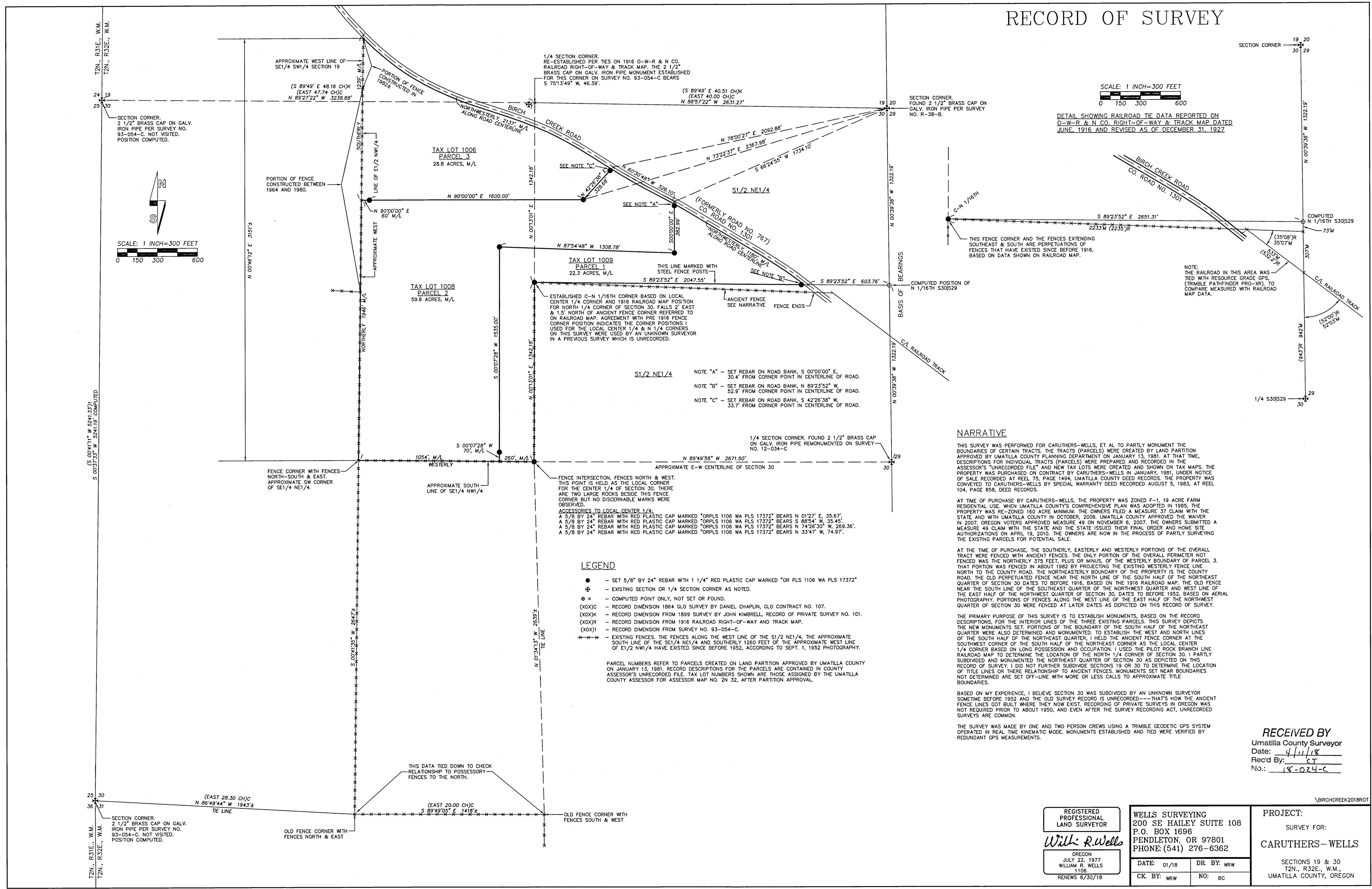


RECORD OF SURVEY

SCALE: 1 INCH=300 FEET
0 150 300 600

DETAIL SHOWING RAILROAD TIE DATA REPORTED ON O-W-R & N CO. RIGHT-OF-WAY & TRACK MAP DATED JUNE, 1916 AND REVISED AS OF DECEMBER 31, 1927

SCALE: 1 INCH=300 FEET
0 150 300 600



NOTE "A" - SET REBAR ON ROAD BANK, S 00°00'00" E, 30.4' FROM CORNER POINT IN CENTERLINE OF ROAD.
NOTE "B" - SET REBAR ON ROAD BANK, N 89°23'52" W, 52.9' FROM CORNER POINT IN CENTERLINE OF ROAD.
NOTE "C" - SET REBAR ON ROAD BANK, S 42°26'38" W, 33.7' FROM CORNER POINT IN CENTERLINE OF ROAD.

LEGEND

- - SET 5/8" BY 24" REBAR WITH 1 1/4" RED PLASTIC CAP MARKED "OR PLS 1106 WA PLS 17372"
- ⊗ - EXISTING SECTION OR 1/4 SECTION CORNER AS NOTED.
- ⊙ x - COMPUTED POINT ONLY, NOT SET OR FOUND.
- (XOX)C - RECORD DIMENSION 1864 GLO SURVEY BY DANIEL CHAPLIN, GLO CONTRACT NO. 107.
- (XOX)K - RECORD DIMENSION FROM 1899 SURVEY BY JOHN KIMBRELL, RECORD OF PRIVATE SURVEY NO. 101.
- (XOX)R - RECORD DIMENSION FROM 1916 RAILROAD RIGHT-OF-WAY AND TRACK MAP.
- (XOX)I - RECORD DIMENSION FROM SURVEY NO. 93-054-C.
- - EXISTING FENCES. THE FENCES ALONG THE WEST LINE OF THE S1/2 NE1/4, THE APPROXIMATE SOUTH LINE OF THE SE1/4 NE1/4 AND SOUTHERLY 1260 FEET OF THE APPROXIMATE WEST LINE OF E1/2 NW1/4 HAVE EXISTED SINCE BEFORE 1952, ACCORDING TO SEPT. 1, 1952 PHOTOGRAPHY.

PARCEL NUMBERS REFER TO PARCELS CREATED ON LAND PARTITION APPROVED BY UMATILLA COUNTY ON JANUARY 13, 1981. RECORD DESCRIPTIONS FOR THE PARCELS ARE CONTAINED IN COUNTY ASSESSOR'S UNRECORDED FILE. TAX LOT NUMBERS SHOWN ARE THOSE ASSIGNED BY THE UMATILLA COUNTY ASSESSOR FOR ASSESSOR MAP NO. 2N 32, AFTER PARTITION APPROVAL.

NARRATIVE

THIS SURVEY WAS PERFORMED FOR CARUTHERS-WELLS, ET AL TO PARTLY MONUMENT THE BOUNDARIES OF CERTAIN TRACTS. THE TRACTS (PARCELS) WERE CREATED BY LAND PARTITION APPROVED BY UMATILLA COUNTY PLANNING DEPARTMENT ON JANUARY 13, 1981. AT THAT TIME, DESCRIPTIONS FOR INDIVIDUAL TRACTS (PARCELS) WERE PREPARED AND RECORDED IN THE ASSESSOR'S UNRECORDED FILE AND NEW TAX LOTS WERE CREATED AND SHOWN ON TAX MAPS. THE PROPERTY WAS PURCHASED ON CONTRACT BY CARUTHERS-WELLS IN JANUARY, 1981, UNDER NOTICE OF SALE RECORDED AT REEL 75, PAGE 1494, UMATILLA COUNTY DEED RECORDS. THE PROPERTY WAS CONVEYED TO CARUTHERS-WELLS BY SPECIAL WARRANTY DEED RECORDED AUGUST 5, 1983, AT REEL 104, PAGE 858, DEED RECORDS.

AT TIME OF PURCHASE BY CARUTHERS-WELLS, THE PROPERTY WAS ZONED F-1, 19 ACRE FARM RESIDENTIAL USE. WHEN UMATILLA COUNTY'S COMPREHENSIVE PLAN WAS ADOPTED IN 1985, THE PROPERTY WAS RE-ZONED 160 ACRE MINIMUM. THE OWNERS FILED A MEASURE 37 CLAIM WITH THE STATE AND WITH UMATILLA COUNTY IN OCTOBER, 2006. UMATILLA COUNTY APPROVED THE WAIVER IN 2007. OREGON VOTERS APPROVED MEASURE 49 ON NOVEMBER 6, 2007. THE OWNERS SUBMITTED A MEASURE 49 CLAIM WITH THE STATE AND THE STATE ISSUED THEIR FINAL ORDER AND HOME SITE AUTHORIZATIONS ON APRIL 19, 2010. THE OWNERS ARE NOW IN THE PROCESS OF PARTLY SURVEYING THE EXISTING PARCELS FOR POTENTIAL SALE.

AT THE TIME OF PURCHASE, THE SOUTHERLY, EASTERLY AND WESTERLY PORTIONS OF THE OVERALL TRACT WERE FENCED WITH ANCIENT FENCES. THE ONLY PORTION OF THE OVERALL PERIMETER NOT FENCED WAS THE NORTHERLY 375 FEET, PLUS OR MINUS, OF THE WESTERLY BOUNDARY OF PARCEL 3. THAT PORTION WAS FENCED IN ABOUT 1982 BY PROJECTING THE EXISTING WESTERLY FENCE LINE NORTH TO THE COUNTY ROAD. THE NORTHEASTERLY BOUNDARY OF THE PROPERTY IS THE COUNTY ROAD. THE OLD PERPETUATED FENCE NEAR THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 30 DATES TO BEFORE 1916, BASED ON THE 1916 RAILROAD MAP. THE OLD FENCE NEAR THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 30, DATES TO BEFORE 1952, BASED ON AERIAL PHOTOGRAPHY. PORTIONS OF FENCES ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 30 WERE FENCED AT LATER DATES AS DEPICTED ON THIS RECORD OF SURVEY.

THE PRIMARY PURPOSE OF THIS SURVEY IS TO ESTABLISH MONUMENTS, BASED ON THE RECORD DESCRIPTIONS, FOR THE INTERIOR LINES OF THE THREE EXISTING PARCELS. THIS SURVEY DEPICTS THE NEW MONUMENTS SET. PORTIONS OF THE BOUNDARY OF THE SOUTH HALF OF THE NORTHEAST QUARTER WERE ALSO DETERMINED AND MONUMENTED. TO ESTABLISH THE WEST AND NORTH LINES OF THE SOUTH HALF OF THE NORTHEAST QUARTER, I HELD THE ANCIENT FENCE CORNER AT THE SOUTHWEST CORNER OF THE SOUTH HALF OF THE NORTHEAST CORNER AS THE LOCAL CENTER 1/4 CORNER BASED ON LONG POSSESSION AND OCCUPATION. I USED THE PILOT ROCK BRANCH LINE RAILROAD MAP TO DETERMINE THE LOCATION OF THE NORTH 1/4 CORNER OF SECTION 30. I PARTLY SUBDIVIDED AND MONUMENTED THE NORTHEAST QUARTER OF SECTION 30 AS DEPICTED ON THIS RECORD OF SURVEY. I DID NOT FURTHER SUBDIVIDE SECTIONS 19 OR 30 TO DETERMINE THE LOCATION OF TITLE LINES OR THEIR RELATIONSHIP TO ANCIENT FENCES. MONUMENTS SET NEAR BOUNDARIES NOT DETERMINED ARE SET OFF-LINE WITH MORE OR LESS CALLS TO APPROXIMATE TITLE BOUNDARIES.

BASED ON MY EXPERIENCE, I BELIEVE SECTION 30 WAS SUBDIVIDED BY AN UNKNOWN SURVEYOR SOMETIME BEFORE 1952 AND THE OLD SURVEY RECORD IS UNRECORDED---THAT'S HOW THE ANCIENT FENCE LINES GOT BUILT WHERE THEY NOW EXIST. RECORDING OF PRIVATE SURVEYS IN OREGON WAS NOT REQUIRED PRIOR TO ABOUT 1950, AND EVEN AFTER THE SURVEY RECORDING ACT, UNRECORDED SURVEYS ARE COMMON.

THE SURVEY WAS MADE BY ONE AND TWO PERSON CREWS USING A TRIMBLE GEODETIC GPS SYSTEM OPERATED IN REAL TIME KINEMATIC MODE. MONUMENTS ESTABLISHED AND TIED WERE VERIFIED BY REDUNDANT GPS MEASUREMENTS.

RECEIVED BY
Umatilla County Surveyor
Date: 4/11/18
Rec'd By: C.T.
No.: 18-024-C

REGISTERED PROFESSIONAL LAND SURVEYOR
Willie R. Wells
OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106
RENEWS 6/30/18

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

DATE: 01/18	DR. BY: wrw
CK. BY: wrw	NO: bc

PROJECT:
SURVEY FOR:
CARUTHERS-WELLS

SECTIONS 19 & 30
T2N., R32E., W.M.
UMATILLA COUNTY, OREGON

VBIRCHCREEK2018BROT