

RECORD OF SURVEY

LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 5, AND THE SW 1/4 OF THE SW 1/4 OF SECTION 4, T. 2 N., R. 34 E., W.M., UMATILLA COUNTY, OREGON



LEGEND & ABBREVIATIONS

- SECTION OR SECTION SUBDIVISION LINE
- PROPERTY BOUNDARY
- EASEMENT LINE
- COUNTY ROAD RIGHT-OF-WAY BOUNDARY
- EXISTING LOT LINE
- EXISTING BUILDING LINE
- APPROXIMATE EDGE OF RIVER
- EXISTING FENCE LINE
- RAILROAD DESIGN CENTERLINE
- CENTERLINE RAILROAD TRACKS
- OVERHEAD UTILITY LINES
- ◆ FOUND 2-1/2" BRASS CAP PER C.E. REDFIELD SURVEYS (1917-1919), OR AS NOTED
- FOUND 5/8" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED "LS 1106" PER W. WELLS
- FOUND 3-1/4" BRASS CAP PER L.C.R.; OR AS NOTED
- ▲ FOUND 60-D SPIKE
- SET 5/8" X 30" IRON REBAR WITH PLASTIC CAP STAMPED WA 19619 OR 02820" OR AS NOTED
- ⊙ COMPUTED POSITION, NOTHING FOUND OR SET
- ⊖ POWER POLE
- (XXX.XX)RX RECORD DIMENSION PER SURVEY RECORDS
- (RX&M) RECORD MEASURE SAME AS MEASURED THIS SURVEY
- CH. CHORD (OF CURVE)
- AL ARC LENGTH (OF CURVE)
- PC / PT POINT OF CURVATURE / POINT OF TANGENCY
- REF. REFERENCE
- W.C. WITNESS CORNER

SECTION OVERVIEW

1" = 1000'

BASIS OF BEARINGS
S 88°34'42" E BETWEEN THE MONUMENTS MARKING THE SOUTHEAST CORNER OF SECTION 5 AND THE EAST 1/16 CORNER OF SECTION 5 & SECTION 8, TWP. 2 N., R. 34 E., W.M. AND IS BASED UPON THE OREGON STATE PLANE NORTH ZONE GRID. DISTANCES SHOWN ARE GROUND DISTANCES; TO COMPUTE GRID DISTANCES, MULTIPLY BY A FACTOR OF 0.999865811.

NARRATIVE

THIS SURVEY WAS MADE FOR THE PURPOSE OF LOCATING AND MONUMENTING THE BOUNDARIES OF THE PARCELS CONVEYED TO JEREMY J. MOORE PER DEED REF. (D1), BRENT HALL & RACHAEL OWEN PER DEED REF. (D2), AND CLAYT & BRANDI HENDRICKSON PER DEED REF. (D3) AT THE REQUEST OF THE CONFEDERATED TRIBES OF THE UMATILLA INDIAN RESERVATION, WHO ARE TO ACQUIRE THESE PARCELS.

MONUMENTS WERE FOUND AND HELD FOR THE SE CORNER, E. 1/16 CORNER (SOUTH) AND N. 1/4 CORNER (W.C.) OF SECTION 5 PER THE C.E. REDFIELD SURVEYS, CIRCA 1917-1919 (R10). A SEARCH WAS MADE FOR OTHERS AND THE AREA HAS BEEN SEVERELY ERODED OVER THE YEARS, INCLUDING THE AREA FOR THE SW CORNER OF SECTION 5. IN T. 2N., R. 34E., W.M. A SURVEY IN 2002 AND RECORDED BY W. WELLS PER CO. SURVEY 03-292-B FOUND THIS CORNER. SEVERAL MONUMENTS IN SECTION 7 WERE LOCATED PER THAT SURVEY AND A BEST-FIT TO THAT SURVEY WAS HELD TO COMPUTE THE POSITION OF THE SW CORNER TO SECTION 5. THE S. 1/4 CORNER POSITION WAS COMPUTED ON THE LATITUDINAL SECTION LINE AS PROPORTIONED TO THE DISTANCES BY THE REDFIELD SURVEY PER 1918 NOTES. FROM THIS S. 1/4 CORNER POSITION, A STRAIGHT LINE TO THE N. 1/4 CORNER (W.C.) OF SECTION 5 WAS HELD AS SURVEYED PER THE REDFIELD SURVEY 1918 NOTES. SINGLE PROPORTION MEASURES FOR THE CENTER AND 1/16 CORNERS ALONG THIS LINE WERE CALCULATED AS SHOWN. THE POSITIONS OF THE NW AND NE CORNERS OF SECTION 5 WERE COMPUTED ALONG THE LATITUDINAL TOWNSHIP LINE BY THE SENIOR MONUMENTS FOUND MARKING THE SE CORNER (W.C.) OF SECTION 5. A PROKATED MEASURE ALONG THIS TOWNSHIP LINE AS COMPARED TO THE REDFIELD SURVEY MEASUREMENTS WAS HELD TO ESTABLISH THE COMPUTED POSITIONS AS SHOWN. THE SINGLE PROPORTIONATE METHOD WAS UTILIZED FOR ALL OTHER SUBDIVISIONAL CORNERS AND SUB-SECTION LINES IN SECTION 5, PER MODIFIED THREE-MILE METHOD AS LAID OUT IN THE C.E. REDFIELD SURVEY IN 1918. WITNESS MONUMENTS ORIGINALLY SET BY C.E. REDFIELD FOR THE EAST SIDE LINE OF THE SW 1/4 SW 1/4 OF SECTION 4, T. 2N., R. 34E. WERE FOUND AND HELD, ALSO AS SHOWN PER W. WELLS 1998 AND 1990 SURVEYS. A 60-D SPIKE WAS FOUND IN CLOSE PROXIMITY TO THE POSITION OF THE SE CORNER OF THE SW 1/4 SW 1/4 OF SEC. 4.

THE ORIGINAL LOCATION OF THE NORTHERLY SIDELINE TO THE RAILROAD PROPERTY WAS HELD TO ESTABLISH THE SOUTHERLY BOUNDARY TO COUNTY ROAD 927 (A.K.A. "RIVER ROAD") AS BEING 50-FOOT OFFSET FROM THE RAILROAD CENTERLINE. AN AS-BUILT LOCATION ALONG THE EXISTING TRACKS MATCHES WITH THE ORIGINAL RAILROAD PLANS PER (R8) BY HOLDING THE TANGENTS ALONG THE STRAIGHT PORTIONS AND THE DESIGN RADIUS OF SAID PLANS. THE LOCATION OF THE NORTHERLY SIDELINE OF COUNTY ROAD 927 WAS HELD AS BEING 50-FOOT OFFSET FROM THE RAILROAD PROPERTY AS STATED IN THE "REPORT OF COUNTY ROADMASTER" RECORDED IN REEL 78, PAGE 237 FOR AN INDIAN SERVICE ROAD MINIMUM WIDTH. NO OTHER RECORDS FOR THIS ROAD WERE FOUND.

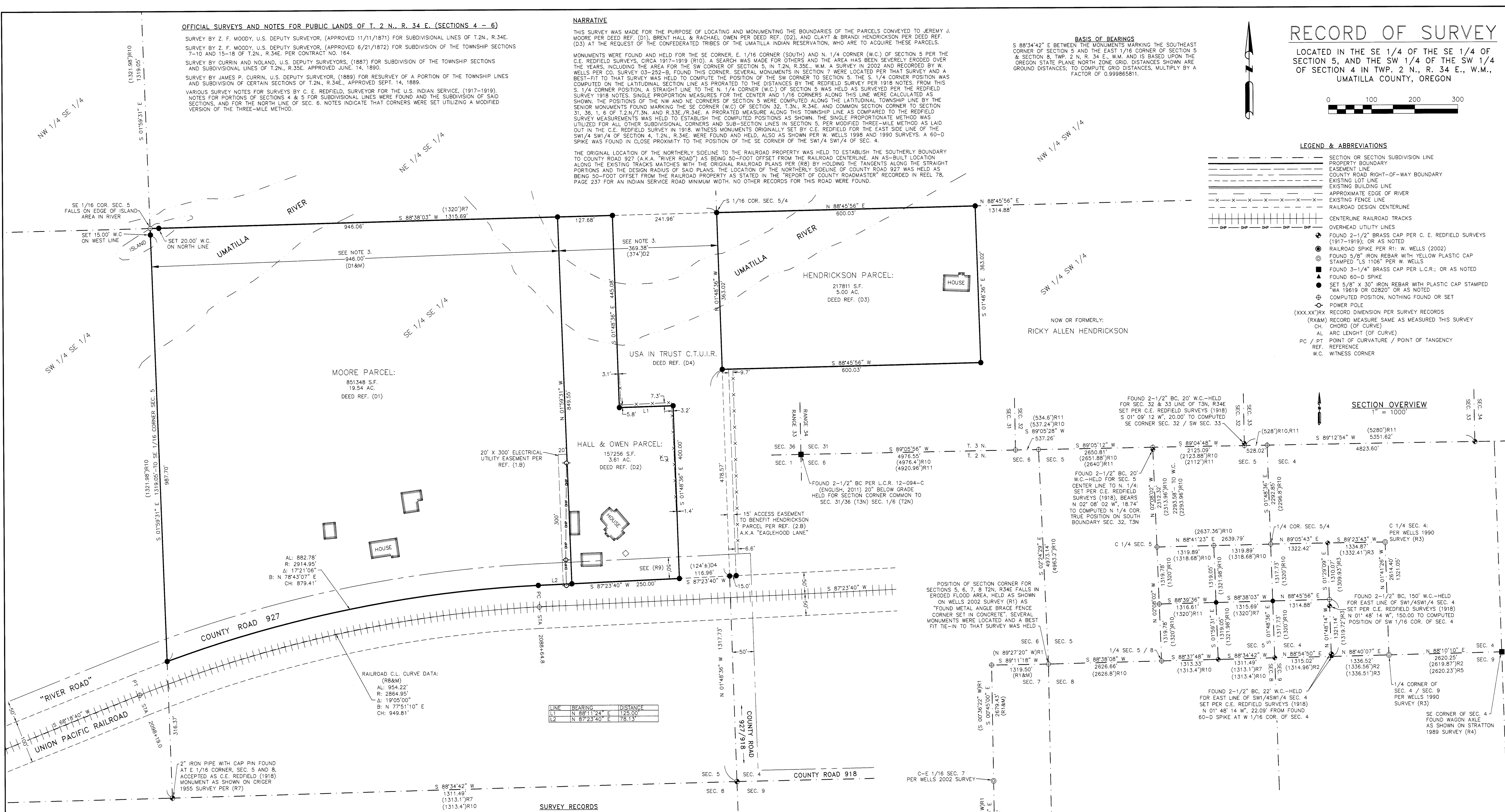
OFFICIAL SURVEYS AND NOTES FOR PUBLIC LANDS OF T. 2 N., R. 34 E. (SECTIONS 4 - 6)

SURVEY BY Z. F. MOODY, U.S. DEPUTY SURVEYOR, (APPROVED 11/11/1871) FOR SUBDIVISIONAL LINES OF T. 2N., R. 34E. SURVEY BY Z. F. MOODY, U.S. DEPUTY SURVEYOR, (APPROVED 6/21/1872) FOR SUBDIVISION OF THE TOWNSHIP SECTIONS 7-10 AND 15-18 OF T. 2N., R. 34E. PER CONTRACT NO. 164.

SURVEY BY CURRIN AND NOLAND, U.S. DEPUTY SURVEYORS, (1887) FOR SUBDIVISION OF THE TOWNSHIP SECTIONS AND SUBDIVISIONAL LINES OF T. 2N., R. 34E. APPROVED JUNE, 14, 1890.

SURVEY BY JAMES P. CURRIN, U.S. DEPUTY SURVEYOR, (1889) FOR RESURVEY OF A PORTION OF THE TOWNSHIP LINES AND SUBDIVISION OF CERTAIN SECTIONS OF T. 2N., R. 34E., APPROVED SEPT. 14, 1889.

VARIOUS SURVEY NOTES FOR SECTIONS BY C. E. REDFIELD, SURVEYOR FOR THE U.S. INDIAN SERVICE, (1917-1919). NOTES FOR PORTIONS OF SECTIONS 4 & 5 FOR SUBDIVISIONAL LINES WERE FOUND AND THE SUBDIVISION OF SAID SECTIONS, AND FOR THE NORTH LINE OF SEC. 6. NOTES INDICATE THAT CORNERS WERE SET UTILIZING A MODIFIED VERSION OF THE THREE-MILE METHOD.



LINE	BEARING	DISTANCE
L1	N 88°11'24" E	125.00'
L2	N 87°23'40" E	78.13'

RAILROAD C.L. CURVE DATA:
(R8&M)
AL: 954.22'
R: 2864.95'
Δ: 19°05'00"
B: N 77°51'10" E
CH: 949.81'

2" IRON PIPE WITH CAP PIN FOUND AT E 1/16 CORNER, SEC. 5 AND 8, ACCEPTED AS C.E. REDFIELD (1918) MONUMENT AS SHOWN ON CRIGER 1955 SURVEY PER (R7)

- NOTES:**
- AREAS SHOWN ARE GROSS AREAS INCLUDING EASEMENTS OF RECORD.
 - SEE TITLE REPORTS FOR TITLE INSURANCE TO C.T.U.I.R. BY PIONEER TITLE COMPANY BOTH DATED APRIL 15, 2021 ORDER NO. 100419 AND 100420. ALSO SEE PRELIMINARY TITLE REPORT BY PIONEER TITLE COMPANY DATED NOVEMBER 23, 2020.
 - THE MOORE, HALL & OWEN, AND USA IN TRUST C.T.U.I.R. BOUNDARIES WERE PLACED BY HOLDING THE RECORD DISTANCES IN THEIR ORDER OF SENIORITY AS THERE IS A DISCREPANCY OVERLAP OF SEVERAL FEET BETWEEN THESE DEEDS. THE MOORE PARCEL WAS THE OPERATIVE CONVEYANCE (SENIOR DEED) PER DEED DATED AUGUST 26, 1955, BOOK 227, PAGE 630 FOR THE COMMON LINE BETWEEN THE MOORE AND HALL & OWEN PARCELS. THE DISTANCE OF "...WEST 946 FEET OF THE SE 1/4 SE 1/4 OF SECTION 5..." WAS HELD FOR THIS BOUNDARY. THE HALL & OWEN AND USA IN TRUST C.T.U.I.R. PARCELS WERE ONE CONTIGUOUS TRACT PER DEED DATED SEPTEMBER 5, 1962, BOOK 269, PAGES 122 & 123 (JUNIOR DEED). THE SENIOR DEED FOR THE DIVISION OF THAT TRACT DESCRIBES THE CURRENT HALL & OWEN PARCEL PER DEED DATED DECEMBER 12, 1962 BOOK 270, PAGE 104. THE USA IN TRUST C.T.U.I.R. PARCEL IS JUNIOR AND IS THE REMAINDER LOT OF THE THREE PARCELS AND THEREFORE WAS PLACED LAST IN ORDER.

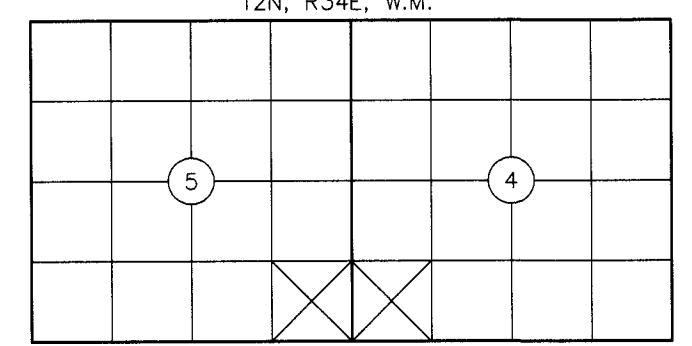
SURVEY RECORDS

- (R1) COUNTY SURVEY NO. 03-252-B FOR "RIVER ROAD PLANNED UNIT DEVELOPMENT" (WELLS, 2002)
- (R2) COUNTY SURVEY NO. 98-003-B FOR USDO-BUREAU OF INDIAN AFFAIRS, UMATILLA AGENCY (WELLS, 1998)
- (R3) COUNTY SURVEY NO. 90-044-B FOR "FINAL PLAT OF LAWRENCE PICARD P.U.D." (WELLS, 1990)
- (R4) COUNTY SURVEY NO. 89-139-B FOR CHEVRON PIPE LINE CO., CAYUSE SITE NORTH AND SOUTH (STRATTON, 1989)
- (R5) COUNTY SURVEY NO. 89-051-B FOR UMATILLA RESERVATION HOUSING AUTHORITY (WELLS, 1989)
- (R6) COUNTY SURVEY NO. 1-179-A FOR UMATILLA INDIAN AGENCY HOUSING AUTHORITY-UNIT NO. 7 (KRUMBEIN, 1974)
- (R7) COUNTY SURVEY NO. 06-064-AX FOR SE 1/4 OF SE 1/4 OF SEC. 5, T. 2N., R. 34E., W.M. (CRIGER, 1955)
- (R8) RIGHT-OF-WAY AND TRACK MAP, OREGON-WASHINGTON RAILROAD & NAVIGATION CO., MAIN LINE UMATILLA TO LA GRANDE, OFFICE OF CHIEF ENGINEER (REVISED DEC. 31, 1927)
- (R9) REPORT OF COUNTY ROADMASTER FOR ACCEPTING INDIAN SERVICE ROADS PER REEL 78, PAGE 237
- (R10) SURVEYS FOR THE U.S. INDIAN SERVICE BY C. E. REDFIELD NOTES (1917-1919)
- (R11) SURVEY BY CURRIN AND NOLAND, U.S. DEPUTY SURVEYORS, (1887) FOR SUBDIVISION OF THE TOWNSHIP SECTIONS AND SUBDIVISIONAL LINES OF T. 2N., R. 34E., APPROVED JUNE 14, 1890.
- (D1) BARGAIN AND SALE DEED TO JEREMY J. MOORE PER INSTRUMENT NO. 2019-6890667
- (D2) STATUTORY WARRANTY DEED TO BRENT HALL AND RACHAEL OWEN PER INSTRUMENT NO. 2018-6770987
- (D3) BARGAIN AND SALE DEED TO CLAYT HENDRICKSON AND BRANDI HENDRICKSON PER INSTRUMENT NO. 2017-6550475
- (D4) WARRANTY DEED TO USA IN TRUST FOR THE C.T.U.I.R. PER INSTRUMENT NO. 2022-7380130 DATED 03/17/2022

EASEMENTS OF RECORD:

- MOORE PARCEL EASEMENTS:
 - SUBJECT TO A UTILITY EASEMENT TO EASTERN OREGON ELECTRIC COOPERATIVE ASSOCIATION FOR AN ELECTRICAL TRANSMISSION LINES (BLANKET, NON-PLOTTABLE) PER REEL 292, PAGE 255.
 - SUBJECT TO A UTILITY EASEMENT TO UMATILLA ELECTRIC COOPERATIVE (AS SHOWN) PER INSTRUMENT NO. 2013-6060012.
 - HENDRICKSON PARCEL EASEMENTS:
 - SUBJECT TO A UTILITY EASEMENT TO EASTERN OREGON ELECTRIC COOPERATIVE ASSOCIATION FOR AN ELECTRICAL TRANSMISSION LINE (BLANKET, NON-PLOTTABLE) PER BOOK 239, PAGE 101.
 - TOGETHER WITH AN ACCESS EASEMENT FOR INGRESS AND EGRESS PURPOSES (AS SHOWN) RESERVED IN A CORRECTION DEED PER BOOK 325, PAGE 296.
- THE ABOVE RECORDS ARE ON FILE AT THE UMATILLA COUNTY RECORDS OFFICE OR THE UMATILLA COUNTY SURVEY OFFICE.

SECTION DIAGRAM



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

REGISTERED PROFESSIONAL LAND SURVEYOR
Umatilla
Date: 9/14/22
Rec'd By: CT
No.: 22-105-C

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

CLIENT: C.T.U.I.R.	PROJECT NO.: 67796.002
SURVEYOR: GREG E. FLOWERS	DATE: 8/30/2022
CALC BY: KTL	DRAWN BY: KTL
SCALE: 1" = 60'	
SECTION: 4 & 5	TOWNSHIP: 2 NORTH
RANGE: 34 EAST	
CITY: PENDLETON	COUNTY: UMATILLA
SHEET 1 OF 1	