

NARRATIVE OF SURVEY

This survey was performed at the request of Mr. Neil Lieuallen. The purpose of the survey was to identify the boundaries of those tracts of land described in Umatilla County deed No. 2015-6310321.

The original GLO survey in this township was done by Deputy Surveyor William Odell in May of 1865. The monuments set by Mr. Odell for Section 25 were exclusively post and pits. By 1898, many of the original corners were lost and a significant survey of 14 sections was performed by County Surveyor John Kimbrell to reestablish lost corners and subdivide several sections. (See Record of Private Surveys No. 99.) In that survey Mr. Kimbrell ran the east, west and south lines of Section 25 and the north-south centerline of the SW1/4 of Section 25. As stated in Corner Note C, surveyor L.A. Wilson also surveyed the north-south centerline through the West Half of Section 25. The Wilson survey is attached to the end of Survey No. 99 but is not dated. Also attached to the last page of survey 99 are surveys of the land owned by School District 67 and the lands of Christian Hellberg done by John Kimbrell. The school district survey is dated September of 1905. Data from survey 99 by both Kimbrell and Wilson is used in several deeds in this area. In 1904 the Washington and Oregon Power Company (now Pacific Power and Light) purchased a right of way for a "flume or pipeline" - see deed Book 45, Page 51. The deed contained a statement that a "map or plat of definite location" was to be filed in the County Deed records at a later date. The actual location of the flume was surveyed in December 1910 - January 1911. A map was filed with the county surveyor but not in the deed records. The map is titled "Walla Walla River Power Canal" and contains the note "See Field Book No. 21" to refer to the transit and level notes of the survey. This survey shows ties between section corners and ties to where the flume crossed the section lines but did not provide measurement data on the flume alignment as surveyed. A contact with PPSL to obtain the notes from field book 21 was unsuccessful.

That part of the S1/2 of the SE1/4 and of the E1/2 of the SW1/4 of Section 25 lying south of the county road was the property of Mr. Christian Hellberg in 1898. As stated above, this portion of the Hellberg property was surveyed by County Surveyor John Kimbrell as part of survey 99. Mr. Hellberg was a flagman during the survey. The same year Mr. Kimbrell also did the survey for County Road 503. The line run for Mr. Hellberg in survey 99 is similar to that of county road 503 but not identical. Deeds B254-P207, B262-P557, B338-P380, and R661-P436 call for the County Road as it existed in 1894. Road 503 was not surveyed and accepted by the County until 1898. A legal change in part of the alignment was made in 1932 via deed. Also, a more modern alignment survey has been done (with an undated map) that is fairly similar to the road in place today. All of the tracts south of the road and originating as part of the Hellberg property call for points of beginning based in some way on the south line of the County Road. Given there is no record of the 1894 location, I have held the point called for in the deeds as the "intersection of the N-S centerline of the SW1/4 with the south line of the County Road" to be that point established as the NE corner of survey 84-57-B. Those deed points controlling the Lieuallen property location are located at the deed distance southeasterly from the NE corner of survey 84-57-B and the south line of the County Road as used and currently occupied to on this date.

The deeds call for the east line of Lieuallen Tract 1, the west lines of the Lieuallen tracts 1 and 2, the west line of the Chapman House tract, and the east lines of both Harsch tracts to all lie parallel with each other. At the same time these lines are described as "south", "south parallel with the N-S center of section line", and "south parallel with the N-S line through the southwest quarter of the section", all of which would be different directions from one another. The deeds call for four monuments in the property descriptions. These are three points of beginning on the south side of the county road and one at the SW corner of Lieuallen tract 2. I was unable to find any of the called for monuments undisturbed. However, I did find two monuments of unknown origin marking the easterly line of the northern Harsch tract. Mr. Michael Stevens, long-time area resident and owner of the lands on the east side of the Lieuallen tracts, identified two fence lines that he stated ran along the Lieuallen property lines. I find these fence lines to run S8°W and S17°W respectively so that they do not agree with each other or with the various deed calls for direction. Both of the lines these fences were to represent were to have begun at an iron stake on the county road. As stated above, I did not find either of these iron stakes.

To locate the Lieuallen tracts I held the following items as controlling: I first accepted the found buggy axle marking the northeast corner of the Northern Harsch tract. I accepted both found buggy axles as the basis of bearing for the N-S "parallel" lines. I calculated the NW corner of the Chapman house tract at deed distance southeasterly of the found buggy axle. I calculated the east line of the Chapman house tract at right angles to and 139' easterly of the west line of the Chapman house tract. I calculated the lines of Lieuallen tract No. 1 using deed distances and lines parallel with the east line of the Harsch tract or the county road as called for by the deed. I calculated the SW corner of Lieuallen tract 2 at the intersection of the east line of the southern Harsch tract with the north line of the abandoned PPSL flume. (Note: the location of the abandoned flume was based on survey of the flume bed, remains of the flume trestles and parts of the flume. I held these items to determine the flume centerline.) I then calculated the SE corner of the Lieuallen tract 2 at a point 180 feet easterly of and at right angles to the westerly line of the east line of the PPSL right of way.

The found aluminum cap at the SE corner of the section is not marked as the section corner should be. However, holding that point as the section corner and calculating the location of the west line of Section 25 using the data found on the map of the Walla Walla River Power Canal and the remains of the PPSL flume agrees with survey 84-57-B within 2 feet as to the location of the west line of the section. I therefore accept this point as the position reestablished by County Surveyor John Kimbrell in 1898 for the SE corner of Section 25.

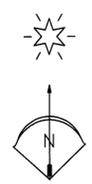
This survey was performed with a Trimble R8S RTK GPS base - receiver pair in RTK mode.

CORNER NOTES

- A) This fence corner was held as the NE corner of Section 25 in survey 84-57-B. Its position on this survey was calculated using the record angles and distances provided on survey 84-57-B and holding the two monuments as found on survey 16-043-C.
- B) The position of the departure between the calculated NE corner of the section and the west 1/16th of sections 24/25 holding the existing fence line for latitude. This point was derived for the sole purpose of making a comparison of the direction of existing fence lines with the deed calls for "parallel" with the north-south center of section line. This point should not be used as the true corner point without further survey.
- C) At this corner point I found a fence corner with fences to the east, west, and south along with an embedded mound of stone approximately 4 foot in diameter that may have been a rock jack at one time. This point was held as the point of beginning for the metes and bounds description in the deed from Christian Hellberg to A.L. Demaris recorded in 1894. (See Book 11, Page 550.) Mr. Hellberg is listed as flagman to County Surveyor John Kimbrell, survey 99, Record of Private Surveys Book 1, Page 374. On page 392, the last page of survey 99, the survey under which the legal description from Hellberg to Demaris was based, is recorded as having been surveyed by surveyor L.A. Wilson.
- D) Found a tree limb post protruding 30" above the ground next to a north-south fence line. It does not appear to be a fence post.
- E) The locations of these three points were calculated from data provided on the Walla Walla river canal map as a comparison with other evidence on the ground.
- F) Found monuments shown on survey 16-043-C used to calculate the NE corner of the section and possessory lines identified on that survey.
- G) The south 1/4 corner of Section 25 was calculated using the data shown on the map of the Walla Walla River Power Canal by holding the found monument at the SE corner of Section 25 and the centerline of the canal identified by the physical remains of the location of the actual pipe at the 1/4 corner.
- H) The E1/16th to sections 25/36 was established in 1898 by County Surveyor John Kimbrell. There is a long term-fence line running east from this point. The fence corner and a portion of the fence running south from this point was destroyed when the river flooded 3 years ago. The new fence corner is about 9.5' east of the location based on the canal map.
- I) The SE corner of the section was reestablished by County Surveyor John Kimbrell under survey 99 in 1898. At this point there is a fence corner with fences to the south and west. At this corner a 2" aluminum cap on a 5/8" iron rebar has been driven in the old corner jack. There is no survey showing the setting of this monument. However, it agrees with the fence lines and is at the foot of a "vertical ledge of rock 50' high" as described by Mr. Kimbrell.
- J) The monument at this corner was set in survey 84-57-B. Survey 16-043-C reports finding a "rebar badly bent in fence jack". The monument appears to have been destroyed by flooding. A 1.5" iron pipe in concrete lies South 5' West approximately 11.5' and has been disturbed by flood cleanup.
- K) The deeds call for this point to be monumented with "a concrete block with an iron stake embodied therein". A 1.5" iron pipe in concrete similar to that found at point "J" was found lying loose on the ground near this corner point.
- L) I found a steel guy anchor bolt about 6" below the surface at the fence corner. This anchor bears S47°11'55"E, 14.12 feet from the deed point of beginning that lies 84 rods, 16' and 1" from the point where the N-S centerline of the SW1/4 crosses the south line of the original county road.

DEED RECORDS

VOLUME	PAGE
BOOK 11	550
BOOK 45	51
BOOK 53	409
BOOK 57	527
BOOK 68	85
BOOK 93	135
BOOK 105	604
BOOK 106	491
BOOK 106	492
BOOK 112	7
BOOK 115	321
BOOK 120	289
BOOK 123	428
BOOK 131	548
BOOK 166	574
BOOK 191	426
BOOK 254	207
BOOK 254	282
BOOK 257	88
BOOK 262	341
BOOK 262	557
BOOK 318	575
BOOK 321	52
BOOK 328	522
BOOK 350	524
REEL 239	302
REEL 489	597
REEL 543	246
REEL 552	598
REEL 604	301
REEL 631	321
REEL 661	436
REEL 703	278



LEGEND

- ▲ FOUND 5/8" IRON REBAR WITH A 1" AL CAP STAMPED WITH A TRIANGLE AND THE LETTERS USKH. NO SURVEY OF RECORD.
- SET A 5/8" x 24" IRON REBAR W/ A 1 1/8" ORANGE PLASTIC CAP STAMPED WTS AND 56295LS
- ✕ SET A 5/8" x 24" IRON REBAR W/ A 1 1/8" ORANGE PLASTIC CAP STAMPED WTS AND 56295LS REFERENCE PIN ON LINE ONLY
- ★ FOUND BUGGY AXLE ORIGIN UNKNOWN
- FOUND EVIDENCE AS DESCRIBED IN CORNER NOTES.
- COMPUTED POINT
- Ⓐ CORNER NOTES
- (XX.XX) R1 RECORD PER SURVEY
- (XX.XX) D RECORD PER DEED
- TIE LINE AS PER SURVEY 84-57-B
- TOE OF THE BLUFF ON THE SOUTH SIDE OF THE RIVER

RECORD SURVEYS

- R1 GLO CONTRACT #110 DATED FEBRUARY 7, 1865 BY ODELL AND LEWIS
- R2 RECORD OF PRIVATE SURVEYS BOOK 1, PAGE 374, SURVEY NO. 99 BY J.W. KIMBRELL
- R3 MAP OF WALLA WALLA RIVER POWER CANAL, NO. PD-1015 DATED JUNE 1911 BY PACIFIC POWER AND LIGHT, UMATILLA COUNTY BIN "K", SLIDE 19.
- R4 COUNTY SURVEY 84-57-B
- R5 COUNTY SURVEY 16-043-C
- R6 ROAD NOTES FOR COUNTY Rd. No. 600

BASIS OF BEARINGS

Bearings are based on GPS observed grid bearings rotated 1°35'33" clockwise to true bearings. A combined scale factor of 0.99987089 was applied to grid distances to obtain true ground distances.

LINE TABLE

LINE No.	BEARING	DISTANCE
L1	N03°42'48"E	356.46'
(L1) D	SOUTH	365'
L2	S58°51'12"E	100.00'
L3	S03°42'48"W	223.19'
L4	S86°17'12"E	139.00'
L5	S03°42'48"W	50.71'
L6	S62°24'41"E	208.71'
L7	N03°42'48"E	158.00'
L8	S62°24'41"E	208.71'
L9	S03°42'48"W	208.71'
L10	S61°09'48"E	153.52'
L11	S74°46'53"E	183.69'

SURVEY FOR

Mr. Neil Lieuallen
80798 S. Fork Walla Walla River Rd.
Milton Freewater, OR 97862

RECEIVED BY

Umatilla County Surveyor
Date: 3/20/23
Rec'd By: CT
No.: 23-024-C

LOCATION: T5N, R36E, S25, W.M.,
Umatilla County, Oregon

PROJECT DATE: February 2023

Project No. 23-01 SCALE: 1" = 400'

WITNESS TREE SURVEYING

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REGISTERED PROFESSIONAL LAND SURVEYOR
Stephen K. Haddock
OREGON JULY 9, 2001
STEPHEN K. HADDOCK
56295LS
RENEWS 6-30-23