

A SURVEY FOR A BOUNDARY LINE ADJUSTMENT

- LEGEND**
- PARCEL BOUNDARY
 - DEED LINE
 - - - SECTION OR SECTION SUBDIVISION LINE
 - - - EASEMENT
 - - - APPARENT RIGHT OF WAY LINE BASED ON TRAVELED WAY
 - - - APPARENT CENTERLINE OF TRAVELED WAY
 - - - FENCE
 - ⊕ FOUND SURVEY MONUMENT AS NOTED
 - FOUND 5/8" IRON PIN PER PARTITION PLAT 1991-3
 - SET A 5/8" X 30" IRON REBAR 1991-3 AS DEFINITIVE YELLOW PLASTIC CAP STAMPED "USKH 02820LS"
 - COMPUTED POSITION NOTHING FOUND OR SET.
 - (XOX) RECORD DIMENSION AS NOTED

REGISTERED PROFESSIONAL LAND SURVEYOR

Greg E. Flowers

OREGON
JUNE 30, 1997
GREG E. FLOWERS
02820LS
RENEWS 12/31/09

Date Stamped: 6/12/2009

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Project:
A SURVEY FOR A BOUNDARY LINE ADJUSTMENT LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 35, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

Client
JACK KOCH
53331 W. BALLOU ROAD
MILTON-FREEWATER, OR
97862

SECTION INDEX

	X	

SECTION 14
T. 6 N., R. 35 E., W.M.,
UMATILLA COUNTY,
OREGON

Project Mgr. GREG FLOWERS

Drawn GEF

Checked PWPT

Date MAY 2009

Scale 1" = 100'

CAD File: 1145000-KOCH.DWG

Sheet Contents: 8LA

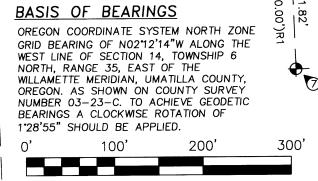
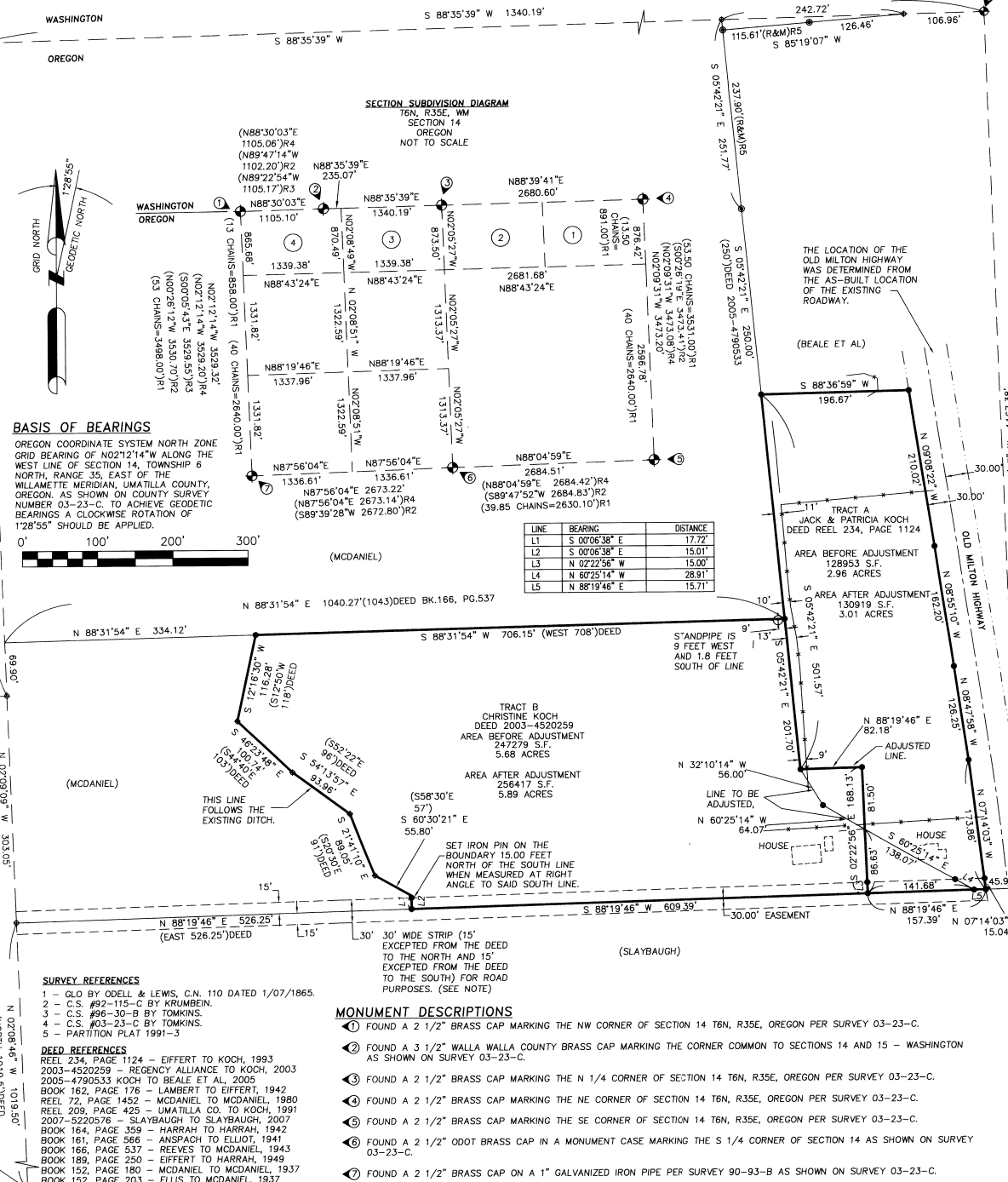
Sheet No.: 1 of 1

U.S.K.H. W.O. 1145000

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF JACK AND PATRICIA KOCH TO SURVEY AND THE BOUNDARIES OF THEIR PROPERTY SHOWN AND TRACT A AND CHRISTINE KOCH'S PROPERTY SHOWN AND TRACT B AND ADJUST THE COMMON BOUNDARY AS SHOWN. AS NOTED ON PARTITION PLAT 1991-3 SOME OF THE DEEDS IN THIS AREA ARE BOUNDED AND SOME ARE NOT. THE DESCRIPTION OF JACK KOCH'S WEST LINE PER DEED REEL 234, PAGE 1124 AGREES WITH THE DESCRIPTION OF THE WEST LINE OF THE LEES PROPERTY. THEREFORE, I HAVE HELD THE SOUTHERLY PROLONGATION OF THE LINE BETWEEN TWO FOUND PINS MARKING THE NW AND SW CORNERS OF PARCEL ONE OF PARTITION PLAT 1991-3 AS DEFINITIVE. THE NORTHERLY CALL OF THE JACK KOCH BOUNDARY, THE NORTH AND SOUTH BOUNDARIES OF CHRISTINE KOCH'S BOUNDARY WERE COMPUTED RECORD DISTANCES ALONG THE NORTH-SOUTH CENTERLINE OF THE WEST HALF OF SECTION 14 PER DEED 2003-4520259. CHRISTINE'S EASTERLY LINE WAS HELD AS BEING COMMON WITH JACK AND PATRICIA'S WESTERLY LINE. CHRISTINE'S EASTERLY LINE WAS COMPUTED BY HOLDING THE RECORD ANGULAR AND DISTANCE RELATIONSHIPS TO THE NORTH AND SOUTH LINE AND ADJUSTING THE COURSES USING THE COMPASS RULE METHOD TO COMPENSATE FOR THE CLOSING ERROR. CHRISTINE'S DEED EXCEPTS THE SOUTH 15 FEET FOR ROAD PURPOSES, HOWEVER, PRIOR TO CHRISTINE ACQUIRING HER PROPERTY IT WAS DEEDED TO JACK AND PATRICIA FROM HELEN EIFFERT BY DEED REEL 234, PAGE 1124. THE DEED FROM EIFFERT TO KOCH DOES NOT EXCEPT THE SOUTH 15 FEET, THE AFORESAID DEED MAKES IT SUBJECT TO ROADS AND WATER RIGHTS OF WAY. WHEREAS, THE DEED FROM LAMBERT TO EIFFERT RECORDED IN BK. 162, PG. 176 DATED MAY 21, 1942 DOES EXCEPT THE SOUTH 15 FEET. THERE IS NOT AND NEVER HAS BEEN A ROAD LOCATED WITHIN THE SOUTH 15 FEET. RATHER THERE IS A COMMON DRIVEWAY THAT SERVES CHRISTINE'S PROPERTY AND THE PROPERTY TO THE SOUTH. THE UMATILLA COUNTY ASSESSOR SHOWS A 15' EASEMENT ALONG THE SOUTH LINE OF CHRISTINE'S PROPERTY AND HAS BEEN ASSESSING TAXES ON THE ENTIRE PROPERTY INCLUDING THE SOUTH 15 FEET FOR MANY YEARS. THE UMATILLA COUNTY ROAD DEPARTMENT HAS NO RECORD OF A ROAD ESTABLISHMENT OR THE EXISTENCE OF A ROAD ALONG THIS STRIP OF LAND. IT APPEARS THAT THE INTENTION WAS TO ESTABLISH A 30 FOOT WIDE ACCESS EASEMENT TO INCLUDE THE SOUTH 15 FEET OF CHRISTINE'S PROPERTY AND THE NORTH 15 FEET OF PATRICK SLAYBAUGH'S PROPERTY TO THE SOUTH. FOR THIS REASON I HAVE SHOWN THIS 15 FOOT STRIP AS BEING INCLUDED IN CHRISTINE'S PROPERTY AND AS PART OF THIS BOUNDARY LINE ADJUSTMENT.

THIS SURVEY WAS PERFORMED USING TOPCON DUAL FREQUENCY GEODETIC GPS RECEIVERS UTILIZING RTK METHODS. THE STANDARD ERRORS FOR THIS EQUIPMENT IS 1 CM + 2PPM TIMES BASELINE LENGTH. ADEQUATE REDUNDANT MEASUREMENTS WERE TAKEN TO ALL OF THE CONTROL POINTS AND MONUMENTS TO INSURE ACCURATE LOCATIONS. THE MONUMENTS SHOWN WERE VISITED IN JANUARY OF 2009.



- SURVEY REFERENCES**
- 1 - OLD BY ODELL & LEWIS, C.N. 110 DATED 1/07/1865.
 - 2 - C.S. #92-115-C BY KRUMBEN.
 - 3 - C.S. #96-30-B BY TOMKINS.
 - 4 - C.S. #03-23-C BY TOMKINS.
 - 5 - PARTITION PLAT 1991-3
- DEED REFERENCES**
- REEL 234, PAGE 1124 - EIFFERT TO KOCH, 1993
2003-4520259 - REGENCY ALLIANCE TO KOCH, 2003
2005-4790533 KOCH TO BEALE ET AL, 2005
BOOK 162, PAGE 176 - LAMBERT TO EIFFERT, 1942
REEL 72, PAGE 1452 - MCDANIEL TO MCDANIEL, 1980
REEL 209, PAGE 425 - UMATILLA CO. TO KOCH, 1991
2007-5220576 - SLAYBAUGH TO SLAYBAUGH, 2007
BOOK 164, PAGE 359 - HARRAH TO HARRAH, 1942
BOOK 161, PAGE 368 - ANSPACH TO ELLIOT, 1941
BOOK 166, PAGE 537 - REEVES TO MCDANIEL, 1943
BOOK 189, PAGE 250 - EIFFERT TO HARRAH, 1949
BOOK 152, PAGE 180 - MCDANIEL TO MCDANIEL, 1937
BOOK 152, PAGE 203 - ELLIS TO MCDANIEL, 1937

- MONUMENT DESCRIPTIONS**
- 1 FOUND A 2 1/2" BRASS CAP MARKING THE NW CORNER OF SECTION 14 T6N, R35E, OREGON PER SURVEY 03-23-C.
 - 2 FOUND A 3 1/2" WALLA WALLA COUNTY BRASS CAP MARKING THE CORNER COMMON TO SECTIONS 14 AND 15 - WASHINGTON AS SHOWN ON SURVEY 03-23-C.
 - 3 FOUND A 2 1/2" BRASS CAP MARKING THE N 1/4 CORNER OF SECTION 14 T6N, R35E, OREGON PER SURVEY 03-23-C.
 - 4 FOUND A 2 1/2" BRASS CAP MARKING THE NE CORNER OF SECTION 14 T6N, R35E, OREGON PER SURVEY 03-23-C.
 - 5 FOUND A 2 1/2" BRASS CAP MARKING THE SE CORNER OF SECTION 14 T6N, R35E, OREGON PER SURVEY 03-23-C.
 - 6 FOUND A 2 1/2" ODOT BRASS CAP IN A MONUMENT CASE MARKING THE S 1/4 CORNER OF SECTION 14 AS SHOWN ON SURVEY 03-23-C.
 - 7 FOUND A 2 1/2" BRASS CAP ON A 1" GALVANIZED IRON PIPE PER SURVEY 90-93-B AS SHOWN ON SURVEY 03-23-C.

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