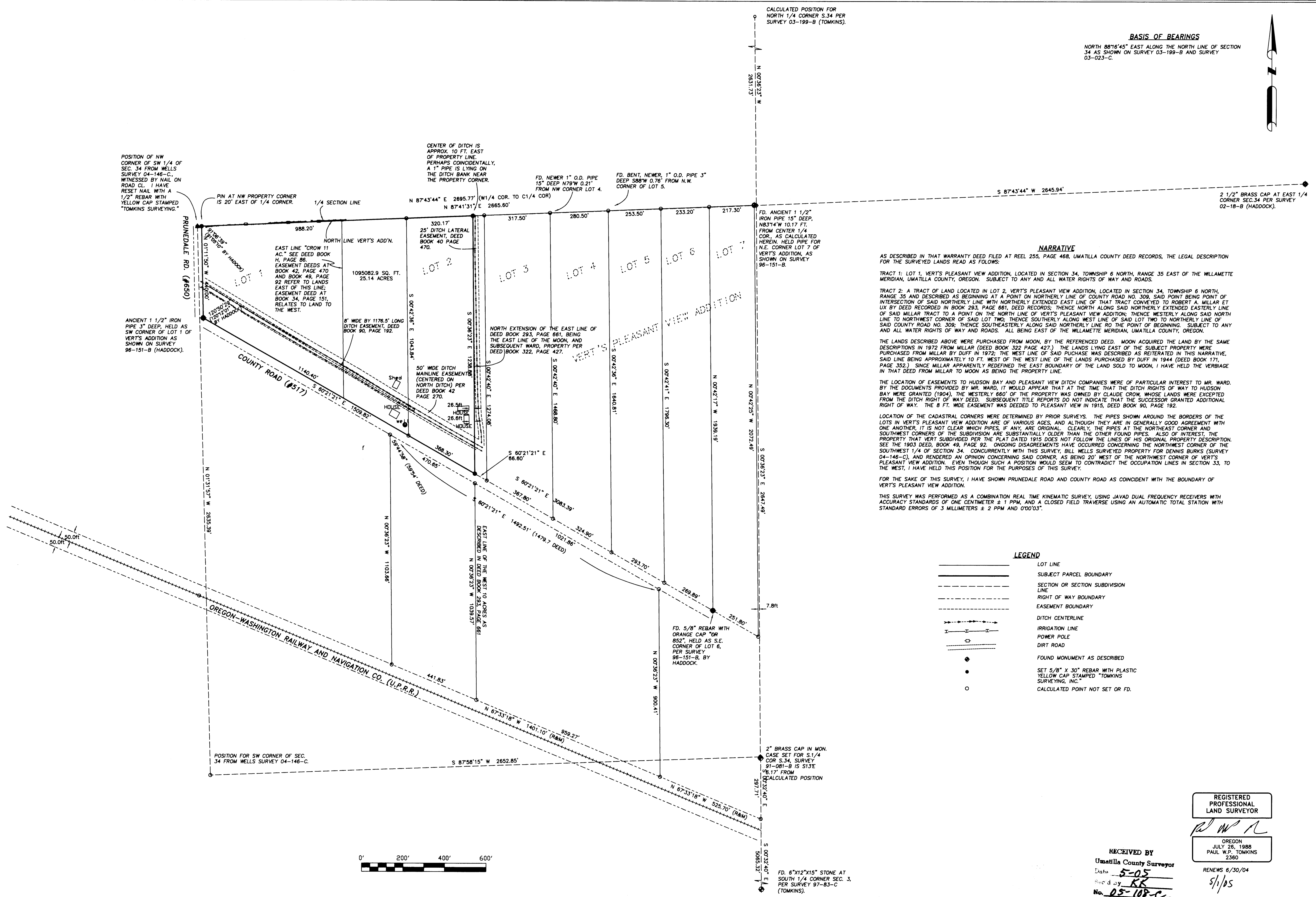


BASIS OF BEARINGS
 NORTH 88°16'45" EAST ALONG THE NORTH LINE OF SECTION 34 AS SHOWN ON SURVEY 03-199-B AND SURVEY 03-023-C.

POSITION OF NW CORNER OF SW 1/4 OF SEC. 34 FROM WELLS SURVEY 04-146-C. WITNESSED BY NAIL ON ROAD CL. I HAVE RESET NAIL WITH A 1/2" REBAR WITH YELLOW CAP STAMPED "TOMKINS SURVEYING."

CENTER OF DITCH IS APPROX. 10 FT. EAST OF PROPERTY LINE. PERHAPS COINCIDENTALLY, A 1" PIPE IS LYING ON THE DITCH BANK NEAR THE PROPERTY CORNER.

CALCULATED POSITION FOR NORTH 1/4 CORNER S.34 PER SURVEY 03-199-B (TOMKINS).



NARRATIVE

AS DESCRIBED IN THAT WARRANTY DEED FILED AT REEL 255, PAGE 468, UMATILLA COUNTY DEED RECORDS, THE LEGAL DESCRIPTION FOR THE SURVEYED LANDS READ AS FOLLOWS:

TRACT 1: LOT 1, VERT'S PLEASANT VIEW ADDITION, LOCATED IN SECTION 34, TOWNSHIP 6 NORTH, RANGE 35 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON. SUBJECT TO ANY AND ALL WATER RIGHTS OF WAY AND ROADS.

TRACT 2: A TRACT OF LAND LOCATED IN LOT 2, VERT'S PLEASANT VIEW ADDITION, LOCATED IN SECTION 34, TOWNSHIP 6 NORTH, RANGE 35 AND DESCRIBED AS BEGINNING AT A POINT ON NORTHERLY LINE OF COUNTY ROAD NO. 309, SAID POINT BEING POINT OF INTERSECTION OF SAID NORTHERLY LINE WITH NORTHERLY EXTENDED EAST LINE OF THAT TRACT CONVEYED TO ROBERT A. MILLAR ET UX BY DEED RECORDED IN BOOK 293, PAGE 661, DEED RECORDS; THENCE NORTH ALONG SAID NORTHERLY EXTENDED EASTERLY LINE OF SAID MILLAR TRACT TO A POINT ON THE NORTH LINE OF VERT'S PLEASANT VIEW ADDITION; THENCE WESTERLY ALONG SAID NORTH LINE TO NORTHWEST CORNER OF SAID LOT TWO; THENCE SOUTHERLY ALONG WEST LINE OF SAID LOT TWO TO NORTHERLY LINE OF SAID COUNTY ROAD NO. 309; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE TO THE POINT OF BEGINNING. SUBJECT TO ANY AND ALL WATER RIGHTS OF WAY AND ROADS. ALL BEING EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

THE LANDS DESCRIBED ABOVE WERE PURCHASED FROM MOON, BY THE REFERENCED DEED. MOON ACQUIRED THE LAND BY THE SAME DESCRIPTIONS IN 1972 FROM MILLAR (DEED BOOK 322 PAGE 427). THE LANDS LYING EAST OF THE SUBJECT PROPERTY WERE PURCHASED FROM MILLAR BY DUFF IN 1972; THE WEST LINE OF SAID PURCHASE WAS DESCRIBED AS REITERATED IN THIS NARRATIVE, SAID LINE BEING APPROXIMATELY 10 FT. WEST OF THE WEST LINE OF THE LANDS PURCHASED BY DUFF IN 1944 (DEED BOOK 171, PAGE 352). SINCE MILLAR APPARENTLY REDEFINED THE EAST BOUNDARY OF THE LAND SOLD TO MOON, I HAVE HELD THE VERBIAGE IN THAT DEED FROM MILLAR TO MOON AS BEING THE PROPERTY LINE.

THE LOCATION OF EASEMENTS TO HUDSON BAY AND PLEASANT VIEW DITCH COMPANIES WERE OF PARTICULAR INTEREST TO MR. WARD. BY THE DOCUMENTS PROVIDED BY MR. WARD, IT WOULD APPEAR THAT AT THE TIME THAT THE DITCH RIGHTS OF WAY TO HUDSON BAY WERE GRANTED (1904), THE WESTERLY 680' OF THE PROPERTY WAS OWNED BY CLAUDE CROW, WHOSE LANDS WERE EXCEPTED FROM THE DITCH RIGHT OF WAY DEED. SUBSEQUENT TITLE REPORTS DO NOT INDICATE THAT THE SUCCESSOR GRANTED ADDITIONAL RIGHT OF WAY. THE 8 FT. WIDE EASEMENT WAS DEEDED TO PLEASANT VIEW IN 1915, DEED BOOK 90, PAGE 192.

LOCATION OF THE CADASTRAL CORNERS WERE DETERMINED BY PRIOR SURVEYS. THE PIPES SHOWN AROUND THE BORDERS OF THE LOTS IN VERT'S PLEASANT VIEW ADDITION ARE OF VARIOUS AGES, AND ALTHOUGH THEY ARE IN GENERALLY GOOD AGREEMENT WITH ONE ANOTHER, IT IS NOT CLEAR WHICH PIPES, IF ANY, ARE ORIGINAL. CLEARLY, THE PIPES AT THE NORTHEAST CORNER AND SOUTHWEST CORNERS OF THE SUBDIVISION ARE SUBSTANTIALLY OLDER THAN THE OTHER FOUND PIPES. ALSO OF INTEREST, THE PROPERTY THAT VERT SUBDIVIDED PER THE PLAT DATED 1915 DOES NOT FOLLOW THE LINES OF HIS ORIGINAL PROPERTY DESCRIPTION. SEE THE 1903 DEED, BOOK 49, PAGE 92. ONGOING DISAGREEMENTS HAVE OCCURRED CONCERNING THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 34. CONCURRENTLY WITH THIS SURVEY, BILL WELLS SURVEYED PROPERTY FOR DENNIS BURKS (SURVEY 04-146-C), AND RENDERED AN OPINION CONCERNING SAID CORNER, AS BEING 20' WEST OF THE NORTHWEST CORNER OF VERT'S PLEASANT VIEW ADDITION. EVEN THOUGH SUCH A POSITION WOULD SEEM TO CONTRADICT THE OCCUPATION LINES IN SECTION 33, TO THE WEST, I HAVE HELD THIS POSITION FOR THE PURPOSES OF THIS SURVEY.

FOR THE SAKE OF THIS SURVEY, I HAVE SHOWN PRUNEDALE ROAD AND COUNTY ROAD AS COINCIDENT WITH THE BOUNDARY OF VERT'S PLEASANT VIEW ADDITION.

THIS SURVEY WAS PERFORMED AS A COMBINATION REAL TIME KINEMATIC SURVEY, USING JAVAD DUAL FREQUENCY RECEIVERS WITH ACCURACY STANDARDS OF ONE CENTIMETER ± 1 PPM, AND A CLOSED FIELD TRAVERSE USING AN AUTOMATIC TOTAL STATION WITH STANDARD ERRORS OF 3 MILLIMETERS ± 2 PPM AND 0'00'03".

LEGEND

- LOT LINE
- SUBJECT PARCEL BOUNDARY
- - - SECTION OR SECTION SUBDIVISION LINE
- - - RIGHT OF WAY BOUNDARY
- - - EASEMENT BOUNDARY
- - - DITCH CENTERLINE
- - - IRRIGATION LINE
- - - POWER POLE
- - - DIRT ROAD
- FOUND MONUMENT AS DESCRIBED
- SET 5/8" X 30" REBAR WITH PLASTIC YELLOW CAP STAMPED "TOMKINS SURVEYING, INC."
- CALCULATED POINT NOT SET OR FD.

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
 JULY 26, 1988
 PAUL W.P. TOMKINS
 2360

RECEIVED BY
 Umatilla County Surveyor

Date 5-05
 Rec'd by KK
 No. 05-108-C

RENEWS 6/30/04
 5/1/05

A BOUNDARY SURVEY IN THE S.W. 1/4 OF SEC. 34, TWP. 6 NORTH, RGE. 35 EAST, W.M., UMATILLA COUNTY, OR.
 FOR: FRANK AND MARY WARD 52447 COUNTY ROAD MILTON FREEWATER, OR. 97862

SCALE
 HOR. 1" = 200'
 VERT.

DATE
 MARCH 15, 2004
 APRIL 30, 2005

TOMKINS LAND SURVEYING, INC.
 5 N. COLVILLE WALLA WALLA, WA. 99362
 115 W. HERMISTON AV. #140 HERMISTON, OR. 97838
 (509) 522-4843 (541)564-4448

DRAWING NUMBER
 FWARD2.DWG
 SHEET OF