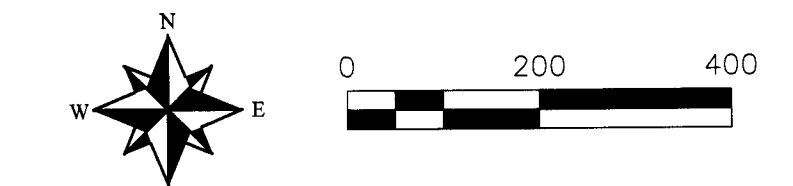


RECORD OF SURVEY

FOR ART DOHERTY
 LOCATED IN THE WEST 1/2 OF THE FRACTIONAL N.W. 1/4 AND THE N.W. 1/4 OF THE S.W. 1/4 OF SECTION 15, AND THE EAST 1/2 OF THE FRACTIONAL N.E. 1/4 AND THE N.E. 1/4 OF THE S.E. 1/4 OF SECTION 16, ALL IN T6N, R35E, W.M., UMATILLA COUNTY, OREGON

BASIS OF BEARINGS
 OREGON STATE PLANE NORTH ZONE GRID, NAD 83 (2011), HOLDING A BEARING OF N88°44'29"E BETWEEN THE BRASS CAP MONUMENTS MARKING THE N.W. CORNER OF SECTION 16 (OREGON) AND THE S.W. CORNER OF GOVT LOT 4, SECTION 16 (WASHINGTON). TRUE GROUND DISTANCES SHOWN TO CONVERT TO GRID DISTANCE, MULTIPLY DISTANCES SHOWN BY 0.999964439915.

- LEGEND**
- SECTION OR SECTION SUBDIVISION LINE
 - RIGHT-OF-WAY BOUNDARY
 - PARCEL BOUNDARY
 - DEED BOUNDARY
 - FENCE LINE
 - FOUND BRASS CAP MONUMENT OR AS NOTED
 - COMPUTED POSITION ONLY
 - SET 5/8" X 30" IRON REBAR WITH PLASTIC CAP STAMPED "W19619 0202820"
 - RECORD DIMENSION PER G.L.O. (123.45')
 - RECORD DIMENSION PER SURVEY (R) (123.45')
 - OR DEED (D) AS NOTED
 - PROPERTY LINE



SURVEYOR'S NARRATIVE

1. THIS SURVEY WAS PERFORMED AT THE REQUEST OF ART DOHERTY TO IDENTIFY THE DEED BOUNDARIES OF TAX LOTS (TL) 900 AND 901, LOCATED IN THE WEST 1/2 OF FRACTIONAL SECTION 15 AND THE EAST 1/2 OF FRACTIONAL SECTION 16, T6N R35E, W.M., SAID TAX LOTS BEING DESCRIBED IN INSTRUMENT NO. 2015-6360686 AS FOLLOWS:

"COMMENCING AT A POINT ON THE NORTH AND SOUTH DIVISION LINE BETWEEN LANDS OF SOLOMON DINGES AND W. STOLTE DISTANT 937-1/2 FEET SOUTH ON SAID BOUNDARY LINE FROM ITS INTERSECTION WITH THE OREGON STATE LINE (SAID POINT OF INTERSECTION BEING 122 FEET WEST MEASURING ON POINT WHERE THE WEST LINE OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 35 E.W.M., INTERSECTS SAID LINE), THENCE SOUTH ON SAID DIVISION LINE BETWEEN LANDS OF SAID SOLOMON DINGES AND W. STOLTE 256-1/2 FEET TO A POINT, THENCE EAST 441 FEET TO A POINT, THENCE NORTHWESTERLY 258-46/100 FEET TO BEGINNING IN SECTIONS 15 AND 16, TOWNSHIP 6 NORTH, RANGE 35 E.W.M.

ALSO COMMENCING AT A POINT ON THE OREGON STATE LINE 122 FEET WEST OF THE INTERSECTION OF THE SECTION LINE BETWEEN SECTIONS 15 AND 16, TOWNSHIP 6 NORTH, RANGE 35 E.W.M. WITH THE OREGON STATE LINE, THENCE RUNNING SOUTH 933-1/2 FEET, THENCE EAST 408.14 FEET, THENCE IN A NORTHWESTERLY DIRECTION TO A POINT ON THE OREGON STATE LINE 288 FEET EAST OF THE POINT OF BEGINNING, THENCE WEST ALONG THE OREGON STATE LINE 288 FEET TO THE POINT OF BEGINNING IN SECTIONS 15 AND 16, TOWNSHIP 6 NORTH, RANGE 35 E.W.M.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT A POINT ON THE OREGON-WASHINGTON STATE LINE, SAID POINT BEING 166.6 FEET EAST, MEASURED ALONG THE SAID STATE LINE FROM ITS POINT OF INTERSECTION WITH THE WEST LINE OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 35 E.W.M., AND RUN THENCE WEST ALONG THE SAID STATE LINE, 134.50 FEET; THENCE SOUTH 192°0' EAST 60.00 FEET; THENCE SOUTH PARALLEL TO THE WEST LINE OF THE AFORESAID SECTION 15, A DISTANCE OF 330 FEET; THENCE EAST, PARALLEL TO THE AFORESAID STATE LINE, 164.17 FEET TO A POINT IN THE EASTERLY LINE OF THE TRACT OF LAND CONVEYED TO GEORGE CALHOON BY WARRANTY DEED DATED MARCH 27, 1907, AND RECORDED IN BOOK 54 OF DEEDS, RECORDS OF UMATILLA COUNTY, OREGON; THENCE NORTH 718' WEST, ALONG THE EASTERLY LINE OF THE SAID CALHOON TRACT, 389.78 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM, HOWEVER THAT PORTION LYING WITHIN THE COUNTY ROAD ON THE NORTH."

2. COMPUTED THE MONUMENT MARKING MILE POST (M.P.) 26 ON THE STATE LINE, WHICH IS ALSO THE S.W. CORNER OF SECTION 16 (WASHINGTON), BY HOLDING THE RECORD ANGLE AND DISTANCES NOTED IN R4 RELATIVE TO THE FOUND MONUMENTS AT THE S.W. CORNERS OF GOVERNMENT LOTS 1 AND 4 IN SECTION 16 (WA).

3. HOLDING M.P. 26 AND THE MONUMENT AT THE N.W. CORNER OF SECTION 16 (OREGON), I PROPORTIONED THE DISTANCES BETWEEN THOSE MONUMENTS, AS SHOWN ON R1, TO COMPUTE THE CLOSING CORNER OF SECTIONS 15 AND 16, AND THE 1/16TH CORNERS ALONG THE NORTH LINE OF SECTION 16. CORNERS WERE COMPUTED ON A LINE BETWEEN FOUND MONUMENTS ADJACENT TO THE EAST & WEST OF EACH CORNER.

4. COMPUTED THE NORTH 1/4 CORNER OF SECTION 15 AT THE MID-POINT BETWEEN THE COMPUTED N.W. & N.E. CORNERS OF SECTION 15, PLACING THE CORNER ON A LINE BETWEEN FOUND MONUMENTS ADJACENT TO THE EAST & WEST OF THE 1/4 CORNER.

5. COMPUTED THE S.E. CORNER OF THE NORTH 1/2 OF THE S.W. 1/4 OF SECTION 15 AT RECORD DISTANCE ALONG THE NORTH-SOUTH CENTERLINE OF THE SECTION, AT RECORD DISTANCE NORTH OF THE FOUND MONUMENT AT THE SOUTH 1/4 CORNER PER R2. THIS FITS CLOSELY WITH FENCES RUNNING EAST AND WEST FROM THIS POINT, AS WELL AS A DISTANCE FROM A BUILDING CORNER SHOWN ON R3.

6. COMPUTED THE SOUTH LINE OF THE NORTH 1/2 OF THE S.W. 1/4 OF SECTION 15 AND THE S.E. 1/4 OF SECTION 16 BY RUNNING A STRAIGHT LINE FROM THE COMPUTED S.E. CORNER DESCRIBED ABOVE, ALONG A FENCE LINE AND THROUGH A LARGE MARKED STONE FOUND AT THE S.W. CORNER OF TAX LOT (TL) 100 IN SECTION 16, KNOWN TO MR. DOHERTY AND HIS NEIGHBORS TO THE WEST & SOUTH AS THE TRUE CORNER OF THAT PARCEL. I THEN CONTINUED THE LINE WEST, THE RECORD DISTANCE FROM SAID STONE TO THE S.W. CORNER OF THE N.E. 1/4 OF THE S.E. 1/4 OF SECTION 16.

7. COMPUTED THE S.E. CORNER OF THE STOLTE LANDS AT RECORD DEED DISTANCE EAST OF THE FOUND STONE PER D1; COMPUTED THE N.E. CORNER OF THE STOLTE LANDS AT A PROPORTIONED DISTANCE ALONG STATE LINE BETWEEN THE N.W. AND N.E. CORNERS OF THE EAST 1/2 OF FRACTIONAL N.E. 1/4 OF SECTION 16 (18.185 CHAINS/1200.21 FEET [D1] + 122 FEET [D3] = 1322.21 FEET; MEASURED DISTANCE = 1323.01 FEET).

8. HELD THE SOUTH LINE OF TL 900 AS COMMON WITH THE NORTH LINE OF THE SAYER LANDS, DESCRIBED PER D2 AS BEING 14.865 CHAINS (981.09 FEET) DUE NORTH OF THE "QUARTER SECTION LINE" BETWEEN THE NORTH 1/2 AND THE SOUTH 1/2 OF THE S.W. 1/4 OF SECTION 15. THIS IS CONSISTENT WITH THE DEED TO FORTUNE, WHICH IS DESCRIBED AS RUNNING SOUTH TO THE NORTH LINE OF THE SAYER LANDS, THENCE ALONG THE NORTH LINE OF THE SAYER LANDS, AND ALSO FITS CLOSELY THE RECORD DISTANCE SOUTH FROM THE STATE LINE TO THE S.W. CORNER OF TL 900 PER D3.

10. HELD THE RECORD DEED DISTANCE PER D3, EAST ALONG THE SOUTH LINE OF TL 900 FROM THE EAST LINE OF THE STOLTE LANDS TO COMPUTED THE S.E. CORNER OF TL 900.

11. HELD A STRAIGHT LINE FROM THE S.E. CORNER OF TL 900 TO A POINT ON STATE LINE 166.00 FEET EAST OF THE N.W. CORNER OF SECTION 15, CALLED FOR BY THE MAPLE AND CALHOON DEEDS. THIS FITS VERY WELL WITH THE MEASURED DISTANCE EAST FROM THE DINGES/STOLTE BOUNDARY CALLED FOR IN THE DEEDS ASSOCIATED WITH THESE LANDS (408.28' MEASURED; 408.16' RECORD).

12. TL 902 IS DESCRIBED AS AN EXCEPTION TO TL 900. ITS DESCRIPTION CALLS FOR THE WEST LINE OF TL 902 TO BE PARALLEL WITH THE WEST LINE OF SECTION 15, AND ITS SOUTH LINE TO BE PARALLEL WITH STATE LINE. TO FIND THE BEARING OF THE 60.00-FOOT COURSE IN TL 902'S N.W. CORNER, I HELD THAT BEARING (S19°20'E RECORD) RELATIVE TO THE WEST LINE, ASSUMING THE WEST LINE BEARING TO BE N00°00'00"E; THIS PRODUCES A CLOSER FIT TO THE OTHER COURSES IN THE DESCRIPTION AS COMPARED TO HOLDING THE COURSES RELATIVE TO AN ASSUMED STATE LINE BEARING OF DUE EAST.

13. THE CURRENT DOHERTY DEED (D5), WHICH DESCRIBES THE PARCEL IN TWO PARTS (CORRESPONDING TO THE MAPLE AND LOBAUGH DEEDS), CALLS FOR THE SOUTH LINE OF THE NORTHERLY PORTION TO FALL 933-1/2 FEET SOUTH OF STATE LINE, AND THE NORTH LINE OF THE SOUTHERLY PORTION TO FALL 937-1/2 FEET SOUTH. HOWEVER, THE DEEDS TO MAPLE AND LOBAUGH, AS WELL AS THE DEED TO CALHOON, USE THE 937-1/2 FOOT DISTANCE FOR BOTH CALLS, WHICH I HAVE HELD HEREIN. THE PORTION OF THE DEED DESCRIBING THE EXCEPTION CONTAINS A CALL FOR THE N.E. CORNER OF TL 902 TO BE 166.6 FEET EAST OF THE N.W. CORNER OF SECTION 15, WHILE THE CALHOON, MAPLE, AND REGALADO DEEDS CALL FOR 166.0 FEET, WHICH I HAVE HELD HEREIN.

14. THE DIMENSIONS OF TAX LOT 901 SHOWN HEREON ARE AS SHOWN ON COUNTY TAX MAPS; NO DESCRIPTION OF THESE LANDS AS BEING SEPARATE FROM TAX LOT 900 WAS FOUND IN ANY DEEDS FOR THE SUBJECT LANDS.

15. THIS SURVEY WAS PERFORMED WITH RTK GPS METHODS, USING TRIMBLE R12I AND SPECTRA-PRECISION SP-80 RECEIVERS, EACH HAVING STANDARD ERRORS OF 6MM + 1PPM. MONUMENTS SHOWN WERE VISITED IN MARCH AND JUNE, 2022.

- RECORD DOCUMENTS**
- SURVEYS
 G.L.O.: SUBDIVISION OF T6N R35E, W.M. (OREGON) ODELL & LEWIS (1865)
 R1: UMATILLA COUNTY OLD PRIVATE SURVEY NO. 53, ARNOLD (1892)
 R2: UMATILLA COUNTY OLD PRIVATE SURVEY NO. 76, J. KIMBRELL (1895)
 R3: LOAN SURVEY FOR GIBBS, NEWBILL (1955) (PRIVATE RECORDS OF PBS)
 R4: WALLA WALLA COUNTY SURVEY BK. 3 PG. 27, MUNIS (1996)
 R5: UMATILLA COUNTY SURVEY NO. 03-023-C, TOMKINS (2003)

- DEEDS
 D1: MOORE ET AL TO STOLTE, 1/12/1894
 D2: MOORE ET AL TO SAYER, 12/21/1894
 D3: GRANT TO CALHOON, 3/27/1907
 D4: ANDERSON TO CALHOON, 3/31/1946
 D5: ROBINSON RIDGE LLC TO DOHERTY, INST. NO. 2015-6360686
 DINGES TO MAPLE, 3/9/1895
 DINGES TO LOBAUGH, 3/13/1895
 NORDSTROM TO FORTUNE, REEL 205 PAGE 610, 9/6/1978
 SARANTO TO SAMITORE, REEL 80 PAGE 1809, 6/12/1981
 CALHOON TO COUNTY, 5/18/1923 (CONVEYS N. 15' OF PARCEL FOR ROADWAY)
 REICH TO REGALADO, REEL 266 PAGE 1587, 2/14/1995

RECEIVED BY
 Umatilla County Surveyor
 Date: 9/14/22
 Rec'd By: CT
 No.: 22-103-C

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
 JUNE 30, 1997
 GREG E. FLOWERS
 02820LS
 RENEWS 12/31/2023
 9/12/2022



PBS Engineering and Environmental Inc.
 5 N Colville St, Ste 200
 Walla Walla, WA 99362
 509.956.3026
 pbsusa.com

CLIENT: ART DOHERTY	PROJECT NO.:
SURVEYOR: GREG E. FLOWERS	DATE: 6/28/2022
CALC BY: MFW	DRAWN BY: MFW
SCALE: 1" = 200'	
SECTION: 15 & 16	TOWNSHIP: 6 NORTH
RANGE: 35 EAST	
CITY: NA	COUNTY: UMATILLA
SHEET 1 OF 1	