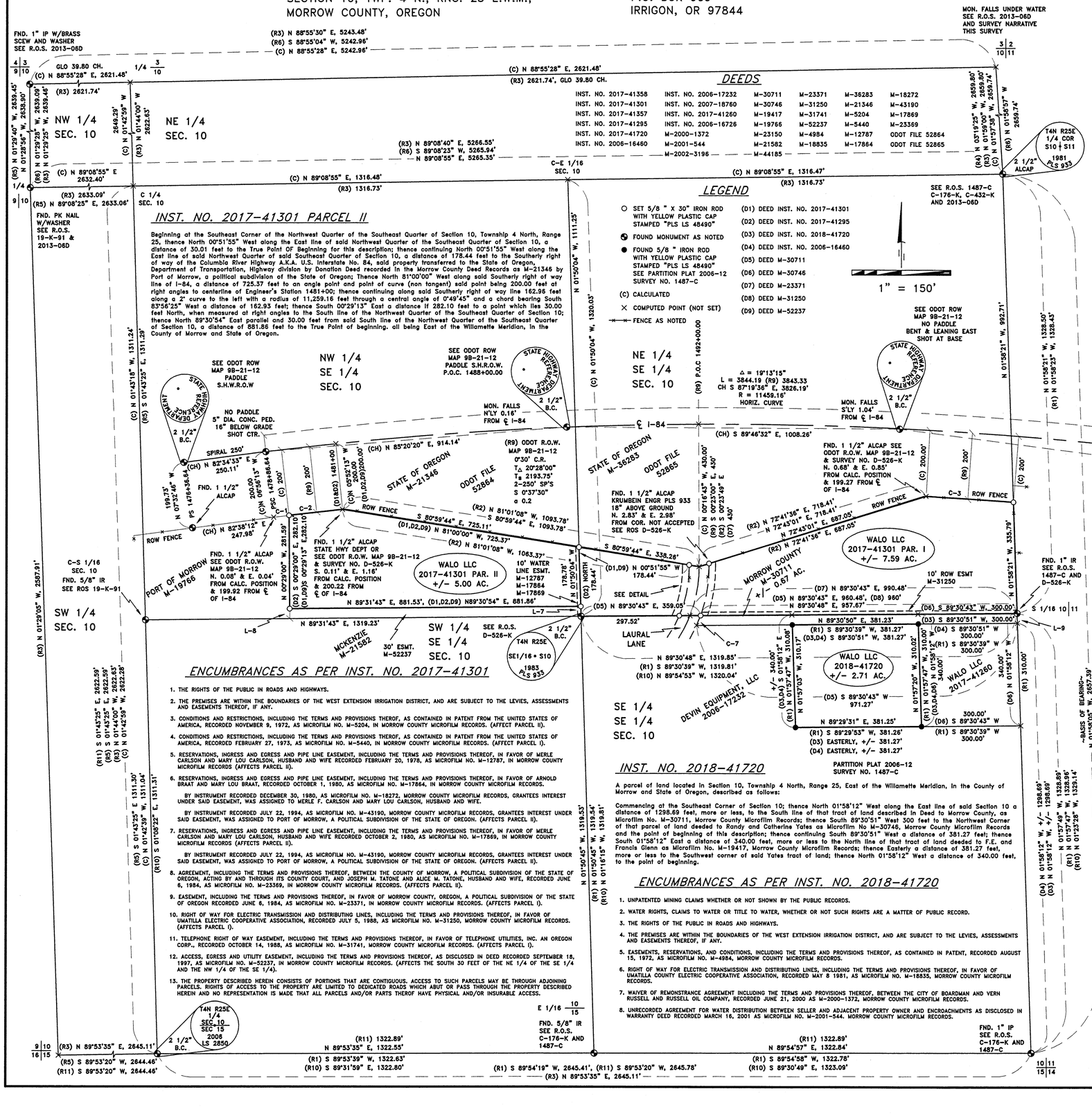
RECORD OF SURVEY

LOCATED IN A PORTION OF THE SE 1/4, SECTION 10, TWP. 4 N., RNG. 25 E.W.M., MORROW COUNTY, OREGON

CLIENT: WALO LLC
P.O. BOX 909
IRRIGON, OR 97844

1827

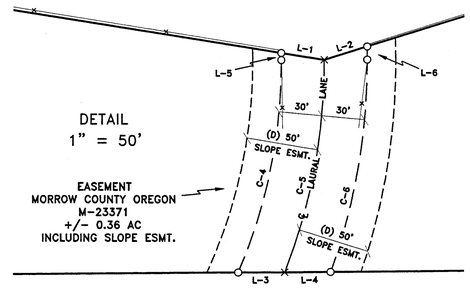


CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	LONG CHORD	LONG CHORD BRNG.	TANGENT	RECORD RADIUS	ARC	LONG CHORD	LONG CHORD BRNG.
C-1	00°14'15"	11259.16'	46.68'	46.68'	N 83°10'54" E					
C-2	00°49'45"	11259.16'	162.96'	162.98'	N 83°42'55" E	(D2)Δ 00°49'45"	(D2) 11259.16'	(D2) 162.96'	(D2) 162.98'	(D2) S 83°50'18" W
C-2						(D1)Δ 00°49'45"	(D1) 11259.16'	(D1) 162.96'	(D1) 162.93'	(D1) S 83°56'25" W
C-2						(D9)Δ 00°49'45"	(D9) 11259.16'	(D9) 162.96'	(D9) 162.93'	(D9) S 83°56'25" W
C-3	01°21'02"	11259.16'	265.42'	265.41'	S 86°11'42" E					
C-4	23°35'12"	370.00'	152.32'	151.24'	N 11°24'49" E	(R2) 77.28'	(R2) 370.00'	(R2) 152.36'	(R2) 151.29'	(R2) S 11°24'00" W
C-5	21°42'52"	400.00'	151.60'	150.69'	N 10°28'53" E		(D7) 400.00'	(D7) 151.65'	(D7) 150.74'	(D7) N 10°27'50" E
C-6	20°07'20"	430.00'	150.01'	150.24'	N 09°40'54" E	(R2) 76.33'	(R2) 430.00'	(R2) 151.08'	(R2) 150.30'	(R2) S 09°40'06" W
C-7							(D5) 430.00'		(D5) 31.88'	(D5) N 19°21'28" E

LINE TABLE

LINE	BRNG.	DIST.	RECORD BRNG.	DIST.
L-1	S 80°59'44" E	30.41'	(R2) N 81°01'08" W	(R2) 30.41'
L-2	N 72°43'01" E	31.36'	(R2) N 72°41'36" E	(R2) 31.36'
L-3	N 89°30'48" E	32.53'	(R2) S 89°30'43" E	(R2) 32.53'
L-4	N 89°30'48" E	32.14'	(R2) S 89°30'43" E	(R2) 32.14'
L-5	S 00°16'43" E	4.96'	(R2) S 00°23'49" E	(R2) 4.96'
L-6	S 00°16'43" E	9.12'	(R2) S 00°23'49" E	(R2) 9.12'
L-7	N 01°50'04" W	30.01'	(D2) NORTH	(D2) 30.01'
L-7			(D1) N 00°51'55" W	(D1) 30.01'
L-7			(D9) N 00°51'55" W	(D9) 30.01'
L-8			(D1) NORTH	(D1) 30.00'
L-8		(C)30.01'	(D2) NORTH	(D2) 30'
L-8			(D9) NORTH	(D9) 30.00'
L-9			(D5) S 01°58'12" E	(D5) 30.00'

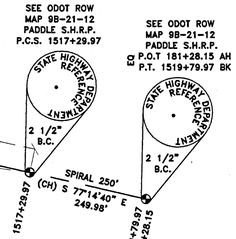


DETAIL
1" = 50'

EASEMENT
MORROW COUNTY OREGON
M-23371
+/- 0.36 AC
INCLUDING SLOPE ESMT.

SURVEYS

(R1) K. PRIMM FOR YATES PARTITION PLAT 2006-12 SURVEY NO. 1487-C
(R2) KRUMBEIN FOR MORROW COUNTY SURVEY NO. D-526-K
(R3) PORT OF MORROW SURVEY NO. C-176-K
(R4) KRUMBEIN FOR KYD SURVEY NO. C-432-K
(R5) KRUMBEIN FOR PRICHARD SURVEY NO. 19-K-91
(R6) MCKINNIS FOR PORT OF MORROW SURVEY NO. 2013-06D
(R7) WELLS FOR UMATILLA ELECTRIC COOPERATIVE ASSOCIATION SURVEY NO. 1577-C
(R8) KRUMBEIN FOR KYD SURVEY NO. C-392-K
(R9) ODOT R.O.W. MAP NO. 9B-21-12
(R10) S. HADDOCK FOR MORROW COUNTY PARTITION PLAT 2018-1
(R11) KRUMBEIN FOR SICART SURVEY NO. A-17-K



INST. NO. 2017-41301 PARCEL I

A parcel of Land in Section 10, Township 4 North, Range 25, East of the Willamette Meridian, described as follows:

That part of the Northeast Quarter of the Southeast Quarter, lying South of the new relocated Columbia River Highway, in the County of Morrow and State of Oregon

Excepting therefrom, that portion deeded to the State of Oregon, Department of Transportation In Deed recorded as M-36283 and M-21346.

SURVEYOR'S NARRATIVE

THIS SURVEY WAS UNDERTAKEN IN FEBRUARY OF 2018 AT THE REQUEST OF FLETCHER HOBBS IN CARE OF WALO LLC.

THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE BOUNDARIES OF THAT LAND DESCRIBED AND RECORDED IN INST. NO. 2017-41301 AND INST. NO. 2018-41720.

MONUMENTS MARKING THE SOUTHEAST, EAST 1/16, SOUTH 1/4, SOUTH 1/16, SOUTHEAST 1/16, CENTER-SOUTH 1/16, EAST 1/4, WEST 1/4 AND NORTHWEST CORNERS ALL OF SECTION 10 WERE RECOVERED DURING THIS SURVEY. THE NORTHEAST CORNER WAS COMPUTED BY DISTANCE-DISTANCE INTERSECTION FROM THE NORTHWEST AND EAST 1/4 CORNERS AS SHOWN ON SURVEY NO. 2013-06D. ON 30 MAR 18 PLS 2431 STATED TO ME THAT SAID DISTANCES CAME FROM HIM PHYSICALLY WADING OUT INTO THE WATER, RECOVERING AND MEASURING DISTANCES AS SHOWN ON SAID SURVEY NO. 2013-06D.

THE NORTH 1/4, THE CENTER 1/4 CORNER AND THE CENTER-EAST 1/16 CORNER WERE COMPUTED AS PER 2009 MANUAL OF SURVEYING INSTRUCTIONS.

MONUMENTS MARKING THE 4 CORNERS OF THAT LAND DESCRIBED AND RECORDED AS INST. NO. 2018-41720 WERE SET IN 2006, SEE PARTITION PLAT 2006-12. THESE 4 MONUMENTS WERE RECOVERED DURING THIS SURVEY.

INTERSTATE 84 CENTERLINE MONUMENTS WERE FOUND AND RECOVERED. THE MONUMENTS MARKING THE PSC AT STATION 1478+86.64 AND THE PCS AT STATION 1517+29.97 WERE HELD AS SUCH. THIS CENTER LINE WAS THEN OFFSET 200 FEET FOR THE SOUTHERLY RIGHT OF WAY.

THE MOST NORTHERLY CORNER POSITION OF THAT LAND DESCRIBED AND RECORDED AS INSTRUMENT NO. 2017-41301 WAS COMPUTED AT 200 FOOT FROM THE CENTERLINE OF INTERSTATE 84 AND AT STATION 1481+00.00 AS PER DEED. THE MOST NORTHWESTERLY CORNER WAS COMPUTED ON AN ARC BETWEEN STATIONS 1481+00.00 AND 1478+86.64 HOLDING THE CHORD DISTANCE AT 162.96' AS PER DEED.

THE MOST NORTHERLY POINT MARKING THE CENTERLINE OF THAT LAND DESCRIBED AND RECORDED AS M-23371 WAS COMPUTED AT 430 FEET OFFSET AND AT STATION 1492+00.00 FROM THE CENTERLINE OF INTERSTATE 84, SEE ODOT RIGHT OF WAY MAP 9B-21-12.

IN 1985 LS 933 SET MONUMENTS MARKING A PORTION OF THE BOUNDARIES OF THAT LAND DESCRIBED AND RECORDED AS INST. NO. 2017-41301 AND M-23371, SEE RECORD OF SURVEY D-526-K. THE 2 MONUMENTS SET BY LS 933 ON THE SOUTHERLY RIGHT OF WAY OF I-84 AT 200.22 FEET AND 199.27 FEET OFFSET FROM THE CENTERLINE OF INTERSTATE 84 WERE FOUND AND RECOVERED. THE 2 MONUMENTS SET ON THE WESTERLY AND EASTERLY SIDES OF M-23371 WERE NOT FOUND OR RECOVERED. A MONUMENT NEAR THE NORTHEAST CORNER OF M-23371 WAS FOUND AND RECOVERED, THIS MONUMENT WAS FOUND OUT OF THE GROUND 18 INCHES AND DETERMINED TO NOT BE IN ITS INTENDED LOCATION.

THE SOUTHWEST AND SOUTHEAST CORNER POSITIONS OF M-23371 WAS CALCULATED AT THE INTERSECTION OF A 370' AND A 430' RADIUS ARC RESPECTIVELY WITH THE SOUTHERLY BOUNDARY OF INST. NO. 2017-41301.

THE REMAINING CORNERS OF INST. NO. 2017-41301 WERE COMPUTED BASED ON DEED, SURVEY NO. D-526-K AND ODOT RIGHT OF WAY MAP NO. 9B-21-12.

THIS SURVEY WAS ACCOMPLISHED UTILIZING 2 TRIMBLE R-10 RECEIVERS. AN AUTONOMOUS POSITION WAS GENERATED ON THE BASE RECEIVER AND THE SOUTHEAST CORNER AND THE EAST 1/4 CORNER BOTH OF SECTION 10 WERE SUBSEQUENTLY USED FOR A SITE CALIBRATION, EACH CORNER WAS THEN LOCATED OR SET ON A 1 SECOND EPOCH WITH A FIXED SOLUTION. BASIS OF BEARING IS BASED ON RECORD OF SURVEY NO. C-176-K.

ENCUMBRANCES AS PER INST. NO. 2017-41301

1. THE RIGHTS OF THE PUBLIC IN ROADS AND HIGHWAYS.
2. THE PREMISES ARE WITHIN THE BOUNDARIES OF THE WEST EXTENSION IRRIGATION DISTRICT, AND ARE SUBJECT TO THE LEVIES, ASSESSMENTS AND EASEMENTS THEREOF, IF ANY.
3. CONDITIONS AND RESTRICTIONS, INCLUDING THE TERMS AND PROVISIONS THEROF, AS CONTAINED IN PATENT FROM THE UNITED STATES OF AMERICA, RECORDED NOVEMBER 9, 1972, AS MICROFILM NO. M-5204, IN MORROW COUNTY MICROFILM RECORDS. (AFFECT PARCEL II).
4. CONDITIONS AND RESTRICTIONS, INCLUDING THE TERMS AND PROVISIONS THEROF, AS CONTAINED IN PATENT FROM THE UNITED STATES OF AMERICA, RECORDED FEBRUARY 27, 1973, AS MICROFILM NO. M-5440, IN MORROW COUNTY MICROFILM RECORDS. (AFFECT PARCEL I).
5. RESERVATIONS, INGRESS AND EGRESS AND PIPE LINE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN FAVOR OF MERLE CARLSON AND MARY LOU CARLSON, HUSBAND AND WIFE RECORDED FEBRUARY 20, 1978, AS MICROFILM NO. M-12787, IN MORROW COUNTY MICROFILM RECORDS (AFFECTS PARCEL II).
6. RESERVATIONS, INGRESS AND EGRESS AND PIPE LINE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN FAVOR OF ARNOLD BRAAT AND MARY LOU BRAAT, RECORDED OCTOBER 1, 1980, AS MICROFILM NO. M-17864, IN MORROW COUNTY MICROFILM RECORDS.

   BY INSTRUMENT RECORDED DECEMBER 30, 1980, AS MICROFILM NO. M-18272, MORROW COUNTY MICROFILM RECORDS, GRANTEES INTEREST UNDER SAID EASEMENT, WAS ASSIGNED TO MERLE F. CARLSON AND MARY LOU CARLSON, HUSBAND AND WIFE.

   BY INSTRUMENT RECORDED JULY 22, 1994, AS MICROFILM NO. M-43190, MORROW COUNTY MICROFILM RECORDS, GRANTEES INTEREST UNDER SAID EASEMENT, WAS ASSIGNED TO PORT OF MORROW, A POLITICAL SUBDIVISION OF THE STATE OF OREGON. (AFFECTS PARCEL II).
7. RESERVATIONS, INGRESS AND EGRESS AND PIPE LINE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN FAVOR OF MERLE CARLSON AND MARY LOU CARLSON, HUSBAND AND WIFE RECORDED OCTOBER 2, 1980, AS MICROFILM NO. M-17869, IN MORROW COUNTY MICROFILM RECORDS (AFFECTS PARCEL II).

   BY INSTRUMENT RECORDED JULY 22, 1994, AS MICROFILM NO. M-43190, MORROW COUNTY MICROFILM RECORDS, GRANTEES INTEREST UNDER SAID EASEMENT, WAS ASSIGNED TO PORT OF MORROW, A POLITICAL SUBDIVISION OF THE STATE OF OREGON. (AFFECTS PARCEL II).
8. AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, BETWEEN THE COUNTY OF MORROW, A POLITICAL SUBDIVISION OF THE STATE OF OREGON, ACTING BY AND THROUGH ITS COUNTY COURT, AND JOSEPH M. TATONE AND ALICE M. TATONE, HUSBAND AND WIFE, RECORDED JUNE 6, 1984, AS MICROFILM NO. M-23369, IN MORROW COUNTY MICROFILM RECORDS. (AFFECTS PARCEL II).
9. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN FAVOR OF MORROW COUNTY, OREGON, A POLITICAL SUBDIVISION OF THE STATE OF OREGON RECORDED JUNE 6, 1984, AS MICROFILM NO. M-23371, IN MORROW COUNTY MICROFILM RECORDS. (AFFECTS PARCEL I).
10. RIGHT OF WAY FOR ELECTRIC TRANSMISSION AND DISTRIBUTING LINES, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN FAVOR OF UMATILLA ELECTRIC COOPERATIVE ASSOCIATION, RECORDED JULY 5, 1988, AS MICROFILM NO. M-31250, MORROW COUNTY MICROFILM RECORDS. (AFFECTS PARCEL I).
11. TELEPHONE RIGHT OF WAY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN FAVOR OF TELEPHONE UTILITIES, INC. AN OREGON CORP., RECORDED OCTOBER 14, 1988, AS MICROFILM NO. M-31741, MORROW COUNTY MICROFILM RECORDS. (AFFECTS PARCEL I).
12. ACCESS, EGRESS AND UTILITY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS DISCLOSED IN DEED RECORDED SEPTEMBER 18, 1997, AS MICROFILM NO. M-52237, IN MORROW COUNTY MICROFILM RECORDS. (AFFECTS THE SOUTH 30 FEET OF THE NE 1/4 OF THE SE 1/4 AND THE NW 1/4 OF THE SE 1/4).
13. THE PROPERTY DESCRIBED HEREIN CONSISTS OF PORTIONS THAT ARE CONTIGUOUS. ACCESS TO SUCH PARCELS MAY BE THROUGH ADJOINING PARCELS. RIGHTS OF ACCESS TO THE PROPERTY ARE LIMITED TO DEDICATED ROADS WHICH ABUT OR PASS THROUGH THE PROPERTY DESCRIBED HEREIN AND NO REPRESENTATION IS MADE THAT ALL PARCELS AND/OR PARTS THEROF HAVE PHYSICAL AND/OR INSURABLE ACCESS.

INST. NO. 2018-41720

A parcel of land located in Section 10, Township 4 North, Range 25, East of the Willamette Meridian, In the County of Morrow and State of Oregon, described as follows:

Commencing at the Southeast Corner of Section 10; thence North 01°58'12" West along the East line of said Section 10 a distance of 1298.69 feet, more or less, to the South line of that tract of land described in Deed to Morrow County, as Microfilm No. M-30711, Morrow County Microfilm Records; thence South 89°30'51" West 300 feet to the Northwest Corner of that parcel of land deeded to Randy and Catherine Yates as Microfilm No M-30746, Morrow County Microfilm Records and the point of beginning of this description; thence continuing South 89°30'51" West a distance of 381.27 feet; thence South 01°58'12" East a distance of 340.00 feet, more or less to the North line of that tract of land deeded to F.E. and Francis Glenn as Microfilm No. M-19417, Morrow County Microfilm Records; thence Easterly a distance of 381.27 feet, more or less to the Southwest corner of said Yates tract of land; thence North 01°58'12" West a distance of 340.00 feet, to the point of beginning.

PARTITION PLAT 2006-12 SURVEY NO. 1487-C

ENCUMBRANCES AS PER INST. NO. 2018-41720

1. UNPATENTED MINING CLAIMS WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
2. WATER RIGHTS, CLAIMS TO WATER OR TITLE TO WATER, WHETHER OR NOT SUCH RIGHTS ARE A MATTER OF PUBLIC RECORD.
3. THE RIGHTS OF THE PUBLIC IN ROADS AND HIGHWAYS.
4. THE PREMISES ARE WITHIN THE BOUNDARIES OF THE WEST EXTENSION IRRIGATION DISTRICT, AND ARE SUBJECT TO THE LEVIES, ASSESSMENTS AND EASEMENTS THEREOF, IF ANY.
5. EASEMENTS, RESERVATIONS, AND CONDITIONS, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS CONTAINED IN PATENT, RECORDED AUGUST 15, 1972, AS MICROFILM NO. M-4984, MORROW COUNTY MICROFILM RECORDS.
6. RIGHT OF WAY FOR ELECTRIC TRANSMISSION AND DISTRIBUTING LINES, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN FAVOR OF UMATILLA COUNTY ELECTRIC COOPERATIVE ASSOCIATION, RECORDED MAY 8 1981, AS MICROFILM NO. M-18835, MORROW COUNTY MICROFILM RECORDS.
7. WAIVER OF REMONSTRANCE AGREEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, BETWEEN THE CITY OF BOARDMAN AND VERN RUSSELL AND RUSSELL OIL COMPANY, RECORDED JUNE 21, 2000 AS M-2000-1372, MORROW COUNTY MICROFILM RECORDS.
8. UNRECORDED AGREEMENT FOR WATER DISTRIBUTION BETWEEN SELLER AND ADJACENT PROPERTY OWNER AND ENCROACHMENTS AS DISCLOSED IN WARRANTY DEED RECORDED MARCH 16, 2001 AS MICROFILM NO. M-2001-544. MORROW COUNTY MICROFILM RECORDS.

SURVEYOR'S CERTIFICATION

I, KEITH P. PRIMM, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON HEREBY CERTIFY THAT I HAVE SURVEYED THE BOUNDARIES OF THAT LAND DESCRIBED AND RECORDED IN INST. NO. 2017-41301 AND INST. NO. 2018-41720 MORROW COUNTY DEED RECORDS AND THAT THIS MAP CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN FEBRUARY, 2018 IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY ORS CHAPTER 209, AND HAVE SET THE PROPER MONUMENTS.

I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL SURVEY AS FILED FOR FLETCHER HOBBS IN CARE OF WALO LLC IN MORROW COUNTY, OREGON.

KEITH P. PRIMM

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

DATE: 25APR18

RECEIVED BY
Morrow County Surveyor
Date: 5-4-2018
Rec'd By: S.K.H.
No.: 2018-1827D
Folder No.: 1827

PRIMM LAND SURVEYING, INC.
P.O. BOX 1322, 1340 N.E. 4TH
HERMISTON, OR 97838
BUI (541) 564-7887
FAX (541) 567-8020
keith@primmlandsurveying.com
britt@primmlandsurveying.com

CLIENT: FLETCHER HOBBS, WALO LLC

SE 1/4, SEC 10, TWP. 4 N. RNG. 25 E.W.M.

PROJECT: BOUNDARY SURVEY OF THAT LAND DESCRIBED AND RECORDED IN INST. NO. 2017-41301, AND INST. NO. 2018-41720. LOCATED IN A PORTION OF THE S.E. 1/4 SEC. 10 T4N, R25 E.W.M.

JOB #:	1802003
DATE:	20 FEB 18
FB/PG:	039/27,29
SHEET:	1 OF 1
DRAWN:	KPP
APPROVED:	KPP

1827