

PROPERTY LINE ADJUSTMENT SURVEY

LOCATED IN THE EAST HALF OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 33 EAST,
WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.
SEPTEMBER, 2022.

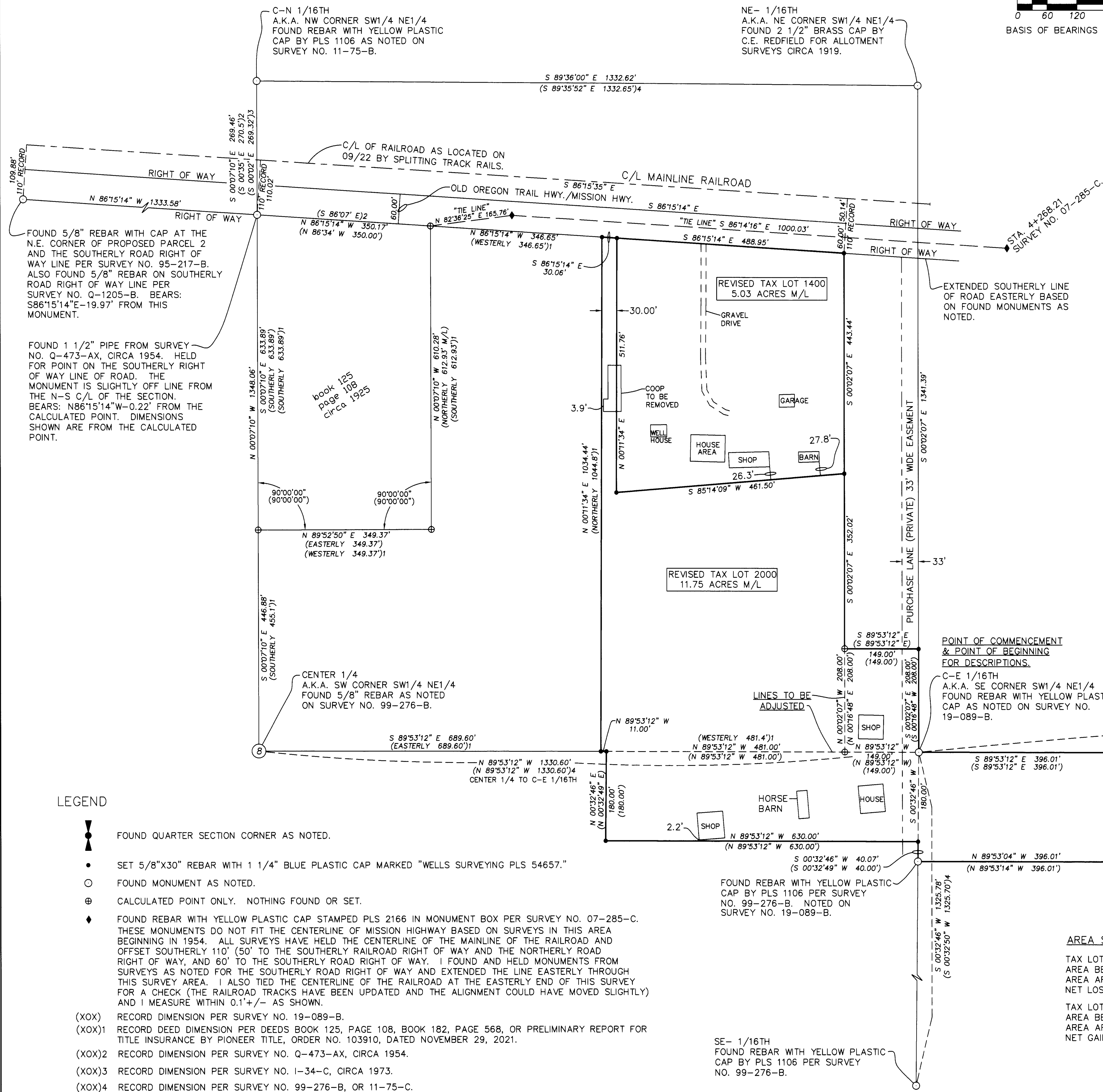


SCALE: 1"=120 FEET
BASIS OF BEARINGS AS SHOWN.

FILE NO. LLA-22-001

THIS PROPERTY LINE ADJUSTMENT SURVEY IS APPROVED THIS 12th DAY OF DECEMBER, 2022,
BY THE TRIBAL PLANNING OFFICE OF THE CONFEDERATED TRIBES OF THE UMATILLA INDIAN RESERVATION.

[Signature]
PLANNING DIRECTOR



REVISED LEGAL DESCRIPTIONS

TAX LOT 2000

BEGINNING at the Southeast corner of the Southwest Quarter of the Northeast Quarter of Section 8, Township 2 North, Range 33 East, Willamette Meridian, Umatilla County, Oregon, said point also being the Northwest corner of the Northeast Quarter of the Southeast Quarter and the Northeast corner of the Northwest Quarter of the Southeast Quarter; thence South 89°53'12" East along the North line of said Northeast Quarter of Southeast Quarter a distance of 396.01 feet to a point; thence South 00°32'46" West parallel with the West line of said Northeast Quarter of Southeast Quarter a distance of 220.09 feet to a point; thence North 89°53'04" West parallel with and 220.00 feet Southerly of the North line of said Northeast Quarter of Southeast Quarter a distance of 396.01 feet to a point on the East line of said Northwest Quarter of Southeast Quarter; thence North 00°32'46" East along said East line a distance of 40.07 feet to a point which is 180.00 feet South along said East line from the point of beginning; thence North 89°53'12" West parallel with the North line of said Northwest Quarter of Southeast Quarter a distance of 630.00 feet to a point; thence North 00°32'46" East parallel with the East line of said Northwest Quarter of Southeast Quarter a distance of 180.00 feet to a point on the North line of said Northwest Quarter of Southeast Quarter; thence North 89°53'12" West along said North line a distance of 11.00 feet to the Southeast corner of that Tract of land conveyed to John M. Carroll by Deed recorded in Book 182, Page 568, Deed records; thence North 00°11'34" East along the East line of said Carroll Tract a distance of 1034.44 feet to a point on the Southerly right of way line of the Old Oregon Trail Highway; thence South 86°15'14" East along the Southerly right of way line of said highway a distance of 30.06 feet to a point; thence South 00°11'34" West parallel with and 30.00 feet East of said Carroll East line a distance of 511.76 feet to a point; thence North 85°14'09" East a distance of 461.50 feet to a point on the West line of that Tract of land conveyed to William Purchase by Deed recorded in Book 194, Page 612, Deed records; thence South 00°02'07" East along the West line of said Purchase Tract a distance of 352.02 feet to a point; thence South 89°53'12" East parallel with the North line of said Northwest Quarter of Southeast Quarter a distance of 149.00 feet to a point on the East line of said Southwest Quarter of Northeast Quarter; thence South 00°02'07" East along said East line a distance of 208.00 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM, any water or road rights of way.
SUBJECT TO, all easements.
Tract contains 11.75 acres, more or less.

TAX LOT 1400

Commencing at the Southeast corner of the Southwest Quarter of the Northeast Quarter of Section 8, Township 2 North, Range 33 East, Willamette Meridian, Umatilla County, Oregon, said point also being the Northwest corner of the Northeast Quarter of the Southeast Quarter and the Northeast corner of the Northwest Quarter of the Southeast Quarter; thence North 00°02'07" West along the East line of said Southwest Quarter of Northeast Quarter a distance of 208.00 feet to a point; thence North 89°53'12" West parallel with the South line of said Southwest Quarter of Northeast Quarter a distance of 149.00 feet to a point on the West line of that Tract of land conveyed to William Purchase by Deed recorded in Book 194, Page 612, Deed records; thence North 00°02'07" West parallel with the East line of said Southwest Quarter of Northeast Quarter and along the West line of said Purchase Tract a distance of 352.02 feet to the POINT OF BEGINNING; thence South 85°14'09" West a distance of 461.50 feet to a point which is 30.00 feet when measured perpendicular to the East line of said Carroll Tract; thence North 00°11'34" East parallel with the East line of said Carroll Tract a distance of 511.76 feet to a point on the South right of way line of said Old Oregon Trail Highway; thence South 86°15'14" East along said South right of way line a distance of 488.95 feet to a point on the West line of said Purchase Tract; thence South 00°02'07" East along the West line of said Purchase Tract a distance of 443.44 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM, any water or road rights of way.
SUBJECT TO, all easements.
Tract contains 5.03 acres, more or less.

LEGEND

- FOUND QUARTER SECTION CORNER AS NOTED.
- SET 5/8"x30" REBAR WITH 1 1/4" BLUE PLASTIC CAP MARKED "WELLS SURVEYING PLS 54657."
- FOUND MONUMENT AS NOTED.
- ⊙ CALCULATED POINT ONLY. NOTHING FOUND OR SET.
- ◆ FOUND REBAR WITH YELLOW PLASTIC CAP STAMPED PLS 2166 IN MONUMENT BOX PER SURVEY NO. 07-285-C. THESE MONUMENTS DO NOT FIT THE CENTERLINE OF MISSION HIGHWAY BASED ON SURVEYS IN THIS AREA BEGINNING IN 1954. ALL SURVEYS HAVE HELD THE CENTERLINE OF THE MAINLINE OF THE RAILROAD AND OFFSET SOUTHERLY 110' (50' TO THE SOUTHERLY RAILROAD RIGHT OF WAY AND THE NORTHERLY ROAD RIGHT OF WAY, AND 60' TO THE SOUTHERLY ROAD RIGHT OF WAY. I FOUND AND HELD MONUMENTS FROM SURVEYS AS NOTED FOR THE SOUTHERLY ROAD RIGHT OF WAY AND EXTENDED THE LINE EASTERLY THROUGH THIS SURVEY AREA. I ALSO TIED THE CENTERLINE OF THE RAILROAD AT THE EASTERLY END OF THIS SURVEY FOR A CHECK (THE RAILROAD TRACKS HAVE BEEN UPDATED AND THE ALIGNMENT COULD HAVE MOVED SLIGHTLY) AND I MEASURE WITHIN 0.1' +/- AS SHOWN.
- (XOX) RECORD DIMENSION PER SURVEY NO. 19-089-B.
- (XOX1) RECORD DEED DIMENSION PER DEEDS BOOK 125, PAGE 108, BOOK 182, PAGE 568, OR PRELIMINARY REPORT FOR TITLE INSURANCE BY PIONEER TITLE, ORDER NO. 103910, DATED NOVEMBER 29, 2021.
- (XOX2) RECORD DIMENSION PER SURVEY NO. Q-473-AX, CIRCA 1954.
- (XOX3) RECORD DIMENSION PER SURVEY NO. I-34-C, CIRCA 1973.
- (XOX4) RECORD DIMENSION PER SURVEY NO. 99-276-B, OR 11-75-C.

AREA SUMMARY

TAX LOT 1400, UMATILLA COUNTY ASSESSOR MAP NO. 2N3308
AREA BEFORE ADJUSTMENT = 11.46 ACRES M/L BY SURVEY.
AREA AFTER ADJUSTMENT = 5.03 ACRES M/L BY SURVEY.
NET LOSS = 6.43 ACRES M/L BY SURVEY.

TAX LOT 2000, UMATILLA COUNTY ASSESSOR MAP NO. 2N3308
AREA BEFORE ADJUSTMENT = 5.32 ACRES M/L BY SURVEY.
AREA AFTER ADJUSTMENT = 11.75 ACRES M/L BY SURVEY.
NET GAIN = 6.43 ACRES M/L BY SURVEY.

FOUND 3 1/2" BRASS CAP BY BLM, CIRCA 2004. THE BLM REPLACED THE 5/8" REBAR WHICH ALL PRECEDING SURVEYS REFERENCED WITH THIS MONUMENT.

FOUND REBAR WITH 2" ALUM. CAP BY BLM, CIRCA 2004. THE BLM REPLACED THE 5/8" REBAR WHICH WAS SET ON SURVEY NO. 99-276-B, WITH THIS MONUMENT.

REGISTERED PROFESSIONAL LAND SURVEYOR
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: 09/22 DR. BY: JMW
CK. BY: JPW NO: 22-1826

RECEIVED BY
Umatilla County Surveyor
Date: 12/14/22
Rec'd By: CT
No.: 22-136-C

PROJECT:
PROPERTY LINE ADJUSTMENT SURVEY FOR:
TRACY BOSEN & KEVIN MICHEL

LOCATED IN THE EAST 1/2 OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 33 EAST, W.M., UMATILLA COUNTY, OREGON.

TBOSENPLA2022ROT.DWG