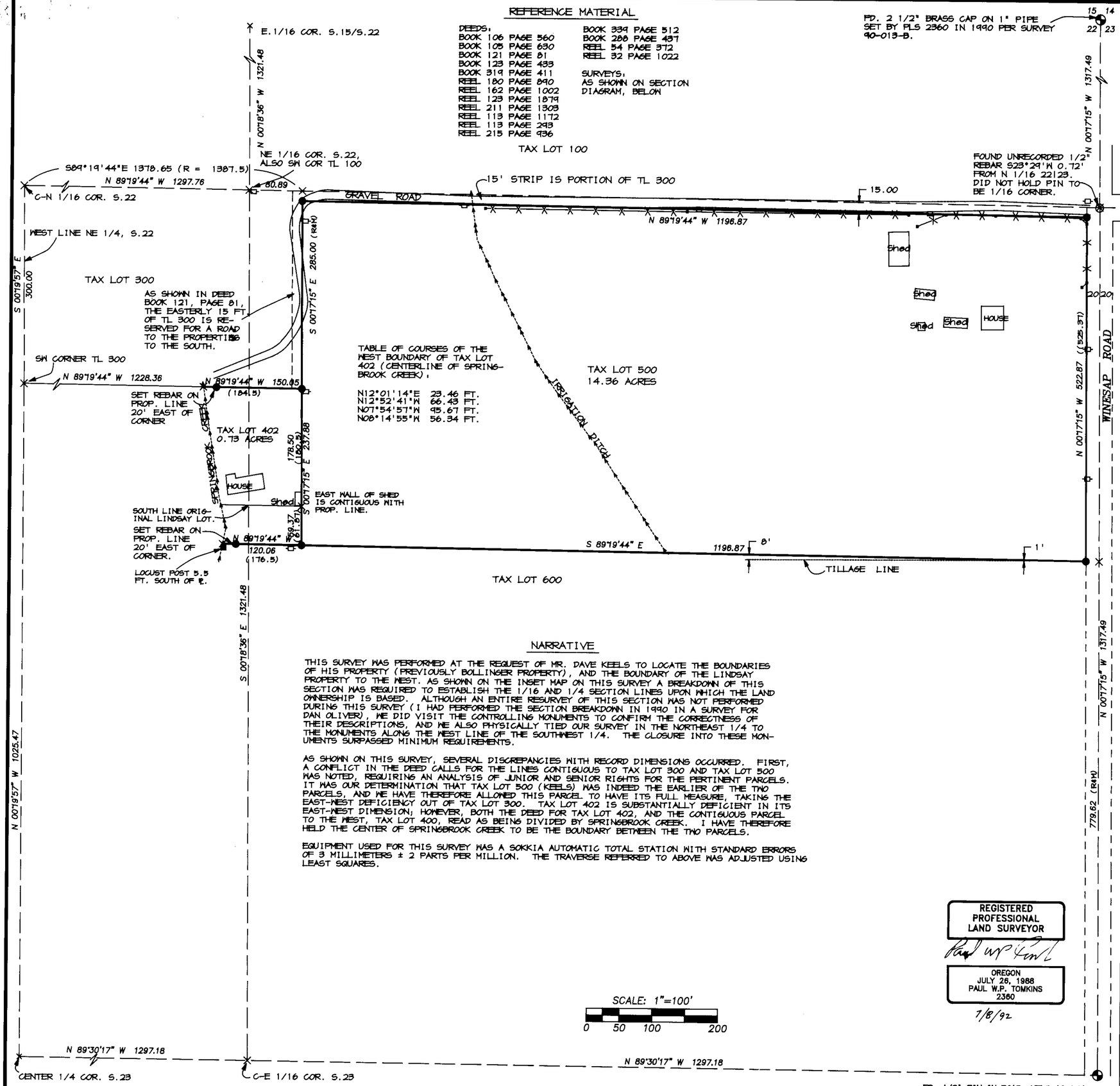
REFERENCE MATERIAL

DEEDS:
BOOK 106 PAGE 560
BOOK 105 PAGE 630
BOOK 121 PAGE 81
BOOK 123 PAGE 433
BOOK 319 PAGE 411
REEL 180 PAGE 890
REEL 162 PAGE 1002
REEL 123 PAGE 1879
REEL 211 PAGE 1303
REEL 113 PAGE 1172
REEL 113 PAGE 293
REEL 215 PAGE 936
BOOK 339 PAGE 512
BOOK 288 PAGE 487
REEL 54 PAGE 372
REEL 32 PAGE 1022

SURVEYS:
AS SHOWN ON SECTION DIAGRAM, BELOW

BASIS OF BEARINGS

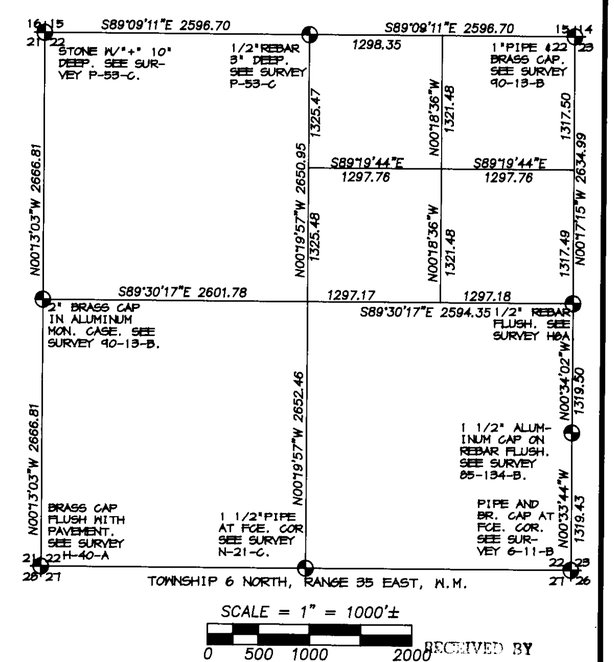
N00°17'15"W ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 35 EAST, W.M., AS SHOWN ON A SURVEY FOR DAN OLIVER, NUMBER 90-013-B, FILES OF THE UMATILLA CO. SURVEYOR.



LEGEND

- RIGHT OF WAY LINE
- EASEMENT BOUNDARY
- SECTION OR SECTION SUBDIVISION LINE
- PROPERTY BOUNDARY
- FENCE LINE
- SURVEY MONUMENT AS DESCRIBED
- CALCULATED POINT, NOT SET
- ( ) RECORD DIMENSION
- SET 5/8" X 30" REBAR WITH PLASTIC YELLOW CAP STAMPED "TOMKINS SURVEYING" AND BRASS WASHER STAMPED "WA-25843 OR-2360", ATTACHED.
- POWER POLE

SECTION DIAGRAM
(REFER TO SURVEY 90-13-B)



SCALE = 1" = 1000'±
0 500 1000 2000

RECEIVED BY
Umatilla County Surveyor
Date 7-92
Rec'd By KE
No. 92-76-B

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF MR. DAVE KEELS TO LOCATE THE BOUNDARIES OF HIS PROPERTY (PREVIOUSLY BOLLINGER PROPERTY), AND THE BOUNDARY OF THE LINDSAY PROPERTY TO THE WEST. AS SHOWN ON THE INSET MAP ON THIS SURVEY A BREAKDOWN OF THIS SECTION WAS REQUIRED TO ESTABLISH THE 1/16 AND 1/4 SECTION LINES UPON WHICH THE LAND OWNERSHIP IS BASED. ALTHOUGH AN ENTIRE RESURVEY OF THIS SECTION WAS NOT PERFORMED DURING THIS SURVEY (I HAD PERFORMED THE SECTION BREAKDOWN IN 1990 IN A SURVEY FOR DAN OLIVER), WE DID VISIT THE CONTROLLING MONUMENTS TO CONFIRM THE CORRECTNESS OF THEIR DESCRIPTIONS, AND WE ALSO PHYSICALLY TIED OUR SURVEY IN THE NORTHEAST 1/4 TO THE MONUMENTS ALONG THE WEST LINE OF THE SOUTHWEST 1/4. THE CLOSURE INTO THESE MONUMENTS SURPASSED MINIMUM REQUIREMENTS.

AS SHOWN ON THIS SURVEY, SEVERAL DISCREPANCIES WITH RECORD DIMENSIONS OCCURRED. FIRST, A CONFLICT IN THE DEED CALLS FOR THE LINES CONTIGUOUS TO TAX LOT 300 AND TAX LOT 500 WAS NOTED, REQUIRING AN ANALYSIS OF JUNIOR AND SENIOR RIGHTS FOR THE PERTINENT PARCELS. IT WAS OUR DETERMINATION THAT TAX LOT 500 (KEELS) WAS INDEED THE EARLIER OF THE TWO PARCELS, AND WE HAVE THEREFORE ALLOWED THIS PARCEL TO HAVE ITS FULL MEASURE, TAKING THE EAST-WEST DEFICIENCY OUT OF TAX LOT 300. TAX LOT 402 IS SUBSTANTIALLY DEFICIENT IN ITS EAST-WEST DIMENSION; HOWEVER, BOTH THE DEED FOR TAX LOT 402, AND THE CONTIGUOUS PARCEL TO THE WEST, TAX LOT 400, READ AS BEING DIVIDED BY SPRINGBROOK CREEK. I HAVE THEREFORE HELD THE CENTER OF SPRINGBROOK CREEK TO BE THE BOUNDARY BETWEEN THE TWO PARCELS.

EQUIPMENT USED FOR THIS SURVEY WAS A SOKKIA AUTOMATIC TOTAL STATION WITH STANDARD ERRORS OF 3 MILLIMETERS ± 2 PARTS PER MILLION. THE TRAVERSE REFERRED TO ABOVE WAS ADJUSTED USING LEAST SQUARES.

REGISTERED PROFESSIONAL LAND SURVEYOR
Paul W.P. Tomkins
OREGON
JULY 26, 1988
PAUL W.P. TOMKINS
2360
7/8/92

A SURVEY IN THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 22, T.6 NORTH, R.35 EAST, W.M., UMATILLA CO.

FOR: MR. DAVE KEELS RT. 3 BOX 73 MILTON FREEWATER, OR
MS. MAE LINSAY RT. 3 BOX 72 MILTON FREEWATER, OR.

PAUL W.P. TOMKINS, LAND SURVEYOR
6 1/2 N. SECOND SUITE 303
WALLA WALLA, WA. 99362
(509) 522-4843

DATE: JULY, 1992
SCALE: 1" = 100'
KEELS1.DWG