THE NE1/4, S34 T2N, R32E, W.M. UMATILLA COUNTY, OREGON NARRATIVE OF SURVEY GRAPHIC SCALE This survey was performed at the request of Mr. Steven Hale. The purpose of the survey 1"=100 was to map the encroachments on his property as identified in this survey. Reference deeds and survey records used are listed in the legend on this map Factors controlling the location of the boundaries shown are as follows 1. Mr. George Patterson owned the NE 1/4 of Section 34 and began to sell the portions shown on this map in 1958. 2. In May of 1957 Mr. Stan Wallulis established a position for the North 1/4 corner of Section 34 via survey for Mr. Tom McEntire. This Wallulis position was apparently arrived at by projecting a line 2640.00 feet from the Northwest corner of section 34 through a found iron pin held to be on the section line. No tie to the NE corner of the Section is Mr. Wallulis held this line when he did the PLEASANT VALLEY subdivision in the NW Mr. Wallulis held this line when he did the PLEASANI VALLEY subdivision in the NW 1/4 of Section 34 and the GREEN MEADOWS subdivision in the SW 1/4 of Section 27. These plats were filed the same day in March of 1960. The outlines of the parcels shown on this map are indicated on the plat of PLEASANT VALLEY with dashed lines. The SE corner of the PLEASANT VALLEY subdivision is at the intersection of an existing road with the E-W centerline of the section. This was the point held as the center 1/4 by the BLM in 1938. Mr. Wallulis did a survey in 1961 for Mr. Albert Fry which shows a 5/8" x 36" iron pin at the North 1/4 corner position of Section 34. The survey does not indicate if the North quarter S34. Found brass cap. See discussion PARTITION PLAT in the narrative and detail No. 2000-46 The corner position as shown was computed from information on Partition Plat No. 2000-46 NE corner and is only included for the pin was found or set. (EAST 580.80') Fry survey Mr. Wallulis did a survey for Mr. Asing in 1962. The map shows the complete boundary of the Fry survey and shows found pins along the East line of the tracts as shown including one shown at the northeast corner of these tracts as being on the section line. 3. In Mallulis did a survey for Mr. Asing in 1962. The map shows the complete boundary of the section line. discussion of the section line. Note: The 2 1/2" pipe called for in NORTH LINE S89 *58 '08"E 580.80 _ _ _ S27 S26 S34 S35 survey R5 protrudes approximately PLEASANT VALLEY 6' out of the ground and has fencing materials bolted to it. 3. In May of 1980 Mr. David Krumbein established a position for the Northeast corner, the East 1/4 corner, the center 1/4, and the North 1/4 corner of Section 34 in County Survey No. R-98-C. The Krumbein North 1/4 corner position was apparently arrived at by holding the line between the NE corner of the PLEASANT VALLEY subdivision and single proportioning the distance between the North section corners of Section 34. Most surveys in the Northeast 1/4 of Section 34, post 1980, have used the Krumbein corners. 4. Mr. Bill Wells held the North line of the Northeast 1/4 of Section 34 as established by Mr. Krumbein for the Northeast 1/4 of Section 34 in surveying Partition Plat No. 2000-46 in August of 2000. The South line of Parcel 1 of that plat falls south of the existing fence which runs between the Wallulis pins from the Fry survey. The deeds from Mr. Patterson for these tracts do not call for monuments. This includes the deed to Mr. Fry. The deeds for subsequent divisions of the Fry tract do call for The pin is in the existing fence There are 4 more pipes like it in corner. the fence to the west. I did not Parcel 1 from R5 tie this pipe. overlaps the DETAIL No. line from the FRY NOT TO SCALE (EAST 580.80') survey at this corner S89 *57 46 "E 580 79" S89 *58 ' 38 " E S89 *58 '08 "E 580 80 NE corner 43.66 Line of of Fry survey 13.58 Fry survey NORTH LINE 30.08 the deed to Mr. Fry. The deeds for subsequent divisions of the Fry tract do call PLEASANT VALLEY monuments with some indication that the monuments were in place as early as 1958. The descriptions in those deeds match the bearings and distances shown on the Fry survey .₩ 600. 600.00 Railroad tie at 1/4 BY WALLULIS 4.65' record position. No pin found. Computed point. Set a 1" x 24" Iron rebar Northeast corner Lot 1, Block 1 It is probable that the descriptions granted by Mr. Patterson originated using the Wallulis section line and corner locations as they were the monuments of record during that time period. In order to reestablish the boundaries of the tracts shown on this map, I held the monuments from the Fry and Asing surveys as controlling because the resulting positions fit the existing improvements and deed calls for the area almost exactly. The Fry monuments set along the center of the Marion Jack ditch in this area were destroyed when the irrigation district installed their pipeline in the ditch. The Fry monuments set along the center apparently destroyed by part construction. W/ a 2" AL cap stamped ORLS 852. (EAST 580.80') S89 *57 '24"E 580.78' Northeast corner PLEASANT VALLEY South line 1/4 BY KRUMBEIN Parcel 1 \$86 '41'59"W 3.11' FROM WALLULIS CORNER. FOUND BRASS CAP. along the center section line were apparently destroyed by road construction. It is not clear why Mr. Wallulis did not plat all of the Northwest 1/4 of Section 34 in the PLEASANT The hatched area is that part of the NW 1/4 VALLEY subdivision. There are no dimensions shown on that plat for the portion of the NW not included in the Plat 1/4 that was left out of the plat. I therefore reestablished the Fry survey in the AKE of Pleasant Valley. following manner: I projected the North line of PLEASANT VALLEY to the east (see Detail No. 1) and calculated that it misses the 3/8" iron rod at the northeast corner of the Fry survey by BASIS OF Encroachment No. 2. 0.08 feet. I then established the Wallulis 1/4 corner position by intersecting this projected line with an arc at record distance from the 3/8" iron rod. I then calculated an average southerly bearing between the found Fry monuments and projected a line from the Wallulis 1/4 corner to the south using this bearing. This line only missed the Southeast corner of PLEASANT VALLEY (held to be the C1/4 in 1938) by 0.13 feet. I then held the west See Detail No. 2. HALE R206 PAGE 1065 BEARINGS R The west line of the FRY survey 17 is due north ás 1--line of the Fry survey to be the line between the Wallulis 1/4 position and the SE corner of PLEASANT VALLEY. I calculated the westerly corner positions of the tracts shown at record deed distances along that line from the Wallulis 1/4 corner. After establishing the boundaries for these tracts I surveyed the encroachments for Mr. Hale. These encroachments are discussed in Detail No. 2 and Detail No. 3 respectively. The survey was performed using a combination of a Geodimeter System 600, Electronic Total Station and a LEICA System 300, RTK GPS. per survey Q-453-Ax. VE .08 L3 = S0 10 42 E 19.87 (SOUTH 20.00') (EAST 580.80') S89 '56' 41" E 580.76 20.00'~ L3 ->-(145.20) S89 *57 '27 "E 580.82 ' S89 *58 ' 12 "F Set these 2 pins 1.00 Easterly / (EAST 580.80') on line to avoid piercing 告씨(王) Miltenberger R344, Page 685 the culvert. Southeast 50 °02 180 corner DETAIL No. 3 Pleasant 、 Valley. NOT TO SCALE (EAST 580.80') S89 *59 ' S89 *56 '42"E 580.73" Note: The center 1/4 and 145.201 the southeast corner of Encroachment Pleasant Valley are the No. 1. See Detail No. 3. same point and are monumented with a 5/8 The limits of where the vertical excavation iron rebar. OLES SHOP OLES R 210 along the property line has caused Wellington Reel 265 Page 232 PAGE 908 - 125.00 $L1 = 50 \cdot 05 \cdot 26$ E 59.93 18' Easement Book 248 Pages 486 and 487. fence failure. The S89 *56 '42"E 236.71 line of excavation encroaches 0.3' N89 *59 ' 47 " E L2 = 50.0256E 60.04S89 *56 '42 "E 344.16 ' (WEST 236.68') Roadway The shop lies 7' from the 145.20 Edge of the (WEST 344.12') DETAIL No. onto Hale. Easement (WEST) (145.20) existing EASANT VALLE SUBDIVISION Book 265, Page 574 property line. NOT TO SCALE driveway Encroachment No. 3. See HALE Detail No. 3. BOOK 325 PAGE 118 The northern most edge of the tallest 4----shrubs lies 2 60.00 (60.00') onto the Hale HALE Both Mr. Oles and Mr. Hale property. 50, HALE reported that the iron pin \$89 *57 ' 18 "E 725 . 97 ' NOTE: Encroachment No. 3. called for in the Oles deed (WEST 726.00') All three lots shown use the existing The railroad tie barrier overlaps was hit by a backhoe operated by Mr. Hale. The driveway east of the Marion Jack Ditch onto the Hale property 2.3' to pin is bent over and falls N87 48 53 E, 0.57 from There is no actual easement on the Hale property and the 9 foot roadway easement the true point. I set a new pin the south and SUNSET AVENUE S89 *56 '42 "E 725.94 ' shown on the south side of the Wellington at the true point. $\mathsf{0.5'}$ to the east. tract is appurtenant only to the Oles The end of the fence is 0.92 feet on the (WEST 726.00') property. The actual drive lane is MILTENBERGER approximately 12' wide. Hale property. LEGEND Book 146, Page 167 Book 174, Page 583 SET A 5/8" x 24" IRON REBAR W/ A RED PLASTIC CAP STAMPED ORLS 852 (WEST 726.00') Book 244, Page 424 AND WALS 13922 Book 244, Page 432 Q-453-Ax, WALLULIS Book 244, Page 436 Q-1654, WALLULIS Book 244, Page 444 FOUND 3/8" IRON ROD, R2 2-23-01 MONUMENTS SET: Book 244, Page 519 R-98-C, KRUMBEIN PROJECT No. 00-18 FOUND A 5/8" IRON REBAR, R2 Book 247, Page 484 800k 247, Page 484 Book 248, Page 477 Book 248, Page 478 Book 248, Page 483 Book 248, Page 486 Book 248, Page 487 Book 265, Page 574 Book 265, Page 394 Book 265, Page 574 Book 325, Page 118 Reel 29, Page 1707 Reel 38, Page 1785 Reel 57, Page 1473 Reel 201, Page 225 91-44-A, STAEBLER The heavy line represents the PARTITION PLAT 200-46, WELLS David L. Haddock, Surveyor and Engineer ____P.O. Box 1574____ PUBLIC SURVEY CORNER AS NOTED Note: 5/8" iron rebar. The center 1/4 and exterior boundary of the Fry survey. Pendleton, Oregon 97801 (541) 276-2174 REGISTERED SURVEY FOR Q-492-B, WALLULIS FOUND 5/8" IRON REBAR OF UNKNOWN ORIGIN the southeast corner **PROFESSIONAL** of Pleasant Valley BOOK 8, PAGE 32 UMATILLA COUNTY PLATS LAND SURVEYOR are the same point HADDOCK SURVEYING David L. Haddoct GREEN MEADOWS REBAR FROM R8 Steven Hale WALLULIS GPS BOOK B, PAGE 33 UMATILLA COUNTY PLATS PLEASANT VALLEY OREGON MONUMENT FROM ORIGINAL TRACT LAYOUTS NOT FOUND BOX 340 JULY 12, 1968 DAVID L. HADDOCK PLYMOUTH, WA. WALLULIS Reel 201, Page 225 TOTAL STATION RECORD DIMENSIONS FROM R1 UNLESS OTHERWISE NOTED Reel 206, Page 1065 RENEWS 6-30-01 R9 H-251-B, BLM Reel 210, Page 908 RECEIVED BY Umatilla County Surveyor Date 03-0/

Boo'd by XX

No. 01-37-C