

PROPERTY LINE ADJUSTMENT SURVEY

LOCATED IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 35 EAST, WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.
SEPTEMBER, 2023.

PROPERTY OWNERS OF TAX LOTS 800 AND 900, BEING THE LANDS INVOLVED IN THIS PROPERTY LINE ADJUSTMENT PER WARRANTY DEED 2020-7090208: MICHAEL AND PRISCILLA SCHULTZ
74091 THORNHOLLOW ROAD
ADAMS, OREGON 97810.

FILE NO. LLA-23-002

THIS PROPERTY LINE ADJUSTMENT SURVEY IS APPROVED THIS _____ DAY OF _____, 2023, BY THE TRIBAL PLANNING OFFICE OF THE CONFEDERATED TRIBES OF THE UMATILLA INDIAN RESERVATION.

Patricia S. Perry
PLANNING DIRECTOR

AREA SUMMARY

TAX LOT 800, UMATILLA COUNTY ASSESSOR MAP NO. 2N3504
AREA BEFORE ADJUSTMENT = 35.68 ACRES M/L PER ASSESSOR MAP.
AREA AFTER ADJUSTMENT = 23.16 ACRES M/L.
NET LOSS = 12.52 ACRES M/L.

TAX LOT 900, UMATILLA COUNTY ASSESSOR MAP NO. 2N3504
AREA BEFORE ADJUSTMENT = 25.55 ACRES M/L PER ASSESSOR MAP.
AREA AFTER ADJUSTMENT = 38.07 ACRES M/L.
NET GAIN = 12.52 ACRES M/L.

REVISED LEGAL DESCRIPTIONS

Revised description for Tax Lot 800, located in the Northwest Quarter of Section 4, Township 2 North, Range 35 East, Willamette Meridian, Umatilla County, Oregon, described as follows:

All of that portion of the Southwest Quarter of the Northwest Quarter AND the Southeast Quarter of the Northwest Quarter lying Northerly of the thread of the Umatilla River.

EXCEPTING therefrom the Westerly 330 feet of said Southwest Quarter of the Northwest Quarter.

ALSO EXCEPTING therefrom all of that portion of said Southwest Quarter of the Northwest Quarter lying Westerly of the Westerly right of way line of Thornhollow Road, Umatilla County Road No. 865.

ALSO EXCEPTING any Road, Railroad, or Water rights of way.

SUBJECT to all easements.

Contains 23.16 acres, more or less.

Revised description for Tax Lot 900, located in the Northwest Quarter of Section 4, Township 2 North, Range 35 East, Willamette Meridian, Umatilla County, Oregon, described as follows:

All of that portion of the Southwest Quarter of the Northwest Quarter AND the Southeast Quarter of the Northwest Quarter lying Southerly of the thread of the Umatilla River.

EXCEPTING therefrom the Westerly 330 feet of said Southwest Quarter of the Northwest Quarter.

ALSO EXCEPTING therefrom all of that portion of said Southwest Quarter of the Northwest Quarter lying Westerly of the Westerly right of way line of Thornhollow Road, Umatilla County Road No. 865.

ALSO EXCEPTING therefrom that tract of land conveyed to Glenn E. Ferner, etux, by Deed recorded in Microfilm Reel 56, Page 1774, Umatilla County Deed Records.

ALSO EXCEPTING any Road, Railroad, or Water rights of way.

SUBJECT to all easements.

Contains 38.07 acres, more or less.

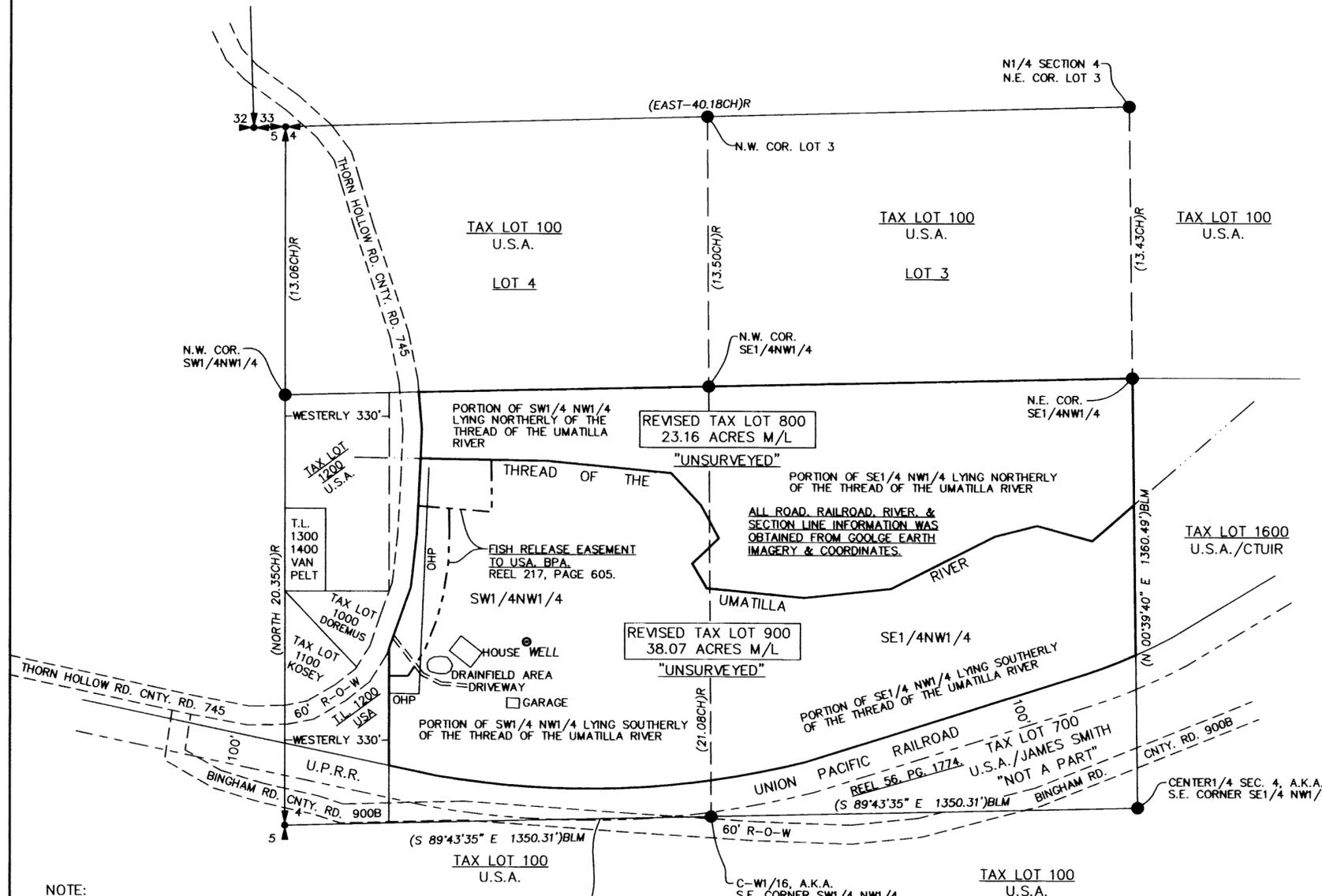
RECEIVED BY
Umatilla County Surveyor
Date: 12/8/23
Rec'd By: CT
No.: 23-114-B

EASEMENTS

- AS LISTED IN PRELIMINARY TITLE REPORT BY AMERITITLE DATED MARCH 27, 2015, FILE NO. 39889AM.
1. WATER LINE EASEMENT TO THE CITY OF PENDLETON GRANTED 08-04-1911. BLANKET TYPE AFFECTING SW1/4 OF THE NW1/4. NOT SHOWN.
 2. POWER LINE EASEMENT TO PACIFIC TELEPHONE GRANTED 12-04-1947. BLANKET TYPE AFFECTING SW1/4 OF THE NW1/4. NOT SHOWN.
 3. FISH RELEASE EASEMENT TO USA, BPA, GRANTED 03-13-1992. AFFECTING SW1/4 NW1/4. SHOWN.
 4. POWER LINE EASEMENT TO EASTERN OREGON ELECTRIC GRANTED 03-31-1948. BLANKET TYPE AFFECTING SW1/4 OF THE NW1/4. NOT SHOWN.



SCALE: 1"=300 FEET



NOTE:
BECAUSE THIS IS AN UNSURVEYED PROPERTY LINE ADJUSTMENT SURVEY THE ROAD AND RAILROAD RIGHT OF WAY WERE NOT SURVEYED. IT IS UNCLEAR IF ANY PORTION OF TAX LOT 900 MAY EXIST SOUTH OF THE NORTH LINE OF THE RAILROAD RIGHT OF WAY ONCE THE RAILROAD AND ROAD RIGHTS OF WAY ARE REMOVED FROM THE SW1/4 OF THE NW1/4.

NARRATIVE

THIS PROPERTY LINE ADJUSTMENT SURVEY WAS MADE AT THE REQUEST OF MIKE AND PRISCILLA SCHULTZ, OWNERS OF TAX LOTS 800 AND 900. THE SURVEY WAS MADE TO ADJUST THE BOUNDARIES OF SAID TAX LOTS USING THE UMATILLA RIVER AS THE NEW LOT DIVIDING LINE AS SHOWN. THE RIVER, ROADS, RAILROAD, AND SECTION LINE INFORMATION IS APPROXIMATE AND WAS OBTAINED FROM GOOGLE EARTH IMAGERY. THIS IS AN UNSURVEYED PROPERTY LINE ADJUSTMENT. NO CORNERS WERE LOCATED, SEARCHED FOR, OR SET.

LEGEND

- +—+—+ GOVERNMENT LAND CORNER SHOWN FOR LOCATION PURPOSES ONLY. NOT SEARCHED FOR OR LOCATED ON THIS SURVEY.
- (XOX)R RECORD DIMENSION PER FIELD NOTES BY C.E. REDFIELD FOR INDIAN ALLOTMENT SURVEYS CIRCA 1919.
- (XOX)BLM RECORD DIMENSION PER BLM CADASTRAL SURVEY BY SEIBOLD APPROVED 9-05-2000.ARY REPORT FOR
- OHP OVERHEAD POWER LINE.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jason M. Wells

OREGON
NOVEMBER 29, 2010
JASON M. WELLS
54657PLS
RENEWS 6/30/24

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

DATE: 09/23	DR. BY: JMW
CK. BY: JPW	NO: 23-1849

PROJECT: /MSCHULTZSPC2023

PROPERTY LINE ADJUSTMENT SURVEY FOR:
SCHULTZ

LOCATED IN THE NORTH 1/2 OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 35 EAST, W.M., UMATILLA COUNTY, OREGON.