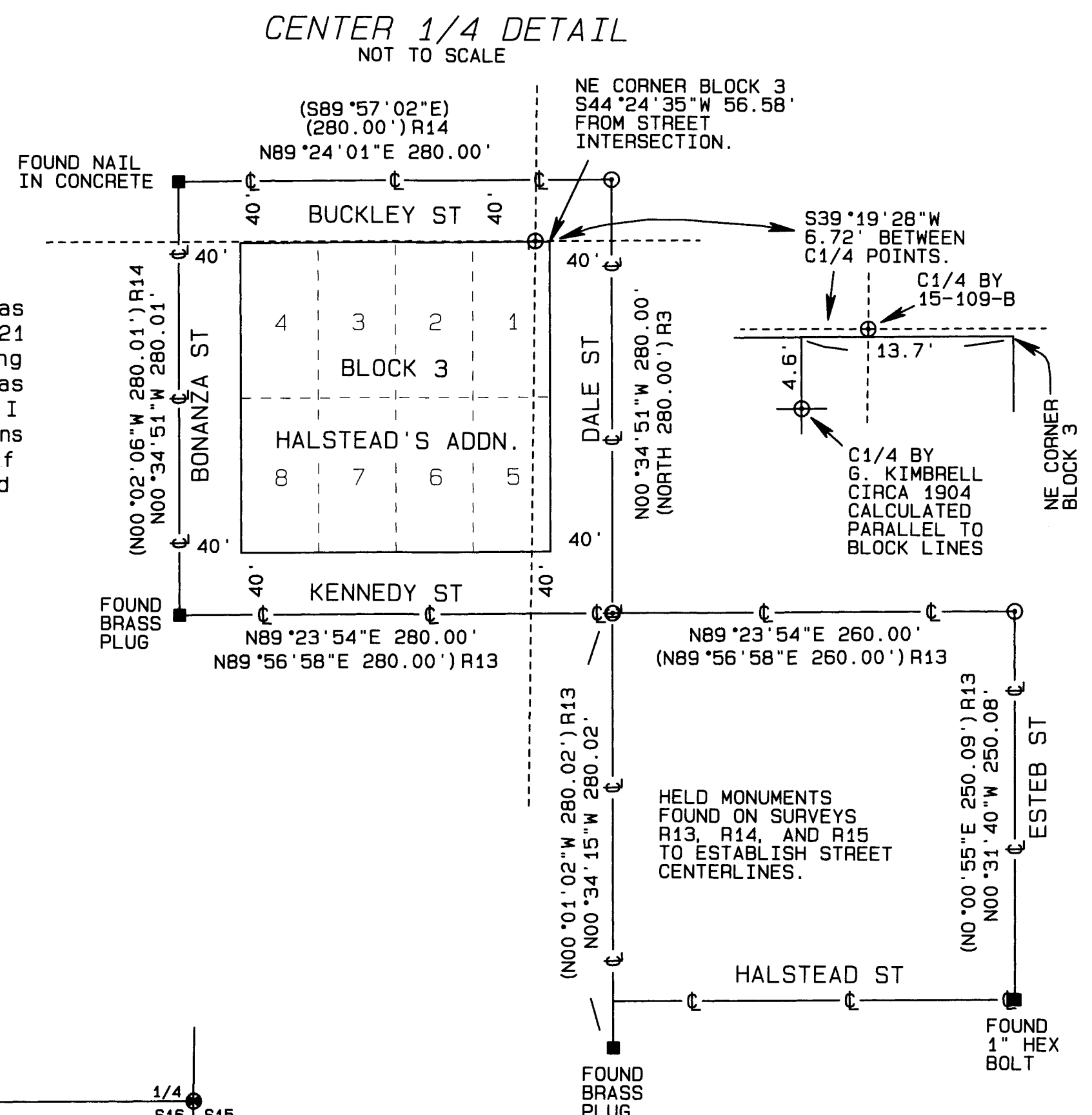
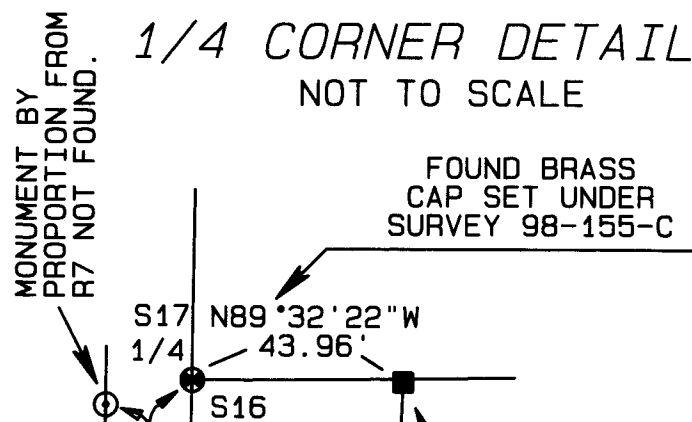
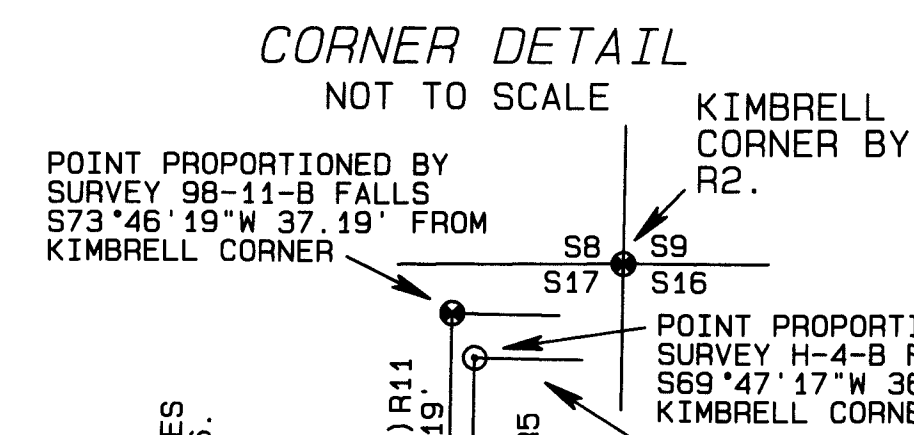
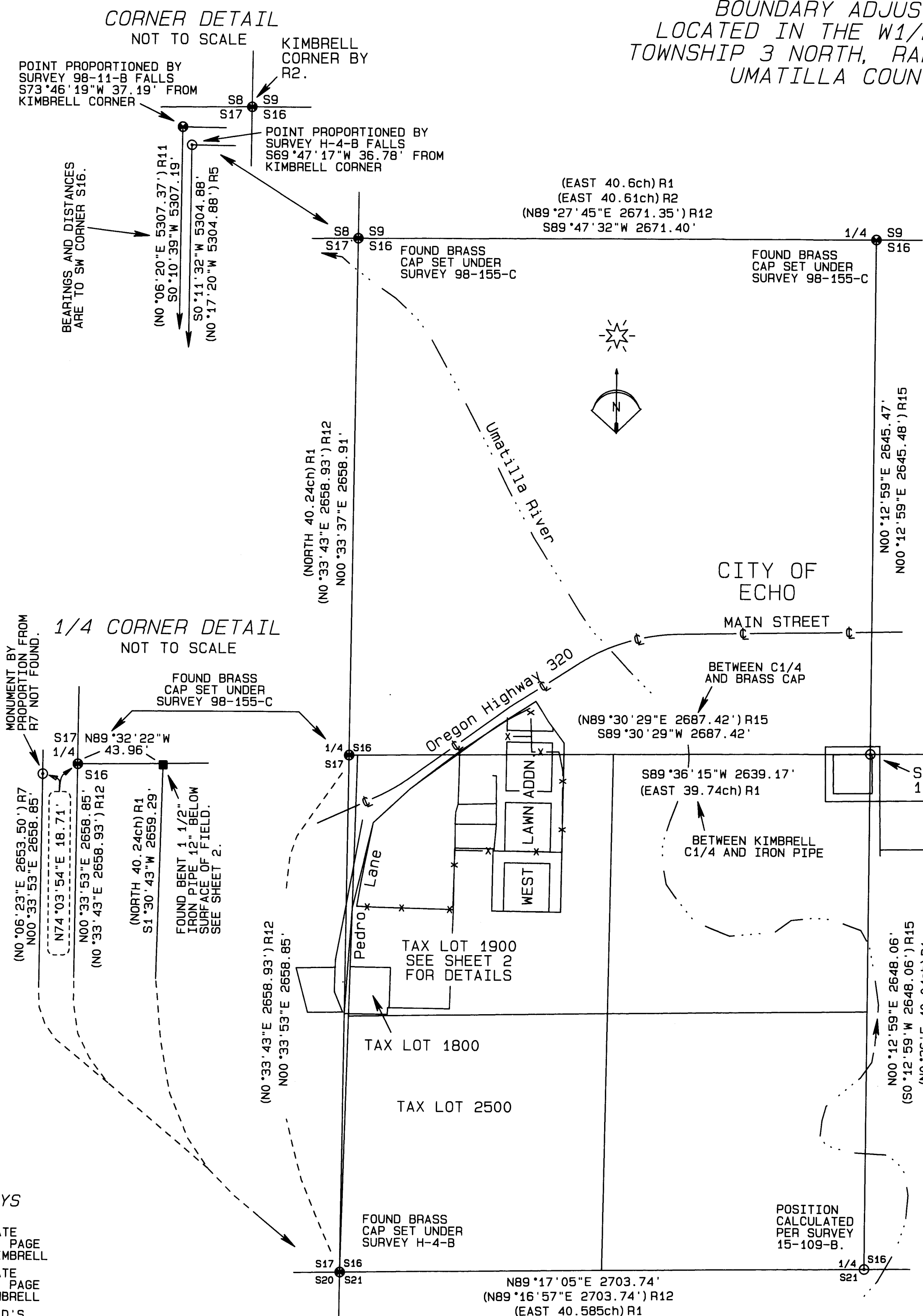


**BOUNDARY ADJUSTMENT SURVEY  
LOCATED IN THE W1/2 OF SECTION 16,  
TOWNSHIP 3 NORTH, RANGE 29 EAST, W.M.,  
UMATILLA COUNTY, OREGON.**



**NOTE:**  
Survey No. 196 by Kimbrell was done in 1904. Ordinance No. 21 for the City of Echo vacating 10 feet off of the streets was approved in 1905. Therefore I used the original block dimensions to calculate the location of the center 1/4 corner located by Mr. Kimbrell.

**NARRATIVE OF SURVEY**

This survey was performed at the request of Mr. Dick Snow. The purpose of the survey was to adjust the boundaries of Tax Lot 1800 so that parts of Tax Lot 1800 would be distributed into Tax Lots 1900 and 2500 thereby eliminating Tax Lot 1800. See sheet 2 of this survey for additional details.

This township was originally surveyed by N.H. Gates in 1859. The original corner monuments for section 16 were wooden posts in mounds of earth. In 1904, Deputy County Surveyor Geary Kimbrell subdivided section 16 in the survey done for Mr. Josiah Leezer and the City of Echo recorded as survey number 196 in the record of private surveys. In that survey, Mr. Kimbrell reestablished the northwest and southwest section corners and the west, south, and east quarter corners of Section 16. There is an apparent blunder in Mr. Kimbrell's survey. He reports the north line of section 16 at 81.33 chains in length and the south line at 81.17 chains. He reports that he set both the east and west 1/4 corners on straight lines which would lead me to expect the length of the east-west centerline to be approximately 81.25 chains in length. Mr. Kimbrell reports the measured length of the east-west centerline at 80.08 chains which is 1.17 chains shorter than expected. In survey number 196 Mr. Kimbrell reported the location of the center 1/4 of Section 16 at a point 13.7' west and 4.6' south of the NE corner of Block 3 of Halstead's Addition. (See the center 1/4 corner detail on this sheet.) Using his point for the center 1/4 and his reported length for the east-west centerline would indicate that most of the error was in his location of the west 1/4 corner. As further discussed on sheet 2, this blunder had a material effect on the properties sold by Josiah Leezer in 1905 and 1906.

As shown on this map, new positions for the northwest corner of Section 16 were determined by double proportion under survey H-4-B in 1971 and survey 98-11-B in 1974. A new position for the west 1/4 corner of Section 16 was determined by single proportion under survey S-158-C in 1980. For a discussion of corner points held for this survey see sheet 2.

Narrative continued on sheet 2.

- RECORD SURVEYS**
- No. SURVEY
  - R1 RECORD OF PRIVATE SURVEYS BOOK 1, PAGE 547 BY GEARY KIMBRELL
  - R2 RECORD OF PRIVATE SURVEYS BOOK 1, PAGE 547 BY JOHN KIMBRELL
  - R3 PLAT OF HALSTEAD'S ADDITION, DEED BOOK "K" PAGE 591 AND PLAT BOOK 2, PAGE 79
  - R4 PLAT OF WESTLAWN PLAT BOOK 2, PAGE 64
  - R5 CS H-4-B
  - R6 CS I-202-Ax
  - R7 CS S-158-C
  - R8 CS Q-1056-B
  - R9 CS 86-B-C
  - R10 CS 87-29-A
  - R11 CS 98-11-B
  - R12 CS 98-155-C
  - R13 CS 02-103-B
  - R14 CS 05-142-A
  - R15 CS 12-137-B
  - R16 CS 15-109-B

- LEGEND**
- FOUND MONUMENT AS NOTED.
  - FOUND RECORD BRASS CAP AS SHOWN ON SURVEY 15-109-B.
  - COMPUTED POINT ONLY NOTHING SET.
  - (XX.XX) RECORD DATA FROM SURVEY AS NOTED

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Stephen K. Haddock*  
OREGON JULY 9, 2001  
STEPHEN K. HADDOCK  
56295LS  
RENEWS 6-30-17

**BASIS OF BEARINGS**  
Bearings are based on GPS observed NAD 83 OREGON NORTH grid bearings rotated 0°55'09" clockwise at a point N33°52'56"E, 375.87' from the west 1/4 corner of Section 16.

**RECEIVED BY**  
Umatilla County Surveyor  
Date: 6/23/2017  
Rec'd By: *Steve Miller*  
No.: 17-088-C

**SURVEY FOR**  
Mr. Dick Snow  
33263 Oregon Trail Road  
Echo, OR 97826

PROJECT No. 17 - 06      SCALE 1" = 500'  
Survey date: December, 2016 - March 2017.

**WITNESS TREE SURVEYING**  
Stephen K. Haddock, PLS, CFeds  
P.O. Box 6  
Pilot Rock, Oregon 97868  
(541) 443-2922

A SURVEY LOCATED IN SECTION 16,  
TOWNSHIP 3 NORTH, RANGE 29 EAST, W.M.,  
UMATILLA COUNTY, OREGON.

CENTERLINE OF HEPPNER TO  
ECHO COUNTY ROAD AS  
ORIGINALLY SURVEYED, SEE  
UMATILLA COUNTY ROAD BOOK  
A, PAGES 291 TO 296. FINAL  
ORDER DATED JULY 7, 1882  
IN COMMISSIONERS JOURNAL  
E, PAGE 474.

UMATILLA COUNTY  
COMMISSIONER'S  
JOURNAL REFERENCES

JOURNAL	PAGE	DATE
E	46	9-11-1880
E	71	1-6-1881
E	72	1-6-1881
E	245	7-13-1881
E	305	10-19-1881
E	403	4-6-1882
E	474	7-7-1882
E	43	12-30-1921
E	77	5-5-1922
E	83	5-15-1922
P	209	11-18-1931

SECTION LINE PER  
SURVEY 98-156-C

SECTION LINE PER  
PLAT OF WESTLAWN

SEE ODOT MAP 88-34-4.  
ODOT RIGHT OF WAY NOT TIED.  
ESTABLISHMENT OF RIGHT OF  
WAY NOT FOUND.

COUNTY ROAD, EWING'S RANCH  
TO BRASSFIELD'S FERRY AS  
ORIGINALLY SURVEYED, SEE  
UMATILLA COUNTY ROAD BOOK  
A, PAGES 242 TO 245. FINAL  
ORDER DATED JANUARY 6,  
1881 IN COMMISSIONERS  
JOURNAL E, PAGES 71 & 72.

FOUND BENT 1 1/2"  
IRON PIPE ABOUT 12"  
BELOW THE SURFACE  
(ORIGIN UNKNOWN)  
IN AN ALFALFA FIELD  
THAT HAS BEEN FILLED  
AND LEVELED. HELD FOR  
THIS SURVEY.

ODOT ADDITIONAL RIGHT OF  
WAY NOT TIED. SEE ODOT  
MAP 108-11-10.

COUNTY ROAD  
BRIDGE LOCATION  
SHOWN ON PLAT OF  
WESTLAWN

(EAST 39.74ch) R1  
N89°36'12"E 2639.17'

N89°36'12"E 1319.59'

C1/4 by Kimbrell  
See Sheet 1, Held  
for this survey.

RECORD SURVEYS

No.	SURVEY
R1	RECORD OF PRIVATE SURVEYS BOOK 3, PAGE 547 BY BEARY KIMBRELL
R2	RECORD OF PRIVATE SURVEYS BOOK 1, PAGE 547 BY JOHN KIMBRELL
R3	PLAT OF HALSTEAD'S ADDITION, DEED BOOK K, PAGE 591 AND PLAT BOOK 2, PAGE 79
R4	PLAT OF WESTLAWN PLAT BOOK 2, PAGE 64
R5	CS H-4-B
R6	CS I-202-Ax
R7	CS S-158-C
R8	CS Q-1056-B
R9	CS 86-B-C
R10	CS 87-29-A
R11	CS 98-11-B
R12	CS 98-155-C
R13	CS 02-103-B
R14	CS 05-142-A
R15	CS 12-137-B
R16	CS 15-109-B
R17	CS 01-16-B

NARRATIVE OF SURVEY

In 1871, William Brassfield purchased the N1/2 of the SW1/4 of Section 16 from the State of Oregon. In January of 1881, the final order creating the county road from Ewing's Ranch to Brassfield's ferry was issued. In July of 1881, Umatilla County ordered the construction of a bridge over the Umatilla River at Echo which was completed by the end of that year. In 1898, Mr. Josiah Leezer purchased that part of the N1/2 of the SW1/4 of section 16 lying west of the Umatilla River except for that tract that Mr. Brassfield had sold to Elvira Teal in 1884. In August of 1904, Mr. Leezer had his property surveyed and, by February of 1906, had sold four tracts, created the plat of Westlawn, and had sold a strip of land along their common line to Elvira Teal. The sale of this strip was likely occasioned by the fact that Mr. Kimbrell, in the 1904 survey, had reestablished all of the corners along the west side of section 16 by proportionate measure and didn't match the Teal fence line.

As noted on sheet 1 of this survey, Mr. Kimbrell had an apparent blunder in his location of the west 1/4 corner of Section 16. It is probable that Mr. Leezer relied on the corner Kimbrell set and, where these properties were all created by a common grantor, there should be a reasonable relationship between the possessory lines among these properties and the location of Mr. Kimbrell's 1/4 corner.

To establish the search location for the Kimbrell 1/4 corner I tied all of the possessory evidence I found in the Westlawn Addition and around the parcels sold by Mr. Leezer. Near the calculated point I found a bent iron pipe about 1 foot below the surface of a plowed field. This monument is not Mr. Kimbrell's as his survey said he set a "rock". However, this monument is in reasonable agreement with the tie given on the plat of Westlawn to that 1/4 corner. Finding this monument also led me to search the location of the south 1/16th between sections 16 and 17 where I found a 3/4" smooth iron shaft. I have taken the location of these two monuments as confirmation that the possessory evidence cited in the survey notes section of this map is the best available evidence of the true location of the boundaries established by Mr. Leezer. The section subdivision shown on this sheet of the map is based on the corner monuments shown as held and was for the sole purpose of comparison with the measurements of Mr. Kimbrell. Careful consideration should be taken before applying these points to the remainder of the section.

The county road from Ewing's Ranch to Brassfield's Ferry was established in 1881. While the road notes give a tie to the Umatilla River, that call is not to be used to establish the location of the old county road because the river has changed. To locate that county road I held the location shown on the plat of Westlawn and the fence lines along either side of Pedro Lane. I projected these to an intersect in Highway 320 and ran southerly from that intersection the distance called for in the road establishment survey. I was unable to find any record where this road was vacated or realigned to the present location of Highway 320. With the Kimbrell section breakdown reestablished as shown hereon I set the monuments for the agreed upon boundary line (which is the north line of the strip described in Book 96, Page 459) where that north line intersects the east and west lines of the Teal tract described in Book K, Page 559. This survey was performed with a Trimble R7/R8 RTK GPS system.

DEED RECORDS

BOOK/REEL	PAGE	YEAR
BOOK B	47	1871
BOOK B	684	1871
BOOK B	834	1871
BOOK B	474	1873
BOOK E	91	1880
BOOK K	559	1884
BOOK 19	259	1898
BOOK 44	566	1905
BOOK 96	459	1905
BOOK 47	174	1905
BOOK 47	190	1905
BOOK 47	507	1906
BOOK 55	114	1906
BOOK 50	369	1907
BOOK 61	566	1910
BOOK 142	31	1932
BOOK 142	351	1933
BOOK 311	620	1971
REEL 153	401	1987
REEL 182	803	1989
REEL 191	708	1990
REEL 192	914	1990
REEL 384	125	2001
REEL 540	67	2008
REEL 637	366	2015
REEL 649	18	2015
REEL 654	500	2017

SURVEY NOTES

- (A) FOUND FENCE CORNER, POINT LIES ON CENTERLINE OF FRANKLIN STREET AND 1.32 FEET E. OF THE E. LINE OF THE ALLEY IF EXTENDED.
- (B) FOUND FENCE CORNER, POINT LIES ON E. LINE OF LEEZER AVENUE AND 1.5 FEET SOUTH OF THE CENTERLINE OF FRANKLIN STREET.
- (C) FOUND 5/8" IRON REBAR DRIVEN IN A 3/4" IRON PIPE. PIN BEARS N88°43'19"E 35.36' FROM THE SE CORNER OF LOT 6, BLOCK 2.
- (D) FOUND 2" IRON PIPE 1 FOOT BELOW THE SURFACE. PIPE BEARS N79°15'04"E 2.82' FROM THE SW CORNER OF LOT 2, BLOCK 2.
- (E) 1950'S ERA PICKET FENCE RUNS PARALLEL TO LEEZER AVENUE AND IS 0.7' EAST OF THE W. LINE OF LOT 3, BLOCK 2.
- (F) FOUND 1" SQUARE IRON SHAFT, POINT BEARS N85°13'01"E 1.1 FEET FROM THE SE. CORNER OF LOT 4, BLOCK 2.
- (G) THE METAL DETECTOR INDICATES THE MONUMENT FROM SURVEY 98-08-C IS PRESENT BELOW THE ASPHALT. I DID NOT DIG IT OUT.
- (H) FOUND FENCE CORNER AT THE INTERSECTION OF THE E. LINE OF WESTLAWN ADDITION WITH THE SOUTH LINE OF BLOCK 3.
- (I) FOUND 5/8" IRON REBAR FROM SURVEY 86-B-C. THE MONUMENT FALLS S17°31'12"W FROM THE SE CORNER OF BLOCK 3. POINT NOT HELD.
- (J) FOUND FENCE CORNER ON THE WEST LINE OF THE ALLEN TRACT AND 2 FEET SOUTH OF THE SW CORNER OF TRACT 2 OF THE DEED IN REEL 649, PAGE 18.
- (K) FOUND FENCE LINE 0.5 FOOT SOUTH OF THE S. LINE OF TRACT 2 OF THE DEED IN REEL 649, PAGE 18. DEED LINE NOT SHOWN.
- (L) FOUND FENCE CORNER 1.3' EAST OF THE PROPERTY LINE.
- (M) CALCULATED THE SE CORNER OF THE CORREA PROPERTY AT RECORD DISTANCES FROM THE FOUND MONUMENTS FROM SURVEY H-4-B AS SHOWN. THIS POINT BEARS N0°11'32"E 18.02' FROM THE SW CORNER OF SECTION 16. RECORD DIMENSION FROM H-4-B IS N0°17'20"W 1636.59'.
- (N) THE USA DEPARTMENT OF ENERGY HAS OBTAINED AN EASEMENT ALONG PEDRO LANE BY DEED 803, REEL 191, PAGE 708, AND REEL 192, PAGE 194.

LINE TABLE

LINE No.	BEARINGS	DISTANCE
L1	S01°17'33"W	125.75'
(L1) R5	N00°42'24"E	125.75'
L2	S22°36'48"E	112.77'
(L2) R5	N23°03'50"W	112.77'
L3	N00°43'32"E	5.12'
L4	N89°16'28"W	42.23'
(L4) R4	WEST	41'
L5	N00°43'32"E	27.96'
(L5) R4	NORTH	27.96'
L6	N00°43'32"E	38.50'
(L6) R4	NORTH	38.50'
L7	N57°01'17"E	24.45'
(L7) R4	N32°09'20"W	62.00'
(L8) R4	S89°16'28"E	54.00'
L9	EAST	54.00'
(L9) R4	N31°46'18"W	59.28'
L10	N37°31'09"W	39.01'
L11	N00°43'32"E	19.36'
(L12) R4	NORTH	19.36'
L12	N00°43'32"E	19.36'
(L12) R4	NORTH	19.36'
L13	N88°21'55"W	99.49'
L14	S57°01'17"W	174.71'
L15	N00°00'00"E	35.76'

BASIS OF BEARINGS  
Bearings are based on GPS observed  
NAD 83 OREGON NORTH grid bearings  
rotated 0°55'09" clockwise at a point  
N33°52'56"E, 375.87' from the west  
1/4 corner of Section 16.

- LEGEND
- SET 5/8"x30" IRON REBAR WITH ORANGE PLASTIC CAP STAMPED WTS AND 56295LS
  - FOUND MONUMENT AS NOTED
  - FOUND RECORD BRASS CAP. SEE SHEET 1
  - ★ FOUND 1/2" IRON REBAR FROM SURVEY H-4-B
  - ◇ COUNTY ROAD ANGLE POINT. NOTHING SET.
  - COMPUTED POINT ONLY NOTHING SET.
  - (xx.xx) RECORD DATA FROM SURVEY AS NOTED
  - IRRIGATION DITCH
  - x- EXISTING FENCE
  - COUNTY ROAD CENTERLINE
  - ⊕ SEE SURVEY NOTES

Tax Lot 2500  
SPIKE RANCH, INC.  
R78, P1799

Tax Lot 1900  
SHIRLEY SNOW FAMILY TRUST  
REEL 540, PAGE 67

0.79 acres of Tax Lot 1900  
to adjust into Tax Lot 1900.  
Total area of Tax Lot 1900  
after the adjustment equals  
47.67 acres.

0.23 acres of Tax Lot 1800  
to adjust into Tax Lot 2500.  
Total area of Tax Lot 2500  
after the adjustment equals  
78.23 acres.

Note: The new line between  
Tax Lot 1900 and Tax Lot 2500  
is to be the north line of the strip  
from Book 96, Page 459.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Stephen K. Haddock  
OREGON  
JULY 9, 2004  
STEPHEN K. HADDOCK  
56295LS

RECEIVED BY

Umatilla County Surveyor  
Date: 6/13/2017  
Rec'd By: Dick Snow  
No.: 17-082-C

SURVEY FOR  
Mr. Dick Snow  
33263 Oregon Trail Road  
Echo, OR 97826

LOCATION: Section 16, T3N, R29E, W.M.,  
Umatilla County, Oregon

PROJECT No. 16 - 05 SCALE 1" = 100'  
Survey date: December, 2016 - March 2017.

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