



2" BRASS CAP AT NW CORNER OF SECTION 24 PER SURVEY 03-023-C.

CALCULATED POSITION FOR THE NW COR. OF THE NE4, NW4, S.24, ALSO NW COR. OF LOT 22.

S 88°58'54" E 663.15' (663.7')

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2" BRASS CAP AT NE COR. OF THE NW 1/4 OF S.24, SURVEY 03-023-C.

N 01°27'36" E 659.00' (659.2')

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S 01°33'39" W 656.16' (656.4')

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S 01°33'39" W 656.16' (656.4')

S 01°33'39" W 20.00'

S 01°33'39" W 20.00'

S 89°01'06" E 662.57' (663.0')

S 89°01'06" E 662.57' (663.0')

N 89°01'06" W 30.00'

S 01°33'39" W 131.40'

S 01°33'39" W 131.40'

S 01°33'39" W 281.40'

S 01°33'39" W 150.00'

S 01°33'39" W 142.00'

S 01°33'39" W 142.00'

N 01°33'39" E 214.79'

S 01°33'39" W 30.00'

S 01°33'39" W 30.00'

5/8" BRASS ROD IN PIPE AT SE COR. OF NE4, NW4, S.24.

FENCE CORNER IS N34°W 10.5' FROM NW CORNER OF LOT 24.

ANCIENT FENCE POST, ROTTED OFF 2 FT. BELOW GROUND, IS N33°W 1.5' FROM CALCULATED NW CORNER OF LOT 21.

LEGEND

---	SECTION OR SECTION SUBDIVISION LINE
- - - - -	RIGHT OF WAY LINE
x - x - x - x - x	FENCE LINE
---	PARCEL BOUNDARY
---	OTHER PARCEL LINE
()	RECORD DIMENSION, PLAT OF GRANDVIEW ORCHARD TRACTS
o	CALCULATED POINT, NOT SET
◆	FOUND SURVEY MONUMENT AS DESCRIBED

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF THE PEARSON FAMILY TO IDENTIFY PROPERTY BOUNDARIES. BECAUSE OF THE OBVIOUS CONFLICTS BETWEEN DEED LINES AND FENCE LINES, I HAVE RESEARCHED AND EXCAVATED EXTENSIVELY IN AN EFFORT TO BOTH IDENTIFY SENIOR OR CONTROLLING DEED CALLS AND TO LOCATE ANY PHYSICAL EVIDENCE OF MAN MADE MONUMENTS THAT IDENTIFY THE INTENDED LOT CORNERS WITHIN GRANDVIEW ORCHARD TRACTS.

THE DEED RESEARCH WOULD INDICATE THAT THE EXCESS AND DEFICIENCY WITHIN THIS LOT 24 OF GRANDVIEW ORCHARD TRACTS WOULD FALL IN WHAT IS CURRENTLY SHOWN AS TAX LOT 303. (NOTE: TAX LOT NUMBERS ARE SUBJECT TO CHANGE; THE TAX LOT NUMBERS SHOWN HEREIN WERE CURRENT AT THE TIME OF THE SURVEY IN FEBRUARY, 2004.) EVEN THOUGH THE 3 FT. EXCESS IN THE LOT SHOULD FALL IN SAID TAX LOT, THE FENCES ARE BUILT 150' FROM ONE ANOTHER, CAUSING THE FENCES IN THE SUBJECT PARCEL TO SUBSTANTIALLY WEST OF THEIR TRUE LOCATION.

THE RECORD DIMENSIONS SHOWN FOR THE FOUR LOTS IN GRANDVIEW ORCHARD TRACTS SHOWN ON THIS SURVEY ARE WITHIN 1 FT. OF THE MEASURED DIMENSIONS. THE FENCE LINE RUNNING ALONG THE WEST LINES OF LOTS 24 AND 21 IS SUBSTANTIALLY WEST OF THE LOT LINE. NO MONUMENTS, PIPES, OR WOOD POSTS WERE FOUND IN THE AREA OF THE FENCE CORNERS THAT WOULD INDICATE AN INTENTIONALLY SET SURVEY MONUMENT. AN OLD WOOD POST WAS FOUND 1.5 FT. AWAY FROM THE CALCULATED NORTHWEST CORNER OF LOT 21, INDICATING, PERHAPS, THAT THE EXISTING FENCE IS FURTHER WEST THAN AN OLDER FENCE.

THIS SURVEY WAS PERFORMED AS A FIELD TRAVERSE USING A TOPCON TOTAL STATION HAVING STANDARD ERRORS OF 3 MILLIMETERS ± 2 PARTS PER MILLION AND 0'00'03".

N 89°03'19" W 1324.35'

SW COR. OF THE NE4, NW4, SEC. 24, ALSO SW COR OF LOT 23.

N 89°03'19" W 662.00' (662.3')

BALLOU ROAD

TUNALUM ROAD

FD: 5/8" REBAR WITH YELLOW CAP 1.5" X 3/4" BY MC LIND, SURVEY 84-40-A, BEING THE SW CORNER OF THE NW 1/4, NW 1/4 OF SEC. 24

REGISTERED PROFESSIONAL LAND SURVEYOR

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

RENEWS 6/30/2004

2/19/04

RECEIVED BY
Umatilla County Surveyor
Date 2-04
Rec'd By KR
No. 04-48-C

A SURVEY IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SEC. 24, TWP. 6N., RGE. 35E, W.M., UMATILLA CO, OR. FOR: SCOTT PEARSON 136 N. GRAND AV. #317 WEST COVINA, CA. 91791	SCALE HOR. 1"= 50' VERT.	DATE FEB. 9, 2004	TOMKINS LAND SURVEYING, INC. 5 N. COLVILLE WALLA WALLA, WA. 99362 115 W. HERMISTON AV. #140 HERMISTON, OR. 97838 (509) 522-4843 (541)564-4448	DRAWING NUMBER SCOTTPEARSON.DWG SHEET OF