

RECORD OF SURVEY FOR PROPERTY LINE ADJUSTMENT

LEGEND

- FOUND 2 1/2" BRASS CAP ON GALV. IRON PIPE SECTION CORNER MONUMENT FROM SURVEY NO. 88-042-C.
- FOUND 2 1/2" BRASS CAP ON GALV. IRON PIPE 1/4 SECTION CORNER MONUMENT FROM SURVEY NO. 88-042-C.
- SET 2" ALUMINUM CAP ON 5/8 BY 24" REBAR FOR CORNER POINT. SEE CORNER CERTIFICATE FILED PRIOR TO THIS SURVEY FOR ADDITIONAL INFORMATION.
- SET 2 1/2" BRASS CAP ON 1/4 BY 30" GALV. IRON PIPE FOR 1/4 SECTION CORNER MONUMENT. SEE CORNER CERTIFICATE FILED PRIOR TO THIS SURVEY FOR ADDITIONAL INFORMATION.
- SET 5/8 BY 24" REBAR WITH RED PLASTIC CAP MARKED "OR PLS 1106 WA WA PLS 17372" AT CORNER POINT AND SET STEEL FENCE POST WITH "WITNESS POST" SIGN ATTACHED BESIDE REBAR MONUMENT.
- OTHER MONUMENT FOUND AS NOTED.
- COMPUTED POINT ONLY, NOT SET OR FOUND.
- (XOX) — RECORD DIMENSION FROM ORIGINAL GLO SURVEY BY WM. H. ODELL, UNDER CONTRACT NO. 114, DATED JULY 2, 1866.
- (XOX)2 — RECORD DIMENSION FROM SURVEY BY WM. R. WELLS, DATED JULY 17, 1888, SURVEY NO. 88-42-C.
- (XOX)3 — RECORD DIMENSION FROM SURVEY BY WM. R. WELLS, DATED APRIL, 2000, SURVEY NO. 00-117-B.
- (XOX)4 — RECORD DIMENSION FROM SURVEY 9B BY W. J. CHALK, COUNTY SURVEYOR, IN APRIL, 1885.
- EXISTING FENCE LINE.
- INDICATES NEW DIVISION LINE, MARKED WITH STEEL FENCE POSTS AT RANDOM INTERVALS FOR FENCE BUILDING.
- CH — INDICATES CHAIN UNIT OF MEASUREMENT, 1 CHAIN = 66.00 FEET.

1/4 CORNER HELD, (ACCEPTED) FENCE INTERSECTION IN CONFORMANCE WITH SURVEY NO. 0-747-A, (1960).

SCALE: 1 INCH=400 FEET

BASIS OF BEARINGS: MEASURED BEARINGS ARE TRUE NORTH BASED ON ROTATION TO GPS GEODETIC OBSERVATION TAKEN AT THE 1/4 CORNER COMMON TO SECTIONS 21 & 28.

PROPERTY LINE ADJUSTMENT AREA SUMMARY:

REVISED TAX LOT 600:
AREA OF TAX LOT 600 BY THIS SURVEY = 353.11 ACRES, LESS PORTION OF TAX LOT 600 NORTH OF HIGHWAY 204 ATTACHING TO TAX LOT 900, (30.37 ACRES), LESS PORTION OF TAX LOT 600 ATTACHING TO TAX LOT 900 SOUTH OF HIGHWAY NO. 204, (66.08 ACRES) = 194.75 ACRES, LESS AREA OF PEA RIDGE COUNTY ROAD, (1.91 ACRES) = 194.75 ACRES, M/L REVISED AREA OF TAX LOT 600.

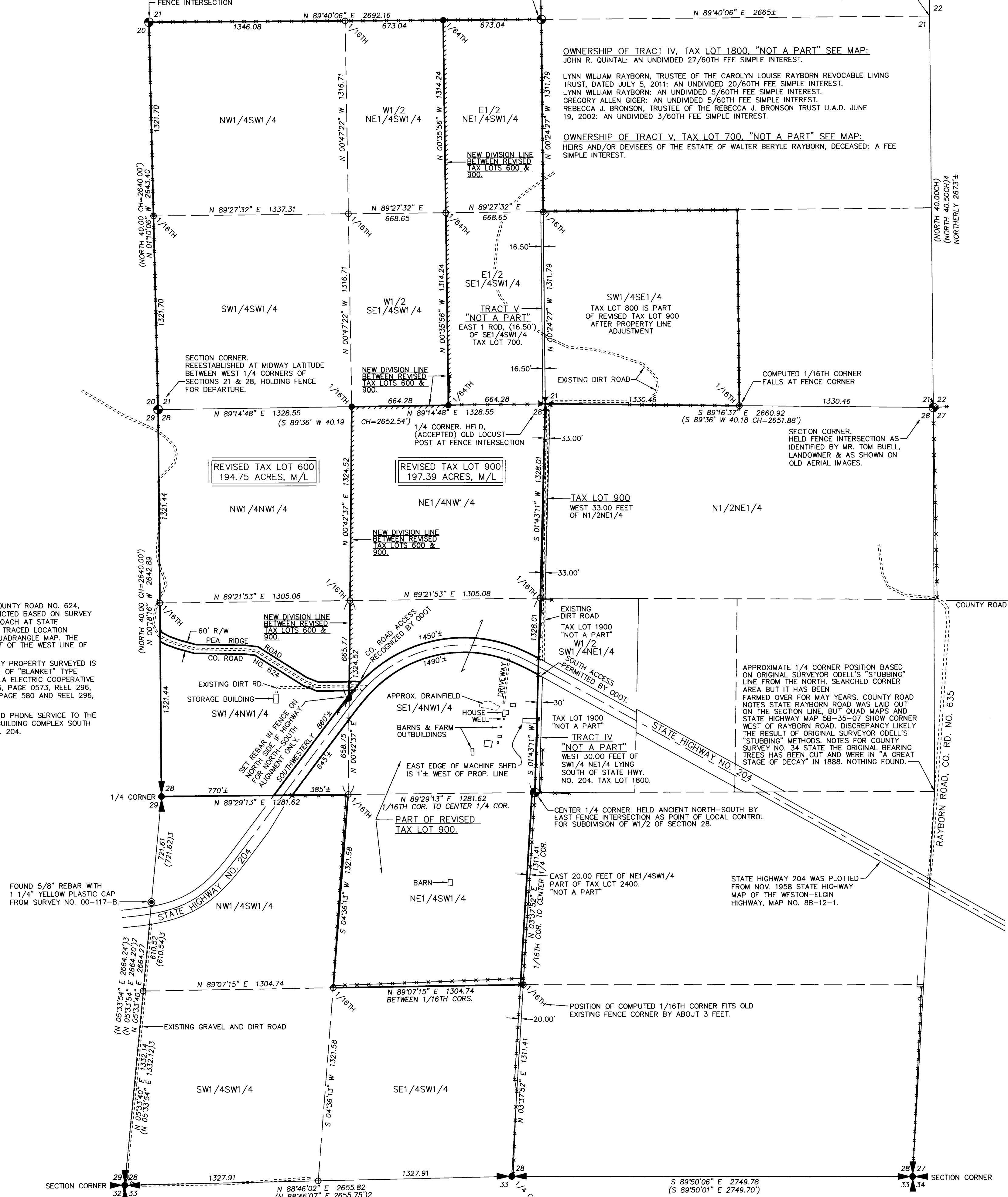
REVISED TAX LOT 900:
AREA OF TAX LOT 900 BY THIS SURVEY = 1.01 ACRES, PLUS PORTION OF TAX LOT 600 NORTH OF HIGHWAY 204 ATTACHING TO TAX LOT 900, (30.37 ACRES), PLUS PORTION OF TAX LOT 600 ATTACHING TO TAX LOT 900 SOUTH OF HIGHWAY NO. 204, (66.08 ACRES), PLUS TAX LOT 900, (40.00 ACRES) ATTACHING TO TAX LOT 900 = 197.39 ACRES, LESS AREA OF PEA RIDGE COUNTY ROAD (0.07 ACRES) = 197.39 ACRES, M/L REVISED AREA OF TAX LOT 900.

TAX LOT NUMBERS REFER TO UMATILLA COUNTY ASSESSOR MAP NO. 4N36C.

1/4 CORNER SEARCH POINT:
SEARCHED FOR ORIGINAL 1866 POST CORNER & THE STONE CORNER REESTABLISHED ON SURVEY 9B IN 1885. AREA FARMED OVER FOR MANY YEARS, NOTHING FOUND.

CENTER 1/4 CORNER HELD ANCIENT FENCE CORNER AS BEST EVIDENCE OF THE ORIGINAL CENTER 1/4 CORNER POSITION. HELD CORNER POSITION FALLS 2.8' WEST AND 5.4' SOUTH OF THE MIDPOINT OF THE LINE BETWEEN THE ACCEPTED FENCE CORNERS AT THE NORTH AND SOUTH 1/4 CORNERS OF SECTION 21. MY OPINION IS THIS CORNER WAS ESTABLISHED BY PROPER METHODS ON AN UNRECORDED SURVEY MADE WHEN THE EAST 1/4 CORNER WAS STILL EXISTING.

1/4 CORNER HELD, (ACCEPTED) PROJECTED FENCE INTERSECTION



NOTES:

- PEA RIDGE ROAD, COUNTY ROAD NO. 624, IS APPROXIMATELY DEPICTED BASED ON SURVEY TIES TO EXISTING APPROACH AT STATE HIGHWAY NO. 204 AND TRACED LOCATION FROM 7 1/2 MINUTE QUADRANGLE MAP. THE ROAD IS VACATED WEST OF THE WEST LINE OF SECTION 28.
- THE RAYBORN FAMILY PROPERTY SURVEYED IS SUBJECT TO A NUMBER OF "BLANKET" TYPE EASEMENTS TO UMATILLA ELECTRIC COOPERATIVE RECORDED IN REEL 296, PAGE 0573, REEL 296, PAGE 579, REEL 296, PAGE 580 AND REEL 296, PAGE 581.
- THERE IS POWER AND PHONE SERVICE TO THE EXISTING HOUSE AND BUILDING COMPLEX SOUTH OF STATE HIGHWAY NO. 204.

SURVEYOR'S PRELIMINARY NARRATIVE:

THIS PROPERTY LINE ADJUSTMENT MAP AND SURVEY WAS PREPARED AT THE REQUEST OF MR. PATRICK GREGG, ATTORNEY REPRESENTING LYNN RAYBORN. THE PURPOSE OF THE SURVEY WAS TO ADJUST THE BOUNDARIES OF THREE EXISTING TAX LOTS, (TAX LOTS 600, 800 AND 900, ASSESSOR MAP 4N36C), ARE PRESENTLY OWNED IN UNDIVIDED INTEREST BY THREE DIFFERENT PARTIES. AFTER PROPERTY LINE ADJUSTMENT APPROVAL, REVISED TAX LOT 600 WILL BE DEEDED TO GREG GIGER AND REVISED TAX LOT 900 WILL BE DEEDED TO LYNN RAYBORN. EXISTING TAX LOT 800 WILL BE ABSORBED INTO REVISED TAX LOT 900.

THE ORIGINAL GOVERNMENT SECTION AND ONE-QUARTER CORNERS CONTROLLING SECTIONS 21 AND 28 HAVE BEEN EXTENSIVELY OBLITERATED SINCE THE 1866 SUBDIVISION SURVEY. SURVEY NO. 88-042-C WAS MADE BY MYSELF IN 1988 REVEALED ORIGINAL DEPUTY SURVEYOR WILLIAM ODELL USED IMPROPER METHODS BY "STUBBING" LINES IN SUBDIVIDING THE TOWNSHIP. "STUBBING" RESULTS IN IRREGULAR LINES BETWEEN CORNERS NOT MEASURED BETWEEN. DURING SURVEY NO. 88-042-C, I RECOVERED ORIGINAL EVIDENCE, (BEARING TREES OR BEARING TREE STUMPS) FOR THE SOUTH AND WEST 1/4 CORNERS OF SECTION 28. DURING SURVEY RESEARCH, A FEW PERTINENT SURVEYS, MADE BY COUNTY SURVEYORS AND RECORDED IN RECORD OF PRIVATE SURVEYS BOOKS 1 AND 2 WERE FOUND AND UTILIZED TO THE EXTENT POSSIBLE. ENTRY OF SURVEYS MADE BY COUNTY SURVEYORS INTO BOOKS 1 AND 2 ENDED AROUND 1940. THERE WERE UNDOUBTEDLY MANY OTHER SURVEYS MADE BY PRIVATE SURVEYORS AND ENGINEERS BETWEEN THE ORIGINAL SURVEYS IN 1866 AND THE BEGINNING OF OREGON'S SURVEY RECORDING ACT IN ABOUT 1950. UNFORTUNATELY, NEARLY ALL OF THE OLD PRIVATE SURVEY RECORDS FOR SURVEYS NOT MADE BY COUNTY SURVEYORS PRIOR TO OREGON'S SURVEY RECORDING ACT ARE LOST. IT'S MY OPINION HOWEVER, AFTER SURVEYING IN UMATILLA COUNTY FOR NEARLY 45 YEARS, THAT MANY FENCES AND OTHER IMPROVEMENTS ARE BASED ON UNRECORDED SURVEYS MADE PRIOR TO 1950, AND HAVE BEEN RELIED ON BY PROPERTY OWNERS.

IN SECTION 21, I ACCEPTED AND MONUMENTED ANCIENT FENCE CORNERS FOR THE NORTH, WEST AND SOUTH 1/4 CORNERS AND HELD A FENCE INTERSECTION AS IDENTIFIED BY MR. TOM BUELL FOR THE SOUTHEAST CORNER OF THE SECTION. AT THE SOUTHWEST CORNER OF THE SECTION I REESTABLISHED THE CORNER AT MID-WAY LATITUDE BETWEEN THE 1/4 CORNERS NORTH AND SOUTH, HOLDING THE OLD NORTH-SOUTH FENCE LINE FOR DEPARTURE. I ACCEPTED AND MONUMENTED THE ANCIENT FENCE CORNER AT THE CENTER 1/4 CORNER AFTER CONFIRMING ITS POSITION RELATIVE TO OTHER ACCEPTED GOVERNMENT CORNERS ON THE PERIMETER OF THE SECTION. IT'S MY OPINION THE CENTER 1/4 CORNER POSITION WAS ESTABLISHED BY UNRECORDED SURVEY AFTER THE LAND PATENTS WERE ISSUED FOR THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 21 IN THE 1860S. SEE NOTES ON THIS SURVEY.

NARRATIVE, CONTINUED.

SECTION 28 IS AN IRREGULAR SECTION WITH THE SOUTH HALF SHIFTED WESTERLY FROM THE NORTH HALF DUE TO "STUBBING" OF LINES BY ORIGINAL SURVEYOR WILLIAM ODELL. COMPARISON OF THE RECORD 1866 PLAT WITH SURVEY NO. 88-042-C AND RECORD RETRACEMENT SURVEYS FOUND IN OLD RECORD OF PRIVATE SURVEYS BOOKS 1 AND 2 SHOWS PART OF THE PRESENT SITUATION, BECAUSE OF THE IRREGULAR LAYOUT OF THE SECTION, APPLYING NORMAL METHOD OF INTERSECTING STRAIGHT LINES BETWEEN OPPOSITE 1/4 SECTION CORNERS WOULD RESULT IN THE THEORETICAL CENTER 1/4 CORNER POSITION BEING 45 FEET WEST AND 13 FEET SOUTH OF THE POSITION I HAVE HELD AND BE IN TOTAL DISAGREEMENT POSSESSORY FENCE LINE EVIDENCE AT THE CORNER, THE THEORETICAL POSITION WOULD CAUSE 1/4 SECTION LINES TO CUT THROUGH AN EXISTING MACHINE SHED, PLACE FUEL TANKS ON THE WRONG SIDE OF THE LINE AND PLACE THE EXISTING OLD ACCESS LANE ON THE WRONG PROPERTY. THE CENTER 1/4 CORNER OF SECTION 28 IS THE CORNER OF TWO 1875 LAND PATENTS AND IS ON THE WEST LINE OF A THIRD 1875 PATENT.

I HELD THE INTERSECTION OF THE EXISTING NORTH-SOUTH FENCE LINE WITH THE PROJECTED WESTERLY INTERSECTION OF A FENCE LINE EXTENDING EAST AS THE POINT OF LOCAL CONTROL FOR THE CENTER 1/4 CORNER FOR SUBDIVISION OF THE WEST HALF OF SECTION 28, AND MONUMENTED THE CORNER POINT. THIS POSITION HAS BEEN HELD BY ADJOINING OWNERS FOR AT LEAST 60 YEARS, (BASED ON 1956 AERIAL PHOTOGRAPHY). 1958 STATE HIGHWAY MAP 88-12-1 STATES A "CHARR'D STAKE" WAS FOUND FOR THE CENTER 1/4 CORNER. THERE IS NO EXISTING RECORD FOR A "CHARR'D STAKE" AT THIS CORNER. DESPITE HAVING TIES TO TWO EXISTING ORIGINAL CORNERS COMMON WITH THE STATE HIGHWAY MAP, I AM UNABLE TO DETERMINE A POSITION FOR THE "CHARR'D STAKE". DUE TO UNRESOLVED MATHEMATICAL ERRORS ON THE STATE HIGHWAY MAP, HOWEVER, THE STATE MAP CLEARLY SHOWS THE "CHARR'D STAKE" POSITION AT THE SOUTHWEST CORNER OF THE DEEDED 30 FOOT STRIP OF LAND CONTAINING THE EXISTING ACCESS LANE, WHICH CORRESPONDS WITH MY MONUMENTED POSITION FOR THE CENTER 1/4 CORNER.

NARRATIVE, CONTINUED.

IT IS MY OPINION THE CENTER 1/4 CORNER POSITION AS I HAVE MONUMENTED IT WAS DETERMINED BY UNRECORDED SURVEY AT SOME TIME IN THE PAST. OLD SURVEYS DID NOT ALWAYS FOLLOW SURVEY METHODS CURRENTLY PRESCRIBED, BUT LANDOWNERS RELIED ON THOSE OLD SURVEYS AND BUILT THEIR IMPROVEMENTS ACCORDINGLY. IN REVIEWING SOME OF THE LAST SURVEYS RECORDED IN RECORD OF PRIVATE SURVEY BOOK 2, I NOTED SURVEY NO. 441, BY FRANK B. HAYES, UMATILLA COUNTY SURVEYOR, DATED JULY 8, 1937. IN THAT SURVEY MR. HAYES DETERMINED THE CORNERS AND DIMENSIONS OF THE SE1/4 OF THE NW1/4 (INCLUDING THE CENTER 1/4 CORNER) OF SECTION 16, T3N., R34E., W.M. USING ONLY THE SW AND SE CORNERS OF SECTION 16 AND AN EXISTING OLD FENCE LINE ALONG THE SOUTH LINE OF THE N1/2 OF THE SECTION. WOOD STAKES WERE SET AT THE CORNERS OF THE SE1/4 OF THE NW1/4 AND ALONG THE LINES AT 200 FOOT INTERVALS, (PRESUMABLY FOR FENCING). THIS CONFIRMS MY REASONING THAT OLD SURVEYS DID NOT ALWAYS FOLLOW PRESCRIBED METHODS, EVEN WHEN PERFORMED BY THE COUNTY SURVEYOR. YET PROPERTY OWNERS HAVE RELIED ON THE OLD SURVEYS WHEN CONSTRUCTING IMPROVEMENTS.

THE PRESENT SURVEY WAS MADE WITH A LEICA GEODETIC GPS UNIT CONNECTED TO THE OREGON REAL TIME NETWORK AND WITH A TRIMBLE S6 ROBOT TOTAL STATION IN AREAS WHERE GPS SIGNAL COULD NOT BE RECEIVED. CONTROLLING CORNERS AND NEW MONUMENTS SET WERE VERIFIED BY REDUNDANT OBSERVATIONS.

RECEIVED BY
Umatilla County Surveyor
Date: 10/20/20
Rec'd By: CT
No.: 20-092-C

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

MAP LAST REVISED: 10/21/20
WELLS SURVEYING
200 SE HAILEY SUITE 108
P.O. BOX 1696
PENDLETON, OR 97801
PHONE: (541) 276-6362
DATE: 10/19 DR. BY: WRW
CK. BY: wrw NO: 19-1742

PROJECT: RAYBORN/ROT
PROPERTY LINE ADJUSTMENT SURVEY FOR:
LYNN RAYBORN
SITUATED IN SECTIONS 21 & 28, T4N., R36E., W.M., UMATILLA COUNTY, OREGON.