



PROPOSED LEGAL DESCRIPTION

A tract of land located in the Southeast Quarter of Section 5, Township 2 North, Range 32 East, Willamette Meridian, Umatilla County, Oregon, more particularly described as follows: Beginning at a point on the North - South centerline of said Section 5 which lies North 00°51'48" West a distance of 1369.31 feet from the south One Quarter corner of said section; thence at right angles to said North - South centerline, North 89°08'12" East a distance of 405.15 feet; thence parallel to said North - South centerline, South 00°51'48" East a distance of 575.28 feet to a point on the North line of that tract of land conveyed to Hans K. Hansen and Genevieve M. Hansen, husband and wife, by the deed recorded in Book 208, Page 6, of the Umatilla County deed records; thence along said North line, North 80°19'00" West a distance of 412.11 feet to a point on the North - South centerline of said Section 5, thence along said centerline to the point of beginning, North 0°51'48" West, 499.85 feet. Said tract contains 5 acres, more or less.

NARRATIVE OF SURVEY

This survey was performed at the request of Mary Moore-Suever of Pendleton Academies. The purpose of the survey was to identify and monument the boundaries of the tract of land being considered for a boundary adjustment with the lands of Grilley Development. The north boundary of the 5 acre tract was to be the easterly extension of the North line of Lot 1, Partition Plat 1994-39.

The north line of Lot 1 as shown on the Plat was monumented under survey 85-131-B. This line was later held as the property line for Partition Plat 1994-39. That line, however, encroaches approximately 12' north of the boundary as it was first established in January of 1964 by Mr. Wayne Harris. The original boundary is shown on City of Pendleton surveys 11-7767 and 24-1339. Mr. Harris' survey was performed in January of 1964 but was not filed in the County records until 2003. In 1963, Tryco Investment Co. owned the land in Partition Plat 1994-39 and the Farm Chemicals tract as a single piece of land. A letter from Mr. Harris' file No. 627 from Farm Chemicals of Oregon to a Mr. E.C. Miley dated November 20, 1963, states that the new legal description was to be determined by a competent surveyor. Mr. Harris' survey is dated January of 1964 and the deed from Tryco Investment Company to Farm Chemicals, Inc. is dated February 28, 1964. The description in the Farm Chemicals deed as recorded in Book 275, Page 43 of the Umatilla County Deed records has the dimensions identical with Mr. Harris' survey. This information confirms that Mr. Harris' survey was in fact the partition that established the true boundary.

The discrepancy between the Harris location and Partition Plat 1994-39 location of this line appears to be due to multiple monuments at the South 1/4 corner of the section. In 1950, W.E.O. Criger re-established a position for the south 1/4 corner under survey 0-1264-Ax. In 1956, Wayne Harris surveyed the PacCorp property. His distance to the 1/4 corner agrees with Criger. I believe that the Criger monument was destroyed soon after. Subsequent surveys have used the monument found by Stan Walulis in 1964 but was not the Harris survey in 1964. The 1964 Harris survey calls for a position that is 10.67' south of the current 1/4 corner monument.

A second discrepancy in the boundaries of Partition Plat 1994-39 is the result of ties to the ODOT monument for Station 1260+63 on the Old Oregon Trail Highway. The ODOT map shows that station on the Center Section line when it is not. The use of that monument for Lot 1 not being on the Center Section Line has resulted in the easterly monuments.

The correction of the boundary issues for Lot 1 is beyond the scope of this survey. This survey is only to establish the boundary for the additional ground to be purchased from Grilley Development. To establish the new boundary I held the Center Section line point on the Center Section line that is 1369.31' north of the South 1/4 corner and ran east at right angles to the Center Section line far enough to include five acres. The east boundary is parallel with the Center Section Line.

GRILLEY DEVELOPMENT
REEL 337 PAGE 656
TRACT I
TRACT II

RECORD SURVEYS

- R1 CITY SURVEY 11-7572
- R2 CITY SURVEY 11-7711
- R3 CITY SURVEY 11-7767
- R4 CITY SURVEY 24-1339
- R5 CITY SURVEY 24-7577
- R6 COUNTY SURVEY 0-10-B
- R7 COUNTY SURVEY 0-202-C
- R8 COUNTY SURVEY 0-203-C
- R9 COUNTY SURVEY 0-204-Ax
- R10 COUNTY SURVEY 0-205-A
- R11 COUNTY SURVEY 0-1047-C
- R12 COUNTY SURVEY 0-1264-Ax
- R13 COUNTY SURVEY S-97-A
- R14 COUNTY SURVEY 85-131-B
- R15 COUNTY SURVEY 95-222-C
- R16 COUNTY SURVEY 99-33-B
- R17 COUNTY SURVEY 03-191-A
- R18 COUNTY SURVEY 04-08-B
- R19 COUNTY SURVEY 04-175-Ax
- R20 COUNTY SURVEY 06-153-Ax
- R21 COUNTY SURVEY 06-379-Ax
- R22 PARTITION PLAT 1994-39
- R23 PARTITION PLAT 1996-29
- R24 ODOT MAP 58-32-B, 1941
- R25 WAYNE HARRIS FILE 441
- R26 WAYNE HARRIS FILE 627

LINE TABLE

LINE No.	BEARING	DISTANCE	SURVEY
L1	N00°23'40"W	10.20'	
L1	(N12°06'21"E)	(10.41')	R22
L2	N00°51'48"W	712.15'	
L2	(N00°51'33"W)	(712.17')	R18
L3	N00°12'16"W	10.79'	
L4	S26°39'59"W	12.05'	
L5	S27°42'18"W	4.08'	
L5	(S27°06'40"W)	(4.08')	R18
L6	N62°52'56"W	110.10'	

LEGEND

- FOUND BRASS CAP AS NOTED
- SET 5/8" x 24" IRON REBAR WITH ORANGE PLASTIC CAP STAMPED WTS AND 56295LS
- FOUND MONUMENT FROM THE RECORD SURVEY INDICATED
- FOUND 5/8" IRON REBAR FROM R22
- FOUND 5/8" IRON REBAR FROM R18

RECEIVED BY

Umatilla County Surveyor
Date: 6-07
Rec'd By: [Signature]
No.: 07-185-8

BOUNDARY ADJUSTMENT SURVEY FOR

PENDELTON ACADEMIES
622 AIRPORT ROAD
PENDLETON, OR 97801

LOCATION: S1/2, Section 5, T2N, R32E, W.M., Umatilla County, Oregon.

PROJECT DATE: April 23, 2007

Project No. 07-07

SCALE: 1" = 60'

WITNESS TREE SURVEYING

Stephen K. Haddock, PLS
P.O. Box G
Pilot Rock, Oregon 97868
(541) 443-2922

BASIS OF BEARINGS
Bearings are based on City of Pendleton Grid

REGISTERED PROFESSIONAL LAND SURVEYOR

STEPHEN K. HADDOCK
56295LS
RENEWS 6-30-07