RECORD OF SURVEY **LEGEND** A 2 1/2" BRASS CAP ON GALV. IRON-**D**Q< 1/4 PIPE, PER SURVEY NO. 90-50-C. S15 THIS CORNER IS ALSO KNOWN AS THE SET 3/4" BRASS WASHER STAMPED "PLS 1106" SCREWED INTO A NW CORNER OF THE NE QUARTER OF LEAD PLUG DRILLED INTO CONCRETE AT FENCE CORNER. SECTION 15. SET A 5/8" X 24" IRON REBAR WITH 1 1/4" RED PLASTIC CAP STAMPED "OR PLS 1106 WA PLS 17372." FOUND 5/8" IRON REBAR WITH YELLOW PLASTIC CAP AS REPORTED ON PARTITION PLAT NO. 2002-06. FOUND "PK" NAIL MARKING THE CENTERLINE OF TUTUILLA ROAD AS REPORTED ON CITY TUTUILLA ROAD DRAWINGS. FOUND OR SET MONUMENT AS DESCRIBED. FOUND 5/8" REBAR FROM SUNSET WEST ADDITION PLAT. CALCULATED POINT ONLY. NOTHING FOUND OR SET. O CITY C/L STA. 26+79.39 SCALE: 1 INCH=30 FEET PERTINENT FENCE, NOT ALL FENCES ARE SHOWN RECORD DIMENSION FROM PARTITION PLAT 2002-06. (XOX) "BASIS OF BEARINGS": BEARINGS ARE BASED ON (XOX)R RECORD DIMENSION FROM CITY OF PENDLETON MAPS FOR TUTUILLA ROAD. THE CITY OF PENDLETON GRID COORDINATE SYSTEM (XOX)D RECORD DIMENSION FROM DEEDS. EXISTING EASEMENT FOR UTILITY PURPOSES RECORDED IN REEL 157, WEST PAGE 359, UMATILLA COUNTY DEED RECORDS. SUNSET THE WEST AND NORTH LINE OF THE SWANSON LANDS WERE CALCULATED EXISTING 20 FOOT EASEMENT FOR ROADWAY PURPOSES RECORDED IN BOOK 235, **B** TO DETERMINE BOUNDARY ADJUSTMENT LAND AREAS BUT WERE NOT SURVEYED. PAGE 602, UMATILLA COUNTY DEED RECORDS. PROPOSED NEW EASEMENT FOR INGRESS-EGRESS APPURTENANT TO TAX LOTS BUILDING -APPROXIMATE NW CORNER OF SWANSON TRACT I 2700 AND 3400, (INCLUDED IN DESCRIPTIONS). BUILDING WOOD & METAL BUILDING N 81'45" E± 367.2'± THE SOUTHWEST CORNER OF THE D&C INVESTMENTS, LLC, LAND FALLS INSIDE THE (EASTERLY, 380' M/L)D RIGHT-OF-WAY OF TUTUILLA ROAD AND IS TERMINATED ON THE EAST RIGHT-OF-WAY A PORTION OF THE WEST LINE OF TRACT I OF THE SWANSON LAND RECORDED AT E REEL 254, PAGE 586, DEED RECORDS OF UMATILLA COUNTY, IS WITHIN THE RIGHT-30' OF-WAY OF TUTUILLA ROAD AND IS TERMINATED ON THE EAST RIGHT-OF-WAY LINE APPROXIMATE LOCATION OF 20 BY 40 FOOT DISTRIBUTION EASEMENT TO PACIFICORP RECORDED AS INSTRUMENT NO. 1998-3290493, UMATILLA COUNTY OFFICE OF RECORDS. CEMENT BLOCK & STORAGE BUILDING THERE IS NOT SUFFICIENT INFORMATION IN THE DOCUMENT TO ACCURATELY PLOT THE MONUMENT NOTES REVISED TAX LOT 2700 OWNERS: HUBERT A. SWANSON & DELLA M. SWANSON TRACT I OF DEED RECORDED AT REEL 254, PAGE 856, TRACT I OF UMATILLA COUNTY. DEED RECORDS OF UMATILLA ACRES M/L REVISED AREA = 1.12 ACRES M/L HELD CENTER OF METAL FENCE CORNER POST FOR CORNER. NO MONUMENT SET. THIS IS A RECENT FENCE CORNER, THE OLD FENCE CORNER REFERRED TO ON PARTITION PLAT NO. 2002-06 NO LONGER EXISTS. THE N 1/4 CORNER OF SECTION 15, MONUMENTED WITH A 2 1/2" BRASS CAP ON GALV. IRON PIPE ON SURVEY NO. 90-50-C, BEARS N 20"12'23" W, 932.23' FROM THIS CORNER. S 91 3 FOUND BRASS DISK SET IN CONCRETE FOR WATER LINE REFERENCE. 0 CURVE TABLE ROAD <u>DEL TA</u> LENGTH CHORD BRG 7'04'15" 726.59' 89.67 89.61 N 12'33'12" W 48'23'49" 756.59' 639.08 N 33'13'08" W 620.25 COUNTY LINE TABLE DISTANCE NO. BEARING 18.5 N 15'30'58" W 18.06' S 39'28'08" W 41.06' METAL BUILDING DOUBLE S ^{լա}ա **ELECTRIC** N 09'01'14" W DRIVE 09.01.14" | 09.01.10.6 A.K.A. S. 69.01. South To out of the state of th AD. AREA SUMMARY PORTION OF TAX LOT 2700 TO ATTACH TO TAX LOT 3400 = 0.27 ACRE, M/L. RO REVISED TAX LOT 3400 REVISED TAX LOT 3400 OWNER: D & C INVESTMENTS, AS OWNER: D & C INVESTMEN PORTION OF TAX LOT 2700 TO ATTACH TO TAX LOT 3500 = 0.01 ACRE, M/L. PORTION OF TAX LOT 3400 TO ATTACH TO TAX LOT 3500 = 0.33 ACRE, M/L. SELECT S 4 SHOP AREA BEFORE ADJUSTMENT = 1.18 ACRES M/L* AREA AFTER ADJUSTMENT = 1.12 ACRES M/L, BY CALCULATION 840 TAX LOT 3400 AREA BEFORE ADJUSTMENT = 0.95 ACRE M/L* PATTA CHE AREA AFTER ADJUSTMENT = 0.93 ACRE M/L, BY SURVEY TAX LOT 3500 AREA BEFORE ADJUSTMENT = 0.92 ACRE M/L* 14.44.06 0 \circ AREA AFTER ADJUSTMENT = 1.39 ACRES M/L, BY SURVEY * AREAS ARE TAKEN FROM ASSESSOR MAP NO. 2N3215AB. TAX LOT NUMBERS REFER TO ASSESSOR MAP NO. 2N3215AB. EXISTING TAX LOT LINE_ HELD RECORD ANGLE FROM 2002-06. N 78'02'36" E 328.68' (EASTERLY, 329')D NOTE EXISTING TAX LOT LINE_ EXISTING BLANKET EASEMENTS ARE NOTED FOR ALL TRACTS INVOLVED IN THIS BOUNDARY ADJUSTMENT. THE BLANKET EASEMENTS HAVE NO CEMENT BLOCK & METAL BUILDING J & B AUTOMOTIVE SPECIFIC LOCATIONS AND ARE NOT SHOWN. THE BLANKET EASEMENTS WERE GRANTED TO PACIFIC TELEPHONE AND TELEGRAPH, EASTERN OREGON ELECTRIC COOPERATIVE ASSOCIATION AND PACIFIC POWER AND LIGHT COMPANY. A LIST OF THE BLANKET EASEMENTS SHOWING AREA TO BE REMOVED AREA TO BE REMOVED FROM TAX LOT 2700 & FROM TAX LOT TAX LOT ATTACHED TO TAX LOT 3400 & SUBSEQUENTLY 3400 ACRE. 0.01 ACRE. IN VARIOUS DEEDS FOLLOWS: REVISED TAX LOT 3500 REVISED TAX LOT 3500 OWNERS: JAMES J. SWEARINGEN & BRETT A. SWEARINGEN, INSTRUMENT DEED RECORDED AS INSTRUMENT DEED RECORDED OF RECORDS. SPECIAL STATUTORY WARRANTILLA COUNTY OF M/L SPECIAL STATUTORY UMATILLA 1.39 ACRES M/L REVISED AREA = 1.39 ACRES M/L REVISED AREA = 1.39 ACRES M/L BOOK 160, PAGE 473, DEED RECORDS OF UMATILLA COUNTY. BOOK 164, PAGE 139, DEED RECORDS OF UMATILLA COUNTY. BOOK 185, PAGE 259, DEED RECORDS OF UMATILLA COUNTY. BOOK 201, PAGE 318, DEED RECORDS OF UMATILLA COUNTY. BOOK 260, PAGE 519, DEED RECORDS OF UMATILLA COUNTY. BOOK 273, PAGE 140, DEED RECORDS OF UMATILLA COUNTY. BOOK 273, PAGE 158, DEED RECORDS OF UMATILLA COUNTY. NE CORNER OF LAND CONVEYED TO JOHN FARTITION NE CORNER OF PARCEL 1 OF PARTITION ET UX AND 2002-06. PLAT NO. 2002-06. CITY C/L STA. 31+80.75 METAL STORAGE BUILDING PARCEL 1. PARTITION PLAT NO. 2002-06 PARCEL 2. PARTITION PLAT NO. 2002-06 NOTE: THE NORTH LINE OF PARCELS 1 & 2 IS THE SAME AS THE NORTH TRACT CALLED IN TRACT CALLED IN LINE OF THE JOHN F. MEHLING, DEED TO JAMES J. NO. 2005— LINE OF THE JOHN F. WARRANTY DEED AS INSTRUMENT NO. 2005— STATUTORY SPECIAL RECORDED AS INSTRUMENT. BRETT A. SWEARINGEN COUNTY OFFICE OF RECORDS. 4750094, UMATILLA COUNTY 30' FOUND 5/8" IRON REBAR WITH 1 1/2" -ALUMINUM CAP AS REPORTED ON PARTITION PLAT NO. 2002-06. CITY C/L STA. 38+19.83 NARRATIVE THIS SURVEY WAS MADE AT THE REQUEST OF JIM SWEARINGEN, D & C INVESTMENTS, LLC AND HUBERT SWANSON FOR THE PURPOSE OF BOUNDARY LINE ADJUSTMENTS. EXISTING DEED DESCRIPTION LINES DO NOT MATCH IMPROVEMENTS, RESULTING IN SOME EXISTING PROPERTY LINES PASSING THROUGH BUILDINGS, ETC., TWO BOUNDARY LINE ADJUSTMENTS ARE REQUIRED. THE NORTHERLY ADJUSTMENT IS BETWEEN SWANSON AND D & C INVESTMENTS. THE SOUTHERLY ADJUSTMENT IS BETWEEN D & C INVESTMENTS AND LANDS OF SWEARINGEN. BOTH ADJUSTMENTS ARE DOCUMENTED ON THIS RECORD OF SURVEY. DESCRIPTIONS FOR PROPERTY TO BE EXCHANGED AND OF REVISED PROPERTY DESCRIPTIONS ARE PREPARED SEPARATELY, BASED ON THIS SURVEY, AFTER APPROVAL BY THE CITY OF PENDLETON, DEEDS WILL BE EXCHANGED TO FINALIZE THE BOUNDARY RECORD SURVEYS AND PLATS CONSULTED FOR THIS SURVEY ARE NOTED. THE WEST LINE OF THE SURVEYED AREA IS THE EAST RIGHT-OF-WAY LINE OF TUTUILLA ROAD, AS DETERMINED BY "PK" NAIL MONUMENTS ESTABLISHED BY THE CITY OF PENDLETON WHEN TUTUILLA ROAD WAS REBUILT IN THE EARLY 1980S. THE EAST LINE OF THE SURVEYED AREA WAS DETERMINED OVER THE YEARS ON SEVERAL RECORD SURVEYS, INCLUDING PARTITION PLAT NO. 1996-12, 2002-06 AND SURVEY NO. 00-23-C. THE SOUTH LINE OF THE SURVEYED AREA IS THE NORTH LINE OF PARTITION PLAT NO. 2002-06. THE NORTH BOUNDARY OF THE REVISED D & C INVESTMENTS PROPERTY IS TOTALLY WITHIN LANDS OF SWANSON AND WAS LAID OUT AS DIRECTED BY HUBERT SWANSON AND D & C INVESTMENTS. THE REVISED LINE BETWEEN D & C INVESTMENTS AND SWEARINGEN WAS LAID OUT SOUTH OF AN EXISTING FENCE LINE, SO THE FENCE WILL BE OWNED AND MAINTAINED BY D & C \SWEARINGTONROT1 REGISTERED PROJECT: WELLS SURVEYING INVESTMENTS. **PROFESSIONAL** 1 SW NYE AVENUE, SUITE B BOUNDARY ADJUSTMENT THIS SURVEY WAS MADE BY A TWO PERSON CREW USING TRIMBLE 5700 GEODETIC GPS RECEIVERS LAND SURVEYOR OPERATED IN REAL TIME KINEMATIC MODE. SURVEY CONTROL TIES AND CORNER SETS WERE SURVEY FOR: P.O. BOX 1696 VERIFIED BY REDUNDANT OBSERVATIONS. Will: R. Wells SWEARINGEN. PENDLETON, OREGON D & C INVESTMENTS LLC. PHONE: (541) 276-6362 OREGON & SWANSON JULY 22, 1977 DR. BY: JMW DATE: 06/10 WILLIAM R. WELLS LOCATED IN THE NORTHEAST 1/4 CK. BY: WRW OF SECTION 15, T2N, R32E, W.M., RENEWS 6/30/12 10-1280 UMATILLA COUNTY, OREGON