

# RECORD OF SURVEY

SECTION CORNER, BRASS CAP  
MONUMENT PER SURVEY NO. 09-088-C.

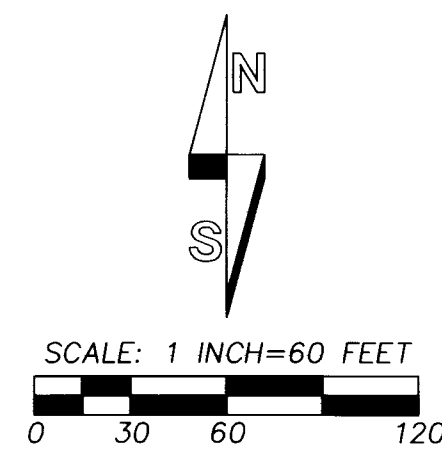
30' NON-EXCLUSIVE EASEMENT FOR  
INGRESS-EGRESS AND UTILITIES  
INST. NO. 2003-4510099, OFFICE  
OF RECORDS.

NOTE:  
THE EAST 30 FEET OF SECTION 27 WAS DEEDED TO UMATILLA  
COUNTY FOR ROAD RIGHT-OF-WAY IN BOOK 120, PAGE 268.  
DEED RECORDS OF UMATILLA COUNTY, THE RIGHT-OF-WAY  
HAS NOT BEEN RECOGNIZED BY UMATILLA COUNTY AND  
TAX MAPS DO NOT SHOW IT. IN APRIL, 1996, THE BOARD  
OF COUNTY COMMISSIONERS, UNDER ORDER NO. RD96-03,  
RECOGNIZED AND ACCEPTED ONLY THE PORTION OF THE  
RIGHT-OF-WAY SOUTH OF STATE HIGHWAY NO. 11. THIS  
INFORMATION IS STATED FOR REFERENCE ONLY.

## LEGEND

- ⊕ SECTION CORNER AS NOTED.
- BRASS CAP ONE-QUARTER SECTION CORNER MONUMENT PER SURVEY NO. 12-094-C.
- SET 5/8 BY 24" REBAR WITH 1 1/4" RED PLASTIC CAP MARKED "OR PLS 1106 WA PLS 17372".
- FOUND 5/8" REBAR WITH 1 1/4" RED PLASTIC CAP FROM SURVEY NO. 09-88-C. CAP STAMPED "OR PLS 1106 WA PLS 17372."
- FOUND 5/8" REBAR WITH 1 1/4" BLUE PLASTIC CAP FROM ROAD LEGALIZATION SURVEY NO. 09-100-C. CAP STAMPED "UCPWD LS2627".
- ⊗ CALCULATED POINT ONLY. NOTHING FOUND OR SET.
- (XOX) RECORD DIMENSION PER OREGON STATE HIGHWAY DEPARTMENT MAP.
- (XOX)1 RECORD DIMENSION FROM SURVEY NO. 12-094-C, GRID BEARING AND DISTANCE.
- [XOX] RECORD DIMENSION FROM ROAD LEGALIZATION SURVEY NO. 09-100-C.
- ⊙ WATER WELL.
- ⊖ POWER POLE.
- OHP— PERTINENT OVERHEAD POWER LINE.
- R-O-W INDICATES RIGHT-OF-WAY.
- +— PERTINENT FENCE LINE.

NOTE: DIMENSIONS REPORTED ON THIS SURVEY, WHICH ARE COMMON WITH THOSE OF RECORD SURVEY NO. 09-88-C, ARE IDENTICAL.



SCALE: 1 INCH=60 FEET

"BASIS OF BEARINGS": BEARINGS ARE ROTATED TO TRUE NORTH BASED ON G.P.S. GEODETIC OBSERVATION TAKEN 200 FEET WEST OF THE EAST LINE OF SECTION 27.

## NARRATIVE

THIS PROPERTY LINE ADJUSTMENT SURVEY WAS MADE AT THE REQUEST OF BOB ROSSELLE OF DUFF RANCHES, INC. AND THE PATRICK AND SARAH FELLER LIVING TRUST. THE PURPOSE OF THE SURVEY WAS TO REVISE THE PROPERTY LINE BETWEEN TAX LOTS 8600 AND 8601, UMATILLA COUNTY ASSESSOR MAP NO. 3N33.

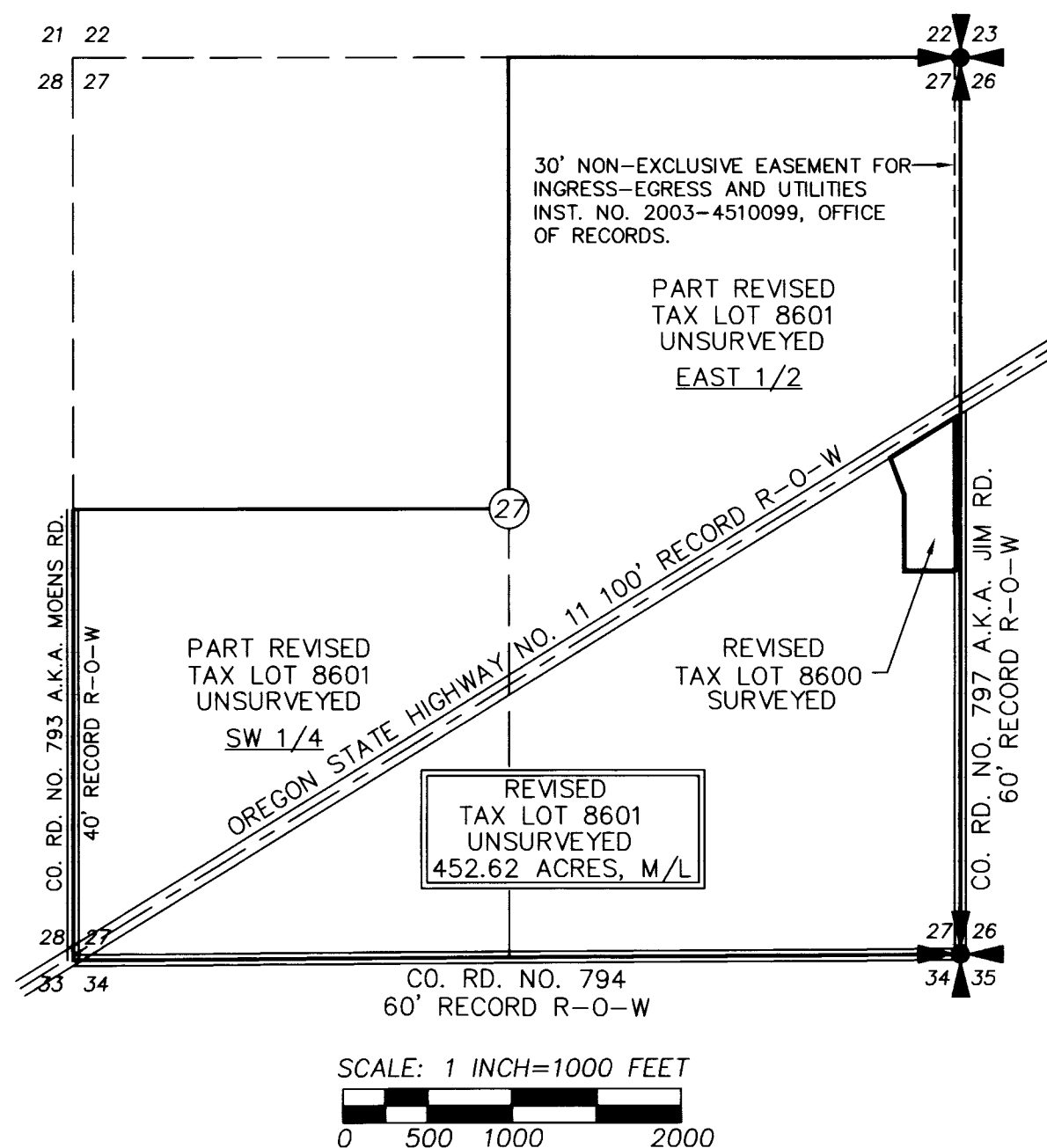
IN 2009, PER RECORD SURVEY NO. 09-88-C, A PROPERTY LINE ADJUSTMENT WAS APPROVED BY UMATILLA COUNTY BETWEEN THE TWO TAX LOTS. SINCE THAT TIME, JIM ROAD ON THE EAST SIDE OF SECTION 27 HAS BEEN LEGALIZED AND A PORTION OF THE FORMER RIGHT-OF-WAY OF JIM ROAD HAS ATTACHED TO TAX LOT 8600. THE PRESENT PROPERTY LINE ADJUSTMENT WILL ADJUST THE SOUTH, WEST AND NORTH BOUNDARIES OF TAX LOT 8600 TO INCLUDE ADDITIONAL LAND.

SURVEY NO. 09-88-C AND 09-100-C ARE THE BASIS OF CONTROL FOR THE PRESENT PROPERTY LINE ADJUSTMENT SURVEY. THE PRESENT PROPERTY LINE ADJUSTMENT SURVEY EXPANDS THE SOUTH AND WEST BOUNDARIES OF TAX LOT 8600 SLIGHTLY SO EXISTING REBUILT FENCES ARE INCLUDED WITHIN THE REVISED TAX LOT. A PORTION OF TAX LOT 8601, BETWEEN THE NORTH LINE OF EXISTING TAX LOT 8600 AND STATE HIGHWAY 11 IS ALSO INCLUDED WITHIN THE REVISED BOUNDARY OF TAX LOT 8600.

PROPERTY LINE ADJUSTMENT DESCRIPTIONS ARE PREPARED SEPARATELY FOR THE REVISED PROPERTY LINE ADJUSTMENT DEEDS.

THE SURVEY WAS MADE WITH A TWO PERSON CREW USING A LEICA GEODETIC GPS RECEIVER CONNECTED TO THE OREGON REAL TIME NETWORK. CONTROL MONUMENTS TIED AND NEW MONUMENTS SET WERE VERIFIED BY SEPARATE OBSERVATIONS. BEARINGS ARE ROTATED TO TRUE NORTH AS NOTED ON THIS RECORD OF SURVEY. DISTANCES REPORTED ON THE MAP ARE GROUND DISTANCES.

## LOCATION DIAGRAM



SCALE: 1 INCH=1000 FEET

0 500 1000 2000

## AREA SUMMARY

**TAX LOT 8600**  
AREA BEFORE ADJUSTMENT - 1.854 ACRES BY SURVEY.  
PLUS PORTION OF TAX LOT 8601 TO ATTACH TO TAX LOT 8600 - 4.213 ACRES BY SURVEY.  
REVISED AREA AFTER ADJUSTMENT - 6.07 ACRES.

**TAX LOT 8601**  
AREA BEFORE ADJUSTMENT - 456.83 ACRES M/L.\*  
LESS PORTION OF TAX LOT 8601 TO ATTACH TO TAX LOT 8600 - 4.213 ACRES BY SURVEY.  
REVISED AREA AFTER ADJUSTMENT - 452.62 ACRES M/L.

\* AREA FROM UMATILLA COUNTY TAX MAP NO. 3N 33.  
TAX LOT NUMBERS REFER TO UMATILLA COUNTY TAX MAP NO. 3N 33.

LINE NO.	BEARING	DISTANCE	RECORD DIMENSION
L1	N 89°56'17" W	30.00'	
L2	S 00°03'43" E	5.52'	
L3	N 58°19'13" E	35.28'	
L4	S 82°05'08" E	34.50'	
L5	S 58°19'13" E	30.78'	
L6	S 78°10'22" E	20.43'	N 78°10'22" W 20.43'
L7	S 00°03'43" E	59.37'	N 00°03'43" E 59.37'
L8	S 02°30'33" W	117.10'	N 02°30'33" E 117.10'
L9	S 18°19'47" W	47.85'	N 18°19'47" E 47.85'
L10	S 00°03'43" W	225.97'	

RECEIVED BY  
Umatilla County Surveyor  
Date: MAR 25 2021  
Rec'd By: T.M.H.  
No.: 21-032-C

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Will R. Wells*

OREGON  
JULY 22, 1977  
WILLIAM R. WELLS  
1106  
RENEWS 6/30/22

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

DATE: 03/21 DR. BY: WRW  
CK. BY: WRW NO: 09-1222

PROJECT: \BROSSELLE2020R0T  
BOUNDARY ADJUSTMENT SURVEY  
FOR:  
DUFF RANCHES, INC.  
& FELLER TRUST.

LOCATED IN SECTION 27, TOWNSHIP  
3 NORTH, RANGE 33 EAST, W.M.,  
UMATILLA COUNTY, OREGON.

SECTION CORNER, BRASS CAP  
MONUMENT PER SURVEY NO. 12-094-C.