

LEGEND

- = FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "BGA SURVEY MARKER"
- = FOUND 5/8" REBAR WITH NO CAP
- = SET 5/8" X 30" REBAR WITH 1 1/2" ALUMINUM CAP MARKED "APA PLS87604"
- = CALCULATED CORNER, NOTHING FOUND OR SET
- (R) = RECORD AS NOTED IN REFERENCE MATERIAL
- (M) = MEASURED THIS SURVEY
- (C) = CALCULATED

LEASEHOLDER

AFN = AUDITORS FILE NUMBER
 RM = REFERENCE MONUMENT

CURTIS & LINDA COOMBS
 PER AFN: 2018-6730169

RECORD LEASE DESCRIPTIONS

(PER AFN: 2018-6730169)

LOT 2, BLOCK C, LANGDON LAKE, A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 38, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, WITH REFERENCE TO MAP OF SURVEY NUMBER 95-01-B AS FILED IN THE OFFICE OF THE UMATILLA COUNTY SURVEYOR AND DESCRIBED AS BEGINNING AT A POINT ON THE NORTH LINE OF NORTH LAKESHORE DRIVE, SAID POINT BEING SOUTH 21°11'37" EAST, A DISTANCE OF 400.25 FEET FROM THE CENTER ONE-QUARTER CORNER OF SAID SECTION 32; THENCE SOUTH 23°41'36" EAST, A DISTANCE OF 188.6 FEET; THENCE SOUTH 76°49'22" WEST, A DISTANCE OF 68.40 FEET; THENCE NORTH 20°40'26" WEST, DISTANCE OF 140.12 FEET TO A CUL-DE-SAC; THENCE ALONG A 30 FOOT RADIUS CURVE LEFT (LONG CHORD OF WHICH BEARS NORTH 39°25'54" EAST, 55.89 FEET) A DISTANCE OF 71.90 FEET; THENCE ALONG A 10 FOOT RADIUS CURVE RIGHT (LONG CHORD OF WHICH BEARS NORTH 18°43'27" EAST, 14.85 FEET) A DISTANCE OF 16.74 FEET TO THE POINT OF BEGINNING

BASIS OF BEARING

BASED ON OREGON STATE PLANE COORDINATES - NORTH ZONE NAD83(2011)(EPOCH:2010) DERIVED FROM OPUS POSITION. ALL DISTANCES AND AREAS SHOWN ARE GROUND VALUES TO OBTAIN GRID DISTANCES APPLY THE CFS OF 0.99972087000

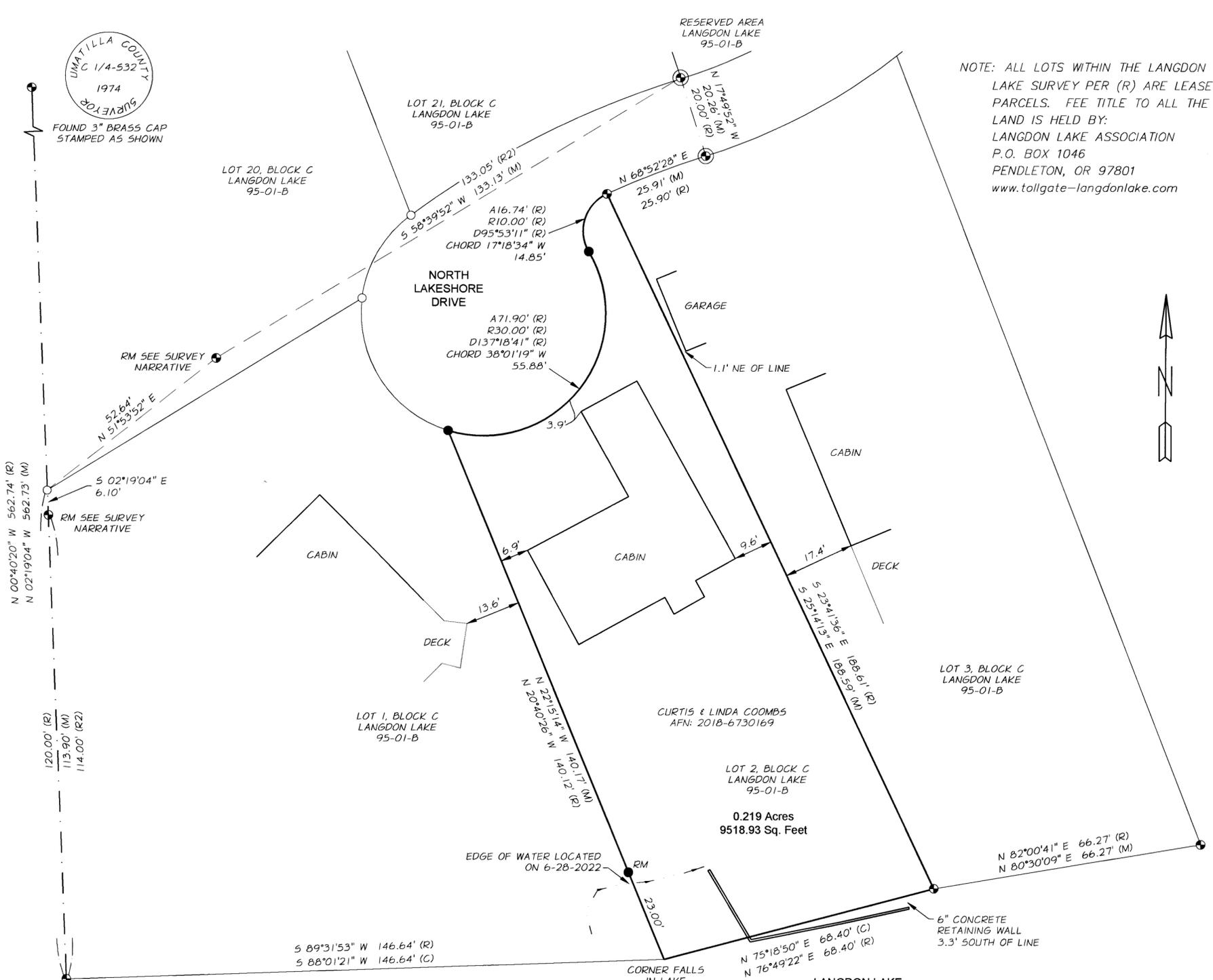
METHOD OF SURVEY AND EQUIPMENT USED

THIS RECORD OF SURVEY WAS PERFORMED AT THE REQUEST OF CURTIS COOMBS FROM JUNE TO JULY 2022 TO RETRACE AND MONUMENT LOT 2, BLOCK C OF LANGDON LAKE. THIS SURVEY IS INTENDED FOR THE MONUMENTATION AND DESCRIPTION OF A BOUNDARY OF LANDS TO BE SUBJECT OF A LEASE AGREEMENT ONLY. THERE IS NO INTENT IN THIS SURVEY TO DIVIDE LANDS FOR THE PURPOSE TO TRANSFER OF FEE TITLE AND WAS CONDUCTED USING A TRIMBLE GPS SYSTEM CONSISTING OF R10 DUAL FREQUENCY RECEIVERS WITH A STANDARD DEVIATION OF 1CM + 1.0 PPM. AND A TRIMBLE S6 TOTAL STATION. AN RTK GPS AND CONVENTIONAL TRAVERSE WAS PERFORMED WITH MULTIPLE TIES TO COMMON CONTROL POINTS

SURVEY NARRATIVE

THE LEASE BOUNDARY FOR LOT 2 AS SHOWN HEREON IS BASED ON FOUND MONUMENTS, DEEDS AND THAT RECORD OF SURVEY RECORDED IN 1995 UNDER SURVEY NUMBER 95-01-B, RECORDS OF UMATILLA COUNTY SURVEYORS' OFFICE. AS NOTED ON THAT SURVEY THE ORIGINAL PURPOSE (STARTED IN 1989) WAS TO CREATE LOTS FOR SALE. THE LOT LAYOUT HAD APPARENTLY BEEN CHANGED BETWEEN 1989 AND WHEN THE SURVEY WAS RECORDED IN 1995 AS EVIDENCED BY FINDING TWO MONUMENTS NEAR THE COMMON BOUNDARY BETWEEN LOT 1 AND LOT 20. WE CONTACTED THE OFFICE OF BAGETT, GRIFFITH & BLACKMAN IN LAGRANDE, OREGON AND VISITED WITH JEFF HSU, PLS WHO EXPLAINED THAT THE ORIGINAL SURVEYOR FOR THIS PROJECT HAD RETIRED AND ACCORDING TO THEIR RECORDS SOME CHANGES TO THE LOT LAYOUTS HAD BEEN MADE. HE PROVIDED A PRELIMINARY COPY OF THAT ORIGINAL SURVEY (UNRECORDED) THAT HAD SHOWN THE LOCATION OF A PROPOSED ACCESS ROAD TO THE ADJOINING PARCEL TO THE WEST. THIS HAD BEEN CHANGED ON THE FINAL SURVEY BUT A FEW OF THE ORIGINAL MONUMENTS REMAIN TODAY AS SHOWN HEREON. WE HAVE SHOWN THEIR LOCATION AND TIES TO OTHER CORNERS FOR REFERENCE. IT SHOULD BE NOTED THAT THERE MAY BE SIMILAR ISSUES FOUND IN OTHER AREAS OF THE LANGDON LAKE PROPERTIES AS SHOWN ON (R). THE WESTERLY BOUNDARY OF LOT 2 WAS DETERMINED BY RECORD TIES TO FOUND AND ACCEPTED MONUMENTS ON THE WESTERLY BOUNDARY OF THE LANDS SHOWN ON (R), BEING THE NORTH-SOUTH MID SECTION LINE OF SECTION 32. THE ORIGINAL SOUTHWEST CORNER OF LOT 2 NOW FALLS WITHIN THE LAKE AND WAS NOT RECOVERED SO A REFERENCE MONUMENT WAS SET AS SHOWN HEREON. THE EASTERLY BOUNDARY WAS DEFINED BY TWO FOUND AND ACCEPTED MONUMENTS PER (R) AND THE NORTHERLY BOUNDARY ADJOINS THE CUL-DE-SAC FOR NORTH LAKESHORE DRIVE. TWO OF THE THREE MONUMENTS WERE NOT FOUND THIS SURVEY AND WERE RESET PER RECORD LOCATION.

RECORD OF SURVEY
 LEASE PARCEL RETRACEMENT SURVEY, LOCATED IN THE NW1/4SE1/4, OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 38 EAST, WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON



NOTE: ALL LOTS WITHIN THE LANGDON LAKE SURVEY PER (R) ARE LEASE PARCELS. FEE TITLE TO ALL THE LAND IS HELD BY: LANGDON LAKE ASSOCIATION P.O. BOX 1046 PENDLETON, OR 97801 www.tollgate-langdonlake.com



FOUND 3" BRASS CAP STAMPED AS SHOWN

RM SEE SURVEY NARRATIVE

RM SEE SURVEY NARRATIVE

RM

SURVEY RECORDS

- (R) MAP OF SURVEY, LANGDON LAKE LEASE PARCELS, 95-01-B, SIGNED JANUARY 1995, G. BLACKMAN, PLS 991
- (R1) RECORD DRAWINGS LANGDON LAKE ASSOCIATION WASTEWATER SYSTEM IMPROVEMENTS, SIGNED 1-3-2003
- (R2) DRAFT PRELIMINARY PLAT OF LANGDON LAKE ABANDONED BY THE OWNERS AND UNRECORDED, PROVIDED BY BAGETT, GRIFFITH & BLACKMAN

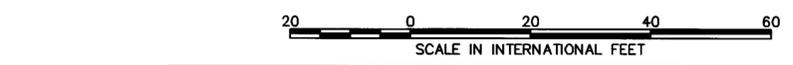
REGISTERED PROFESSIONAL LAND SURVEYOR

ERIK J. GREEN
 MAY 14, 2013
 87604 PLS

RENEWS: 6/30/23

RECEIVED BY

Umatilla County Surveyor
 Date: 8/11/22
 Rec'd By: CT
 No.: 22-087-B



RECORD OF SURVEY
LEASE PARCEL RETRACEMENT
 FOR
CURTIS COOMBS

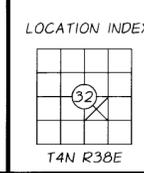
FILE:Z:\COOMS-CURTIS\7521-514 LANGDON LAKE\DWG\7521-514-100V-BN0001.DWG

SCALE: 1" = 20'

DATE: JULY 2022

JOB NO. 7521-514

214 EAST BIRCH STREET • WALLA WALLA, WA 99362 • (509) 529-9260



anderson perry & associates, inc.
 engineering • surveying • natural resources
 LA GRANDE, OR WALLA WALLA, WA REDMOND, OR HERMISTON, OR

SHEET **1/1**