

CURVE No.	ARC	DELTA	RADIUS	CHORD	BEARING
C1	33.91'	5°09'12"	377.03'	33.90'	N52°49'03"E
C2	8.08'	1°13'40"	377.03'	8.08'	N51°32'56"E
C3	6.11'	0°55'43"	377.03'	6.11'	N53°51'52"E
C4	14.19'	2°09'23"	377.03'	14.19'	N52°32'46"E
(C4) R3	14.50'	2°12'13"	377.03'	14.50'	S51°37'44"W
C5	127.86'	19°25'49"	377.03'	127.25'	N38°28'12"E
C6	134.47'	20°26'06"	377.03'	133.76'	S39°09'53"W
C7	176.47'	26°49'01"	377.03'	174.86'	S42°21'21"W
(C7) Deed	176.47'		377.03'	174.86'	S42°27'30"W

**LEGEND**

- FOUND A 3/4" IRON PIPE SEE SURVEY 99-208-B
- FOUND A 5/8" IRON REBAR WITH A RED PLASTIC CAP FROM SURVEY 99-208-B
- ▲ FOUND A 5/8" IRON REBAR PRESUMED FROM SURVEY 94-165-A
- FOUND A 2" CROSS CUT IN THE SIDEWALK FROM SURVEY 94-165-A
- POWER POLE
- COMPUTED POINT
- LINE CREATED BY DEEDS R280, PAGES 1189 & 1191
- R1 McDevitt Addition Plat Book 7, Page 33
- R2 McDevitt Atttion #3 Plat Book 8, Page 8
- R3 COUNTY SURVEY 94-165-A
- R4 COUNTY SURVEY 99-208-B
- R5 COUNTY SURVEY 11-91-B
- R6 ROAD NOTES FOR COUNTY ROAD NO. 1375
- R7 COUNTY SURVEY 21-38-B
- R8 DEED REEL 552, PAGE 31

**NARRATIVE OF SURVEY**

This survey was performed at the request of Mr. Jeffrey Skinner. The purpose of the survey was to determine the width of that portion of the Skinner property fronting on SW Birch Street.

The Skinner property is a part of that tract of land conveyed from Charles and Susan McDevitt to Victor and Effie Montgomery in 1943 by the deed recorded in Book 162, Page 366. In 1994 the Skinner tract was surveyed by Wayne Harris, survey 94-165-A. The Harris survey showed a building encroaching into the flag portion of the property fronting on SW Birch Street. The Harris survey was apparently the impetus for the boundary adjustment accomplished in 1995 by deeds Reel 280, Pages 1189 and 1191.

The boundary adjustment deeds cite a distance between the point of beginning at Highway Station 739+50 and the highway PC of 716 feet. This is the same distance used by Mr. Harris and shown on ODOT map 58-33-2 dated 1941. However, the distance between these same points as cited in the Montgomery deed is 723.3 feet. The most recent ODOT survey, 21-38-B, returns a distance of 722.64', which is within 0.66 foot of the Montgomery deed.

In 1945, Victor and Effie Montgomery conveyed that part of their property lying north and east of the Skinner tract to Elzie and Dorothy Montgomery by deed Book 175, Page 436. The point of beginning for this conveyance was the northeasterly corner of the Victor and Effie Montgomery tract which was the intersection of the southerly highway right of way with the westerly right of way of the county road. The Harris survey does not show this intersection and gives no indication of how the west line of Birch Creek Road was established. Found monuments have indicated three different locations of the

west line of Birch Creek Road. The first monument is at the SE corner of the Montgomery tract deeded in 1943. The second location is shown as the NE corner of Reid Street as shown in the plat of McDevitt Addition in 1951, plat Book 7, Page 33. The legal description on that plat calls for this point also being the SE corner of the 1943 Montgomery tract. However, these two points do not coincide. (See survey 99-208-B). The last set of monuments indicating the third location is from survey 94-165-A.

The "pre-adjustment" description of the Skinner tract included bounds on all lines of the property. The boundary adjustment deeds, R280 pages 1189 and 1191 were by course and distance only. By adhering to the highway PC as located on the Harris survey and by eliminating the call for the intersection of the highway and Birch Creek right of ways, the tracts conveyed by deeds Reel 280, Pages 1189 and 1191 are shifted to the south and west and a gap is left that is still included in the Skinner deed. That gap is indicated by the area shown with hachures. Not including the gap, the width of the flag portion of the Skinner property joining Birch Creek Road is 19.04'. There is however an additional easement for ingress, egress and access that was created by the deed in Reel 552, Page 31. The easement is shown by the plot plan on page three of the deed but no dimensions are given. The only indication of the actual width of the easement are the words "traveled way". The extent of that easement as shown on this map is limited by a power pole and a porch on the house which are physical barriers to actual travel.

To locate the boundaries of the Skinner tract, I held the west line as monumented by the Harris survey extended southerly to the north line of the Sampson and May tracts as called in the deed. I located the south line based on the monuments from survey 99-208-B. I determined the west line of East Birch Creek Road holding the location of the found monuments along that line as shown in survey 99-208-B. I determined the west and south lines of the 1995 boundary adjustment based on the found Harris monuments as shown. The north line is the southerly highway right of way. However, the monuments from the Harris survey are shown to facilitate future location of those monuments.

This survey was performed with a Trimble R8S, RTK GPS with a base / rover pair. No monuments have been set as part of this survey.

**LINE TABLE**

LINE No.	BEARING	DISTANCE
L1	N51°52'43"E	7.27'
L2	N34°56'45"W	4.67'
L3	S82°51'51"W	9.55'
L4	N22°50'09"W	32.47'
L5	N82°54'52"E	63.12'
L6	S11°09'44"E	31.35'
L7	S82°56'23"W	56.60'
L8	S11°33'34"E	15.03'
L9	N68°25'24"W	8.29'
L10	S82°57'09"W	124.46'
(L10) R3	N82°58'00"E	124.59'
L11	S27°25'37"E	175.97'
L11 Deed	S27°19'28"E	175.97'
L12	N11°38'09"W	19.04'

**BASIS OF BEARINGS**

WEST LINE OF EAST BIRCH CR.  
RD. PER SURVEY 99-208-B  
N11°38'09"W

**SURVEY FOR**

MR. JEFFREY SKINNER  
72456 HWY 395 S  
PENDLETON, OR 97801

LOCATION: SE1/4 S17, T1S, R32E, W.M.  
CITY OF PILOT ROCK, UMATILLA COUNTY, OREGON

PROJECT DATE: 6-19-2023

Project No. 23-13

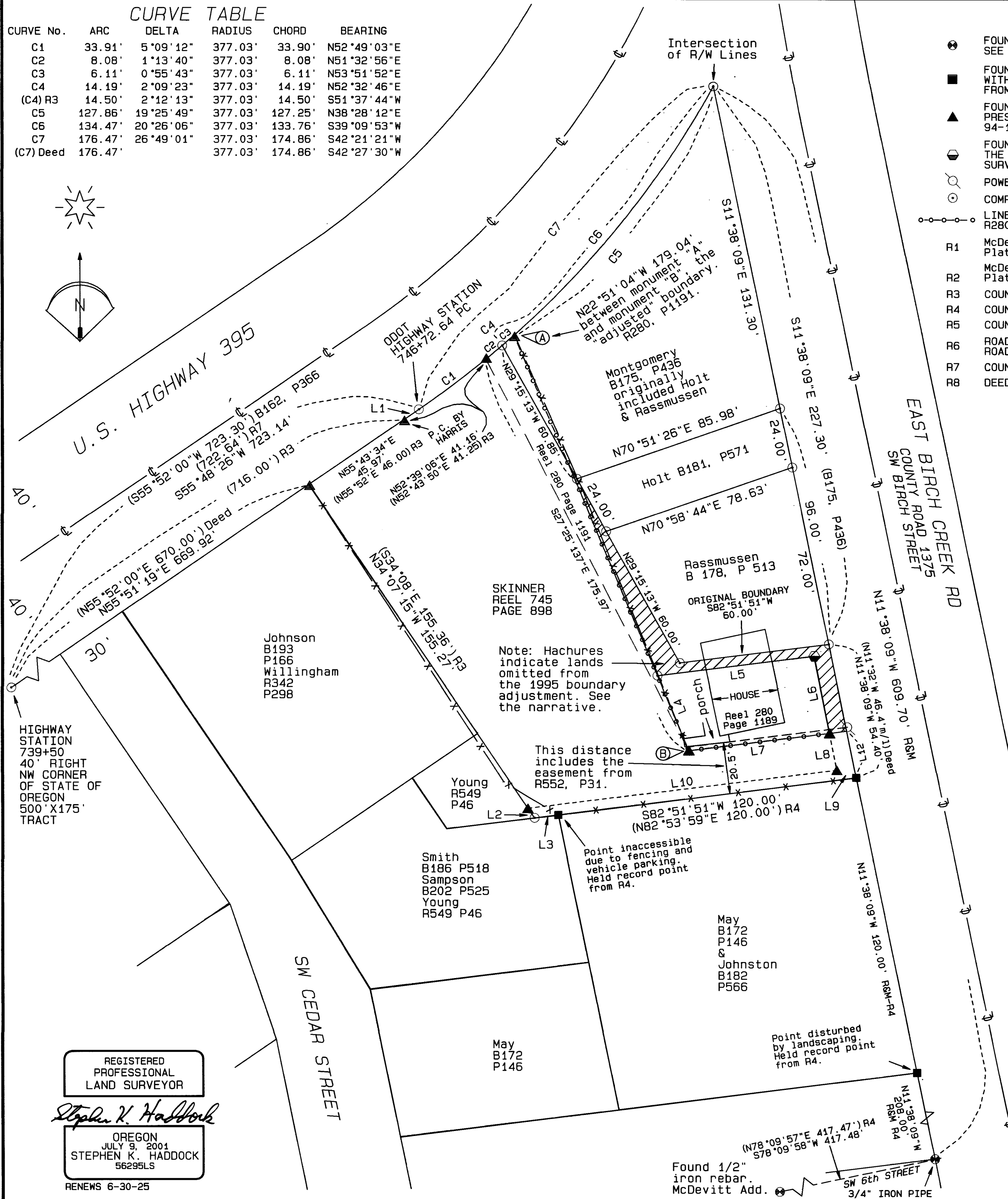
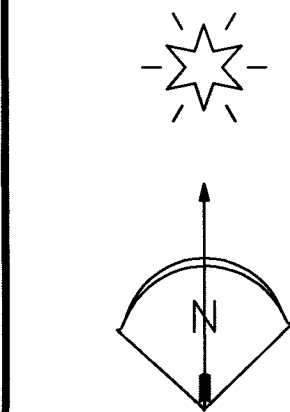
SCALE: 1" = 30'

**WITNESS TREE SURVEYING**

Stephen K. Haddock, PLS, CFedS  
P.O. Box 6  
Pilot Rock, Oregon 97868  
(541) 443-2922

**RECEIVED BY**

Umatilla County Surveyor  
Date: 8/31/23  
Rec'd By: [Signature]  
No.: 23-077-6



REGISTERED PROFESSIONAL LAND SURVEYOR

*Stephen K. Haddock*

OREGON  
JULY 9, 2001  
STEPHEN K. HADDOCK  
56295LS

RENEWS 6-30-25

Found 1/2" iron rebar. McDevitt Add. (N78°09'57"E 417.47') R4 (S78°09'58"W 417.48')

Note: Hachures indicate lands omitted from the 1995 boundary adjustment. See the narrative.

This distance includes the easement from R552, P31.

Point inaccessible due to fencing and vehicle parking. Held record point from R4.

Point disturbed by landscaping. Held record point from R4.

Found 1/2" iron rebar. McDevitt Add. (N78°09'57"E 417.47') R4 (S78°09'58"W 417.48')