

# RECORD OF SURVEY

## FOR PROPERTY LINE ADJUSTMENT

LOCATED IN THE S.E. 1/4 OF THE N.E. 1/4 OF SECTION 26,  
TWP 5N, RGE. 36E, W.M., UMATILLA COUNTY, OREGON

- LEGEND & ABBREVIATIONS**
- SECTION OR SECTION SUBDIVISION LINE
  - BOUNDARY DESCRIBED PER DEED AS NOTED
  - RIGHT-OF-WAY CENTERLINE
  - RIGHT-OF-WAY BOUNDARY
  - SURVEYED PARCEL BOUNDARY
  - EDGE OF GRAVEL
  - FENCE LINE
  - BUILDING LINE
  - CENTERLINE OF RIVER
  - WELL
  - FOUND MONUMENT AS NOTED
  - COMPUTED POSITION ONLY
  - SET 5/8" X 30" IRON REBAR WITH PLASTIC CAP STAMPED "W19619 0R02820"
  - SET 5/8" X 30" IRON REBAR WITH 2.5" BRASS CAP, CORNER RESTORATION FORM TO BE FILED SEPARATELY
  - COMPUTED POSITION USING STATE PLANE COORDINATES & DIMENSIONS AS SHOWN ON R9 & R10 (SEE RECORD DOCUMENTS)

**SURVEYOR'S NARRATIVE**

THIS SURVEY WAS PERFORMED AT THE REQUEST OF CLIFF FAUVER. MR. FAUVER HAS PURCHASED A PARCEL THAT WAS ORIGINALLY PART OF THE IRENE R. WEST PROPERTY, A PORTION OF WHICH IS NOW OWNED BY SHARRE WRIGHT, A DESCENDANT OF MRS. WEST. THE TWO PARTIES WISH TO ADJUST THE LINE BETWEEN THE PARCELS SO THAT ALL OF WRIGHT'S LANDS LYING EAST OF THE WEST LINE OF W7 RANCH ROAD WILL BECOME PART OF FAUVER'S PARCEL.

IN ORDER TO LOCATE THE DEED BOUNDARIES OF THE FAUVER AND WRIGHT LANDS, IT IS NECESSARY TO LOCATE THE MAJORITY OF THE SECTION AND QUARTER-SECTION CORNERS OF SECTION 26, HOWEVER, VERY LITTLE CLEAR EVIDENCE OF THESE CORNERS EXISTS IN THE VICINITY, AND DUE TO THE BUDGETARY CONSTRAINTS OF A SURVEY OF THIS TYPE, IT WAS IMPRACTICAL TO EXPAND THE SEARCH TO ADJACENT SECTIONS, AN EXTENSIVE SEARCH OF AVAILABLE SURVEY AND DEED RECORDS PROVIDES A REASONABLE ESTIMATE OF THE LOCATIONS OF THE CORNERS OF SECTION 26, WHICH HAVE BEEN COMPUTED HEREIN AS FOLLOWS:

N.W. CORNER: THE DIMENSIONS GIVEN IN SURVEY NO. 28 (ARNOLD) FOR THE SOUTH LINE OF SECTION 22, HELD RELATIVE TO THE SOUTH 1/4 AND S.W. CORNERS OF THAT SECTION AS SHOWN BY TOMKINS (SURVEY 97-214-CO), FIT VERY WELL WITH ALL OF THE TOPOGRAPHIC CALLS MADE IN ARNOLD'S SURVEY, AS WELL AS THE OCCUPATIONAL EVIDENCE EXISTING TODAY. THIS I HOLD ARNOLD'S DISTANCE AND BEARINGS RELATIVE TO TOMKINS' MONUMENTS TO COMPUTE THE POSITION FOR THE N.W. CORNER OF SECTION 26. NOTABLY, THIS POSITION FITS CLOSELY THE DISTANCE GIVEN IN SURVEY NO. 404 (BRADLEY) SOUTH FROM THE WEST 1/4 OF SECTION 23 TO THE N.W. CORNER OF SECTION 26, ALTHOUGH I SUSPECT BRADLEY IGNORED ARNOLD'S DIMENSION FOR THE SAME LINE. ARNOLD'S NOTES FOR THE WEST 1/4 CORNER OF SECTION 23 CALL IT NEAR A 2-PRONGED DRAW THAT IS CLEARLY VISIBLE TODAY, WHILE BRADLEY'S POSITION, APPARENTLY PERPETUATED TODAY AS A REBAR IN AN OLD FENCE JACK, FALLS 275' TO THE NORTH OF THIS DRAW.

S.W. CORNER: HELD A POINT IN A PROMINENT OLD EAST-WEST FENCE AT THE RECORD DISTANCE, PER SURVEY 170 (KIMBRELL), EAST OF A FENCE CORNER AT THE SOUTH 1/4 OF SECTION 27. THE POSITION SHOWN BY TOMKINS IN SURVEY 97-214-C AS A PAROLE-EVIDENCED-CORNER IS THE INTERSECTION OF THE EAST-WEST FENCE WITH THE RIGHT-OF-WAY FENCE RUNNING ALONG THE TOP OF THE CUT-BANK ON THE WEST SIDE OF LINCOLN MOUNTAIN ROAD. I AM CONSIDERING THIS CORNER TO BE APPROXIMATE, EITHER POSITION BEARS LITTLE EFFECT ON THE LOCATION OF FAUVER'S BOUNDARY.

N.E. CORNER: THE EAST LINE OF SECTIONS 26 AND 35 APPEARS TO BE LAST SURVEYED IN 1898 (KIMBRELL, SURVEY NO. 99). NEAR THE N.E. CORNER OF SECTION 26 I FIND AN OLD FENCE CORNER, WITH FENCE LINES RUNNING NORTH, AND WEST-THEN-NORTHWEST. THIS FENCE CLOSELY FITS THE DIMENSIONS SHOWN FOR THE SOUTH AND WEST LINES OF TAX LOT 100 GIVEN ON HARTMAN ABSTRACT PLAT NO. 396 AND SUBSEQUENT TAX MAPS. THE EAST LINE OF THIS TAX LOT IS GIVEN AS 325 FEET. I HAVE HELD A POINT IN THE NORTH-SOUTH FENCE 325 FEET NORTH OF THE FENCE CORNER AS THE N.E. CORNER OF THE TAX LOT AND SECTION 26. LONG PORTIONS OF FENCES RUNNING NEAR THE NORTH LINES OF SECTION 26 AND 25, IF PROJECTED, WOULD INTERSECT AT OR NEAR THIS POINT. ADDITIONALLY, THE DISTANCE FROM THIS POINT SOUTH TO AN OLD FENCE ACCEPTED AS RUNNING ALONG THE SOUTH TOWNSHIP LINE (SEE MY SURVEY, 14-002-C) FITS KIMBRELL'S DISTANCE WITHIN 9 FEET.

SOUTH 1/4 CORNER: FOUND A FENCE RUNNING NORTH-SOUTH; THIS FENCE CONTINUES 1/4 MILE TO THE SOUTH AND 1900 FEET TO THE NORTH. KIMBRELL NOTES IN SURVEY 99 SETTING AN OLD POST AND STONE AT THIS 1/4 CORNER. IN THE FENCE LINE, BUT WITH NO EVIDENCE OF WIRES EVER BEING ATTACHED TO IT, I FOUND AN OLD WOOD POST WITH A LARGE HAWTHORNE TREE GROWN AROUND IT. I HAVE HELD THIS POST AS KIMBRELL'S 1/4 CORNER.

S.E. CORNER: HELD RECORD DIMENSIONS (PER SURVEY 99) SOUTH OF THE N.E. CORNER AND EAST OF THE POST AT THE SOUTH 1/4 CORNER OF SECTION 26 TO ESTABLISH THIS POINT. THIS FITS CLOSELY WITH A LINE PROJECTED EAST FROM THE COMPUTED S.W. CORNER OF SECTION 26 THROUGH THE POST AT THE SOUTH 1/4 CORNER.

EAST 1/4 CORNER: HELD MID-POINT OF LINE BETWEEN COMPUTED N.E. & S.E. CORNERS. THE LOCATION OF THIS POINT FALLS IN THE GENERAL AREA IN WHICH A PIPE IS RUMORED TO EXIST, ACCORDING TO LOCAL RESIDENTS. I SEARCHED THIS AREA EXTENSIVELY, AND

IT WAS SEARCHED BY MR. BILL WELLS IN HIS SURVEY FOR HENDERSON (SURVEY 16-043-C), BUT NO PIPE WAS FOUND, AND NO RECORD COULD BE FOUND FOR ITS ESTABLISHMENT.

NORTH 1/4 CORNER: COMPUTED POSITION ON THE LINE BETWEEN THE COMPUTED N.W. & N.E. CORNERS OF THE SECTION, AT THE INTERSECTION OF THIS LINE WITH THE NORTHERLY PROJECTION OF THE AFOREMENTIONED FENCE RUNNING NORTH FROM THE POST AT THE SOUTH 1/4 CORNER. THIS POSITION FITS THE LOCATION OF THE SOUTHERLY PROJECTION OF THE FENCE SHOWN ON SURVEY 11-127-C (HADDUCK) RUNNING ALONG THE NORTH-SOUTH CENTERLINE OF THE NORTH HALF OF SECTION 23. THIS POSITION FALLS 114 FEET S.W. OF A FENCE CORNER HELD AS THE 1/4 CORNER BY TOMKINS, WHICH FALLS IN A DEEP DRAW; KIMBRELL NOTES THE ALSO FITS VERY CLOSELY FROM THIS POINT TO THE POST HELD AS THE SOUTH 1/4 CORNER.

CENTER 1/4: FOUND & HELD FENCE JACK. MR. JERRY BELL, OWNER OF THE FORMER PPKL POWER PLANT PROPERTY ON THE EAST SIDE OF THIS LINE, HAD A SURVEY PERFORMED AROUND THE TIME HE PURCHASED THE PROPERTY IN 1973. MR. BELL DOES NOT HAVE A COPY OF THE SURVEY NOR DOES HE RECALL WHO MADE IT, AND NONE IS ON FILE WITH THE COUNTY SURVEYOR. MR. BELL REMEMBERS A PIPE NEAR THIS FENCE JACK, BUT IT WAS NOT FOUND. THE FENCE JACK FALLS IN THE NORTH-SOUTH CENTERLINE AS I HAVE COMPUTED IT. A LINE DRAWN WESTERLY FROM THE COMPUTED EAST 1/4 CORNER OF SECTION 26, THROUGH THIS FENCE JACK AND PROJECTED WEST, MEETS THE WEST LINE OF THE SECTION AT KIMBRELL'S RECORD DISTANCE NORTH OF THE SOUTHWEST SECTION CORNER. I HAVE THEREFORE HELD THE FENCE JACK AS THE CENTER 1/4. SIGNIFICANTLY, THE DEED DISTANCE FROM THE CENTER 1/4 TO THE NORTHWEST CORNER OF BELL'S LANDS IN THE SOUTHEAST 1/4 OF THE SECTION, WHILE NOT SPECIFICALLY CALLED OUT AS BEING THE CENTER-EAST 1/16TH CORNER, FALLS JUST 1.5' WEST OF THAT 1/16TH CORNER AS COMPUTED HEREIN.

THE DIMENSIONS GIVEN IN THE IRENE WEST DEED (BK. 221 PG. 402) PRODUCE A CLOSED FIGURE, WHICH IS DESCRIBED AS BEGINNING AT THE S.W. CORNER OF THE S.E. 1/4 OF THE N.E. 1/4 OF SECTION 26, RUNNING ALONG THE WEST LINE OF THIS 1/4-1/4, ALONG THE CENTER OF SOUTH FORK ROAD, AND ALONG THE EAST-WEST CENTERLINE OF THE SECTION. I HAVE HELD THESE DIMENSIONS AT THE CALLED-FOR POINT OF BEGINNING AND ROTATED THEM TO THE COMPUTED EAST-WEST CENTERLINE OF THE SECTION. THIS FITS THE EXISTING COUNTY ROAD FAIRLY WELL, HOWEVER, AN ISSUE ARISES WITH THE WEST LINE OF THE IRENE WEST (NOW SHARRE WRIGHT) LANDS IN REGARDS TO POWERHOUSE LANE. THE ORIGINAL ACCESS ROAD TO THE POWERHOUSE (NOW JERRY BELL) LANDS WAS LOCATED SOME 250 FEET TO THE NORTHWEST, DIVIDING TAX LOT 100A. MR. BELL RELOCATED THE ACCESS ROAD, ACQUIRING THE EAST 30 FEET OF TAX LOT 100A, AND AGAIN HAD THE LANDS SURVEYED, ALTHOUGH THIS RECORD ALSO WAS NOT FOUND. THE LEGAL DESCRIPTION OF THE EAST LINE OF THIS 30-FOOT STRIP IS DESCRIBED AS RUNNING ALONG THE WEST LINE OF THE IRENE WEST LANDS. MR. BELL BELIEVES THE FENCE ALONG THE EAST SIDE OF THE LANE TO FALL ABOUT 2 FEET INSIDE HIS PROPERTY LINE. MRS. WRIGHT, HOWEVER, WHO GREW UP ON THE PROPERTY, STATES THAT SHE BELIEVES THE ROAD FORMERLY A TRACTOR PATH, HAS ALWAYS FALLEN ON HER PROPERTY. THIS SURVEY DOES NOT ATTEMPT TO RECTIFY THIS ISSUE.

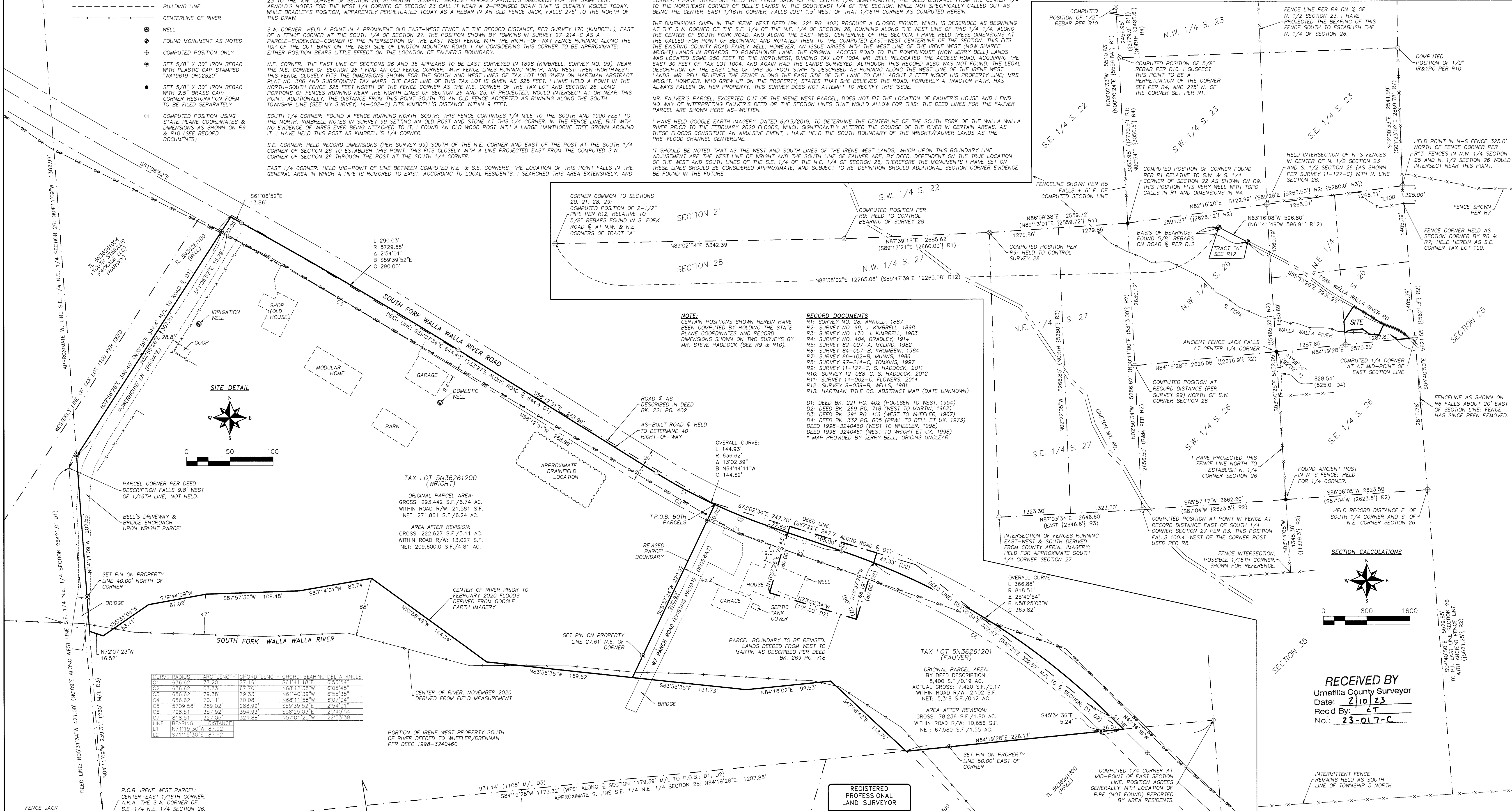
MR. FAUVER'S PARCEL, EXCEPTED OUT OF THE IRENE WEST PARCEL, DOES NOT FIT THE LOCATION OF FAUVER'S HOUSE AND I FIND NO WAY OF INTERPRETING FAUVER'S DEED OR THE SECTION LINES THAT WOULD ALLOW FOR THIS; THE DEED LINES FOR THE FAUVER PARCEL ARE SHOWN HERE AS-WRITTEN.

I HAVE HELD GOOGLE EARTH IMAGERY, DATED 6/13/2019, TO DETERMINE THE CENTERLINE OF THE SOUTH FORK OF THE WALLA WALLA RIVER PRIOR TO THE FEBRUARY 2020 FLOODS, WHICH SIGNIFICANTLY ALTERED THE COURSE OF THE RIVER IN CERTAIN AREAS. AS THESE FLOODS CONSTITUTE AN AVULSIVE EVENT, I HAVE HELD THE SOUTH BOUNDARY OF THE WRIGHT/FAUVER LANDS AS THE PRE-FLOOD CHANNEL CENTERLINE.

IT SHOULD BE NOTED THAT AS THE WEST AND SOUTH LINES OF THE IRENE WEST LANDS, WHICH UPON THIS BOUNDARY LINE ADJUSTMENT ARE THE WEST LINE OF WRIGHT AND THE SOUTH LINE OF FAUVER, ARE, BY DEED, DEPENDENT ON THE TRUE LOCATION OF THE WEST AND SOUTH LINES OF THE S.E. 1/4 OF THE N.E. 1/4 OF SECTION 26, THEREFORE THE MONUMENTS I HAVE SET ON THESE LINES SHOULD BE CONSIDERED APPROXIMATE, AND SUBJECT TO RE-DEFINITION SHOULD ADDITIONAL SECTION CORNER EVIDENCE BE FOUND IN THE FUTURE.

**BASIS OF BEARINGS**  
OREGON STATE PLANE NORTH ZONE NAD 83 COORDINATE SYSTEM, HOLDING A BEARING OF N63°16'08"W BETWEEN THE 5/8" REBARS FOUND PER SURVEY S-039-B (WELLS, 1981). TO CONVERT TO GRID DISTANCE, MULTIPLY DISTANCES SHOWN BY 0.999904762501. CONVERGENCE ANGLE HELD AS -134'32".

**EQUIPMENT NOTE:**  
THIS SURVEY WAS PERFORMED USING BASE-POWER RTK AND NETWORK RTK TECHNIQUES AS WELL AS N.O.A.A. OPUS-DERIVED STATIC GPS POSITIONING, WITH TRIMBLE R6-4 AND SPECTRA-PRECISION SP80 RECEIVERS HAVING STANDARD ERRORS OF 8MM + 1PPM. MONUMENTS SHOWN WERE VISITED IN NOVEMBER AND DECEMBER, 2020.



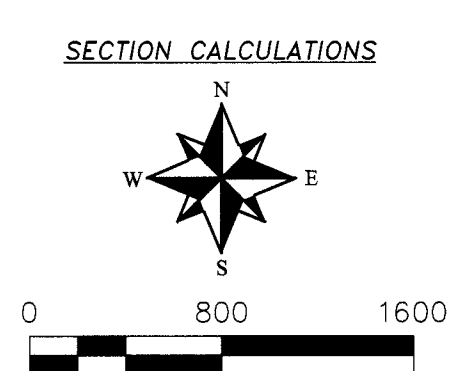
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	636.62'	77.20'	77.16'	S61°41'18"E	6°56'54"
C2	636.62'	67.73'	67.70'	N68°17'38"W	6°05'45"
C3	656.62'	79.38'	79.33'	N61°40'39"W	6°55'35"
C4	656.62'	70.11'	70.08'	N68°11'58"W	6°07'04"
C5	5709.58'	289.02'	288.99'	S59°39'52"E	2°54'01"
C6	198.51'	357.92'	354.93'	S58°26'03"E	28°40'54"
C7	818.51'	327.05'	324.88'	N57°01'25"W	22°53'38"

CORNER COMMON TO SECTIONS 25, 26, 27, 28, 29  
COMPUTED POSITION OF 2-1/2" PIPE PER R12, RELATIVE TO 5/8" REBARS FOUND IN S. FORK ROAD @ AT N.W. & N.E. CORNERS OF TRACT "A"

**NOTE:**  
CERTAIN POSITIONS SHOWN HEREIN HAVE BEEN COMPUTED BY HOLDING THE STATE PLANE COORDINATES AND RECORD DIMENSIONS SHOWN ON TWO SURVEYS BY MR. STEVE HADDUCK (SEE R9 & R10).

- RECORD DOCUMENTS**
- R1: SURVEY NO. 28, ARNOLD, 1887
  - R2: SURVEY NO. 99, J. KIMBRELL, 1898
  - R3: SURVEY NO. 170, J. KIMBRELL, 1903
  - R4: SURVEY NO. 404, BRADLEY, 1921
  - R5: SURVEY 82-007-A, MCLIND, 1982
  - R6: SURVEY 84-057-B, KRUMBEIN, 1984
  - R7: SURVEY 86-102-B, MUNNIS, 1986
  - R8: SURVEY 87-314-C, TOMKINS, 1987
  - R9: SURVEY 11-127-C, S. HADDUCK, 2011
  - R10: SURVEY 12-088-C, S. HADDUCK, 2012
  - R11: SURVEY 14-002-C, FLOWERS, 2014
  - R12: SURVEY S-039-B, WELLS, 1981
  - R13: HARTMAN TITLE CO. ABSTRACT MAP (DATE UNKNOWN)

- D1: DEED BK. 221 PG. 402 (POULSEN TO WEST, 1954)
- D2: DEED BK. 269 PG. 718 (WEST TO MARTIN, 1962)
- D3: DEED BK. 291 PG. 416 (WEST TO WHEELER, 1967)
- D4: DEED BK. 332 PG. 605 (PP&L TO BELL ET AL., 1973)
- DEED 1998-3240460 (WEST TO WHEELER, 1998)
- DEED 1998-3240461 (WEST TO WRIGHT ET UX, 1998)
- \* MAP PROVIDED BY JERRY BELL; ORIGINS UNCLEAR.



**RECEIVED BY**  
Umatilla County Surveyor  
Date: 2/10/23  
Rec'd By: CT  
No.: 23-017-C

REGISTERED PROFESSIONAL LAND SURVEYOR  
Greg E. Flowers  
OREGON  
JUNE 30, 1997  
GREG E. FLOWERS  
02820LS  
RENEWS 12/31/2023  
2/8/2023



**PBS Engineering and Environmental Inc.**  
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CLIENT: CLIFF FAUVER	PROJECT NO.: 67742
SURVEYOR: GREG E. FLOWERS	DATE: 1/10/2023
CALC BY: MFW	DRAWN BY: MFW
SECTION: 26	TOWNSHIP: 5 NORTH
CITY: N/A	COUNTY: UMATILLA
	RANGE: 36 EAST
	SHEET 1 OF 1