) EXISTING BARN DURING HIS CHILDHOOD. FOR THESE REASONS I BELIEVE THAT THIS BARN IS THE "MOSGROVE BARN" REFERRED TO BY THE DEED.

REGISTERED PROFESSIONAL LAND SURVEYOR
 OREGON
 JODY WHEELER
 JUNE 30, 1997
 GREG E. FLOWERS
 02820LS
 RENEWS 12/31/03
 11/21/02

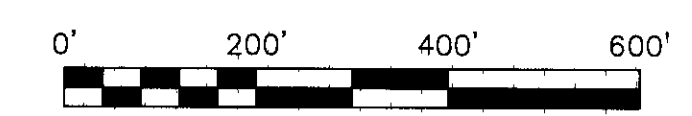
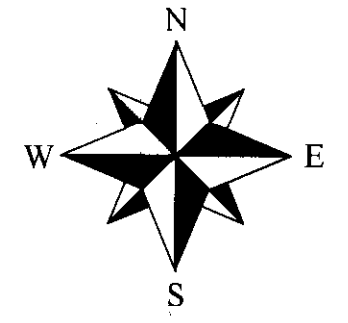
A SURVEY LOCATED IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 37, EAST, W.M., UMATILLA COUNTY, OREGON
 FOR: JODY WHEELER, 79510 S. FORK WALLA WALLA RIVER ROAD, MILTON-FREEWATER, OREGON 97862

SCALE	DATE
HOR. VERT. 1" = 200'	NOVEMBER 2002

TOMKINS LAND SURVEYING, INC.
 20 E. POPLAR #204 WALLA WALLA, WA. 99362
 115 W. HERMISTON AV. #140 HERMISTON, OR. 97838
 (609) 522-4843 (541)564-4448

DRAWING NUMBER
 J.WHEELER.DWG
 SHEET OF

BASIS OF BEARINGS
 BEARINGS ARE GEODETIC BASED ON GPS OBSERVATIONS TAKEN NEAR THE SOUTH 1/4 CORNER OF SECTION 4.



12-02
 02-289-C