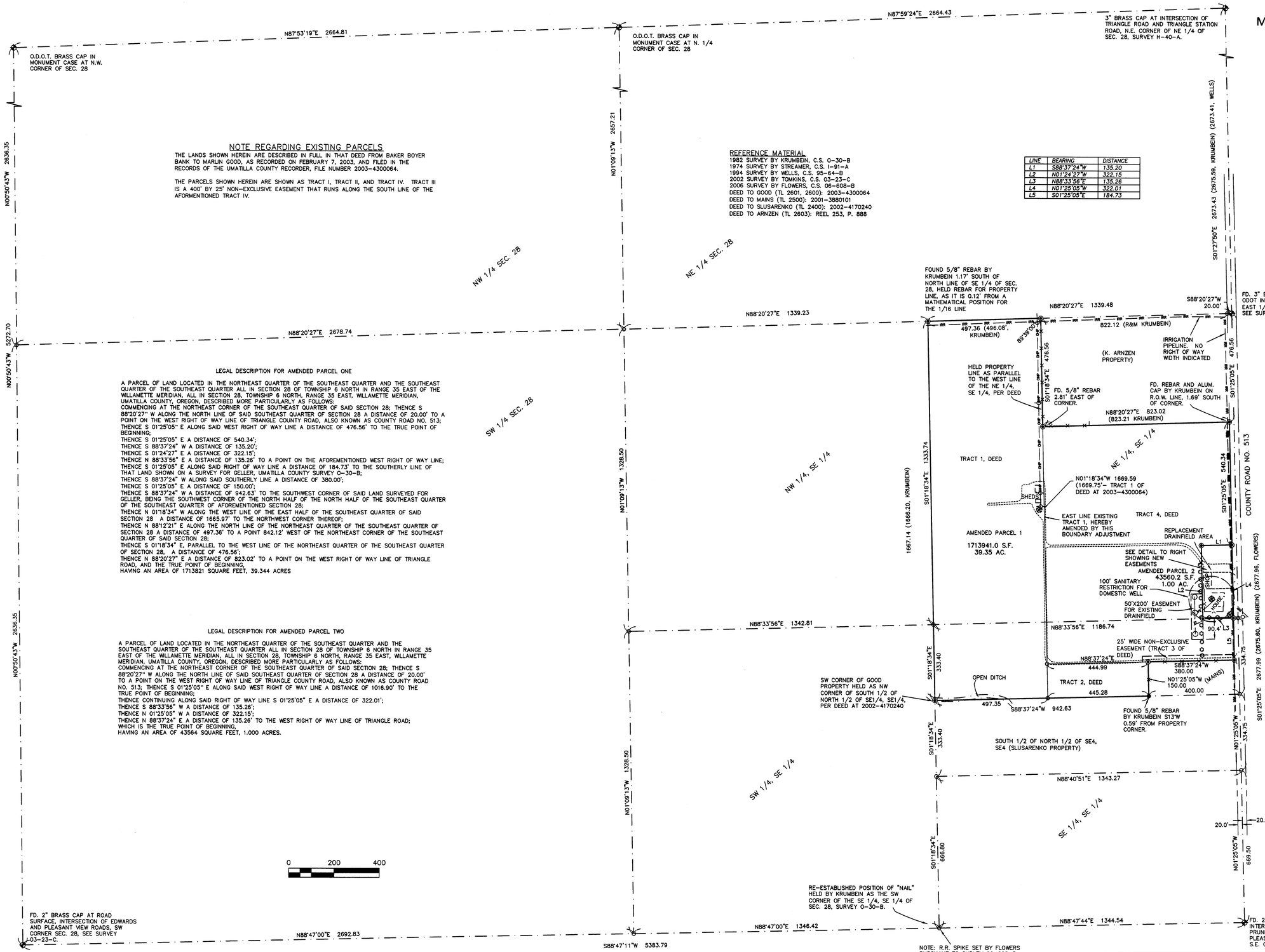
MARLIN GOOD BOUNDARY LINE ADJUSTMENT

LOCATED IN THE NE 1/4, SE 1/4, AND THE SE 1/4, SE 1/4 OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 35 EAST, W.M., UMATILLA COUNTY, OREGON



NOTE REGARDING EXISTING PARCELS

THE LANDS SHOWN HEREIN ARE DESCRIBED IN FULL IN THAT DEED FROM BAKER BOYER BANK TO MARLIN GOOD, AS RECORDED ON FEBRUARY 7, 2003, AND FILED IN THE RECORDS OF THE UMATILLA COUNTY RECORDER, FILE NUMBER 2003-4300064.

THE PARCELS SHOWN HEREIN ARE SHOWN AS TRACT I, TRACT II, AND TRACT IV. TRACT III IS A 400' BY 25' NON-EXCLUSIVE EASEMENT THAT RUNS ALONG THE SOUTH LINE OF THE AFORMENTIONED TRACT IV.

REFERENCE MATERIAL

1982 SURVEY BY KRUMBEIN, C.S. 0-30-B
1974 SURVEY BY STREAMER, C.S. I-91-A
1994 SURVEY BY WELLS, C.S. 95-64-B
2002 SURVEY BY TOMKINS, C.S. 03-23-C
2006 SURVEY BY FLOWERS, C.S. 06-608-B
DEED TO GOOD (TL 2601, 2600): 2003-4300064
DEED TO MAINS (TL 2500): 2001-3880101
DEED TO SLUSARENKO (TL 2400): 2002-4170240
DEED TO ARNZEN (TL 2603): REEL 253, P. 888

LINE	BEARING	DISTANCE
L1	S88°37'24"W	135.20
L2	N01°24'27"W	322.15
L3	N88°33'56"E	135.26
L4	N01°25'05"W	322.01
L5	S01°25'05"E	184.73

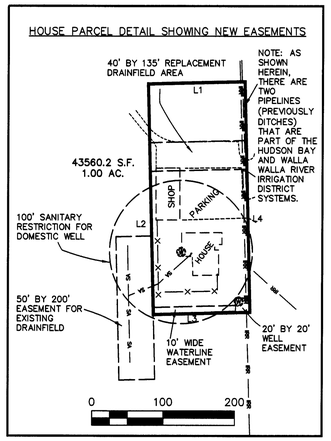
BASIS OF BEARINGS

THIS SURVEY WAS BASED ON THE OREGON STATE COORDINATE SYSTEM, NORTH ZONE, NAD 83-91, HOLDING A BEARING OF N01°27'50"W ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 28, T.6N, R.35E, W.M., AS SHOWN ON SURVEY 03-23-C.

LEGEND

- SECTION OR SECTION SUBDIVISION LINE
- RIGHT OF WAY LINE
- BURIED IRRIGATION PIPELINE
- OVERHEAD POWER LINE
- PARCEL BOUNDARY THIS SURVEY
- GRAVEL ROAD
- EASEMENT BOUNDARY
- EDGE OF ORCHARD ROW
- SET 5/8"X30" REBAR WITH YELLOW CAP "HDJ"
- FOUND SURVEY MONUMENT AS DESCRIBED
- WELL
- FOUND 5/8" REBAR BY DAVE KRUMBEIN, SURVEY 0-30-B.

HOUSE PARCEL DETAIL SHOWING NEW EASEMENTS



LEGAL DESCRIPTION FOR AMENDED PARCEL ONE

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER ALL IN SECTION 28 OF TOWNSHIP 6 NORTH IN RANGE 35 EAST OF THE WILLAMETTE MERIDIAN, ALL IN SECTION 28, TOWNSHIP 6 NORTH, RANGE 35 EAST, WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, DESCRIBED MORE PARTICULARLY AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 28; THENCE S 88°20'27" W ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 28 A DISTANCE OF 20.00' TO A POINT ON THE WEST RIGHT OF WAY LINE OF TRIANGLE COUNTY ROAD, ALSO KNOWN AS COUNTY ROAD NO. 513;
THENCE S 01°25'05" E ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 476.56' TO THE TRUE POINT OF BEGINNING;
THENCE S 01°25'05" E A DISTANCE OF 540.34';
THENCE S 88°37'24" W A DISTANCE OF 135.20';
THENCE S 01°24'27" E A DISTANCE OF 322.15';
THENCE N 88°33'56" E A DISTANCE OF 135.26' TO A POINT ON THE AFOREMENTIONED WEST RIGHT OF WAY LINE;
THENCE S 01°25'05" E ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 184.73' TO THE SOUTHERLY LINE OF THAT LAND SHOWN ON A SURVEY FOR GELLER, UMATILLA COUNTY SURVEY 0-30-B;
THENCE S 88°37'24" W ALONG SAID SOUTHERLY LINE A DISTANCE OF 380.00';
THENCE S 01°25'05" E A DISTANCE OF 150.00';
THENCE S 88°37'24" W A DISTANCE OF 942.63' TO THE SOUTHWEST CORNER OF SAID LAND SURVEYED FOR GELLER, BEING THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF AFOREMENTIONED SECTION 28;
THENCE N 01°18'34" W ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 28 A DISTANCE OF 1665.97' TO THE NORTHWEST CORNER THEREOF;
THENCE N 88°12'21" E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28 A DISTANCE OF 497.36' TO A POINT 842.12' WEST OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 28;
THENCE S 01°18'34" E, PARALLEL TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, A DISTANCE OF 476.56';
THENCE N 88°20'27" E A DISTANCE OF 823.02' TO A POINT ON THE WEST RIGHT OF WAY LINE OF TRIANGLE ROAD, AND THE TRUE POINT OF BEGINNING,
HAVING AN AREA OF 1713821 SQUARE FEET, 39.344 ACRES

LEGAL DESCRIPTION FOR AMENDED PARCEL TWO

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER ALL IN SECTION 28 OF TOWNSHIP 6 NORTH IN RANGE 35 EAST OF THE WILLAMETTE MERIDIAN, ALL IN SECTION 28, TOWNSHIP 6 NORTH, RANGE 35 EAST, WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, DESCRIBED MORE PARTICULARLY AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 28; THENCE S 88°20'27" W ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 28 A DISTANCE OF 20.00' TO A POINT ON THE WEST RIGHT OF WAY LINE OF TRIANGLE COUNTY ROAD, ALSO KNOWN AS COUNTY ROAD NO. 513; THENCE S 01°25'05" E ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 1016.90' TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE S 01°25'05" E A DISTANCE OF 322.01';
THENCE S 88°33'56" W A DISTANCE OF 135.26';
THENCE N 01°25'05" W A DISTANCE OF 322.15';
THENCE N 88°37'24" E A DISTANCE OF 135.26' TO THE WEST RIGHT OF WAY LINE OF TRIANGLE ROAD; WHICH IS THE TRUE POINT OF BEGINNING,
HAVING AN AREA OF 43564 SQUARE FEET, 1.000 ACRES.

NOTE: R.R. SPIKE SET BY FLOWERS PURSUANT TO SURVEY 06-608-B APPROXIMATELY 1.5' WEST OF THIS CORNER NOT FOUND OR RECOVERED BY THIS SURVEY. FOR THE SAKE OF THE RESOLUTIONS OF THE BOUNDARIES OF MR. GOOD'S PROPERTY, I AM HOLDING THE MSTHODOLOGY SHOWN ON MR. KRUMBEIN'S SURVEY 0-30-B.

RECEIVED BY
Umatilla County Surveyor
Date: 3/7/2017
Rec'd By: Amy Felix
No.: 17-038-C

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 26, 1988
PAUL W.P. TOMKINS
2360
RENEW 6/30/18
Feb. 28, 2017

HDJ A DIVISION OF PBS
5 N. Colville St., Suite 200
Walla Walla, WA 99362-1913
509/956-3028
306/695-3488
509/547-5129 fax
www.hdjdg.com

CLIENT: MARLIN GOOD		PROJECT NO.: 67007.000
SURVEYOR: PWP TOMKINS		DATE: 11/16/2016
CALC BY: PWPT	DRAWN BY: PWPT	SCALE: 1"= 200'
SECTION: SE4 SEC.28	TOWNSHIP: 6N	RANGE: 35
CITY: N/A	COUNTY: UMATILLA	SHEET 1 OF 1