UMATILLA COUNTY RECORD OF SURVEY (S89°57'W 40.05CH)GLO (N87°21'18"W 2711.96')R2 A TRACT OF LAND LOCATED IN PORTIONS OF SECTIONS (S89°57'W 40.05CH)GLO (N87°26'23"W 2712.23')R3 (S88°54'42"E 2712.71')R3 19, 20, 28, 29, AND 30 IN TOWNSHIP 5 NORTH, RANGE 35 EAST, FCE TO 1/16TH _N49° 56' 11"W N88°20'58"W 2712.38' N88°48'17"W 2712.86' WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON. N88° 48' 17"W N88° 48' 17"W N87° 20' 58"W N87° 20' 58"W 1356.431 1356.431 SURVEYOR'S NARRATIVE: 1356.19 THIS SURVEY WAS PERFORMED AT THE REQUEST OF RICHARD NERZIG, PROJECT MANAGER - DEVELOPMENT OF CHOPIN WIND, LLC., TO PERFORM A RECORD OF SURVEY ON LANDS OF KELLY LANDS OF VOLLMER CURRENT TAX LOTS 3000, 3100, 4800, AND 4900 ON ASSESSOR'S MAP 5 NORTH, 35 EAST, W.M., UMATILLA COUNTY, OREGON EI/2 SI9; NI/2NWI/4 & EI/2EI/2 S20; WI/2 S2I; I LOCATE AND TIE THE CORNERS OF ALL THE AFFECTED SECTIONS IN THE AREA, AND REFERENCE THEM TO THE RECORD NAD83 ORSPC COORDINATES ON FILE FROM NWI/4NEI/4 S20; DOC.NO. 2005-4750548 COUNTY SURVEY 05-112-C, BY WELLS. I ALSO LOCATE CORNERS THAT I SET ON A PREVIOUS SURVEY 09-176-B, AND AM UPDATING THOSE RECORD NAD83 COORDINATE BOOK 279, PAGE 172 TL3200 5N35 VALUES TO BE IN TRUE RELATIONSHIP TO THOSE ON RECORD FOR SURVEY 05-112-C, FOR CONTINUITY. I HAD TRANSFERRED THOSE VALUES IN FROM ANOTHER SURVEY TL1000 5N35 NORTHWEST OF THIS SITE AND IT IS APPARENT THAT THEY ARE NOT VALID WHEN I REOCCUPIED THEM DURING THE COURSE OF THIS SURVEY. S0° 32' 10"E N0° 50' 29"W I APPLY THE STANDARD BLM INSTRUCTIONS FOR BREAKING DOWN THE SECTIONS INTO ALIQUOT PARTS, THEN COMPARE TO THE EXISTING FENCES THAT HAVE THE 24.46' FCE TO 1/16TH 6.69' NI6° 41' 47"W APPEARANCE OF HAVING BEEN THERE FOR A VERY LONG PERIOD OF TIME AND HAVE BEEN USED AND ACCEPTED AS LAND BOUNDARIES BETWEEN THE ADJOINING LAND FCE TO 1/16TH (N88°48'48"E - 986.4(')R3 68.39' FCE TO 1/16TH OWNERS. OLD FENCE LINES, AS SHOWN ON THIS MAP, HAVE THE APPEARANCE THAT SOME FORM OF SURVEYING MUST HAVE BEEN DONE AT SOME POINT, IN THEIR N88° 54' 46"E ESTABLISHMENT. I INTERVIEWED THE FERGUSON FAMILY MEMBERS, MRS. FERGUSON'S KNOWLEDGE WHICH HISTORICALLY GOES BACK TO THE 1950'S AND THOSE FENCE 986.38 S89° 08' 09"E S88° 23' 54"E S88° 23' 54"E LOCATIONS WERE KNOWN TO BE IN PLACE AT THAT TIME. THIS WAS A HOMESTEAD FARM WHICH SHELDON FERGUSON (WILLIAM'S SON) REFERRED BACK TO STORIES OF -01345.65'-HIS GREAT GRANDFATHER BEING ON THIS GROUND, CIRCA LATE 1800'S. ON A LARGE SCALE OVERVIEW THE FENCES FIT CLOSELY TO WHAT I WOULD CALCULATE USING 1345.651 SCALE 1"=600" THE 1973 BLM MANUAL OF INSTRUCTIONS, BUT THEY HAVE VARIATIONS THAT WOULD HINT THAT EITHER THE KNOWN LOCATIONS OF THE CORNERS, OF THAT DAY, WERE SLIGHTLY DIFFERENT, OR CALCULATIONS MAY HAVE BEEN DIFFERENT THAN WHAT I COME UP WITH. OBVIOUSLY EQUIPMENT HAS CHANGED SIGNIFICANTLY, AND THERE MAY HAVE BEEN SOME INTERPRETATIONS OF THE INSTRUCTIONS THAT LEAD TO DIFFERENT SOLUTIONS. FOR EXAMPLE, IN SECTION 28, IF I WERE TO USE THE STANDARD (SI°13'12"E - 100.01')R3 METHODOLOGY FOR BREAKING THE SECTION I WOULD FIND MYSELF SIGNIFICANTLY DIFFERENT THAN THE LOCATION OF AN ANCIENT NORTH-SOUTH FENCE THAT RUNS SI° 07' 14"E BASIS OF BEARING FROM NEAR THE EAST-WEST CENTER LINE OF SAID SECTION THROUGH THE NORTH-SOUTH CENTERLINE OF SAME. IF HOWEVER, I HOLD THE MID POINT ON THE EAST-WEST CENTERLINE, BETWEEN QUARTER CORNERS, I AM WITHIN 10' AT THE INTERSECTION OF CENTERLINES AND TAPERING BACK TO NOTHING AT THE NORTH 1/4 CORNER. THIS COUNTY SURVEY 05-112-C ABOUT SI/4S29 MAY SEEM SIGNIFICANT UNTIL YOU LOOK AT THE OVERALL VARIATIONS THROUGHOUT THE SECTIONS IN THIS AREA, AND THEN IT SEEMS OF LITTLE SIGNIFICANCE. SEE: CS09-176-B BECAUSE OF THE LONG STANDING HISTORY OF THE FENCES IN THIS AREA, I CANNOT JUSTIFY USING THE BLM MANUAL OF INSTRUCTIONS TO DISTURB A HARMONY OF N89° 27' 48"W (N88°48'48"E - 984.86')R3 OWNERSHIP AND OCCUPATION THAT HAS BEEN IN EXISTENCE FOR WELL OVER 70 YEARS, AND POSSIBLY BACK TO THE LATE 1800'S. I HOLD FENCE LOCATIONS AS BEST 20.27' FCE TO CEI/I6TH EVIDENCE OF LONGSTANDING OWNERSHIP. I WAS ADVISED BY THE COUNTY SURVEYOR TO GO AHEAD AND SET THE 1/16TH CORNERS AT THEIR TRUE LOCATIONS AND THEN 1369.71 1335.581 ADVISE THE OWNERS THAT IT IS TOTALLY WITHIN THEIR DISCRETION IF THEY CHOOSE TO ACCEPT THOSE LOCATIONS FOR FUTURE FENCING. N89° 27' 48"W N89° 27' 48"W N89° 27' 48"W N89° 27' 48"W I HOLD RECORD BEARINGS FROM COUNTY SURVEY 05-112-C, FOR THIS SURVEY, APPLYING THE SAME ROTATION +01°26'55.24", AND A COMBINED SCALE FACTOR OF LANDS OF WOODROOFE S19 0.99986057 AS CALLED ON THE FACE OF SAID SURVEY. THIS MATCHES ALMOST EXACTLY WITH THE WELLS PLAT. GEISSEL & TILLMAN THIS SURVEY WAS PERFORMED USING A SOKKIA GSR 2700IS RTK GPS SYSTEM, AND A TOPCON PSI03 ROBOTIC TOTAL STATION. STANDARD ERROR FOR THE RTK SYSTEM IS E1/2 OF SE1/4 S19, 10.0MM + I PPM X BASELINE MEASURED, AND THE TOTAL STATION IS +/- (3+2PPM X DISTANCE) IN MILLIMETERS. R274,P355; R273,P647; I FIND NOTHING OUT OF THE ORDINARY ON THIS SURVEY. R291,P635; R266,PI441 TL2900 5N35 ROBERT D. ENGLISH, ORPLS43406LS N89° 39' 32"E S89° 58' 14"E N89° 39' 32"E S89° 58' 14"E 1376.251 1326.06 REFERENCES: NOTE: UMATILLA COUNTY DEED RECORDS = UCDR. 1376.25 (RI) ASSESSOR'S MAP 5N35 (R2) COUNTY SURVEY NO. 05-112-C, WELLS FOR UMATILLA COUNTY SURVEYORS OFFICE, 2005. (R3) COUNTY SURVEY NO. 09-176-B, ENGLISH FOR WKN/FERGUSON, 2009. LANDS OF VOLLMER (R4) GLO NOTES FROM CONTRACT IIO, BY ODELL AND LEWIS, DATED FEB. 7TH, 1865. EI/2EI/2 S20; WI/2 S2I; (DI) WARRANTY DEED, BOOK 135, PAGE 19, UCDR, GEISS TO WEIDERT, 1928, A PORTION OF 5N35TL2800. DOC.NO. 2005-4750548 (D2) BARGAIN & SALE DEED, DOC.NO. 2007-5140080, UCDR, LOVELAND TO LOVELAND, 2007, 5N35TL5000. TL3200 5N35 (D3) MEMORANDUM OF LEASE, DOC.NO. 2009-5540593, UCDR, FERGUSON RANCH TO WKN CHOPIN, LLC., 2009, 5N35TL3100 & 4900. (D4) MEMORANDUN OF LEASE, DOC.NO. 2009-5540599, UCDR, SCHROEDER TO WKN CHOPIN, LLC., 2009, 5N35TL4800. 40.00CH)GLO (N89°47'E (D5) IST AMENDMENT TO MOL, DOC.NO. 2013-6080451, UCDR, FERGUSON RANCH TO WKN CHOPIN, LLC., 2013. SEE D3. N86°21'08"E 2458.13')R2 S86°21'09"W 2458.05' (D6) IST AMENDMENT TO MOL, DOC.NO. 2013-6110539, UCDR, SCHROEDER TO WKN CHOPIN, LLC., 2013, SEE D4 1316.66 N86° 16' 38"W (D7) BARGAIN & SALE DEED, DOC. NO. 2007-5160148, UCDR, FRANKLIN TO FRANKLIN, 2007, 4N3515TL200. N89° 30' 53"E N89° 30' 53"E N88° 47' 22"E N88° 47' 22"E 2729.841 N86° 23' 49"W S89°30'53"W 2633.32' N86°16'38"W 2775.74' N89° 45' 41"W S88°47'22"W 2766.20' (S89°30'45"W 2633.36')R2 (N86°16'34"W 2775.77')R2 N89°45'41"W 2729.84' (\$88°47'24"W 2766.19')R2 N86°23'49"W 2777.09' (\$89°51'W 39.92CH)GLO (N89°47'W 40.22CH)GLO (S89°45'38"E 2729.70')R2 (S89°51'W 39.93CH)GLO (N86°23'49"W 2777.08')R2 (N89°47'E 39.70CH)GLO (N89°47'W 40.22CH)GLO LANDS OF WEIDERT SET 5/8"X 30" IRON REBAR W/ RED PLASTIC CAP S86° 21' 09"W SWI/4 SI9; NWI/4 S30; LANDS OF FERGUSON RANCH STAMPED ORPLS43406LS/WAPLS44338 462.00' ASSIS LANDS OF WEIDERT LANDS OF FERGUSON RANCH PORT. NEI/4 S30. \$1/2,NWI/4; \$WI/4,NEI/4; \$WI/4; WI/2S29, PORTION NEI/4S30 SEE DOC.2012-5930107 WI/2,SEI/4 OF S20; NEI/4 S29; NWI/4 462')DEED FOUND 2.5" BRASS CAP. LANDS DESCRIBED IN (D3) & (D5), EXC (DI) TL2800 5N35 S28. SEE (D3) & (D5) BOOK 135, PAGE 19 (DI) LANDS OF TOWER RANCHES TL4900 5N35 TL3100 5N35 S3° 38' 06"W FOUND MONUMENT OF RECORD, AS NOTED. TL2800 5N35 NEI/4 S28 2609.11 REEL 25, PAGE 1593 CALCULATED POINT NOT FOUND OR SET. TL4600 5N35 (RI) OR (DI) REFERENCE DOCUMENT -- SEE REFERENCES. POINT BEING: (XXXX)GLO GLO REFERENCE, ODELL & LEWIS, 1865. 1234.5'S & 1454.5'E S88° 23' 36"E OF NW COR NEI/4 ___2740.I5' ----- EASEMENT OF RECORD FCE TO CI/4 N9° 41' 08"E 25.861 PROPERTY BOUNDARY ---- EXISTING FENCES N89° 36' 46"E S88° 23' 36"E S89° 36' 50"W 2532.421 2656.75 S89° 45' 33"E S89° 45' 33"E ----- SECTIONLINES N3° 38' 06"E 2858.151 2881.381 **IS29** 28.41 — — — EXISTING ELECTRICAL LINES AND POLES SET WC IN FENCE, COR POSITION IS IN WASHED ----- EXISTING GRAVEL/DIRT ROAD OUT AREA OF DRAINAGE N88° 55' 40"W 2743.90' EXISTING FARM STRUCTURES LANDS OF WHITNEY PORT. SWI/4 & NI/2 S3I; SI/2 S30; BI95, P305; R300, P396; R336, LANDS OF SCHROEDER P714, 715, & 716. SEI/4 S29 (SEE (D4) & (D6)) TL5000 5N35 S6° 25' 13"W TL4800 5N35 REGISTERED S6° 23' 17"W **PROFESSIONAL** 2633.48' ___2659.30' LANDS OF STAGGS FARM LAND SURVEYOR SEI/4 S28 LANDS OF CI/3 SWI/4 S DOC. NO.2014 DOC.NO. 2012-5920613 Rata Enlis TL4500 5N35 OREGON JANUARY II, 2005 ROBERT DOUGLAS ENGLISH 43406LS (EAST 40.00CH)GLO (EAST 40.13CH)GLO RENEWAL DATE: 12/31/19 (N88°49'22"E 2361.79')R2 (WEST 40.10CH)GLO (N86°48'00"W 2571.22')R2 N89°49'23"E 2361.79' (WEST 40.05CH)GLO S86°48'01"E 2571.23' (N89°06'33"W 2642.38')R2 N88° 49' 23"E (N89°20'35"W 3397.61')R2 S89°06'32"E 2642.38' 2571.231 S89°20'36"E 3397.61' 2361.791 S89° 06' 33"E N86° 48' 01"W S89° 20' 35"E S89° 20' 36"E 2642.38 2652.191 3397.61 LANDS OF WHITMAN COLLEGE S89°20'35"E 2652.19' S31 PORT. SI/2 S3I; WI/2 & SEI/4 S32; (N88°20'35"W 2652.20')R2 LANDS OF SCHROEDER REEL 85, PAGE 1214. BOUNDARY SURVEY FOR: (WEST 40.05CH)GLO NEI/4 S32 02/20/16 TL5100 5N35 RECEIVED BY CHOPIN WIND, LLC. B28, P348; BI47, P476. S33 TL5200 5N35 S32 Umatilla County Surveyor SCALE: CHK. BY SI9,20,28,29,30, T5N,R35E.W.M. Date: 12/5/18 1"=600" WESTON, OREGON 97801 Rec'd By: CT JOB NO. **REV.DAT** SURVEY ONE,LLC No.: 18-112-C 2016-002 11/01/18 P.O. BOX 382 PENDLETON OR, 97801 DWG NO. PH:541-276-2055 FAX:541-276-3480 CHOPIN FERGUSONROS.DWG

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