

NARRATIVE OF SURVEY

This survey was performed at the request of Mr. Brent Stevenson, Manager of the Walla Walla River Irrigation District. The purpose of the survey was to identify the boundaries of the Patricia Bier property as shown. The Bier property location as called for in the deed is controlled by the centerline of the irrigation ditch. A pipe was recently placed in the ditch and the ditch was filled in.

The irrigation ditch is a part of the East Side Ditch system as shown on the adjudication survey of the Walla Walla River and tributaries map #13 dated 1927. A Mr. Ira W. Berry first purchased the NW 1/4 of the SE 1/4 of section 36 from the State of Oregon in February of 1880. Mr. Berry is shown as one of the incorporating officers of the East Side Irrigation Company. The company was created June 26, 1891 as shown by the document recorded in Book A, Page 41, #826 of the Articles of Incorporation in the Umatilla County records. The ditch was used as a boundary line by Mr. Berry in 1895 as recorded in deed Book 15, Page 332 of the Umatilla County records. The words "as located now" were used in that deed.

The earliest survey of record is the road survey of County Road No. 591 dated June 30, 1906. That survey calls for ditch locations but it is not sufficiently precise to relocate them accurately. There have been two other surveys which relate to the position of this ditch. The first survey was done in 1986 by Victor McLind and the second was done in 1991 by Paul Tomkins. Mr. Tomkins used the McLind survey for his bearing base but ignored the McLind location for the ditch. There were traces of ditch bank still visible as of the date of this survey and the McLind survey best fits the ditch line.

I held the ditch location identified by McLind to control all deed calls except for line L4. For this line I held the Tomkins ditch location because it is the one presented to the court in Umatilla County case No. CV90-782.

For controlling deed calls and further explanation of the location of the Bier boundaries see Sheet 2 of this survey.

LEGEND

- SET A 5/8" x 24" IRON REBAR W/ A 1 1/8" ORANGE PLASTIC CAP STAMPED WTS AND 56295LS UNLESS OTHERWISE NOTED
 - FOUND A 3/4" GALVANIZED IRON PIPE OF UNKNOWN ORIGIN
 - ⊕ FOUND A 2 1/2" BRASS CAP PER SURVEY S-157-C BY KRUMBEIN
 - ★ FOUND 5/8" IRON REBAR W/ A YELLOW PLASTIC CAP PER SURVEY 96-168-B
 - FOUND 1/2" IRON REBAR FROM SURVEY 86-43-B BY McLind UNLESS NOTED
 - ⊙ COMPUTED POINT
- R1 CS# 86-43-B, McLIND
R2 CS# 91-98-B, TOMKINS
R3 CS# 96-168-B, TOMKINS
R4 CS# 9-840-A, ROBNET
R5 CS# S-157-C, KRUMBEIN

LINE TABLE

NOTE: RECORD DISTANCES ARE FROM R3

LINE NO.	BEARING	DISTANCE
L1	S00°06'40"W	20.00'
L2	N00°32'10"E	86.00'
L3	N89°21'20"E	208.87'
L4	S00°03'30"W	208.75'
L5	(N01°19'25"E)	(208.69')
L6	N89°20'30"E	(134.15')
L7	N00°03'30"E	208.73'
L8	(S01°19'25"W)	(208.70')
L9	N89°21'58"E	106.29'
L10	(S89°20'30"E)	(106.35')
	N89°21'29"E	27.86'
	(S89°20'30"E)	(27.81')
	N89°21'00"E	247.09'
	N00°00'15"E	20.00'

RECEIVED BY
Umatilla County Surveyors
Date 8-02
Rec'd by DA
No. 02-195-B

BASIS OF BEARINGS
Bearings are based on GPS observations rotated 1°30'11" to true.

REGISTERED PROFESSIONAL LAND SURVEYOR

Stephen K. Haddock
OREGON
JULY 9, 2001
STEPHEN K. HADDOCK
66295
RENEWS 6-30-03

SURVEY FOR
WALLA WALLA RIVER IRRIGATION DISTRICT
605 LAMB ST.
MILTON-FREEWATER, OR. 97862

LOCATION: NW 1/4 OF SE 1/4, T6N, R35E, W.M.

PROJECT No. 2002-14 SCALE 1" = 200'

MONUMENTS SET: August 7, 2002

WITNESS TREE SURVEYING
Stephen K. Haddock, PLS
P.O. Box G
Pilot Rock, Oregon 97868
(541) 443-2922

NARRATIVE OF SURVEY
CONTINUED FROM SHEET 1

- The record deeds used in this survey are listed under each tax lot number as shown on this map. Specific items of interest to this survey are noted below.
- Miller Road was deeded to Umatilla County and accepted by the County Court on May 2, 1906. The deed is in the road file for County road 591. The acceptance is recorded on page 1 of Commissioners Journal Book M but the deed has not been officially recorded in the clerks office.
 - The fences along the east and south lines of tax lot 400 lie entirely on tax lot 400.
 - This line was established by the deed in Book 45, Page 586 to W.E. Russell at a distance of 58 rods and 3 feet east of the north south center section line. When Mr. Russell sold the land the description was reversed to measure westward from the CE 1/16th and the more or less calls were eliminated. This creates an overlap of about 2 feet. The present deed for tax lot 300 still calls for the line to be 58 rods and 3 feet east of the north south center section line and I have held that position.
 - The owner of tax lot 300, Patricia Bier, stated that this fence was the agreed upon boundary between tax lots 200 and 300. The relationship of the fence to the original line is shown on this map.
 - The irrigation ditch called for in the deed in Book 45, Page 520 and subsequent deeds lies along the north side of this fence. The fence lies within 4 feet of the deed distance north of the actual north line of Harshfield Lane.
 - This fence lies within one half foot of the deed distance north of the actual north line of Harshfield Lane.
 - This ditch is a part of the Eastside Ditch system incorporated in June of 1891. I was unable to find a documented right of way width for this ditch.
 - This power line provides power to tax lot 400 and to a pump station at the southerly end as shown. I found no easement across tax lot 400 for this line.
 - I bent this pin in an "S" shape because the point falls on top of the pipe which has been placed in the ditch. The pipe is only 6 inches below the surface. The northerly three pins I set along the ditch were affected by the pipe. The top of each pin was in the correct position on the date they were set.
 - The deed in Reel 299, Page 885 calls for a 1 foot overlap as "disclosed by legal descriptions of record". I was unable to find any document which identified this overlap and the description of it in the deed called above is insufficient to identify it's location.

FENCE LOCATION

NOTE: The following description is of the location of the fence described in note #4 above.
Beginning at the most southeasterly corner of tax lot 300 as shown on this map; thence N26°04'39"W a distance of 8.32 feet to the existing fence corner; thence along the fence by the following courses and distances: N1°11'50"W a distance of 174.71 feet; thence N0°28'36"W a distance of 314.43 feet; thence N2°33'34"W a distance of 143.63 feet to the point of intersection with the southerly right of way of Miller Road; thence leaving said fence to the northeasterly corner of said tax lot 300, N89°21'02"E a distance of 17.55 feet.

NOTE: The following data indicate the distance and direction that the fence lines are from the property line.

- F1 = 2.7' East
- F2 = 6.2' West
- F3 = 3.0' West
- F4 = 3.2' West and 13.5' North
- F5 = 11.9' North
- F6 = 6.5' North
- F7 = 7.5' North

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Date 8-02
Rec'd By [Signature]
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- ⊕ COMPUTED POINT
- POWER POLE
- OVERHEAD POWER LINE
- FENCE LINE
- R1 CS# 86-43-B, McLIND
- R2 CS# 91-98-B, TOMKINS
- R3 CS# 96-168-B, TOMKINS
- R4 CS# Q-840-A, ROBNET
- R5 CS# S-157-C, KRUMBEIN

SURVEY FOR
WALLA WALLA RIVER
IRRIGATION DISTRICT
605 LAMB St.
MILTON-FREEWATER, OR. 97862

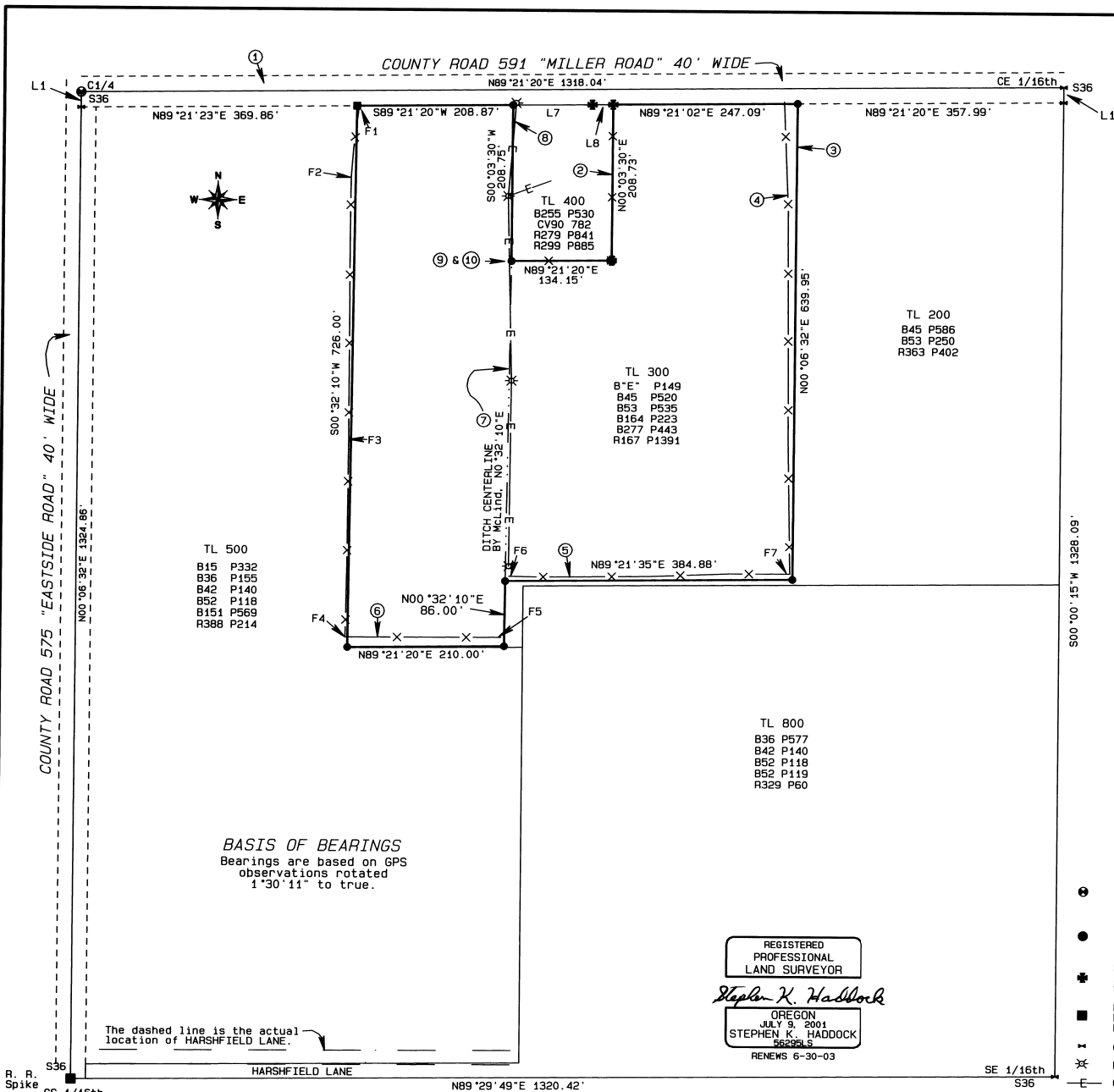
LOCATION: NW 1/4 OF SE1/4, T6N, R35E, W.M.

PROJECT No. 2002-14 SCALE 1" = 100'

MONUMENTS SET: August 7, 2002

WITNESS TREE SURVEYING

Stephen K. Haddock, PLS
P.O. Box 6
Pilot Rock, Oregon 97868
(541) 443-2922



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The dashed line is the actual location of HARSHFIELD LANE.