

Property Line Adjustment

NE1/4 SE1/4 of Section 29, Township 4 North, Range 37 East
of the Willamette Meridian; Umatilla County, Oregon

NARRATIVE

Purpose:

This Property Line Adjustment was performed at the request of Brian Eisenbarth to adjust the common line between Deeds 2018-6760466 and 2010-5700532, for the purpose of resolving the existing encroachments shown hereon.

History:

Partition Plat 1990-14 subdivided Section 29 without the North Quarter corner or Southeast Section corner. Said plat then proceeded to subdivide the Section in a way other than the BLM Manual instructs, and established the NE1/4 SE1/4. The West line of Partition Plat 1990-14 is controlled by the Deeds shown hereon. The corners of such falling on said West line were established during said Partition.

Umatilla County Survey (CS) 93-064-C located and / or established all the controlling corners of Section 29. CS 94-074-B subsequently subdivided Section 29 and established the Northeast corner of the NE1/4 SE1/4. CS 98-235-B later notes an erroneous tie on CS 94-074-B and correctly reestablished said corners.

Holding said reestablished corners, CS 98-236-B then established the Northeast and Southeast corners of Deed Book 193, Page 611, also known as the Moore Tract. Due to the different Section subdivision methods between Partition Plat 1990-14 and CS 94-074-B, a gap was created between the two sets of corners. Both sets of corners are supposed to represent the same line.

I accept the corners established by CS 98-236-C to control the deed calls of this Survey.

ODOT Weston-Elgin Highway:

I recover ODOT Network Control Points 38, P158, 61705 and 40. Holding these points, I use the coordinates, stations and offsets listed on CS 09-047-B to re-create the centerline of the Weston-Elgin Highway. I then offset said centerline 30 feet North to reestablish the North right-of-way line as it shows on ODOT Dwg. 5B-35-7. Based on existing monumentation, I believe 30 feet was the width when the original deeds were created. I also shown the permanent easement along the North right-of-way.

Procedure:

I accepted the corners established by CS 98-236-B along the East lines of Deed 193, Page 611, and Reel 260, Page 1109. This line is a common element in the deeds being retraced by this Survey. Said line was established by CS 98-236-B as parallel to the West line of the Northeast Quarter of the Southeast Quarter per Deed Book 190, Page 30.

I projected said line southerly until it intersected the said North right-of-way of the Highway. By holding record distances, angles and parallel lines, I reestablish Deeds: Reel 182, Page 206; Book 273, Page 742; and Reel 271, Page 323. Said Deeds control the current Deeds 2010-5700532 and 2018-6760466.

The existing monuments established by Partition Plat 1990-14 fall between 1.5 and 7 feet easterly of of these positions, creating a gap between this Survey and said Partition.

The newly adjusted line follows an existing, long time standing fence line, as directed by the landowners.

Basket-Mountain Road is shown as constructed.

This survey was performed using a Nikon DTM-522 Total Station. All measurements and monumented positions are within a closed traverse.

Basis of Bearing:

The Basis of Bearing is the East line of Deed Book 193, Page 611 (Reel 243, Page 222), per CS 98-236-B.

Be advised this mapping, and digital copy of same, are protected by contract stipulations of product ownership and copyright laws.

RECEIVED BY
Umatilla County Surveyor
Date: 11/17/22
Rec'd By: CF
No.: 22-179-B

REFERENCE MATERIAL

Deed References:

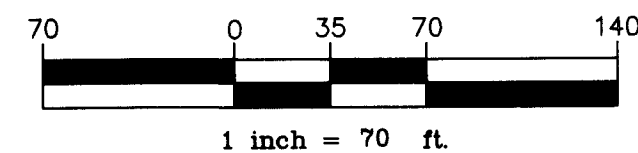
Book 190, Page 30	Reel 51, Page 1451
Book 193, Page 611	Reel 182, Page 206
Book 271, Page 323	Reel 198, Page 1239
Book 273, Page 742	Reel 260, Page 1109
Book 319, Page 77	Reel 269, Page 586

2003-4490760	ODOT RW08356
2010-5700532	
2018-6760466	

County Surveys:

Partition Plat 1990-14	ODOT Dwg. 5B-35-7
CS 94-074-B	ODOT Dwg. 6B-17-8
CS 98-235-B	ODOT Dwg. 10B-16-16
CS 98-236-B	
CS 01-085-C	
CS 09-047-B	
CS 21-066-B	

GRAPHIC SCALE



Property Line Adjustment Brian Eisenbarth

LOCATED WITHIN
NE1/4 SE1/4 of Section 29
Township 4 North, Range 37 East
Willamette Meridian, Umatilla County, Oregon

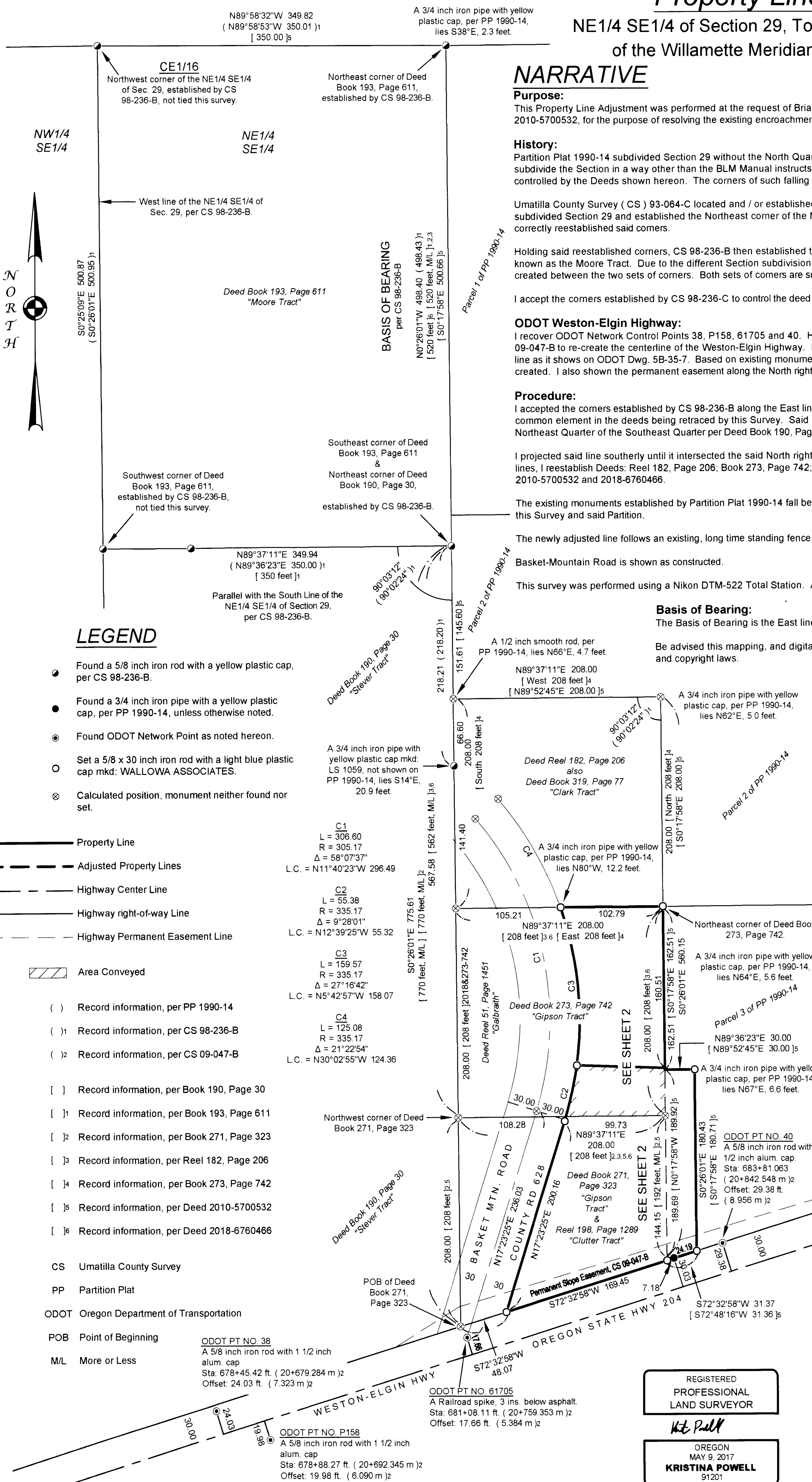
Wallowa Associates
303 S.E. Alamo Street
Enterprise, Oregon 97828
(541) 426-9049

SCALE 1 INCH = 70 FEET	SHEET No. 1 of 2	DATE OF SURVEY Beginning: 9/23/2022 Ending: 11/11/2022
DRAWN BY KLP DATE 10/2022	CHECKED RJJ	PROJECT No. WA G222-01 / 3230

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Kristina Powell

OREGON
MAY 9, 2017
KRISTINA POWELL
91201

EXPIRES 12-31-22



LEGEND

- Found a 5/8 inch iron rod with a yellow plastic cap, per CS 98-236-B.
- Found a 3/4 inch iron pipe with a yellow plastic cap, per PP 1990-14, unless otherwise noted.
- Found ODOT Network Point as noted hereon.
- Set a 5/8 x 30 inch iron rod with a light blue plastic cap mkd: WALLOWA ASSOCIATES.
- ⊗ Calculated position, monument neither found nor set.

- Property Line
- - - Adjusted Property Lines
- Highway Center Line
- Highway right-of-way Line
- - - Highway Permanent Easement Line

▨ Area Conveyed

- () Record information, per PP 1990-14
- (1) Record information, per CS 98-236-B
- (2) Record information, per CS 09-047-B
- [] Record information, per Book 190, Page 30
- [1] Record information, per Book 193, Page 611
- [2] Record information, per Book 271, Page 323
- [3] Record information, per Reel 182, Page 206
- [4] Record information, per Book 273, Page 742
- [5] Record information, per Deed 2010-5700532
- [6] Record information, per Deed 2018-6760466

- CS Umatilla County Survey
- PP Partition Plat
- ODOT Oregon Department of Transportation
- POB Point of Beginning
- ML More or Less

ODOT PT NO. 38

A 5/8 inch iron rod with 1 1/2 inch alum. cap
Sta: 678+45.42 ft. (20+679.284 m)2
Offset: 24.03 ft. (7.323 m)2

ODOT PT NO. P158

A 5/8 inch iron rod with 1 1/2 inch alum. cap
Sta: 678+88.27 ft. (20+692.345 m)2
Offset: 19.98 ft. (6.090 m)2

C1
L = 306.60
R = 305.17
Δ = 58°07'37"
L.C. = N11°40'23"W 296.49

C2
L = 55.38
R = 335.17
Δ = 9°28'01"
L.C. = N12°39'25"W 55.32

C3
L = 159.57
R = 335.17
Δ = 27°16'42"
L.C. = N5°42'57"W 158.07

C4
L = 125.08
R = 335.17
Δ = 21°22'54"
L.C. = N30°02'55"W 124.36

Northwest corner of Deed Book 271, Page 323

Deed Book 190, Page 30 "Stevler Tract"

Deed Book 190, Page 30 "Stevler Tract"

POB of Deed Book 271, Page 323

Deed Book 190, Page 30 "Stevler Tract"

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NE1/4 SE1/4 of Section 29, Township 4 North, Range 37 East
of the Willamette Meridian; Umatilla County, Oregon

LEGEND

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 - Set a 5/8 x 30 inch iron rod with a light blue plastic cap mkd: WALLOWA ASSOCIATES.
 - ⊗ Calculated position, monument neither found nor set.
- Property Line
 - - - Adjusted Property Lines
 - - - Highway Center Line
 - - - Highway right-of-way Line
 - - - Highway Permanent Easement Line
 - X Fence Line
 - P Overhead Power Line
 - ⊙ Power Pole
 - SP ⊙ Service Pole
 - ▨ Area Conveyed
- [2] Record information, per Book 271, Page 323
 - [3] Record information, per Reel 182, Page 206
 - [5] Record information, per Deed 2010-5700532
 - [6] Record information, per Deed 2018-6760466
- CS Umatilla County Survey
 - PP Partition Plat
 - ODOT Oregon Department of Transportation
 - M/L More or Less

CONVEYING TRACT

Deed 2018-6760466
 AREA BEFORE = 0.43 acres
 AREA AFTER = 0.32 acres
 PER THIS SURVEY

WOOD SHED;
No Foundation

SHED;
Holds above
ground water tank

CABIN
38 feet North
of New Line

SPIGOT
&
POWER OUTLET

New Property Line,
follows existing fence line

AREA CONVEYED
0.11 acres

SHOP
29 feet South
of New Line

ACQUIRING TRACT

Deed 2010-5700532
 AREA BEFORE = 0.62 acres
 AREA AFTER = 0.73 acres
 PER THIS SURVEY

SPIGOT
Underground Concrete Vault;
lid 1.0 foot above ground
Shallow hand dug well, undrinkable water

HOUSE WITH
ATTACHED
GARAGE

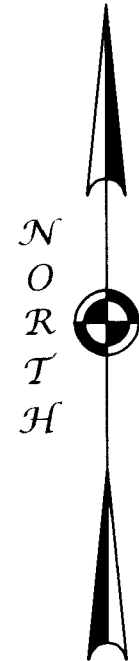
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L = 55.38
R = 335.17
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L.C. = N12°39'25"W 55.32

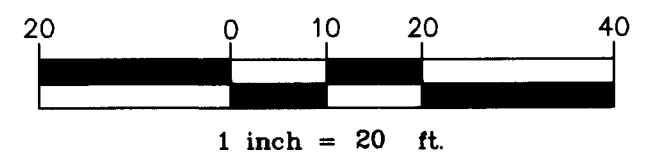
C3
L = 159.57
R = 335.17
Δ = 27°16'42"
L.C. = N5°42'57"W 158.07

C5
L = 3.44
R = 335.49
Δ = 0°35'15"
L.C. = N17°05'48"E 3.44

C6
L = 51.94
R = 335.16
Δ = 8°52'46"
L.C. = N12°21'47"E 51.89



GRAPHIC SCALE



RECEIVED BY
 Umatilla County Surveyor
 Date: 11/17/22
 Rec'd By: [Signature]
 No.: 22-129-6

Property Line Adjustment Brian Eisenbarth

LOCATED WITHIN
 NE1/4 SE1/4 of Section 29
 Township 4 North, Range 37 East
 Willamette Meridian, Umatilla County, Oregon

Wallowa Associates
 303 S.E. Alamo Street
 Enterprise, Oregon 97828
 (541) 426-9049

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
 [Signature]

OREGON
 MAY 9, 2017
KRISTINA POWELL
 91201
 EXPIRES 12-31-22

SCALE 1 INCH = 20 FEET	SHEET No. 2 of 2	DATE OF SURVEY Beginning: 9/23/2022 Ending: 11/11/2022
DRAWN BY KLP	CHECKED RUL	PROJECT No. WA G222-01 / 3230
DATE 10/2022		