

RECORD OF SURVEY WITHIN THE SE1/4NW1/4, NE1/4SW1/4 AND THE SW1/4NE1/4 SECTION 33 TOWNSHIP 5N., RANGE 28E., W.M. UMATILLA COUNTY, OREGON

LEGEND

FND. REBAR AS NOTED

CALCULATED POINT

DEED LINE CENTERLINE EASEMENT LINE DATA OF RECORD MONUMENT AS NOTED SET 5/8"X30" REBAR 8 CAP MARKED PLS 61420 SET 3' STAKE ON DEED LINE FOR VIEWING PURPOSES

| CURVE TABLE | | | | | | | |
|-------------|---------|------------------|--------|--------------------|--|--|--|
| C# | RADIUS | DELTA | LENGTH | CHORD | | | |
| C1 | 3578.00 | 5*22′28 * | 335.62 | N16*17'31"W 335.50 | | | |
| CS | 3608.00 | 5*22′28 * | 338,44 | N16*17'31"W 338.31 | | | |

LINE TABLE

| MEASURED DATA | | | (RECORD DATA) | | | |
|---------------|--------|-----------------------|---------------|----------|----------------|--|
| L# | LENGTH | DIRECTION | (R#) | (LENGTH) | (DIRECTION) | |
| L1 | 52,44 | \$60*03'40 * E | (R4) | (52.2) | (S60*34'E) | |
| L2 | 271.74 | S11*00′10*E | (R4) | (270.5) | (\$11°30′30°E) | |

SURVEYORS NARRATIVE AND CERTIFICATE

THIS SURVEY WAS MADE AT THE REQUEST OF GAIL SARGENT FOR THE PURPOSE OF RETRACING THE EXISTING BOUNDARY OF A PARCEL OF LAND AS DESCRIBED IN WARRANTY DEED - STATUTORY FORM INST. NO. 2013-6120784. CONTROL FOR THIS SURVEY IS FROM FOUND MONUMENTS AS SHOWN ON THE MAP, THE BASIS OF BEARING

SURVEYS IN THE AREA ESTABLISH THESE CORNERS USING THE SAME METHOD AND CONTROLLING MONUMENTS, I ESTABLISHED A MONUMENT AT THE W1/4 AND AT THE CENTER OF SECTION AS PER (R1), THE S1/4 FALLS IN THE RIVER AND I DID NOT ESTABLISH A MONUMENT AT THIS CORNER, I FOUND MONUMENTS AT THE CS1/16 AS

THE WEST AND NORTH LINE OF THIS PARCEL AS DESCRIBED IN DEED RECORDS REFERS TO BEING ALONG A CERTAIN TRACT OF LAND CONVEYED TO THE UNITED STATES BY DEED RECORDED IN BOOK 87 PAGE 348 AND BOOK 87 PAGE 272. I FIND THAT THESE DESCRIPTION CALLS FOLLOW A MAP DATED APRIL 2, 1913 ON FILE IN THE UMATILLA COUNTY SURVEYORS OFFICE IN MISCELLANEOUS RECORDS SLIDE 58 SHOWN AS (R4) ON THE REFERENCE TABLE, THE MAP APPEARS TO ESTABLISH THIS DESCRIBED LINE IN PART BY TRAVERSING A CONTOUR LINE ELEVATION OF 408, NOT KNOWING THE ELEVATION AND FINDING THAT FARMING ACTIVITIES AND ADJACENT LANDOWNERS HAVING ADDED FILL DIRT IN THE AREA AND NOT FINDING ANY MONUMENTS, I USED THIS MAP TO RETRACE AND REESTABLISHED THE WEST AND NORTH LINE AS FOLLOWS:

I ESTABLISH THE SHORT SECTION OF THE BOUNDARY IN THE NE1/4SW1/4 BY HOLDING THE WIDTH OF THE U.S.A. CONVEYED GROUND AT THE NORTH AND SOUTH LINE OF THE NEI/4SW1/4 AND PROPORTION THE EAST EDGE OF THE CONVEYED GROUND GIVING FULL WIDTHS TO THE U.S.A. I THAN PREFORMED A BROKEN BOUNDARY ADJUSTMENT TO FIT THESE POINTS.

I ESTABLISH THE REMAINDER OF THE BOUNDARY IN THE SE1/4NW1/4 BY HOLDING THE WIDTH OF THE U.S.A. CONVEYED GROUND AT THE NORTH AND SOUTH LINE OF THE SEL/4NWI/4 AND PROPORTION THE EAST EDGE OF THE CONVEYED GROUND GIVING FULL WIDTHS TO THE U.S.A, I THAN PREFORMED A BROKEN BOUNDARY ADJUSTMENT TO FIT THESE POINTS, ADDITIONALLY THE DESCRIPTION IN THIS AREA SLIGHTLY DIFFERS FROM THE MAP AS IT APPEARS TO FOLLOW THE FENCE LINE ALONG THE RAILROAD RIGHT OF WAY RATHER THAN THE TRAVERSE LINE, SO A SLIGHT ADJUSTMENT AT THE VERY NORTHERN MOST POINT OF THIS PARCEL WAS MADE, THE MAJORITY OF THE DIFFERENCE FALLS WITHIN THE COUNTY ROAD RIGHT OF WAY AND CREATES VERY LITTLE DIFFERENCES.

THE EAST LINE OF THIS PARCEL WAS RETRACED ALONG THE WEST RIGHT OF WAY LINE OF RIVER ROAD (COUNTY ROAD NO. 1275) AND IS SHOWN AS 30 FEET EACH SIDE OF TIED CENTERLINE. THE RIGHT OF WAY WIDTH DATA WAS RETRIEVED FROM THE UMATILLA COUNTY SURVEYORS OFFICE.

THE SOUTH LINE OF THIS PARCEL IS SHOWN ON THIS MAP FROM AVAILABLE EVIDENCE FOUND AT THIS TIME, A CHAIN OF TITLE WAS ORDERED DATING BACK TO 1949 WHEN ALL OF THE PROPERTY WAS DWNED BY R.C. PETERS, FOLLOWING THE CHAIN OF TITLE FORWARD ALL THE DEEDS FIT TOGETHER WITH NO OVERLAPS OR GAPS. THE SENIOR DEED IS A DEED BETWEEN SHARP AND RHODES DATED 1953 BOOK 208 PAGE 559 AND ESTABLISHES THE SOUTH LINE OF THIS PARCEL AS SHOWN HEREON. I INTERVIEWED THE CURRENT DWNER OF THE SOUTHERN PARCEL, FLOYD DAVIS WARRANTY DEED INST. NO. 2013-6100104 IN REGARDS TO THE BOUNDARY LINE BETWEEN THE PARCELS OF LAND, MR. DAVIS STATED THAT THE FENCE LINE WAS REPORTED TO BE THE LINE WHEN HE PURCHASED THE PROPERTY IN 1998, HE DID NOT HAVE ANY ADDITIONAL INFORMATION REGARDING THE LINE BUT HAD HEARD THAT THE FENCES AND PROPERTY LINES IN THE AREA WERE A MESS. HE ASKED WHERE THE LINE WAS, I REPORTED MY FINDINGS BASED ON THE DEED INFORMATION I HAD AND EXPLAINED THAT BASED ON THE DEEDS, THE DEED LINE WAS APPROXIMATELY 20 TO 30 FEET SOUTH OF THE FENCE LINE, HE SAID HE WAS NOT SURPRISED. I EXPLAINED THAT ACCORDING TO MY CONVERSATIONS WITH GAIL SARGENT SHE MAY BE INTERESTED IN DOING A PROPERTY LINE ADJUSTMENT TO CLEAN THINGS UP, MR. DAVIS AGREED THAT SHOULD BE DONE, HE MADE NO CLAIM TO THE FENCE LINE BEING THE PROPERTY LINE OTHER THAN TO SAY THAT'S HOW IT WAS PRESENTED TO HIM BUT KNEW THERE WERE PROBLEMS WITH THE BOUNDARY LINES IN THE AREA. I SPOKE WITH GAIL SARGENT REGARDING THIS LINE AND SHE STATED THAT SHE WANTED TO KNOW WERE THE LINE WAS AS THEY HAD JUST PURCHASED THE LAND THEY HAD NO CLAIM TO ANY LINE, SHE WAS AWARE OF POSSIBLE BOUNDARY PROBLEMS WHEN THEY PURCHASED THE PROPERTY AND MAY BE INTERESTED IN DOING A PROPERTY LINE ADJUSTMENT OR SHARING THE EXISTING ACCESS ROAD TO THE SOUTH THAT MR. DAVIS USES TO ACCESS HIS PROPERTY, MRS. SARGENT STATED SHE WANTED TO SEE WERE THING LAYOUT SO SHE COULD MAKE A DECISION ON WHAT TO DO TO CLEAN THE BOUNDARY ISSUES UP SHE DID NOT WANT TO BE PAYING TAXES ON PROPERTY SHE DID NOT HAVE OR OCCUPY, AS SHOWN ON THE MAP THE SOUTH LINE WAS ESTABLISHED WITH TEMPORARY STAKES FOR VIEWING PURPOSES AND WERE MARKED AS "DEED LINE" I EXPLAINED TO BOTH PARTIES THAT THESE STAKE REPRESENT THE DEED LINE BASED ON AVAILABLE EVIDENCE I HAVE COLLECTED AND CURRENT CONTROLLING CORNER MONUMENTS OF RECORD. I ALSO EXPLAINED TO MRS. SARGENT THAT THE EXISTING FENCE LINE MAY REPRESENT THE ACTUAL PROPERTY LINE.

THE PARCEL LINES TO THE SOUTH AS SHOWN HERE ARE SHOWN BASED ON ONLY CALCULATING THE DEEDS NO EVIDENCE OTHER THAN THE EXISTING FENCE LINES WAS COLLECTED, THIS SURVEY DOES NOT ESTABLISH OR REESTABLISH ANY OF THE PROPERTY LINE TO THE SOUTH, IT IS NOTED AND SHOWN THAT THE FENCE LINE PROBLEM BETWEEN THE DAVIS'S AND THE SARGENT'S CONTINUE ON VERY SIMILAR UNTIL YOU REACH THE NORTH LINE ON THE CONNER TRACTS (R3). AN UNRECORDED SURVEY BY EDWARDS SURVEYING JOB NO. 59403036 DATED 3/24/1994 SHOWS THESE FENCE LINES AND WERE HELD AS THE PROPERTY LINES. A LINE WAS STAKED WITH WOOD STAKES BETWEEN LOHUIS'S PARCEL AND WALLING'S PARCEL, IN 2012 EDWARDS SURVEYING DECIDED THAT THESE FENCE LINES MAY NOT BE THE PROPERTY LINES AND PROPOSED TO DO PROPERTY LINE ADJUSTMENTS FOR THE FOUR TRACTS OF LAND, DURING THE COURSE OF THIS SURVEY FOR THE SARGENTS AFTER SENDING RIGHT OF ENTRY NOTIFICATION LETTERS I RECEIVED A CALL FROM LINDA LOHUIS, SHE WAS VERY INTERESTED ABOUT WHAT WE WERE FINDING AND EXPLAINED THAT EDWARDS SURVEYING HAD PERFORMED A SURVEY SHOWING THE EXISTING FENCE LINES AS CORRECT AND STAKING A LINE FOR HER AND LATER PROPOSING TO DO PROPERTY LINE ADJUSTMENTS, SHE EXPLAINED THAT SHE AND OTHER PROPERTY DWNERS IN THE AREA WERE CONFUSED ABOUT THE LINES AND WANTED TO KNOW WHAT WAS GOING ON AND HOW THE LINES COULD BE CORRECT ON ONE DATE AND SURVEY AND INCORRECT ON ON ANOTHER DATE AND SURVEY BY THE SAME SURVEYOR, I OFFERED TO SEND A COPY OF THIS SURVEY BUT THAT I WAS UNABLE TO COMMENT ON EDWARD'S SURVEY FINDINGS. LOOKING AT THE TAX LOT MAP, ADJOING DEEDS AND SPEAKING WITH COUNTY ASSESSORS OFFICE IT APPEARS THAT THE PROPERTY HAS UNDERGONE A LOT OF CHANGES THROUGH SMALLER PICES AND PARTS BEING SOLD BETWEEN ADJACENT PROPERTY OWNERS, I OFFER THIS ADDITIONAL INFORMATION REGARDING THE PROPERTY TO THE SOUTH AS FURTHER EVIDENCE OF THE CONFUSION FROM AREA PROPERTY OWNERS AND LONG STANDING FENCE LINE PROBLEMS.

I LANCE C KING, A REGISTERED PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT THE FIRST MONUMENT ESTABLISHING OR REESTABLISHING A BOUNDARY MONUMENT WAS PLACED ON 3/26/2014, THAT THE ADJOINING PROPERTY AND ALL PROPERTY ACCESSED IN THIS SURVEY WAS DONE IN ACCORDANCE WITH ORS 672.047, THAT THE SURVEY WAS MADE BY ME, OR UNDER MY DIRECTION, THAT THE MONUMENTS ARE AS SHOWN AND THAT THIS MAP IS A TRUE AND ACCURATE REPRESENTATION

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SHEET NO. 1 OF 1 C-833 4/10/2014 JOB NO. VO-14001