

BOUNDARY LINE ADJUSTMENT

IN A PORTION OF THE SW 1/4 OF SEC. 33, TWP. 4 NORTH, RNG. 28, EAST OF W.M. UMATILLA COUNTY, OREGON.

CLIENT: **JORDAN BENNETT IN CARE OF OREGON HEREFORD RANCH, LLC**
76707 HIGHWAY 207
ECHO, OREGON 97826

SURVEYOR'S NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF JORDAN BENNETT IN CARE OF OREGON HEREFORD RANCH, LLC, AN OREGON LIMITED LIABILITY COMPANY, TO RECONFIGURE THE BOUNDARIES OF TAX LOT 490 AND 400 AS DESCRIBED AND RECORDED ON INSTRUMENT NUMBER 2010-5610769, UMATILLA COUNTY DEED RECORDS.

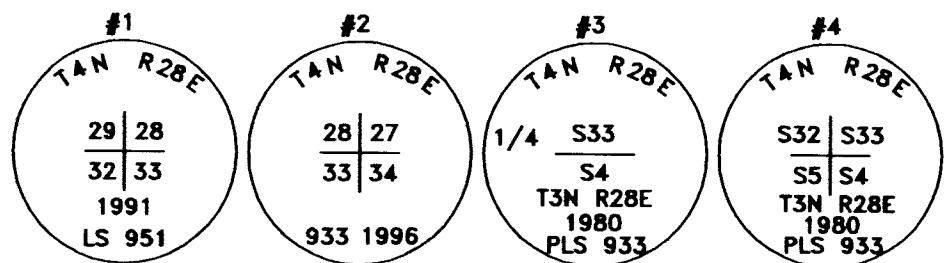
THE SUBDIVISION OF SECTION 33 IS BASED ON SURVEY NUMBER 08-44-C.

THE LEGAL DESCRIPTION DESCRIBED AND RECORDED ON INSTRUMENT NUMBER 2010-5610769, UMATILLA COUNTY DEED RECORDS MAKES A CALL IN PART THAT STATES "Excepting therefrom that tract of land conveyed to Westland Irrigation District by Deed recorded in Book 128, Page 280...". THE LEGAL DESCRIPTION DESCRIBED AND RECORDED IN BOOK 128, PAGE 283 DOES NOT IDENTIFY THE SOUTH BOUNDARY OF THE A.A. PAULSON TRACT BUT IT DOES STATE THAT IT CONTAINS ABOUT 1 ACRE MORE OR LESS.

THE LEGAL DESCRIPTION DESCRIBED AND RECORDED ON INSTRUMENT NUMBER 2010-5610769, UMATILLA COUNTY DEED RECORDS MAKES ANOTHER CALL IN PART THAT STATES "...and on the North by the Southerly line of that tract of land conveyed to A.A. Paulson, by Deed recorded in Book 116, Page 004, Deed Records (said tract containing 1 acre, more or less)". THE LEGAL DESCRIPTION DESCRIBED AND RECORDED IN BOOK 116, PAGE 004 STATES "The Northwest quarter of the Southwest quarter of Section Thirty-three (33) Township Four (4) North, Range Twenty-eight (28) E.W.M. THIS DESCRIPTION HAS THE SOUTHERLY BOUNDARY OF THE A.A. PAULSON TRACT AS THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER. I BELIEVE THIS TO BE IN ERROR AND THEREFORE COMPUTED THE NORTH LINE OF THE WESTLAND IRRIGATION DISTRICT TRACT WHICH IS ALSO THE SOUTH LINE OF THE OREGON HEREFORD RANCH, LLC TRACT THROUGH BOUNDARY LINE BY ACQUESCENCE BETWEEN OREGON HEREFORD RANCH, LLC AND THE WESTLAND IRRIGATION DISTRICT. THIS BOUNDARY LINE FALLS 5.00 FEET (MINIMUM BUILDING SETBACK AS PER UMATILLA COUNTY PLANNING) NORTH OF THE NORTHWEST CORNER OF AN EXISTING BUILDING LOCATED ON THE WESTLAND IRRIGATION DISTRICT TRACT AND PARALLEL WITH THE SOUTH LINE OF SECTION 33.

THIS SURVEY WAS ACCOMPLISHED UTILIZING 2 TRIMBLE R-10 GNSS RECEIVERS. THE FOUND 2 1/2 INCH BRASS CAP MARKING THE SOUTHWEST CORNER OF SECTION 33 WAS OCCUPIED BY THE BASE UNIT AND A CHECK WAS MADE TO THE 2 3/8 INCH BRASS CAP MARKING THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 33. ALL POINTS AS LOCATED ON THIS PLAT WERE COMPLETED WITH A FIXED SOLUTION ONLY. THE BASIS OF BEARING ON THIS PLAT IS OREGON STATE PLANE COORDINATES 83/91 NORTH ZONE INTERNATIONAL FEET. BEARINGS AND DISTANCE ON THIS PLAT ARE GEODETIC.

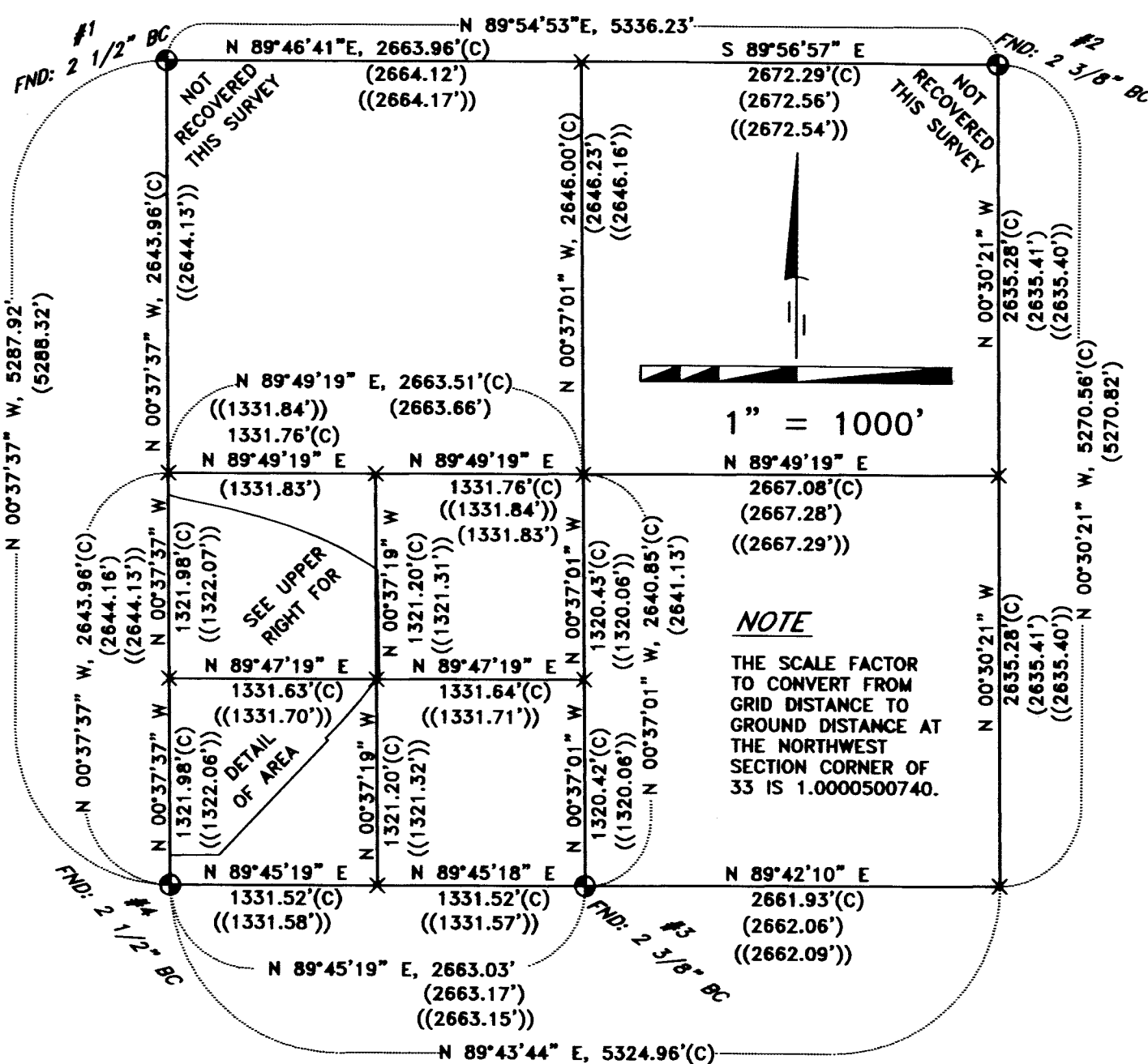
MONUMENT DETAILS



SURVEYS

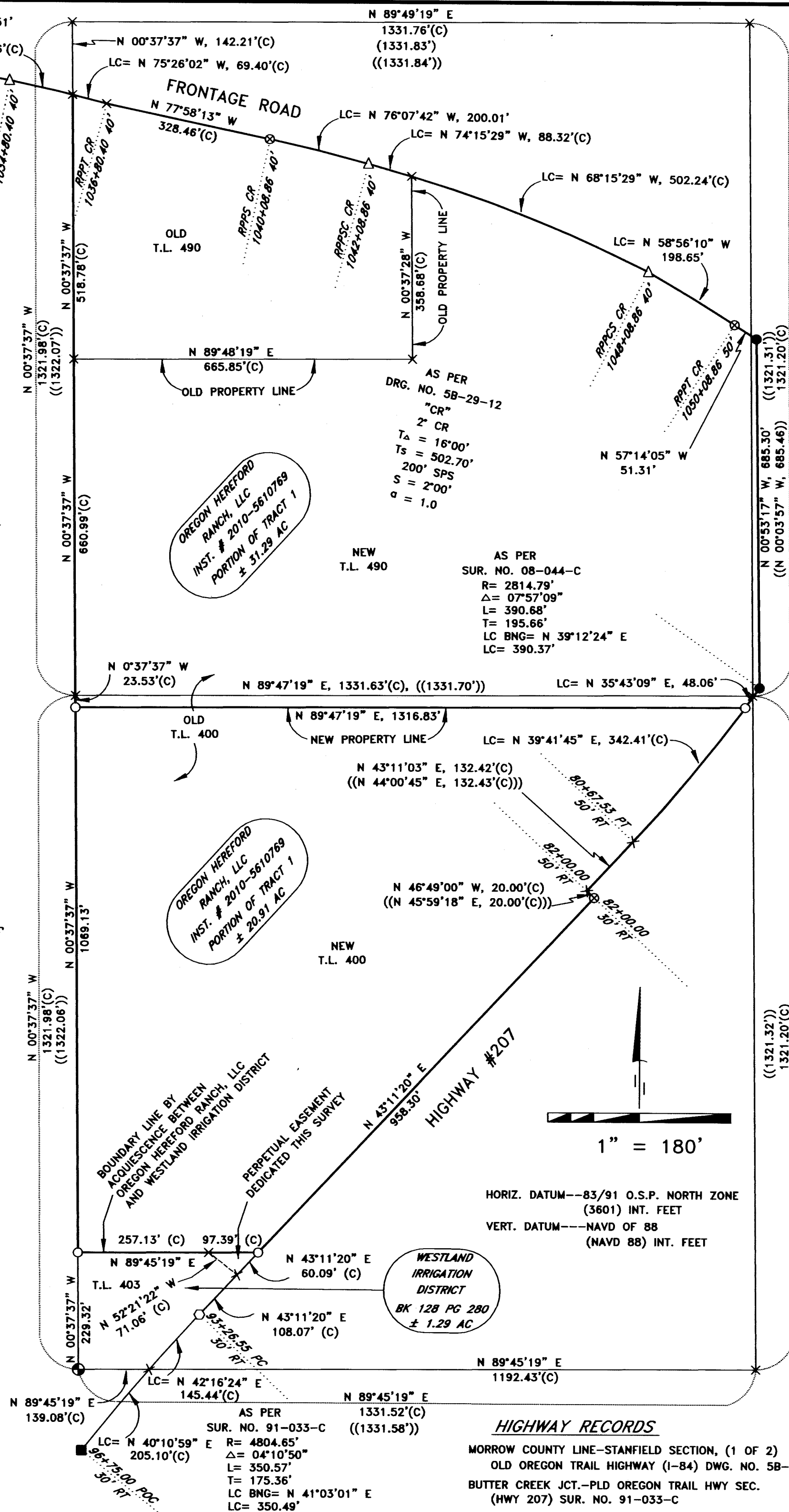
SUR. NO. 16-061-B
SUR. NO. 08-044-C
SUR. NO. 12-006-C

SEC. 33 SUBDIVISION, TWP 4 NORTH, RNG 28 EAST OF W.M.



NOTE

THE SCALE FACTOR TO CONVERT FROM GRID DISTANCE TO GROUND DISTANCE AT THE NORTHWEST CORNER OF SECTION 33 IS 1.0000500740.



HIGHWAY RECORDS

MORROW COUNTY LINE-STANFIELD SECTION, (1 OF 2)
OLD OREGON TRAIL HIGHWAY (I-84) DWG. NO. 5B-29-12
BUTTER CREEK JCT.-PLD OREGON TRAIL HWY SEC.
(HWY 207) SUR. NO. 91-033-C

OWNER'S ACKNOWLEDGEMENT

WE DOUGLAS BENNETT, GLADYS E. BENNETT, DONALD LEE BENNETT AND PHYLLIS R. BENNETT DO HEREBY ACKNOWLEDGE THAT THIS BOUNDARY LINE ADJUSTMENT WAS PREPARED WITH OUR KNOWLEDGE AND CONSENT, IN ACCORDANCE WITH O.R.S CHAPTER 92, AS REVISED, AND UMATILLA COUNTY ORDINANCES, AND ALSO DO HEREBY ACKNOWLEDGE THAT THE NORTH LINE OF THE WESTLAND IRRIGATION DISTRICT TRACT WHICH IS ALSO THE SOUTH LINE OF THE OREGON HEREFORD RANCH, LLC TRACT IS AGREED ON AS DEPICTED HEREON THROUGH BOUNDARY LINE BY ACQUESCENCE.

BY: *Douglas Bennett*
DOUGLAS BENNETT
BY: *Gladys E. Bennett POA*
GLADYS E. BENNETT BY DOUGLAS BENNETT HER ATTORNEY IN FACT
BY: *Donald Lee Bennett*
DONALD LEE BENNETT
BY: *Phyllis R. Bennett*
PHYLLIS R. BENNETT

ACKNOWLEDGEMENT/DEDICATION

I R. MICHAEL WICK, DISTRICT MANAGER WESTLAND IRRIGATION DISTRICT DO HEREBY ACKNOWLEDGE THAT THE NORTH LINE OF THE WESTLAND IRRIGATION DISTRICT TRACT WHICH IS ALSO THE SOUTH LINE OF THE OREGON HEREFORD RANCH, LLC TRACT IS AGREED ON AS DEPICTED HEREON THROUGH BOUNDARY LINE BY ACQUESCENCE AND DO HEREBY GRANT THE PERPETUAL EASEMENT AS SHOWN HEREON EXCLUSIVE TO THAT LAND DESCRIBED AND RECORDED AS INSTRUMENT NUMBER 2010-5610769 TRACT 1 SECTION 33.

BY: *R. Michael Wick*
R. MICHAEL WICK, DISTRICT MANAGER WESTLAND IRRIGATION DISTRICT

ON THIS 30th DAY OF March, 2017, THE ABOVE INDIVIDUALS APPEARED PERSONALLY BEFORE ME AND ARE KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO EXECUTED THIS PLAT AND ACKNOWLEDGED THAT THEY DID SO FREELY AND VOLUNTARILY BEFORE ME.

BY: *Florestella Larson*
NOTARY PUBLIC FOR OREGON

PRINTED NAME: Florestella Larson

COMMISSION NO. 920918

MY COMMISSION EXPIRES 10/7/17

SURVEYOR'S CERTIFICATION

I, KEITH P. PRIMM, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON HEREBY CERTIFY THAT I HAVE SURVEYED THE LANDS AS DESCRIBED IN LEGAL OF RECORD 2010-5610769 AND THAT THIS MAP CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN FEBRUARY 2017, AND HAVE SET THE PROPER MONUMENTS AS ESTABLISHED BY O.R.S. 209.

REGISTERED PROFESSIONAL LAND SURVEYOR
Keith P. Primm
OREGON
JULY 12, 2005
KEITH P. PRIMM
48490
EXPIRATION DATE: 12/31/18

RECEIVED BY

Umatilla County Surveyor
Date: 4/6/17
Rec'd By: CT
No.: 17-045-B

LEGEND NOTES DEEDS

- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PLS LS 48490"
 - FOUND 5/8" IRON ROD WITH BLUE PLASTIC CAP STAMPED "LS 2627"
 - ⊕ FOUND MONUMENT AS NOTED
 - × COMPUTED POINT (NOT SET)
 - ⊗ FOUND 5/8" IRON ROD
 - △ FOUND 1 1/2" AL. CAP
 - FOUND O.S.H.D. CAP
 - FOUND 3" BRASS CAP
- (()) 08-44-C INST. NO. 2010-5610769
() 12-006-C BOOK 128 PAGE 280-285
BOOK 116 PAGE 004
BOOK 283 PAGE 496-497
- PRIMM LAND SURVEYING, INC.**
P.O. BOX 1322, 1340 N.E. 4TH
HERMISTON, OR 97838
BUJ (541) 564-7887
FAX (541) 567-8020
brit@primmlandsurveying.com
keith@primmlandsurveying.com

CLIENT: **OREGON HEREFORD RANCH, LLC**

SW 1/4 OF SEC. 33, TWP. 4 N, RNG 28 E.W.M.

PROJECT: **BOUNDARY LINE ADJUSTMENT IN A PORTION OF THE SW 1/4 OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE W.M. UMATILLA COUNTY OREGON.**

JOB #: 1702002
DATE: 14 FEB 17
FB/PG: 038/29-30
SHEET: 1 OF 2
DRAWN: KPP
APPROVED: KPP

BOUNDARY LINE ADJUSTMENT

IN A PORTION OF THE SW 1/4 OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE W.M. UMATILLA COUNTY, OREGON.

CLIENT: *JORDAN BENNETT IN CARE OF OREGON HEREFORD RANCH, LLC 76707 HIGHWAY 207 ECHO, OREGON 97826*

LEGAL DESCRIPTION OF RECORD FOR INST. NO. 2010-5610769 (TL 490 & TL 400)

Tract 1

Township 4 North, Range 28, E.W.M.

Section 33: That portion of the Northwest Quarter of the Southwest Quarter which lies Southerly of the Morrow County Line-Stanfield Section of the Old Oregon Trail Highway as relocated and Westerly of Oregon State Highway No. 207.

Section 33: That portion of the Southwest Quarter of the Southwest Quarter which lies Westerly of Oregon State Highway No. 207.

Excepting therefrom that tract of land conveyed to Westland Irrigation District by Deed recorded in Book 128, Page 280, Deed Records, and more particularly described as a tract of land located in the Southwest Quarter of the Southwest Quarter of said Section 33, bounded on the South by the Southerly line of said Section 33, on the West by the Westerly line of said Section 33, on the East by the County Road and on the North by the Southerly line of that tract of land conveyed to A.A. Paulson, by Deed recorded in Book 116, Page 004, Deed Records (said tract containing 1 acre, more or less).

LEGAL DESCRIPTION FROM TAX LOT 400 TO TAX LOT 490

TOWNSHIP 4 NORTH, RANGE 28, E.W.M.

SECTION 33: THAT PORTION OF THE EAST ONE-HALF OF THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER WHICH LIES SOUTHERLY OF THE MORROW COUNTY LINE-STANFIELD SECTION OF THE OLD OREGON TRAIL HIGHWAY AS RELOCATED.

INCLUDING THAT PORTION OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER WHICH LIES WESTERLY OF OREGON STATE HIGHWAY NO. 207.

INCLUDING THE NORTH 23.53 FEET OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER WHICH LIES WESTERLY OF OREGON STATE HIGHWAY NO. 207.

NEW LEGAL DESCRIPTION FOR TAX LOT 490

TOWNSHIP 4 NORTH, RANGE 28, E.W.M.

SECTION 33: THAT PORTION OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER WHICH LIES SOUTHERLY OF THE MORROW COUNTY LINE-STANFIELD SECTION OF THE OLD OREGON TRAIL HIGHWAY AS RELOCATED AND WESTERLY OF OREGON STATE HIGHWAY NO. 207.

INCLUDING THE NORTH 23.53 FEET OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER WHICH LIES WESTERLY OF OREGON STATE HIGHWAY NO. 207.

NEW LEGAL DESCRIPTION FOR TAX LOT 400

TOWNSHIP 4 NORTH, RANGE 28, E.W.M.

SECTION 33: THAT PORTION OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER WHICH LIES WESTERLY OF OREGON STATE HIGHWAY NO. 207.

EXCEPTING THEREFROM THAT TRACT OF LAND CONVEYED TO WESTLAND IRRIGATION DISTRICT BY DEED RECORDED IN BOOK 128, PAGE 280, DEED RECORDS, AND MORE PARTICULARLY DESCRIBED AS TRACT OF LAND LOCATED IN THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 33, BOUNDED ON THE SOUTH BY THE SOUTHERLY LINE OF SAID SECTION 33, ON THE WEST BY THE WESTERLY LINE OF SAID SECTION 33, ON THE EAST BY THE COUNTY ROAD AND ON THE NORTH BY THE SOUTHERLY LINE OF THAT TRACT OF LAND CONVEYED TO A.A. PAULSON, BY DEED RECORDED IN BOOK 116, PAGE 004, DEED RECORDS (SAID TRACT CONTAINING 1 ACRE, MORE OR LESS).

ALSO EXCEPTING THE NORTH 23.53 FEET OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER WHICH LIES WESTERLY OF OREGON STATE HIGHWAY NO. 207.

RECEIVED BY

Umatilla County Surveyor

Date: 4/6/17

Rec'd By: CT

No.: 17-045-8

SURVEYOR'S CERTIFICATION

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REGISTERED PROFESSIONAL LAND SURVEYOR

K.P.P.
OREGON
JULY 12, 2005
KEITH P. PRIMM
48490

EXPIRATION DATE: 12/31/18

DATE: 24 MAR 17

PRIMM LAND SURVEYING, INC.



CLIENT: *OREGON HEREFORD RANCH, LLC*

SW 1/4 OF SEC. 33, TWP. 4 N, RNG 28 E.W.M.

PROJECT:	JOB #: 1702002
BOUNDARY LINE ADJUSTMENT IN A PORTION OF THE SW 1/4 OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE W.M. UMATILLA COUNTY	DATE: 14 FEB 17
	FB/PG: 038/29-30
	SHEET: 2 OF 2
	DRAWN: KPP
APPROVED:	KPP