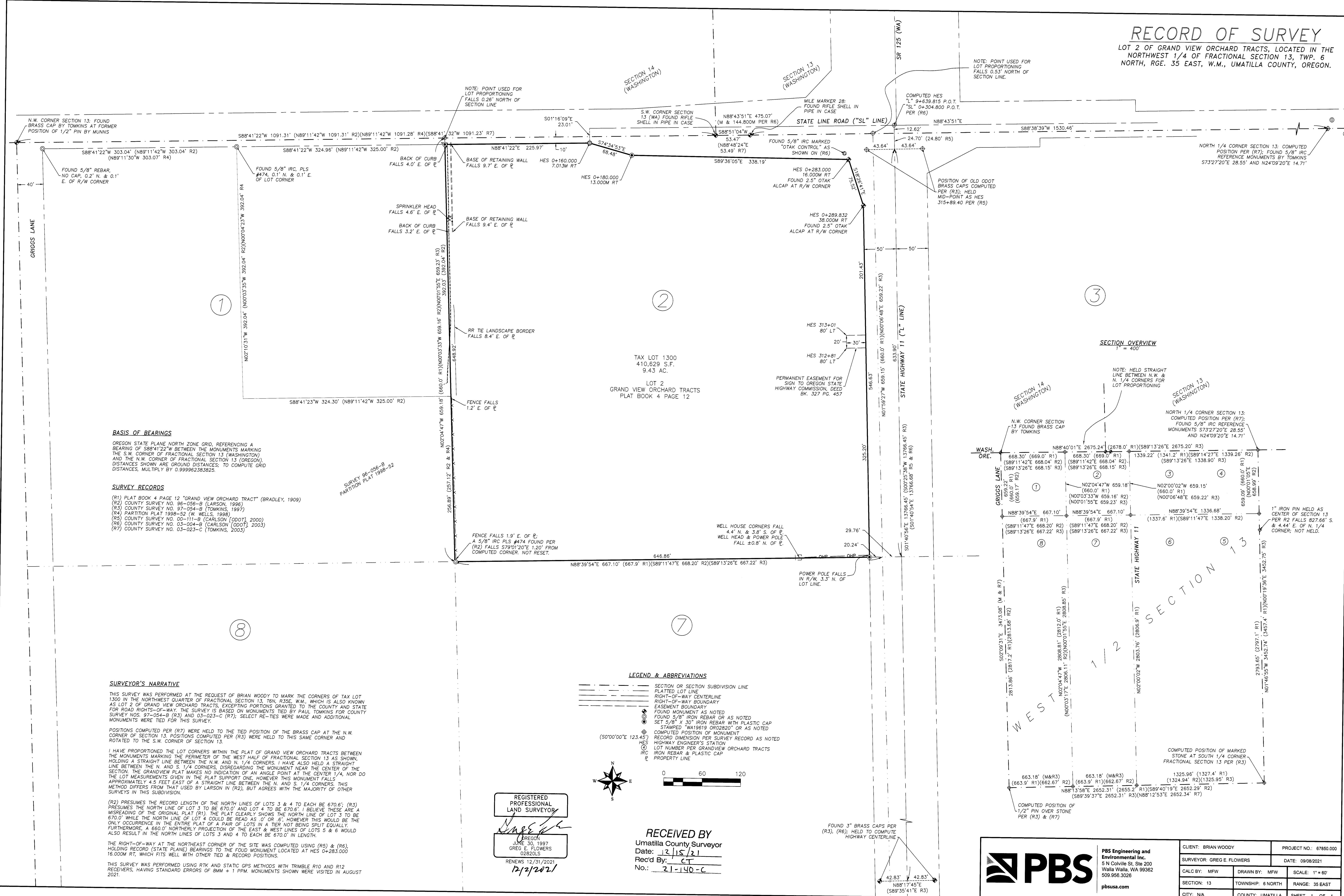


RECORD OF SURVEY

LOT 2 OF GRAND VIEW ORCHARD TRACTS, LOCATED IN THE NORTHWEST 1/4 OF FRACTIONAL SECTION 13, TWP. 6 NORTH, RGE. 35 EAST, W.M., UMATILLA COUNTY, OREGON.



BASIS OF BEARINGS

OREGON STATE PLANE NORTH ZONE GRID, REFERENCING A BEARING OF S88°41'22\"W BETWEEN THE MONUMENTS MARKING THE S.W. CORNER OF FRACTIONAL SECTION 13 (WASHINGTON) AND THE N.W. CORNER OF FRACTIONAL SECTION 13 (OREGON). DISTANCES SHOWN ARE GROUND DISTANCES; TO COMPUTE GRID DISTANCES, MULTIPLY BY 0.999962383825.

SURVEY RECORDS

- (R1) PLAT BOOK 4 PAGE 12 "GRAND VIEW ORCHARD TRACT" (BRADLEY, 1909)
- (R2) COUNTY SURVEY NO. 96-056-B (LARSON, 1996)
- (R3) COUNTY SURVEY NO. 97-054-B (TOMKINS, 1997)
- (R4) PARTITION PLAT 1998-52 (W. WELLS, 1998)
- (R5) COUNTY SURVEY NO. 02-111-B (CARLSON [ODOT], 2000)
- (R6) COUNTY SURVEY NO. 03-004-B (CARLSON [ODOT], 2003)
- (R7) COUNTY SURVEY NO. 03-023-C (TOMKINS, 2003)

SURVEYOR'S NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF BRIAN WOODY TO MARK THE CORNERS OF TAX LOT 1300 IN THE NORTHWEST QUARTER OF FRACTIONAL SECTION 13, T6N, R35E, W.M., WHICH IS ALSO KNOWN AS LOT 2 OF GRAND VIEW ORCHARD TRACTS, EXCEPTING PORTIONS GRANTED TO THE COUNTY AND STATE FOR ROAD RIGHTS-OF-WAY. THE SURVEY IS BASED ON MONUMENTS TIED BY PAUL TOMKINS FOR COUNTY SURVEY NOS. 97-054-B (R3) AND 03-023-C (R7); SELECT RE-TIES WERE MADE AND ADDITIONAL MONUMENTS WERE TIED FOR THIS SURVEY.

POSITIONS COMPUTED PER (R7) WERE HELD TO THE TIED POSITION OF THE BRASS CAP AT THE N.W. CORNER OF SECTION 13. POSITIONS COMPUTED PER (R3) WERE HELD TO THIS SAME CORNER AND ROTATED TO THE S.W. CORNER OF SECTION 13.

I HAVE PROPORTIONED THE LOT CORNERS WITHIN THE PLAT OF GRAND VIEW ORCHARD TRACTS BETWEEN THE MONUMENTS MARKING THE PERIMETER OF THE WEST HALF OF FRACTIONAL SECTION 13 AS SHOWN, HOLDING A STRAIGHT LINE BETWEEN THE N.W. AND N. 1/4 CORNERS. I HAVE ALSO HELD A STRAIGHT LINE BETWEEN THE N. AND S. 1/4 CORNERS, DISREGARDING THE MONUMENT NEAR THE CENTER OF THE SECTION. THE GRANDVIEW PLAT MAKES NO INDICATION OF AN ANGLE POINT AT THE CENTER 1/4, NOR DO THE LOT MEASUREMENTS GIVEN IN THE PLAT SUPPORT ONE, HOWEVER THIS MONUMENT FALLS APPROXIMATELY 4.5 FEET EAST OF A STRAIGHT LINE BETWEEN THE N. AND S. 1/4 CORNERS. THIS METHOD DIFFERS FROM THAT USED BY LARSON IN (R2), BUT AGREES WITH THE MAJORITY OF OTHER SURVEYS IN THIS SUBDIVISION.

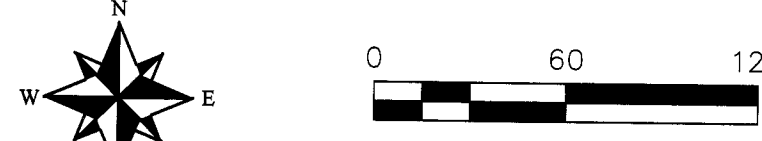
(R2) PRESUMES THE RECORD LENGTH OF THE NORTH LINES OF LOTS 3 & 4 TO EACH BE 670.6'; (R3) PRESUMES THE NORTH LINE OF LOT 4 TO BE 670.0' AND LOT 4 TO BE 670.6'. I BELIEVE THESE ARE A MISREADING OF THE ORIGINAL PLAT (R1). THE PLAT CLEARLY SHOWS THE NORTH LINE OF LOT 3 TO BE 670.0' WHILE THE NORTH LINE OF LOT 4 COULD BE READ AS .0' OR .6'. HOWEVER THIS WOULD BE THE ONLY OCCURRENCE IN THE ENTIRE PLAT OF A PAIR OF LOTS IN A TIER NOT BEING SPLIT EQUALLY. FURTHERMORE, A 660.0' NORTHERLY PROJECTION OF THE EAST & WEST LINES OF LOTS 5 & 6 WOULD ALSO RESULT IN THE NORTH LINES OF LOTS 3 AND 4 TO EACH BE 670.0' IN LENGTH.

THE RIGHT-OF-WAY AT THE NORTHEAST CORNER OF THE SITE WAS COMPUTED USING (R5) & (R6), HOLDING RECORD (STATE PLANE) BEARINGS TO THE FOUND MONUMENT LOCATED AT HES 0+283.000 16.000M RT, WHICH FITS WELL WITH OTHER TIED & RECORD POSITIONS.

THIS SURVEY WAS PERFORMED USING RTK AND STATIC OPS METHODS WITH TRIMBLE R10 AND R12 RECEIVERS, HAVING STANDARD ERRORS OF BMM + 1 PPM. MONUMENTS SHOWN WERE VISITED IN AUGUST 2021.

LEGEND & ABBREVIATIONS

- SECTION OR SECTION SUBDIVISION LINE
- PLATTED LOT LINE
- RIGHT-OF-WAY CENTERLINE
- RIGHT-OF-WAY BOUNDARY
- EASEMENT BOUNDARY
- FOUND MONUMENT AS NOTED
- FOUND 5/8" IRON REBAR OR AS NOTED
- SET 5/8" X 30" IRON REBAR WITH PLASTIC CAP
- STAMPED "W19619 ORO2820" OR AS NOTED
- COMPUTED POSITION OF MONUMENT
- RECORD DIMENSION PER SURVEY RECORD AS NOTED
- HIGHWAY ENGINEER'S STATION
- LOT NUMBER PER GRANDVIEW ORCHARD TRACTS
- IRC IRON REBAR & PLASTIC CAP
- PROPERTY LINE



REGISTERED PROFESSIONAL LAND SURVEYOR

GREG E. FLOWERS
02820LS
RENEWS 12/31/2021
12/2/2021

RECEIVED BY
Umatilla County Surveyor
Date: 12/15/21
Rec'd By: CT
No.: 21-140-C



PBS Engineering and Environmental Inc.
5 N Colville St, Ste 200
Walla Walla, WA 99362
509.956.3026
pbsusa.com

CLIENT: BRIAN WOODY	PROJECT NO.: 67850.000	
SURVEYOR: GREG E. FLOWERS	DATE: 09/08/2021	
CALC BY: MFW	DRAWN BY: MFW	SCALE: 1" = 60'
SECTION: 13	TOWNSHIP: 6 NORTH	RANGE: 35 EAST
CITY: N/A	COUNTY: UMATILLA	SHEET 1 OF 1