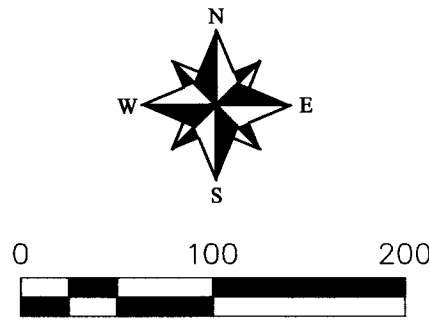
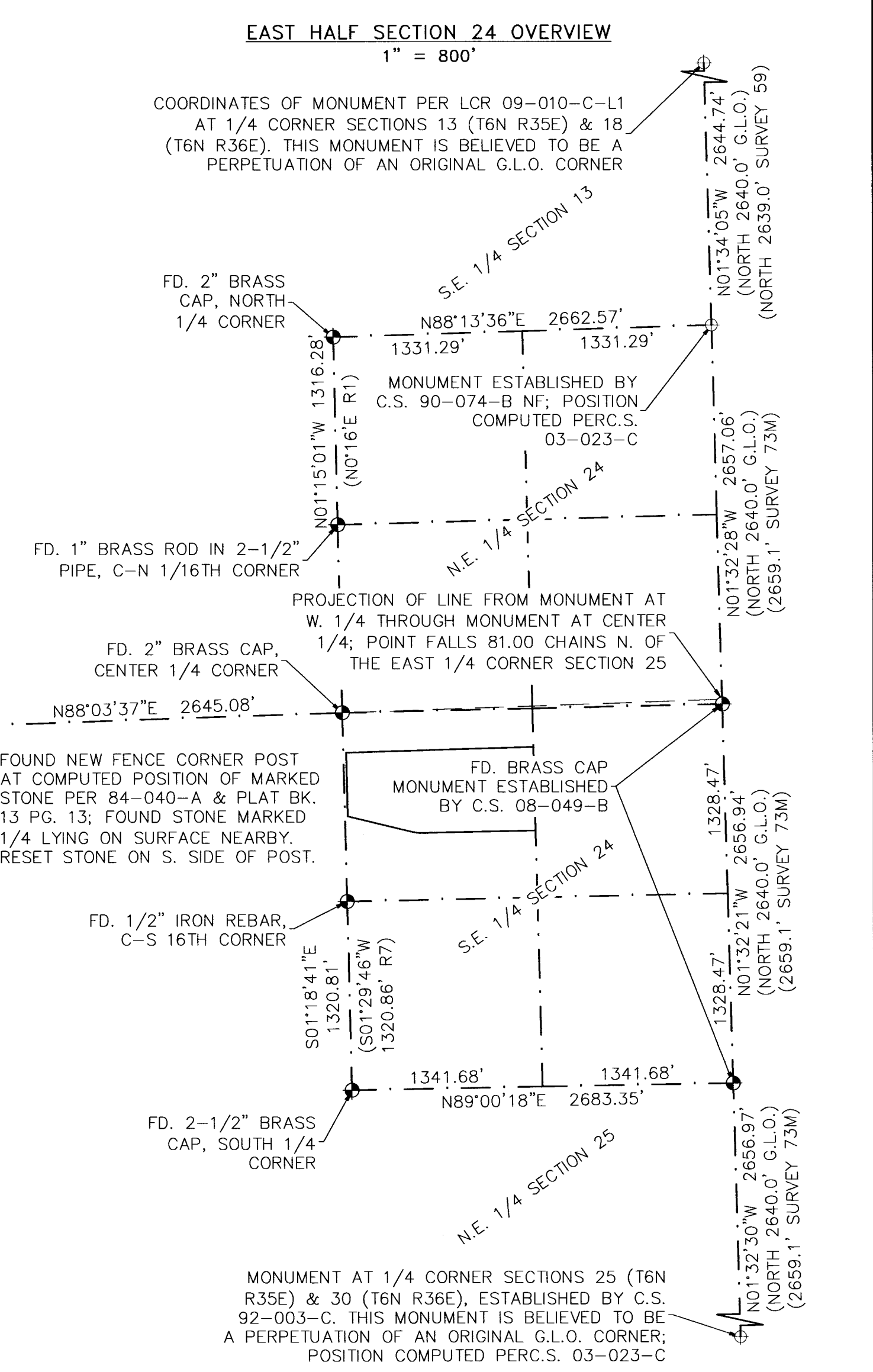
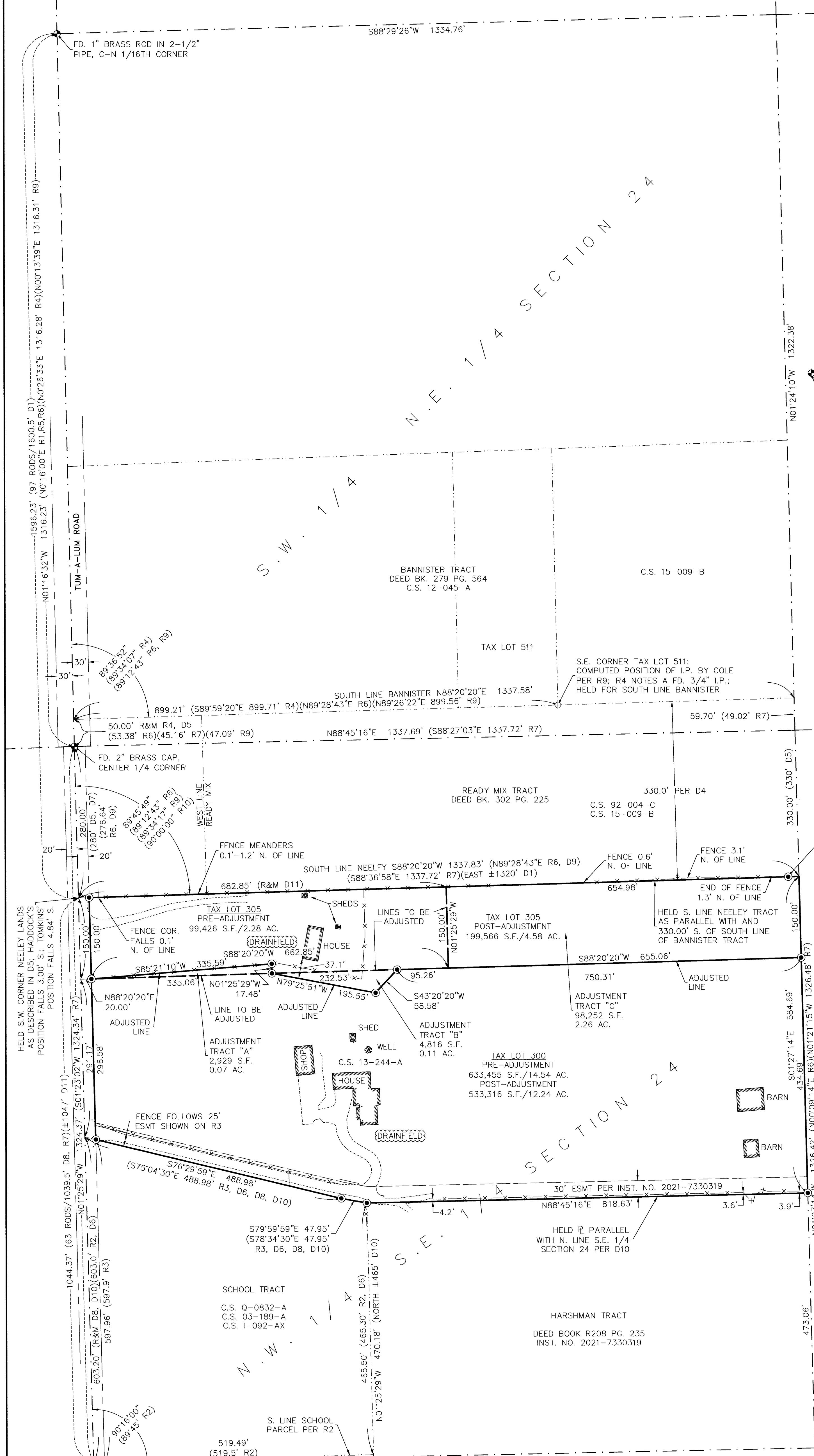


BASIS OF BEARINGS
 N01°25'29"W BETWEEN THE MONUMENTS MARKING THE S.W. AND N.W. CORNERS OF THE N.W. 1/4 OF THE S.E. 1/4 OF SECTION 24, BASED ON OREGON NORTH ZONE STATE PLANE GRID. DISTANCES SHOWN ARE GROUND DISTANCES; TO ACHIEVE GRID DISTANCE MULTIPLY BY A COMBINED SCALE FACTOR OF 0.99995722595



RECORD OF SURVEY
FOR PROPERTY LINE ADJUSTMENT
 LOCATED IN THE N.W. 1/4 OF THE S.E. 1/4 OF SECTION 24, T6N, R35E, W.M. UMATILLA COUNTY, OREGON



SURVEYOR'S NARRATIVE
 THIS SURVEY WAS PERFORMED AT THE REQUEST OF LESLIE ELSEY TO ADJUST THE BOUNDARIES BETWEEN TAX LOTS 300 AND 305 IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH RANGE 35 EAST.

WE HAVE HELD THE NORTH LINE OF THE ELSEY LANDS AS CONTIGUOUS WITH THE SOUTH LINE OF THE NEELEY LANDS AS THEY ARE DESCRIBED IN DEED BK. 302 PG. 225 (SEE D5 OF DEED REFERENCES, THIS SHEET), WHICH DEFINES THE S.W. CORNER OF NEELEY TO BE A POINT 280' SOUTH OF THE CENTER 1/4 CORNER, ALSO KNOWN AS THE N.W. CORNER OF THE N.W. 1/4 OF THE S.E. 1/4 OF THE SECTION, THIS IS CONTRADICTIONARY WITH THE DEED GRANTING THESE SAME LANDS TO NEELEY (SEE D1), WHICH DEFINES HIS S.W. CORNER AS BEING 97 RODS S. OF THE C-N 1/16TH CORNER, ALSO KNOWN AS THE N.W. CORNER OF THE S.W. 1/4 OF THE N.E. 1/4 OF THE SECTION; THIS POINT FALLS 284.3 FEET SOUTH OF THE CENTER 1/4. HOWEVER, SUBSEQUENT DEEDS AND SURVEYS OF TRACTS FORMERLY PART OF THE NEELEY LANDS INDICATE THAT THE TRUE LOCATION OF HIS SOUTH LINE HAS LONG BEEN UNCLEAR AND/OR VAGUELY DEFINED. WE HAVE THEREFORE RELIED ON CERTAIN ASSUMPTIONS OF INTENT AND ACQUESCENCE BASED ON THE FOLLOWING:

IN 1965 NEELEY CONVEYED TO BANNISTER A TRACT OF LAND, THE SOUTH LINE OF WHICH WAS DESCRIBED AS BEING 330' NORTH OF NEELEY'S SOUTH LINE. IN A 1971, BANNISTER'S LANDS WERE SURVEYED BY JOHN COLE, WHO REPORTED FINDING, ALREADY IN PLACE, IRON PIPES SET BY AN UNKNOWN PARTY TO MARK CERTAIN PORTIONS OF BANNISTER'S BOUNDARY. COLE APPARENTLY HELD THESE EXISTING PIPES, AND SET ADDITIONAL PIPES TO MARK CORNERS OF TRACTS SUBDIVIDED OUT OF THE BANNISTER LANDS (SEE NARRATIVE CONTAINED IN R8 OF SURVEY REFERENCES, THIS SHEET).

IN 1977, DWYER SURVEYED THE BANNISTER LANDS FOR A FURTHER SUBDIVISION (SEE R4) AND REPORTED IRON PIPES FOUND AT MULTIPLE CORNERS, WHICH WE PRESUME TO HAVE BEEN THOSE FOUND OR SET BY COLE. THE DWYER SURVEY DEPICTS BANNISTER'S S.W. CORNER AS BEING 50.00' NORTH OF THE C-N 1/16TH CORNER. AT THE S.E. CORNER OF WHAT IS NOW 6N3524A TAX LOT 511, DWYER NOTES FINDING A 3/4" IRON PIPE; THIS PIPE WAS ALSO REPORTED IN 2015 BY HADDOCK (SEE R9).

THEREFORE, BASED ON NEELEY'S DEED TO BANNISTER, AND DWYER'S SURVEY OF THE BANNISTER LANDS, WE HAVE HELD THE PIPE AT THE S.E. CORNER OF TAX LOT 511, AND A POINT 50.00 FEET NORTH OF THE CENTER 1/4 CORNER, TO DETERMINE THE SOUTH LINE OF BANNISTER. WE THEN HELD THE SOUTH LINE OF NEELEY TO BE PARALLEL WITH AND 330.00 FEET SOUTH OF BANNISTER. THIS LINE FALLS ABOUT A FOOT SOUTH OF A FENCE THAT IS KNOWN TO HAVE BEEN IN PLACE FOR AT LEAST 30 YEARS. WE FEEL THAT THIS PLACEMENT BEST REPRESENTS THE LINE AS NEELEY, AND ADJOINERS TO NEELEY'S SOUTH, UNDERSTOOD AND ACCEPTED IT BE.

FOR THE SOUTH LINE OF THE ELSEY LANDS WE HAVE HELD THE NORTH LINE OF THE SCHOOL TRACT AS DESCRIBED IN D8 & D10, HOLDING THE RECORD BEARINGS RELATIVE TO THE WEST LINE OF THE N.W. 1/4 OF THE S.E. 1/4 OF THE SECTION; WE THEN HELD THE NORTH LINE OF THE HARSHMAN TRACT AS PARALLEL WITH THE UNMENTIONED NORTH LINE OF THE S.E. 1/4 OF THE SECTION, ALTHOUGH WE NOTE THAT NONE OF THE MONUMENTS CURRENTLY IN PLACE ALONG THE EAST LINE OF THE SECTION WERE THERE WHEN THE NORTH AND SOUTH LINES OF THE HARSHMAN TRACT WERE FIRST DESCRIBED, AND FENCE LINES OF SEVERAL TRACTS IN THE S.E. 1/4 OF THE SECTION FALL SEVERAL FEET NORTH OF WHERE OTHER SURVEYS HAVE LOCATED THEIR RESPECTIVE BOUNDARIES.

LEGEND & ABBREVIATIONS	
---	SECTION OR SECTION SUBDIVISION LINE
---	RIGHT-OF-WAY BOUNDARY
---	EASEMENT BOUNDARY
---	PROPERTY LINE
---	COMPUTED LINE PER SURVEY OR DEED AS NOTED
---	FENCE LINE
---	BUILDING FACE
---	FOUND MONUMENT AS NOTED
---	COMPUTED POSITION ONLY
---	SET 5/8" X 30" IRON REBAR WITH PLASTIC CAP STAMPED "WA19619 OR02820" (IRC)
---	R/W
---	ESMT
---	(123.45')
---	RIGHT-OF-WAY
---	EASEMENT
---	PROPERTY LINE
---	RECORD DIMENSION PER REFERENCE DOCUMENTS

DEED REFERENCES	
D1)	1946: BK. 178 PG. 625 (TURNBOW TO NEELEY)
D2)	1955: BK. 226 PG. 549 (CHVATAL TO SCHOOL)
D3)	1964: BK. 278 PG. 7 (RANSOM TO WOOD)
D4)	1965: BK. 279 PG. 564 (NEELEY TO BANNISTER)
D5)	1969: BK. 302 PG. 225 (NEELEY TO READY MIX)
D6)	1974: BK. 336 PG. 250 (CHVATAL TO SCHOOL)
D7)	1975: BK. 346 PG. 397 (BUSCH TO CARMICHAEL)
D8)	1980: BK. R66 PP. 881 & 882 (SDA CHURCH TO UNTERSEHER)
D9)	1985: BK. R129 PG. 783 (READY MIX TO CARMICHAEL)
D10)	1991: BK. R208 PG. 235 (UNTERSEHER TO HARSHMAN)
D11)	2007: INST. NO. 2007-5130095 (ELSEY TO ELSEY ET UX)

SURVEY REFERENCES	
R1)	1972: H-101-AX (LOMASSON FOR STARLIN)
R2)	1973: I-092-AX (STREAMER FOR SCHOOL DISTRICT)
R3)	1976: 13-244-A (LOMASSON FOR UNTERSEHER)
R4)	1977: 12-045-A (DWYER FOR MATTHEWS)
R5)	1984: 84-004-A (MOLIND FOR MAUER & HICKS)
R6)	1985: 86-104-B (MUNNS FOR READYMIX)
R7)	1991: 92-004-C (TOMKINS FOR GOODLING)
R8)	*SAME SECTION BREAKDOWN FOUND IN 00-206-B (FLOWERS FOR KUZMA), 05-155-B (FLOWERS FOR POTTS), 17-079-B (TOMKINS FOR HARVEY)
R9)	1999: 99-161-B (HUSTEAD FOR UNKNOWN)
R10)	2015: 15-009-B (S. HADDOCK FOR DERSTINE)
R11)	2021: 22-048-B (GRIFFIN FOR CASTLEMAN)

RECEIVED BY
 Umatilla County Surveyor
 Date: 9/10/24
 Rec'd By: CT
 No.: 24-080-C



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 Walla Walla, WA 99362
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 pbsusa.com

CLIENT: LESLIE ELSEY	PROJECT NO.: 68049
SURVEYOR: GREG E. FLOWERS	DATE: 09/04/2024
CALC BY: MPW	DRAWN BY: MPW
SCALE: "1" = 80.0'	
CITY: WA	COUNTY: UMATILLA
TOWNSHIP: 6 NORTH	RANGE: 35 EAST
SHEET: 1	OF: 1

REGISTERED PROFESSIONAL LAND SURVEYOR
 Greg E. Flowers
 OREGON
 JUNE 30, 1997
 GREG FLOWERS
 02820LS
 RENEWS 12/31/2025
 9/4/2024