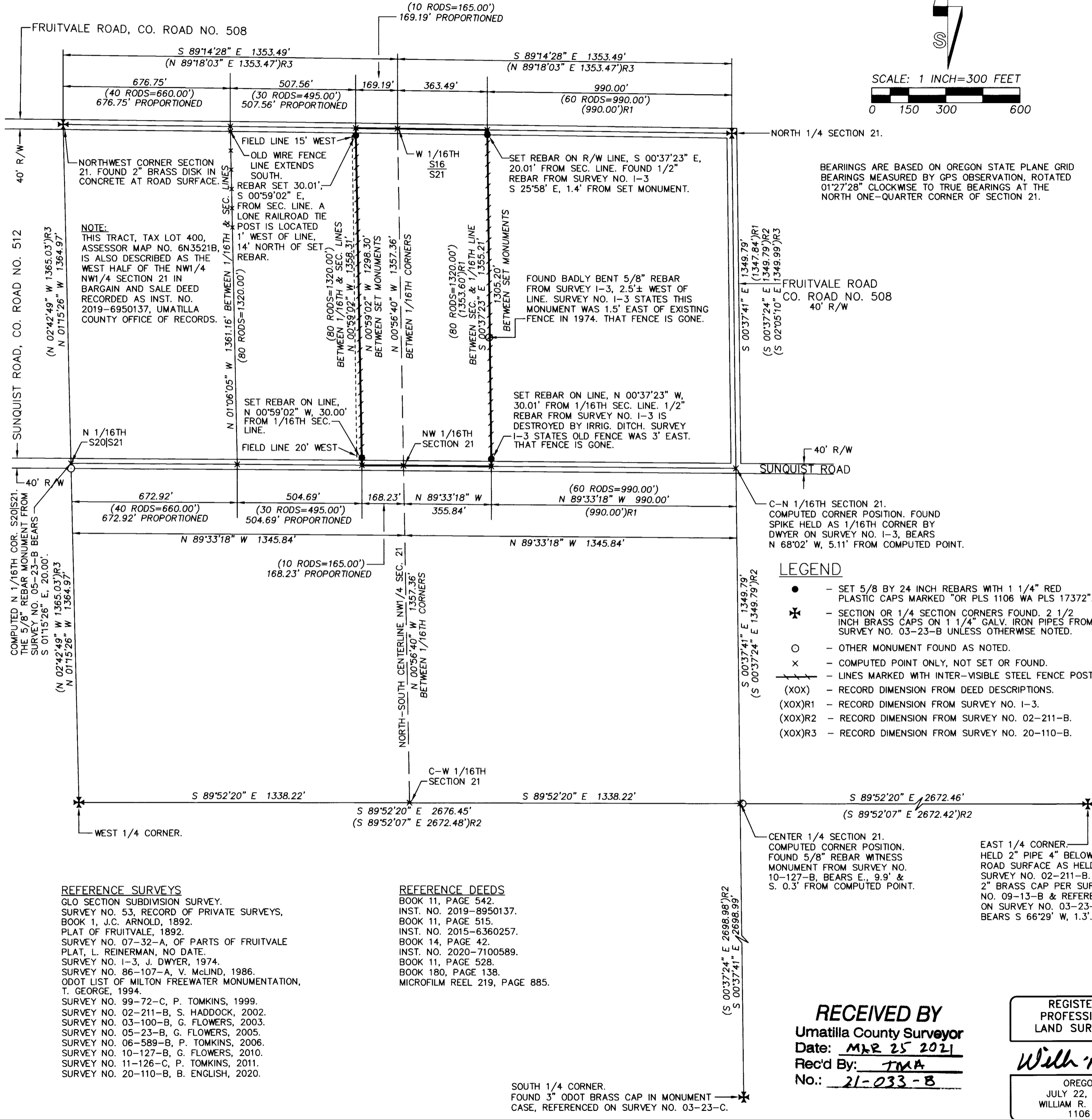
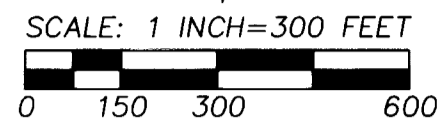


RECORD OF SURVEY



NARRATIVE

THIS SURVEY WAS MADE AT THE REQUEST OF MR. TONY BAUTE TO IDENTIFY THE BOUNDARIES OF LAND DESCRIBED IN INSTRUMENT NO. 2020-7100589.

IN MAY OF 1894, THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 21 WAS OWNED BY A WILLIAM A. WELLES AND MARY J. WELLES. ON MAY 9TH, 1894, THE WELLES' SIGNED FOUR DEEDS WHICH APPEAR TO HAVE CONVEYED ALL OF THEIR INTEREST IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 21. ALL OF THESE DEEDS WERE RECORDED IN MAY OR JUNE, 1894. ALL OF THE DEED DESCRIPTIONS WERE WRITTEN WITH RODS AS THE UNIT OF MEASURE RATHER THAN ALIQUOT PARTS OF THE NORTH HALF OF THE NORTHWEST QUARTER. THE DESCRIPTION IN THE CURRENT BAUTE DEED, INSTRUMENT NO. 2020-7100589, IS IDENTICAL WITH THE DESCRIPTION IN THE ORIGINAL MAY 9TH, 1894 DEED FOR THE PROPERTY, RECORDED IN BOOK 14, PAGE 42, DEED RECORDS. THE BAUTE DEED DESCRIPTION IS, BRIEFLY, THE LAND EAST OF THE WEST 70 RODS AND WEST OF THE EAST 60 RODS OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 21, CONTAINING 16 ACRES, MORE OR LESS. THE CALLED MORE OR LESS ACRES FOR THE TWO ORIGINAL DEEDS MAKING UP THE WEST 70 RODS OF THE NORTH HALF OF THE NORTHWEST QUARTER TOTAL 35 ACRES, M/L. THE CALLED MORE OR LESS ACRES FOR THE EAST 60 RODS OF THE NORTH HALF OF THE NORTHWEST QUARTER IS 30 ACRES, M/L.

THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 21 IS LONG IN BOTH THE EAST-SOUTH DIMENSION AND THE NORTH-SOUTH DIMENSION, COMPARED TO DIMENSIONS SHOWN ON THE ORIGINAL GLO PLAT. SINCE THE OLD DEED FOR THE BAUTE PROPERTY, (BOOK 14, PAGE 42) CALLS FOR 16 ACRES, M/L AND THE DEED FOR THE 30 ROD WIDE PROPERTY IMMEDIATELY WEST OF THE BAUTE PROPERTY CALLS FOR 15 ACRES, M/L, THE BAUTE PROPERTY WAS INTENDED TO BE WIDER, PER THE ORIGINAL DEEDS ALL GRANTED ON MAY 9TH, 1894. NOW, THE QUESTION IS, DID THE ORIGINAL GRANITOR INTEND FOR THE DEED WIDTHS IN RODS TO BE EXACT OR PROPORTIONAL TO THE ACTUAL LENGTHS OF THE NORTH AND SOUTH LINES OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER?

WEST OF THE BAUTE PROPERTY, ON THE APPARENT PROPERTY LINE NEAR THE NORTH-SOUTH CENTERLINE OF THE NORTHWEST QUARTER OF SECTION 21, I FIND A NORTH-SOUTH FENCE LINE EXTENDING SOUTHERLY FROM THE SECTION LINE AND TIED TO ITS LOCATION JUST SOUTH OF FRUITVALE ROAD. THIS NORTH-SOUTH FENCE LINE IS HALF WAY BETWEEN THE NORTHWEST CORNER OF SECTION 21 AND THE WEST 1/16TH CORNER ON THE NORTH LINE OF SECTION 21. AT THE APPARENT WEST PROPERTY LINE OF THE BAUTE PROPERTY, I NOTE AND TIE A LONE RAILROAD TIE POST JUST SOUTH OF FRUITVALE ROAD. I DETERMINE FROM THIS EXTRINSIC EVIDENCE THAT THE POSSESSORY LINES ARE NEARLY IDENTICAL WITH THE PROPORTIONED WIDTHS OF THE ROD DIMENSIONS CONTAINED IN THE OLD DEEDS. IN FACT, THE CURRENT DEED DESCRIPTION FOR THE MOST WESTERLY PROPERTY IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER DESCRIBES IT AS THE "WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER", RATHER THAN THE WEST 40 RODS OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER. NORTH OF THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER, THERE IS AN IRRIGATION DITCH. I FIND NO DEFINATE POSSESSORY LINES ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER. THE FIELD LINES EXTENDING NORTH FROM THE SOUTH LINE APPEAR TO FOLLOW THE ELECTRIC POWER POLE LINES NEAR THE PROPERTY LINES, WEST OF THE BAUTE PROPERTY. FOR THE PROPERTIES IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER WEST OF BAUTE, I PROPORTION THE ROD WIDTHS CONTAINED IN THE 1894 ORIGINAL DEEDS TO MATCH MEASURED DISTANCES ON THE NORTH AND SOUTH SIDES OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER.

ON THE EAST SIDE OF THE BAUTE PROPERTY, SURVEY NO I-3 WAS MADE IN 1974, OF THE EAST 60 RODS, (990.00 FEET), OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 21 BY MR. JIM DWYER, PROFESSIONAL ENGINEER. THAT SURVEY MEMORIALIZED THE LOCATION OF THE PROPERTY EAST OF BAUTE. SURVEY NO. I-3 USED A FOUND NAIL AT THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER AND A FOUND STONE, (NOW REMONUMENTED WITH A BRASS CAP MONUMENT), AT THE NORTHEAST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER. THE NAIL USED ON SURVEY NO. I-3 NEAR THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER HAS BEEN REJECTED AS THE TRUE CORNER BY ALL SUBSEQUENT SURVEYS SINCE 1974. DWYER'S SURVEY NO. I-3 DOES NOT SHOW ADEQUATE EVIDENCE TO ESTABLISH THE NORTH AND SOUTH LINES OF THE NORTH HALF OF THE NORTHWEST QUARTER BUT CLEARLY SHOWS HE INTENDED TO SURVEY AND MONUMENT THE EAST 60 RODS, (990 FEET) OF THE NORTH HALF OF THE NORTHWEST QUARTER. DWYER'S MAP ALSO SHOWS TWO REFERENCES TO A FENCE (NOW REMOVED), NEAR THE WEST LINE OF THE EAST 60 RODS, INDICATING PREVIOUS OWNERS HELD THAT AS THEIR POSSESSORY LINE RATHER THAN ALIQUOT PARTS OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SECTION. I FOUND TWO OF THE THREE MONUMENTS SET BY DWYER ALONG THE WEST LINE OF THE EAST 60 RODS, AS NOTED ON THIS RECORD OF SURVEY. I HOLD THE EAST LINE OF BAUTE ALONG THE WEST LINE OF THE EAST 60 RODS OF THE NORTH HALF OF THE NORTHWEST QUARTER, DETERMINED BY CURRENTLY ACCEPTED CONTROLLING MONUMENTS.

I FIND NO OTHER SURVEYS OF RECORD IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 21 SINCE THE FIRST DEEDS IN 1894. I DO NOTE THAT THERE WAS A SUBDIVISION MADE OF SECTION 21, BY J.C. ARNOLD, IN 1892.

THE CURRENT SURVEY WAS MADE A LEICA GEODETIC GPS RECEIVER CONNECTED TO THE OREGON REAL TIME NETWORK. MEASUREMENTS WERE GATHERED ON THE OREGON STATE PLANE COORDINATE SYSTEM AND CONVERTED TO TRUE BEARINGS (AS INDICATED IN "BASIS OF BEARINGS" STATEMENT). MEASURED DISTANCES REPORTED ARE GROUND DISTANCES. CONTROL CORNER TIES AND CORNER MONUMENTS SET WERE VERIFIED BY REDUNDANT GPS OBSERVATIONS.

BEARINGS ARE BASED ON OREGON STATE PLANE GRID BEARINGS MEASURED BY GPS OBSERVATION, ROTATED 01°27'28" CLOCKWISE TO TRUE BEARINGS AT THE NORTH ONE-QUARTER CORNER OF SECTION 21.

FRUITVALE ROAD
CO. ROAD NO. 508
40' R/W

SUNQUIST ROAD
40' R/W

C-N 1/16TH SECTION 21.
COMPUTED CORNER POSITION. FOUND SPIKE HELD AS 1/16TH CORNER BY DWYER ON SURVEY NO. I-3, BEARS N 68°02' W, 5.11' FROM COMPUTED POINT.

LEGEND

- - SET 5/8 BY 24 INCH REBAR WITH 1 1/4" RED PLASTIC CAPS MARKED "OR PLS 1106 WA PLS 17372".
- ✱ - SECTION OR 1/4 SECTION CORNERS FOUND. 2 1/2 INCH BRASS CAPS ON 1 1/4" GALV. IRON PIPES FROM SURVEY NO. 03-23-B UNLESS OTHERWISE NOTED.
- - OTHER MONUMENT FOUND AS NOTED.
- x - COMPUTED POINT ONLY, NOT SET OR FOUND.
- - LINES MARKED WITH INTER-VISIBLE STEEL FENCE POSTS.
- (XOX) - RECORD DIMENSION FROM DEED DESCRIPTIONS.
- (XOX)R1 - RECORD DIMENSION FROM SURVEY NO. I-3.
- (XOX)R2 - RECORD DIMENSION FROM SURVEY NO. 02-211-B.
- (XOX)R3 - RECORD DIMENSION FROM SURVEY NO. 20-110-B.

REFERENCE SURVEYS
GLO SECTION SUBDIVISION SURVEY, SURVEY NO. 53, RECORD OF PRIVATE SURVEYS, BOOK 1, J.C. ARNOLD, 1892.
PLAT OF FRUITVALE, 1892.
SURVEY NO. 07-32-A, OF PARTS OF FRUITVALE PLAT, L. REINERMAN, NO DATE.
SURVEY NO. I-3, J. DWYER, 1974.
SURVEY NO. 86-107-A, V. McLIND, 1986.
ODOT LIST OF MILTON FREEWATER MONUMENTATION, T. GEORGE, 1994.
SURVEY NO. 99-72-C, P. TOMKINS, 1999.
SURVEY NO. 02-211-B, S. HADDOCK, 2002.
SURVEY NO. 03-100-B, G. FLOWERS, 2003.
SURVEY NO. 05-23-B, G. FLOWERS, 2005.
SURVEY NO. 06-589-B, P. TOMKINS, 2006.
SURVEY NO. 10-127-B, G. FLOWERS, 2010.
SURVEY NO. 11-126-C, P. TOMKINS, 2011.
SURVEY NO. 20-110-B, B. ENGLISH, 2020.

REFERENCE DEEDS
BOOK 11, PAGE 542.
INST. NO. 2019-8950137.
BOOK 11, PAGE 515.
INST. NO. 2015-6360257.
BOOK 14, PAGE 42.
INST. NO. 2020-7100589.
BOOK 11, PAGE 528.
BOOK 180, PAGE 138.
MICROFILM REEL 219, PAGE 885.

SOUTH 1/4 CORNER.
FOUND 3" ODOT BRASS CAP IN MONUMENT CASE, REFERENCED ON SURVEY NO. 03-23-C.

RECEIVED BY
Umatilla County Surveyor
Date: MAR 25 2021
Rec'd By: TMA
No.: 21-033-B

REGISTERED PROFESSIONAL LAND SURVEYOR

William R. Wells

OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106
RENEWS 6/30/22

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

DATE: 03/21	DR. BY: WRW
CK. BY: WRW	NO: 21- 177 1777

PROJECT: \BAUTE ROT

SURVEY FOR:
MR. TONY BAUTE

SITUATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 21, T6N., R35E., W.M., UMATILLA COUNTY, OREGON.