

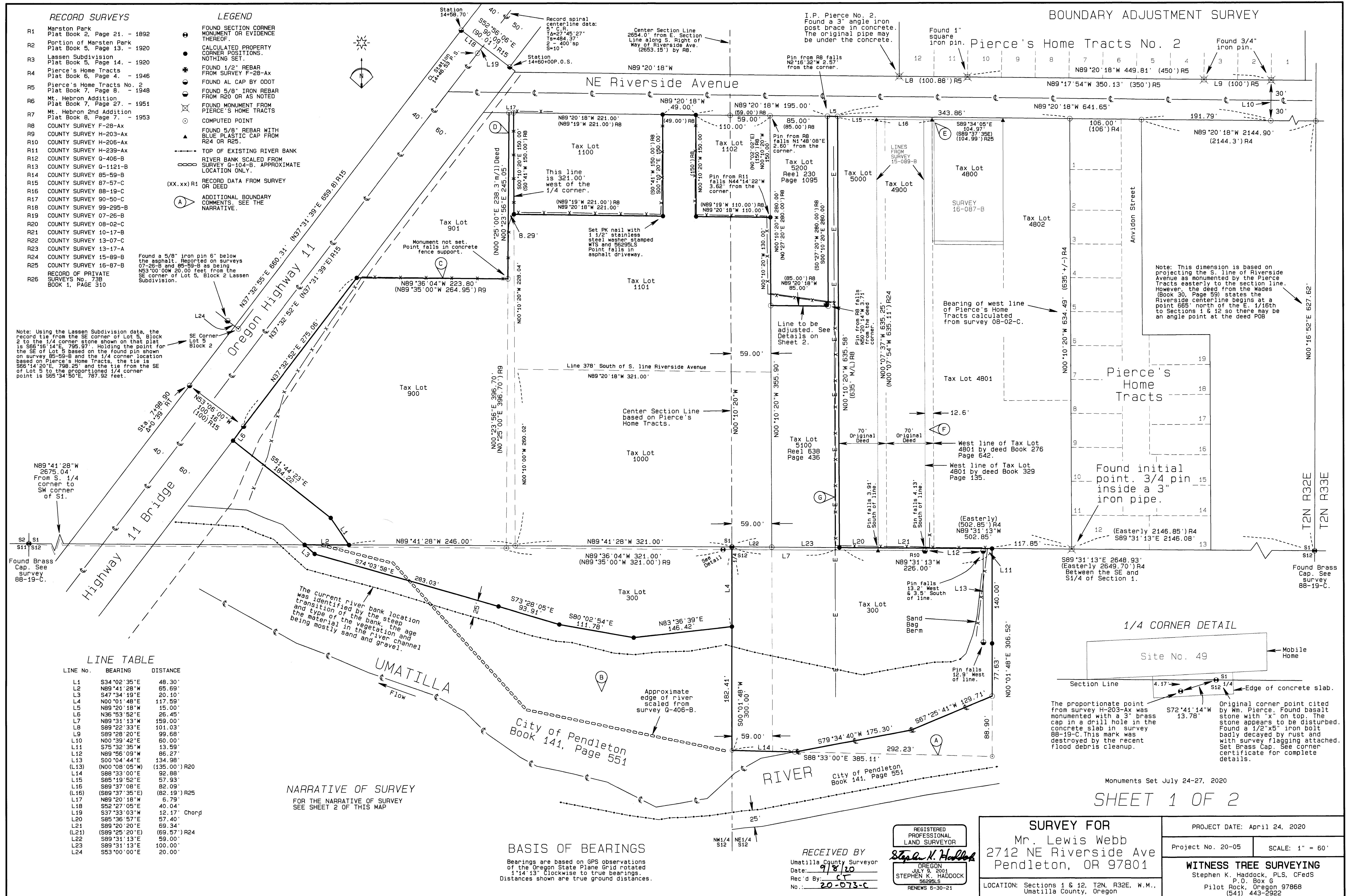
RECORD SURVEYS

LEGEND

- R1 Marston Park Plat Book 2, Page 21. - 1892
- R2 Portion of Marston Park Plat Book 5, Page 13. - 1920
- R3 Lassen Subdivision Plat Book 5, Page 14. - 1920
- R4 Pierce's Home Tracts Plat Book 6, Page 4. - 1946
- R5 Pierce's Home Tracts No. 2 Plat Book 7, Page 8. - 1948
- R6 Mt. Hebron Addition Plat Book 7, Page 27. - 1951
- R7 Mt. Hebron 2nd Addition Plat Book 8, Page 7. - 1953
- R8 COUNTY SURVEY F-28-Ax
- R9 COUNTY SURVEY H-203-Ax
- R10 COUNTY SURVEY H-206-Ax
- R11 COUNTY SURVEY H-239-Ax
- R12 COUNTY SURVEY Q-406-B
- R13 COUNTY SURVEY Q-1121-B
- R14 COUNTY SURVEY 85-59-B
- R15 COUNTY SURVEY 87-57-C
- R16 COUNTY SURVEY 88-19-C
- R17 COUNTY SURVEY 90-50-C
- R18 COUNTY SURVEY 99-295-B
- R19 COUNTY SURVEY 07-26-B
- R20 COUNTY SURVEY 08-02-C
- R21 COUNTY SURVEY 10-17-B
- R22 COUNTY SURVEY 13-07-C
- R23 COUNTY SURVEY 13-17-A
- R24 COUNTY SURVEY 15-89-B
- R25 COUNTY SURVEY 16-87-B
- R26 RECORD OF PRIVATE SURVEYS No. 738 BOOK 1, PAGE 310

- FOUND SECTION CORNER MONUMENT OR EVIDENCE THEREOF.
- CALCULATED PROPERTY CORNER POSITIONS. NOTHING SET.
- FOUND 1/2" REBAR FROM SURVEY F-28-Ax
- FOUND AL CAP BY ODOT
- FOUND 5/8" IRON REBAR FROM R20 OR AS NOTED
- FOUND MONUMENT FROM PIERCE'S HOME TRACTS
- COMPUTED POINT
- ▲ FOUND 5/8" REBAR WITH BLUE PLASTIC CAP FROM R24 OR R25.
- TOP OF EXISTING RIVER BANK
- RIVER BANK SCALED FROM SURVEY Q-104-B. APPROXIMATE LOCATION ONLY.
- (XX.XX) R1 RECORD DATA FROM SURVEY OR DEED
- (A) ADDITIONAL BOUNDARY COMMENTS SEE THE NARRATIVE.

BOUNDARY ADJUSTMENT SURVEY



Note: Using the Lassen Subdivision data, the record tie from the SE corner of Lot 5, Block 2 to the 1/4 corner stone shown on that plat is S89°16'14"E, 795.77'. Holding the point for the SE of Lot 5 based on the found pin shown on survey 85-59-B and the 1/4 corner location based on Pierce's Home Tracts, the tie is S66°14'20"E, 798.25' and the tie from the SE of Lot 5 to the proportioned 1/4 corner point is S65°34'50"E, 787.92 feet.

Note: This dimension is based on projecting the S. line of Riverside Avenue as monumented by the Pierce Tracts easterly to the section line. However, the deed from the Hades (Book 30, Page 59) states that the Riverside centerline begins at a point 665' north of the E. 1/16th to Sections 1 & 12 so there may be an angle point at the deed P05

The current river bank location was identified by the steep transition of the bank, the age and type of the vegetation and the material in the river channel being mostly sand and gravel.

The proportionate point from survey H-203-Ax was monumented with a 3" brass stone with "x" on top. The stone appears to be disturbed. Found a 1/2"x5" iron bolt badly decayed by rust and with survey flagging attached. Set Brass Cap. See corner certificate for complete details.

LINE TABLE

LINE No.	BEARING	DISTANCE
L1	S34°02'35"E	48.30'
L2	N89°41'28"W	65.69'
L3	S47°34'19"E	20.10'
L4	N00°01'48"E	117.59'
L5	N89°20'18"W	15.00'
L6	N86°53'52"E	26.45'
L7	N89°31'13"W	159.00'
L8	S89°22'33"E	101.03'
L9	S89°28'20"E	99.68'
L10	N00°39'42"E	60.00'
L11	S75°32'35"W	13.59'
L12	N89°56'09"W	86.27'
L13	S00°04'44"E	134.98'
(L13)	(N00°06'05"W)	(135.00') R20
L14	S88°33'00"E	92.88'
L15	S85°19'52"E	57.93'
L16	S89°37'08"E	82.09'
(L16)	(S89°37'35"E)	(82.19') R25
L17	N89°20'18"W	6.79'
L18	S52°27'05"E	40.04'
L19	S37°03'03"W	12.17' Chord
L20	S85°36'57"E	57.40'
L21	S89°20'20"E	69.34'
(L21)	(S89°25'20"E)	(69.57') R24
L22	S89°31'13"E	59.00'
L23	S89°31'13"E	100.00'
L24	S53°00'00"E	20.00'

NARRATIVE OF SURVEY FOR THE NARRATIVE OF SURVEY SEE SHEET 2 OF THIS MAP

BASIS OF BEARINGS
Bearings are based on GPS observations of the Oregon State Plane Grid rotated 1°14'13" Clockwise to true bearings. Distances shown are true ground distances.

RECEIVED BY
Umatilla County Surveyor
Date: 9/8/20
Rec'd By: CT
No.: 20-073-C

REGISTERED PROFESSIONAL LAND SURVEYOR
STEPHEN K. HADDOCK
JULY 9, 2001
RENEWS 6-30-21

SURVEY FOR
Mr. Lewis Webb
2712 NE Riverside Ave
Pendleton, OR 97801
LOCATION: Sections 1 & 12, T2N, R32E, W.M., Umatilla County, Oregon

PROJECT DATE: April 24, 2020
Project No. 20-05 SCALE: 1" = 60'
WITNESS TREE SURVEYING
Stephen K. Haddock, PLS, CFedS
P.O. Box 6
Pilot Rock, Oregon 97868
(541) 443-2922

SHEET 1 OF 2

NARRATIVE OF SURVEY

This survey was performed at the request of Mr. Lewis Webb. The purpose of the survey was to determine the boundaries of that land described in Umatilla County deed instruments 2016-6380436 and Reel 230, Page 1095 in preparation for the boundary adjustment between tax lots 5100 and 5200 as shown hereon.

Section 1 in this township is invaded by the 1855 Umatilla Indian Treaty Line. Both parts of Section 1 (interior and exterior to the reservation) were surveyed, platted and lotted against the treaty line in 1872. The two separate plats appear to use completely different meander lines for the treaty boundary. In July of 1887, James Currin and James Noland resurveyed that part of Section 1 lying south (inside the reservation) of the treaty line. They used distinctly different meanders for the treaty line and rendered the section fractional because no tie was made to the north 1/4 corner in determining the lottings of the section. In 1891, John Kimbrell surveyed the SW of SE, the SE of SW, the SE of NW and lots 4 and 7 of section 1 for a J.A. Marston in the record of private surveys No. 73B. There is no explanation of how the section was subdivided but it appears that Mr. Kimbrell mingled the 1872 data exterior to the reservation line with the 1887 data from interior to the reservation. In 1892 the plat of Marston Park was recorded by James A. Marston. This plat shows a location for the south 1/4 and center south 1/16th of Section 1 but gives no indication of how those points were located. In 1920, county surveyor Aubrey Perry prepared the plat of Lassen Subdivision based on his reestablishment of a portion of Marston Park. The Lassen plat gives a tie to a found "rock" at the south 1/4 corner of Section 1 and a position for the center south 1/16th corner. However no tie is given or monument called for the 1/16th corner. In 1946, surveyor William T. Pierce prepared the plat of Pierce's Home Tracts. This plat provides a tie to a point cited as the 1/4 corner and distinctly labels the line running north from that point as being the N/S centerline of Sec. 1. Based on the distance ties shown on the plat, the north & south lines of Pierce's Home Tracts and the section centerline are parallel lines. The Pierce's Home Tracts plat also shows the south line of that addition as being the south line of Section 1. Pierce's reported location of the 1/4 corner falls 2.3' from the location shown for that same point on the Lassen Subdivision. In 1969 and 1971, surveyor Ralph Thompson surveyed and monumented those properties shown as Tax Lots 1100, 1102, 5200, and part of 1101. Mr. Thompson states that his locations along the south side of Riverside Avenue were based on the distances west of the east line of Section 1 given on the plat of Pierce's Home Tracts.

In 1972 a new position for the south 1/4 corner of Section 1 was established by proportion under survey H-203-Ax. This new corner point was some 13 feet west and 4 feet south of the point used by the prior surveys. The true corner point had apparently been covered by construction of a concrete parking pad for mobile home space No. 49. The proportioned point was used the next year (1973) for a partition of the property adjoining the west side of Pierce's Home Tracts. (See survey H-206-Ax. Tax Lot 4802 out of Tax Lot 4801) The initial deed for that property, Book 276, Page 642, called for the same distance along the section line between the 1/4 corner and Pierce's Home Tracts as shown on the plat. The property was described in the deed as being 203.85 feet in width on the westerly side of Pierce's Home Tracts. The description written from survey H-206-Ax, Book 329, Page 135, calls for measuring 216.54 feet westerly from Pierce's Home Tracts. The additional distance being the result of using the proportioned point instead of the true corner point. Survey H-206-Ax also indicates the south line of Pierce's Home Tracts was no longer considered to be the south line of the section. The proportioned 1/4 point was monumented in 1978 under survey Q-4121-B. Since that date, surveys 08-02-C, 15-89-B and 16-87-B have all set monuments based on the proportioned 1/4 corner point. The result of this is that their monuments are set too far west and south by the amount of error introduced by not holding the record location of the original corner. This leaves those surveys in conflict with the survey work done prior to 1972.

Given the overlaps created by the introduction of the proportioned 1/4 corner position, I have established the boundaries for this survey as follows: First, I established a position for the 1/4 corner by projecting a line from the brass cap at the SE corner of Section 1 through the initial point of Pierce's Home Tracts a distance of 502.85 feet as per the plat. As noted on sheet 1, I excavated this point and found a stone monument with an "X" that appears to have been disturbed in the process of building the concrete pad. I held the position for the 1/4 corner computed from Pierce's plat. This point falls 2.3 feet from the point computed from ties to the Lassen Subdivision. Section 1 is fractional and the north-south centerline should be established running a weighted mean bearing northerly from the 1/4 corner. Due to its long standing use, I have held the west line of Pierce's Home Tracts as the best representation of the north-south centerline of section 1 used in the descriptions in this area. The deeds call for north-south lines to run "at right angles north" but also state a distance that they are away from the section centerline. I have held the called distances as controlling and calculated the north-south lines parallel to the centerline of Section 1. I calculated the location of the north-south centerline of Section 12 between 1/4 corners using the data from survey 90-50-C. Ralph Thompson stated he held a bearing from a record survey for the centerline of Riverside Avenue. That bearing appears to have been from his own survey E-12-Ax and locates the right of way about 3 feet too far north. Surveys 15-89-B and 16-87-B state that the monuments from survey H-206-Ax were held to locate the south line of Riverside Avenue. Survey H-206-Ax is based on the proportioned 1/4 corner and is 3+ feet too far south and also about 6 feet south of the Thompson right of way line from surveys F-28-Ax and H-339-Ax. I have located the Riverside right of way based on the found monuments from Pierce's Home Tracts No. 2 as Mr. Pierce clearly stated those monuments were set on the line established by the right of way deed from Charles and Adelia Wade, Book 30, Page 59. I located the right of way of Oregon Highway 11 by holding the monuments ODOT set under survey 87-57-C. The location of the property line along the river and other boundary issues as noted on the survey are discussed below:

Note A: As discussed on survey 08-002-C, the land in the northeast quarter of Section 12 north of the thread of the river was sold to Polydore Moens by the deed recorded in Book 19, Page 166. The deed to the City of Pendleton, Book 141, Page 551 still calls for the property line to be the center of the channel of the river. The description in deed 2016-6380436 overlaps the center of the river by the amount shown hereon.

Note B: The deed to the City of Pendleton, Book 141, Page 551, calls for the city to own land in the NE quarter of the NW quarter of Section 12 that begins at the center of the channel of the river and extends both ways to a line that is 25 feet beyond the banks of the river. That same deed calls for a similar strip in the NE quarter of Section 12, but only on the south side of the river. In survey 00-157-C, the city held that they owned this strip in the NE quarter of Section 12 outright and used that strip as a basis to do a boundary adjustment with the owner on the south side of the river. However, the current deed to tax lot 300, deed 2016-6380436, cites the deed to the city, Book 141 Page 551, but only calls for the city right to be an easement in the NE quarter of the NW Quarter of Section 12. The description of that part of tax lot 300 in the NE of the NW of Section 12 given in deed 2016-6380436, calls for a line 25' north of the north bank of the river as it "ran on October 4th, 1913". This description appears to be related to survey Q-406-B and uses a specific date which is the date in deed (Book 85, Page 391) where Sophie Byers sold this strip to L.C. Lens. However, the Byer's deed identifies the banks of the river calling for "as they now exist". The current deed to the city, Book 141, Page 551 was recorded in 1932 and still uses the language for the banks of the river "as they now exist". I have mapped the banks of the river "as they now exist" and have also shown the approximate location as scaled from survey Q-406-B. The resolution of the title status of this segment of the boundary is beyond the scope of this survey.

Note C: The proportioned quarter corner was first used in Survey H-203-Ax in 1972 to develop the legal description for Tax Lot 901. I used the proportioned quarter corner and its proportioned section line to establish the south and east lines of Tax Lot 901 for this survey.

Note D: The description for Tax Lot 901 is based on the proportioned 1/4 point and section line. The descriptions for Tax Lots 900, 1100 and 1101 are based on the original 1/4 corner point and section line. Using the proportioned 1/4 corner point for tax lot 901 resulted in this small flag of Tax Lot 900 not being conveyed to tax lot 901. The flag is still a part of Tax Lot 900. There is no gap between tax lots 900, 1100 and 1101.

Note E: This monument, set as part of a boundary adjustment in survey 16-87-B, falls 204.02' westerly of the west line of Pierce's Home Tracts. The original deed called for 203.85' prior to survey H-206-Ax. This adjustment establishes the line within 0.2' of where the boundary was prior to the introduction of the proportioned 1/4 corner point.

Note F: This overlap is the result of the introduction of the proportioned 1/4 corner by survey H-206-Ax. Surveys 15-89-B and 16-87-B both show that the lines located by those surveys do not match the existing possessory lines. Survey 15-89-B even shows a small building that looks to belong to one property but is "over the line". This building would not be over the line without holding the proportioned quarter corner by survey H-206-Ax.

Note G: The easement for this power line was granted in 1952. If the true 1/4 corner position is held, the existing power line structure is nearly centered in the easement. Holding the 1/4 corner point proportioned in 1970 would place this power line entirely outside its easement in Section 1. The fence line shown on the east side of Tax Lot 5100 was destroyed in the January flood. Prior to the flood this fence was about 5 feet west of the property line, apparently being built up against the power poles.

BOUNDARY ADJUSTMENT LEGAL DESCRIPTIONS

EXISTING TAX LOT 5100 PER REEL 638, PAGE 436.

Beginning at a point on South line of Southwest Quarter of Southeast Quarter of Section 1, Township 2 North, Range 32; said point being 159 feet East of Southwest corner of Southwest Quarter of Southeast Quarter of said Section 1; thence Northerly at right angles to South line of Southwest Quarter of Southeast Quarter of Section 1, to a point on South line of Riverside Avenue, 159 feet East of West line of Southwest Quarter of Southeast Quarter of Section 1; thence West along South line of Riverside Avenue, 100 feet; thence at right angles to South line of Riverside Avenue, South to a point on South line of Southeast Quarter of Section 1, 59 feet from Southwest corner of Southwest Quarter of Southeast Quarter of said Section 1; thence East along South line of Section 1, 100 feet to the point of beginning.

Excepting therefrom: Commencing at Southwest corner of Southwest Quarter of Southeast Quarter of said Section 1; thence East along South line of said Section 1, 59 feet; thence North at right angles 355 feet, more or less, to a point 280 feet South of South line of Riverside Avenue, which said point is the point of Beginning for this description; thence East at right angles 85 feet; thence North at right angles 280 feet to South line of Riverside Avenue; thence West along said South line of Riverside Avenue 85 feet; thence South 280 feet to the Point of Beginning. All being East of the Willamette Meridian, Umatilla County, Oregon.

PORTION TO CONVEY FROM TL 5100 TO TL 5200

Commencing at a point on South line of Southwest Quarter of Southeast Quarter of Section 1, Township 2 North, Range 32; said point being 159 feet East of Southwest corner of Southwest Quarter of Southeast Quarter of said Section 1; thence Northerly at right angles to South line of Southwest Quarter of Southeast Quarter of Section 1, a distance of 360.50 feet to the point of beginning of this description, said point also being 159 feet East of the West line of the Southwest Quarter of the Southeast Quarter of said Section 1; thence continuing northerly 275.08 feet, more or less, to a point on the South line of Riverside Avenue, 159 feet East of West line of Southwest Quarter of Southeast Quarter of Section 1, thence West along South line of Riverside Avenue 15 feet; thence at right angles to South line of Riverside Avenue, South a distance of 273.18 feet; thence South 82°07'29" East a distance of 15.15 feet to the point of beginning of this description.

NEW DESCRIPTION OF TAX LOT 5100

Beginning at a point on South line of Southwest Quarter of Southeast Quarter of Section 1, Township 2 North, Range 32; said point being 159 feet East of Southwest corner of Southwest Quarter of Southeast Quarter of said Section 1; thence Northerly at right angles to South line of Southwest Quarter of Southeast Quarter of Section 1, a distance of 360.50 feet to a point that also lies 159 feet East of the West line of the Southwest Quarter of the Southeast Quarter of said Section 1; thence North 82°07'29" West a distance of 100.99 feet to a point on a line that lies 59 feet East of the West line of the Southwest Quarter of the Southeast Quarter of said Section 1; thence Southerly a distance of 373.50 feet to a point on the South line of the Southwest Quarter of the Southeast Quarter of said Section 1 that lies 59 feet East of the Southwest corner of said Southwest Quarter of the Southeast Quarter of said Section 1; thence East along said South line 100.00 feet to the point of beginning of this description. All being East of the Willamette Meridian, Umatilla County, Oregon.

EXISTING TAX LOT 5200 PER REEL 230, PAGE 1095.

Commencing at Southwest corner of Southwest Quarter of Southeast Quarter of Section 1, Township 2 North, Range 32; thence East along South line of Section 1, 59 feet; thence North at right angles 355 feet, more or less, to a point 280 feet South of South line of Riverside Avenue, which said point is the point of beginning for this description; thence East at right angles 85 feet; thence North at right angles 280 feet to South line of Riverside Avenue; thence West along said South line of Riverside Avenue, 85 feet; thence South 280 feet to the Point of Beginning. All being East of the Willamette Meridian, Umatilla County, Oregon.

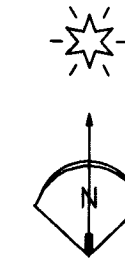
PORTION TO CONVEY FROM TL 5200 TO TL 5100

Commencing at Southwest corner of Southwest Quarter of Southeast Quarter of Section 1, Township 2 North, Range 32; thence East along South line of Section 1, 59 feet; thence North at right angles 355 feet, more or less, to a point 280 feet South of South line of Riverside Avenue, which said point is the point of Beginning for this description; thence East at right angles 85 feet; thence North at right angles a distance of 6.82 feet; thence North 82°07'29" West a distance of 85.83 feet to a point that lies 59 feet east of the West line of the Southwest Quarter of the Southeast Quarter of said Section 1; thence South 17.60 feet to the point of beginning.

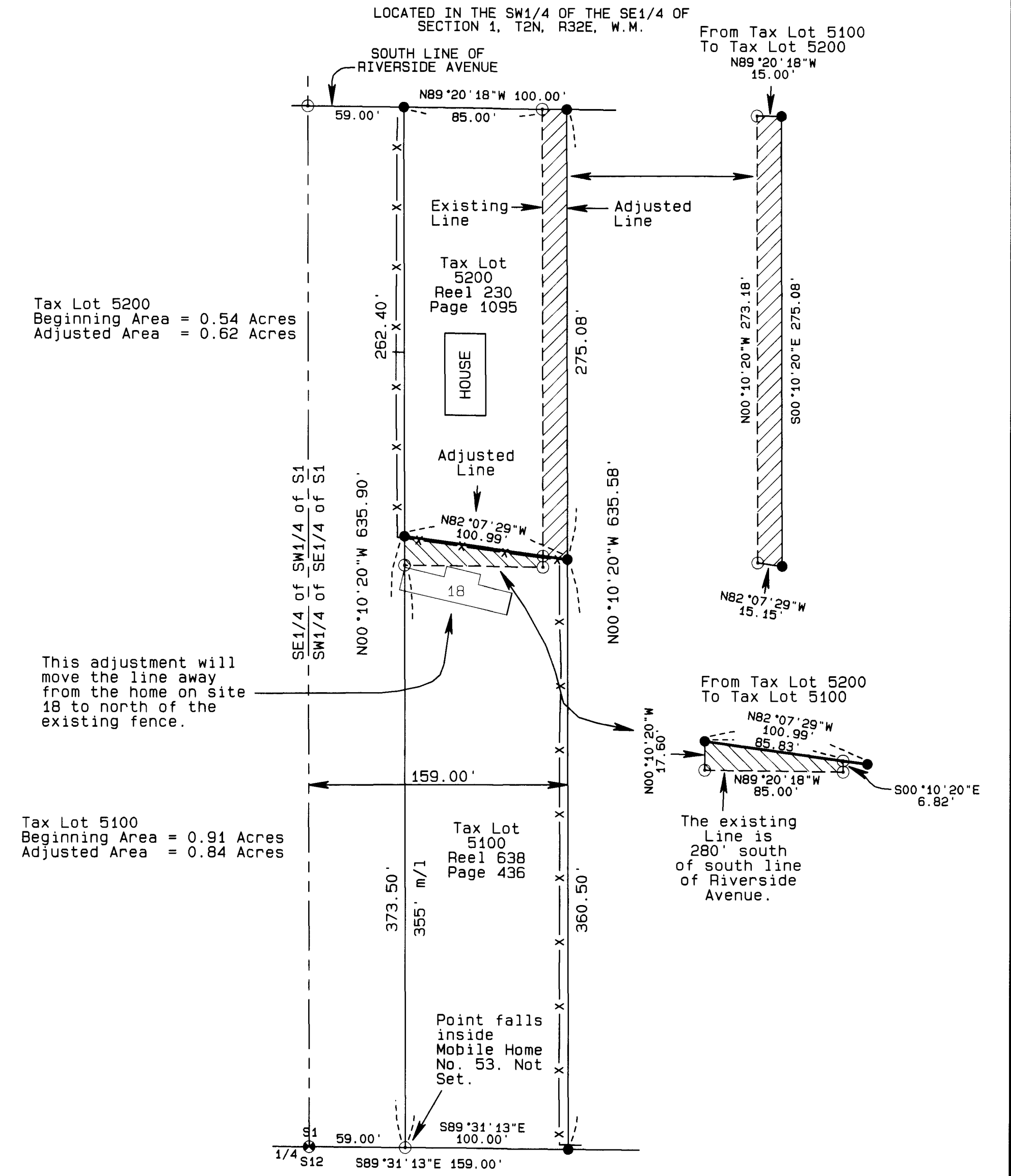
NEW DESCRIPTION FOR TAX LOT 5200

Commencing at a point on South line of Southwest Quarter of Southeast Quarter of Section 1, Township 2 North, Range 32; said point being 159 feet East of Southwest corner of Southwest Quarter of Southeast Quarter of said Section 1; thence Northerly at right angles to South line of Southwest Quarter of Southeast Quarter of Section 1, a distance of 360.50 feet to a point, said point also being 159 feet East of the West line of the Southwest Quarter of the Southeast Quarter of said Section 1 and being the true point of beginning of this description; thence continuing north 275.08 feet, more or less, to a point on the south line of Riverside Avenue that lies 159 feet East of West line of the Southwest Quarter of the Southeast Quarter of Section 1; thence West along the south line of said Riverside Avenue, 100 feet; thence at right angles to South line of Riverside Avenue, south 273.18 feet, more or less, to a point that lies 373.50 feet North of the South line of the Southwest Quarter of the Southeast Quarter of said Section 1 and 59.00 feet East of the West line of the Southwest Quarter of the Southeast Quarter of Section 1; thence South 82°07'29" East a distance of 100.99 feet to the point of beginning. All being East of the Willamette Meridian, Umatilla County, Oregon.

BOUNDARY ADJUSTMENT SURVEY



ADJUSTMENT DETAILS



Tax Lot 5100 Beginning Area = 0.91 Acres Adjusted Area = 0.84 Acres

Tax Lot 5200 Beginning Area = 0.54 Acres Adjusted Area = 0.62 Acres

REGISTERED PROFESSIONAL LAND SURVEYOR
STEPHEN K. HADDOCK
OREGON JULY 9, 2001
RENEWS 6-30-21

SHEET 2 OF 2

RECEIVED BY
Umatilla County Surveyor
Date: 9/8/20
Rec'd By: [Signature]
No.: 20-073-C

SURVEY FOR Mr. Lewis Webb 2712 NE Riverside Ave Pendleton, OR 97801	PROJECT DATE: April 24, 2020
	Project No. 20-05 SCALE: 1" = 60'
LOCATION: Sections 1 & 12, T2N, R32E, W.M., Umatilla County, Oregon	WITNESS TREE SURVEYING Stephen K. Haddock, PLS, CFedS P.O. Box 6 Pilot Rock, Oregon 97868 (541) 443-2922