

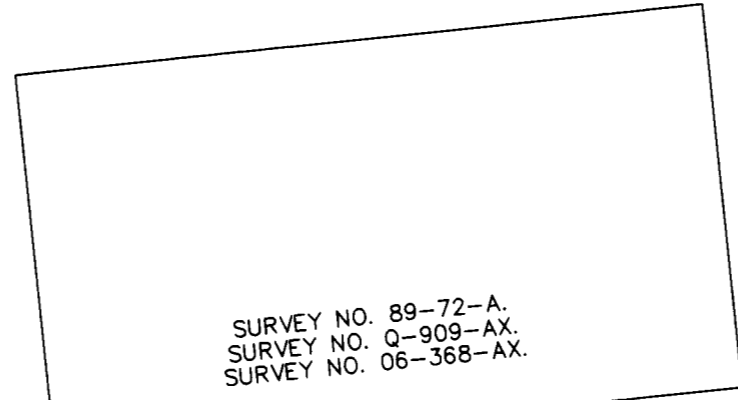
RECORD OF SURVEY

FOR A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER
OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 33 EAST, W.M.,
UMATILLA COUNTY, OREGON
JUNE 2021.



SCALE: 1"=50 FEET
0 25 50 100

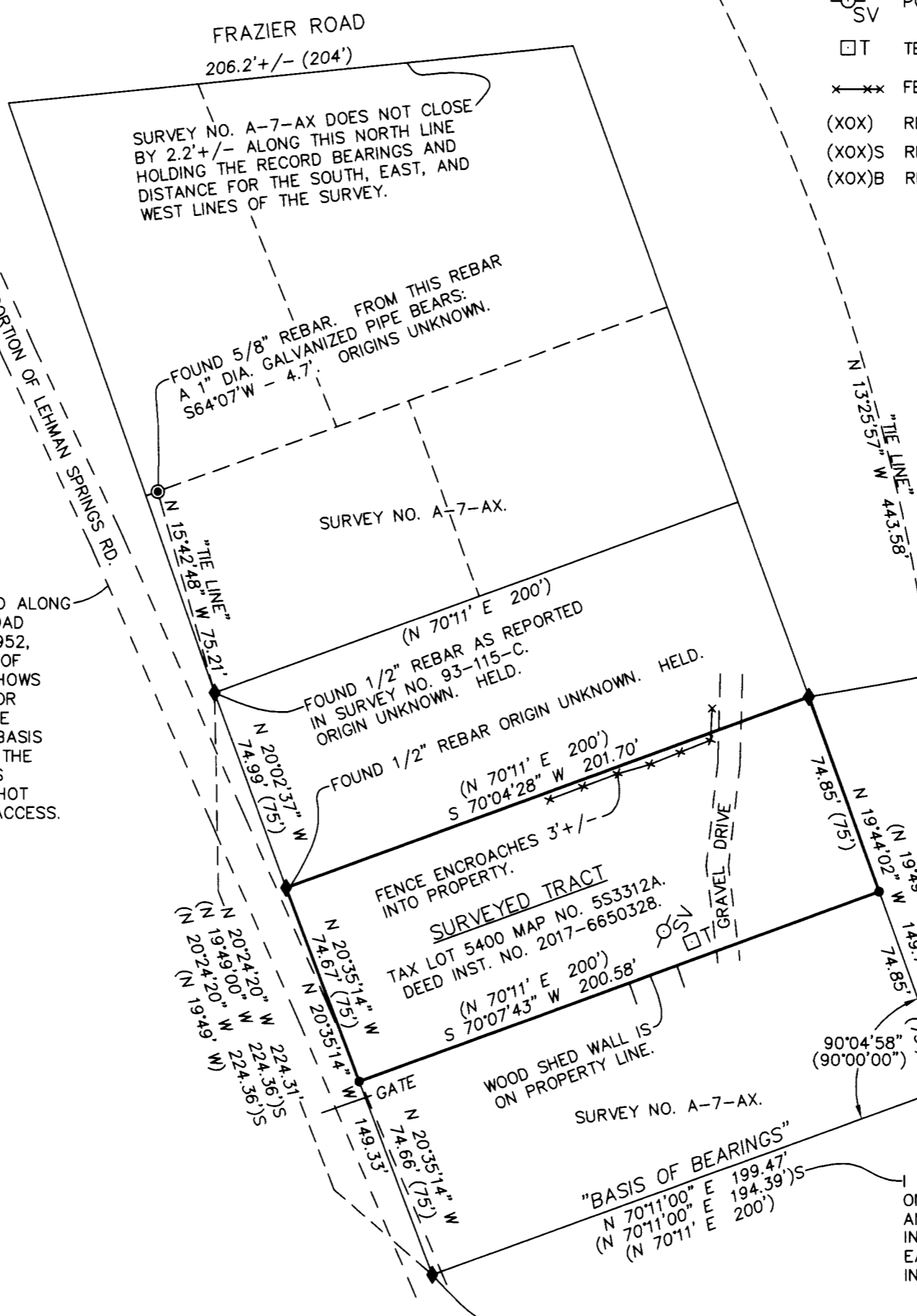
"BASIS OF BEARINGS" AS SHOWN.



LEGEND

- SET 5/8"x24" IRON REBAR WITH 1 1/4" BLUE PLASTIC CAP MARKED "WELLS SURVEYING PLS 54657."
- ⊙ FOUND MONUMENT AS REPORTED ON SURVEY NO. 89-72-A.
- ◆ FOUND MONUMENT AS NOTED. SOME POSSIBLY FROM SURVEY A-7-AX.
- SV POWER SERVICE POLE
- TELEPHONE PEDESTAL
- FENCE
- (XOX) RECORD DIMENSION PER SURVEY NO. A-7-AX.
- (XOX)S RECORD DIMENSION PER SURVEY NO. 93-115-C.
- (XOX)B RECORD DIMENSION PER SURVEY NO. 89-72-A.

APPROXIMATE ENDING POINT FOR THE COUNTY ROAD PER RIGHT OF WAY DEED, BOOK 120, PAGE 561.



A SURVEYABLE DESCRIPTION FOR THE PORTION OF THE COUNTY ROAD ALONG THE TRACTS OF LAND IN THIS AREA CANNOT BE FOUND AND THE ROAD WAS NOT SURVEYED IN THIS SURVEY. SURVEY 06-368-AX CIRCA 1952, SHOWS THE COUNTY ROAD CONTINUING SOUTHERLY PAST THE BASIS OF BEARING LINE PER THIS SURVEY. SURVEY 03-297-A CIRCA 1958 SHOWS THE COUNTY ROAD CONTINUING PAST THE BASIS OF BEARING LINE FOR THIS SURVEY AND MAKING A RIGHT HAND CORNER SOUTH OF IT. THE COUNTY ASSESSOR MAP SHOWS THE COUNTY ROAD ENDING AT THE BASIS OF BEARING LINE OF THIS SURVEY. THIS ROAD HAS BEEN USED BY THE PUBLIC TO ACCESS THE PRIVATE PROPERTY TRACTS, AND TO ACCESS LEHMAN HOT SPRINGS FOR AT LEAST 60 YEARS +/- UNTIL LEHMAN HOT SPRINGS WAS CLOSED IN 2010. IT IS NOW GATED WITHOUT PUBLIC ACCESS.

FOUND 1-1/4" ROUND HEADED SPIKE 3" BELOW GROUND LEVEL SURROUNDED BY 2 SMALL STONES ON STEEP WESTERLY CUT BANK. A 21" LONG 1/2" REBAR BENT LIKE A CANDY CANE WAS FOUND LAYING FLAT UNDER THE GROUND WITH THE STRAIGHT END 2" IN THE GROUND NEAR THE SPIKE. ORIGIN UNKNOWN. HELD.

FOUND 1-1/4" O.D. PIPE WITH MULTIPLE LAYERS OF OLD FLAGGING AS REPORTED ON SURVEY NO. 93-115-C. BECAUSE OF THE DISTANCE DISCREPANCY OF 194.39' VS 199.47' A THOROUGH SEARCH WAS MADE FOR ANOTHER MONUMENT IN THIS AREA. NOTHING ELSE WAS FOUND.

I BELIEVE THIS DISTANCE DIMENSION AS REPORTED ON SURVEY NO. 93-115-C IS A SCRIVENERS ERROR AND SHOULD READ 199.39'. IF THE DISTANCE WERE INDEED 194.39' THE POINT WOULD FALL ON THE STEEP EASTERLY SLOPE OF THE ROADBED AND NOT 1.5' IN THE ROADBED AS DESCRIBED.

FOUND REBAR WITH UNREADABLE YELLOW PLASTIC CAP 1.5'+/- WESTERLY OF THE EASTERLY EDGE OF THE TRAVELED PORTION OF THE ROAD AS REPORTED IN SURVEY NO. 93-115-C. PER SAID SURVEY THIS POINT WAS SET AT THE INTERSECTION OF A BEARING-BEARING INTERSECTION HOLDING A FOUND PIPE EASTERLY AND A FOUND 1/2" PIN NORTHERLY. I FOUND THE PIPE EASTERLY AND THE 1/2" PIN NORTHERLY (THE SAME MONUMENTS 93-115-C HELD). HOLDING THESE FOUND MONUMENTS THE BEARING-BEARING INTERSECTION DOES NOT INTERSECT AT THIS POINT. IT INTERSECTS AT A POINT BEARING S 70°10'32" W - 2.31' FROM THIS MONUMENT. IT ALSO MAKES THE MEASUREMENT BETWEEN THIS MONUMENT & THE FOUND PIPE TO THE EAST A DISTANCE OF 201.78' NOT 194.39'(199.39') AS REPORTED.

BASED ON THE POSITIONS FOR THE MONUMENTS FOUND TODAY THE INTERIOR ANGLE BETWEEN THE FOUND PIPE, THIS MONUMENT AND THE FOUND 1/2" PIN 225'+/- NORTHERLY OF THIS MONUMENT IS NOT 90°00'00" AS STATED. IT IS ACTUALLY MEASURES 90°46'15". OBVIOUSLY THIS COULD INDICATE THAT ONE OF THE THREE MONUMENTS HAS BEEN MOVED SINCE SURVEY NO. 93-115-C. I DO NOT BELIEVE THIS IS THE CASE AS ALL THREE MONUMENTS WERE FOUND IN GOOD CONDITION AND APPEAR UNDISTURBED. I BELIEVE THERE IS AN ERROR IN THE CALCULATION OF THE BEARING-BEARING INTERSECTION POSITION FOR THIS MONUMENT.

FOUND MONUMENTS ON THE SURVEYED PROPERTY TO THE SOUTH OF THIS MONUMENT PER SURVEY NO. 93-115-C, INDICATE THEY ARE SET ON A LINE DRAWN FROM THE 1/2" PIN 225'+/- NORTHERLY, THROUGH THIS MONUMENT AND PROJECTED SOUTHERLY. CALCULATING THE CORNER POSITIONS HOLDING THE RECORD ANGLES FROM THE BEARING BASE OF THIS SURVEY MISS THE CORNER POSITIONS BY 6.5'+/- INDICATING THE INTERIOR ANGLE OF 90°00'00" IS INCORRECT.

BASED ON THE FOUND MONUMENTS IT IS UNCLER HOW THE POSITION OF THIS MONUMENT CAME ABOUT. I HOLD THIS MONUMENT AS SET AND AS FOUND BECAUSE IT IS A MONUMENT OF RECORD.

NARRATIVE

THIS SURVEY WAS MADE AT THE REQUEST OF TSL FOUNDATION LLC, TO SURVEY AND MONUMENT THE BOUNDARY OF THAT TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED AS INSTRUMENT NO. 2017-6650328, UMATILLA COUNTY DEED RECORDS. MONUMENTS FOUND AND HELD ARE NOTED. ALL MONUMENTS FOUND WITH THE EXCEPTION OF THE REBAR BY SURVEY NO. 93-115-C ARE OF UNKNOWN ORIGIN. SOME COULD POSSIBLY BE FROM SURVEY NO. A-7-AX BY WAYNE HARRIS CIRCA 1964. SAID SURVEY FOUND IRON PINS FOR THE CORNERS ON THE SOUTHERLY LINE, AND SETTING IRON PINS ON THE WESTERLY LINE AT THE NORTH END. NONE OF THE OTHER PROPERTY CORNERS THAT WERE FOUND WERE STATED TO BE SET. I HOLD ALL THE MONUMENTS AS FOUND. SEE VARIOUS NOTES FOR DETAILS.

THIS SURVEY WAS MADE WITH A TWO PERSON CREW USING A LEICA TPC 803 3" TOTAL STATION AND BOTH OPEN AND CLOSED TRAVERSES.

RECEIVED BY
Umatilla County Surveyor
Date: 8/20/21
Rec'd By: CT
NO.: 21-090-6

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Jason M. Wells
OREGON
NOVEMBER 29, 2010
JASON M. WELLS
54657PLS
RENEWS 6/30/22

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

DATE: 06/21 DR. BY: JMW
CK. BY: JPW NO: 21-1795

PROJECT: \LEHMANHOT2021
BOUNDARY SURVEY FOR:
TSL FOUNDATION LLC.
LOCATED IN THE NE1/4 OF
SECTION 12, TOWNSHIP 5
SOUTH, RANGE 33 EAST, W.M.,
UMATILLA COUNTY, OREGON.