

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JULY 26, 1988 PAUL W.P. TOMKINS 2360

RENEWS 6/30/2012

Date Stamped: 5/27/11

By	
Revision	
Date	

USKH

Engineering • Land Surveying
Planning • Materials Testing

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Project:
**A SURVEY LOCATED
IN THE SW 1/4 OF
THE NW 1/4 OF
SECTION 34, TWP. 6
NORTH, R3G. 35 EAST,
W.M., UMATILLA
COUNTY, OREGON**

Client
**DON ELLISON
985 STILLWATER RD.
KALISPELL, MT. 59901**

Project Mgr. PWP

Drawn PWP

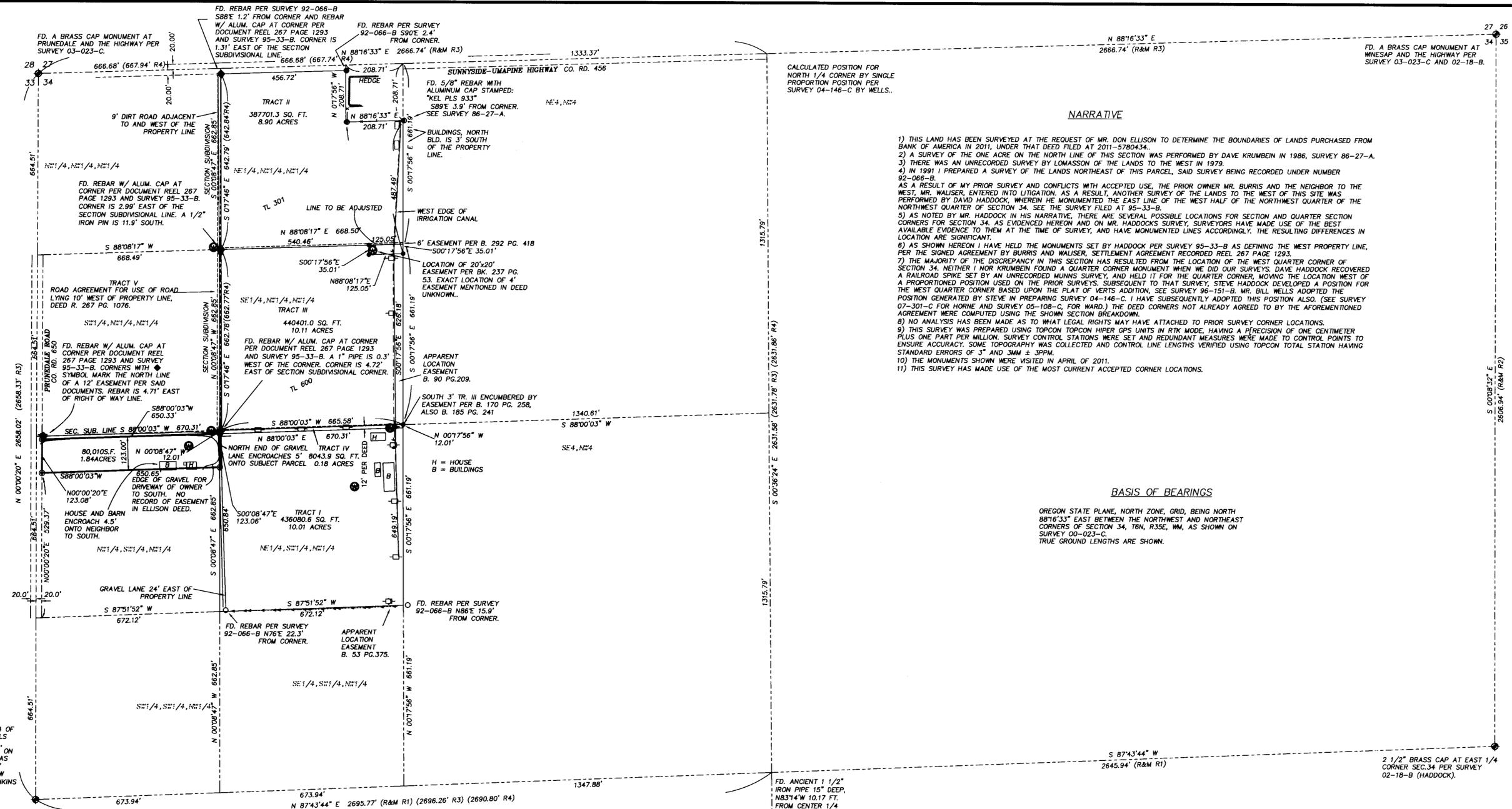
Checked GEF

Date MAY, 2011

Sheet Contents:
BOUNDARY SURVEY

Sheet No.:
RECEIVED BY
Umatilla County Surveyors
Bo'd By: K.A.
Date: 11-29-11

USKH W.O. 1324300



CALCULATED POSITION FOR NORTH 1/4 CORNER BY SINGLE PROPORTION POSITION PER SURVEY 04-146-C BY WELLS.

NARRATIVE

1) THIS LAND HAS BEEN SURVEYED AT THE REQUEST OF MR. DON ELLISON TO DETERMINE THE BOUNDARIES OF LANDS PURCHASED FROM BANK OF AMERICA IN 2011, UNDER THAT DEED FILED AT 2011-5780434.

2) A SURVEY OF THE ONE ACRE ON THE NORTH LINE OF THIS SECTION WAS PERFORMED BY DAVE KRUMBEIN IN 1986, SURVEY 86-27-A.

3) THERE WAS AN UNRECORDED SURVEY BY LOMASSON OF THE LANDS TO THE WEST IN 1979.

4) IN 1991 I PREPARED A SURVEY OF THE LANDS NORTHEAST OF THIS PARCEL, SAID SURVEY BEING RECORDED UNDER NUMBER 92-066-B.

AS A RESULT OF MY PRIOR SURVEY AND CONFLICTS WITH ACCEPTED USE, THE PRIOR OWNER MR. BURRIS AND THE NEIGHBOR TO THE WEST, MR. WALISER, ENTERED INTO LITIGATION. AS A RESULT, ANOTHER SURVEY OF THE LANDS TO THE WEST OF THIS SITE WAS PERFORMED BY DAVID HADDOCK, WHEREIN HE MONUMENTED THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34. SEE THE SURVEY FILED AT 95-33-B.

5) AS NOTED BY MR. HADDOCK IN HIS NARRATIVE, THERE ARE SEVERAL POSSIBLE LOCATIONS FOR SECTION AND QUARTER SECTION CORNERS FOR SECTION 34, AS EVIDENCED HEREON AND ON MR. HADDOCK'S SURVEY, SURVEYORS HAVE MADE USE OF THE BEST AVAILABLE EVIDENCE TO THEM AT THE TIME OF SURVEY, AND HAVE MONUMENTED LINES ACCORDINGLY. THE RESULTING DIFFERENCES IN LOCATION ARE SIGNIFICANT.

6) AS SHOWN HEREON I HAVE HELD THE MONUMENTS SET BY HADDOCK PER SURVEY 95-33-B AS DEFINING THE WEST PROPERTY LINE, PER THE SIGNED AGREEMENT BY BURRIS AND WALISER, SETTLEMENT AGREEMENT RECORDED REEL 267 PAGE 1293.

7) THE MAJORITY OF THE DISCREPANCY IN THIS SECTION HAS RESULTED FROM THE LOCATION OF THE WEST QUARTER CORNER OF SECTION 34. NEITHER I NOR KRUMBEIN FOUND A QUARTER CORNER MONUMENT WHEN WE DID OUR SURVEYS. DAVE HADDOCK RECOVERED A RAILROAD SPIKE SET BY AN UNRECORDED MUNNS SURVEY, AND HELD IT FOR THE QUARTER CORNER, MOVING THE LOCATION WEST OF A PROPORTIONED POSITION USED ON THE PRIOR SURVEYS. SUBSEQUENT TO THAT SURVEY, STEVE HADDOCK DEVELOPED A POSITION FOR THE WEST QUARTER CORNER BASED UPON THE PLAT OF VERTS ADDITION, SEE SURVEY 96-151-B. MR. BILL WELLS ADOPTED THE POSITION GENERATED BY STEVE IN PREPARING SURVEY 04-146-C. I HAVE SUBSEQUENTLY ADOPTED THIS POSITION ALSO. (SEE SURVEY 07-301-C FOR HORNE AND SURVEY 05-108-C FOR WARD.) THE DEED CORNERS NOT ALREADY AGREED TO BY THE AFOREMENTIONED AGREEMENT WERE COMPUTED USING THE SHOWN SECTION BREAKDOWN.

8) NO ANALYSIS HAS BEEN MADE AS TO WHAT LEGAL RIGHTS MAY HAVE ATTACHED TO PRIOR SURVEY CORNER LOCATIONS.

9) THIS SURVEY WAS PREPARED USING TOPCON TOPCON HIPER GPS UNITS IN RTK MODE, HAVING A PRECISION OF ONE CENTIMETER PLUS ONE PART PER MILLION. SURVEY CONTROL STATIONS WERE SET AND REDUNDANT MEASURES WERE MADE TO CONTROL POINTS TO ENSURE ACCURACY. SOME TOPOGRAPHY WAS COLLECTED AND CONTROL LINE LENGTHS VERIFIED USING TOPCON TOTAL STATION HAVING STANDARD ERRORS OF 3" AND 3MM ± 3PPM.

10) THE MONUMENTS SHOWN WERE VISITED IN APRIL OF 2011.

11) THIS SURVEY HAS MADE USE OF THE MOST CURRENT ACCEPTED CORNER LOCATIONS.

BASIS OF BEARINGS

OREGON STATE PLANE, NORTH ZONE, GRID, BEING NORTH 88°16'33" EAST BETWEEN THE NORTHWEST AND NORTHEAST CORNERS OF SECTION 34, T6N, R35E, WM, AS SHOWN ON TRUE GROUND LENGTHS ARE SHOWN.

LEGEND

- SUBJECT PROPERTY DEED LINE
- OTHER PARCEL LINE
- SECTION OR SECTION SUBDIVISION LINE
- ROADWAY CENTERLINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- FENCE LINE
- FOUND SURVEY MONUMENT AS DESCRIBED
- 5/8" X 30" REBAR WITH YELLOW CAP STAMPED "USKH INC" OR "2360", TYPE V LAND DIVISION UNDER REVIEW.
- SET 5/8" REBAR WITH YELLOW CAP STAMPED "USKH-OR-2360", THIS SURVEY.
- ◆ FD. 5/8" REBAR W/ 2" ALUMINUM CAP PER SURVEY 95-33-B CORNERS ESTABLISH THE PROPERTY LINE PER AGREEMENT FILED IN REEL 267 PAGE 1293.
- FD. PROPERTY CORNER, NOT ACCEPTED, AS DESCRIBED.
- WELL
- POWER POLE
- GUY WIRE
- () RECORDED DIMENSION

R1 = SURVEY 05-108-C
R2 = SURVEY 03-023-C
R3 = SURVEY 04-146-C
R4 = SURVEY 95-33-B

