

A SURVEY FOR A BOUNDARY LINE ADJUSTMENT

BASIS OF BEARINGS

HELD N01°24'54\"/>

LEGEND

- SECTION OR SECTION SUBDIVISION LINE
- RIGHT OF WAY LINE
- PARCEL BOUNDARY
- POWER POLE
- CALCULATED POINT, NOT FOUND OR SET
- FOUND SURVEY MONUMENT AS DESCRIBED
- SET 5/8\"/>

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF GORDON SNYDER TO LOCATE THE PROPERTY LINES OF THE FOLLOWING DESCRIBED LANDS PRIOR TO SALE:
 DEED 2003-4460503
 TRACT I:
 BEGINNING AT A POINT ON THE LINE RUNNING NORTH AND SOUTH THROUGH THE CENTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 6 NORTH, RANGE 35, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, SAID POINT BEING 65 RODS NORTH OF THE CENTER OF SAID SOUTHWEST QUARTER, THENCE NORTH ALONG SAID CENTERLINE, 172 FEET TO THE NORTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO LUELLA B. VONDERAHE BY DEED RECORDED IN BOOK 207, PAGE 249, DEED RECORDS, UMATILLA COUNTY, OREGON AND THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE WEST ALONG THE NORTH LINE OF SAID VONDERAHE TRACT, 40 RODS, MORE OR LESS, TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE NORTH ALONG THE SAID WEST LINE, 116 FEET, MORE OR LESS, TO THE EAST-WEST CENTER LINE OF SAID SECTION 27; THENCE EAST ALONG SAID EAST-WEST CENTERLINE, 40 RODS, MORE OR LESS, TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER SAID SECTION 27; THENCE SOUTH ALONG THE NORTH-SOUTH CENTERLINE THROUGH THE SOUTHWEST QUARTER, 116 FEET, MORE OR LESS TO THE POINT OF BEGINNING, EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE COUNTY ROAD RIGHTS OF WAY.
 TRACT II:
 AN EASEMENT FOR ROADWAY, SEPTIC TANK AND DRAIN FIELD AS DESCRIBED IN EASEMENT TO BIXBY FARM HOME OWNERS ASSOCIATION, RECORDED DECEMBER 20, 2001, INSTRUMENT NO. 2001-4030063 AND RE-RECORDED JANUARY 7, 2002, INSTRUMENT NO. 2002-4040049, OFFICE OF COUNTY RECORDS, UMATILLA COUNTY, OREGON;
 AN EASEMENT FOR USE OF WELL AND WATER AS DESCRIBED IN EASEMENT TO BIXBY FARM HOME OWNERS ASSOCIATION, RECORDED DECEMBER 20, 2001, INSTRUMENT NO. 2001-4030064 AND RE-RECORDED JANUARY 7, 2002, INSTRUMENT NO. 2002-4040050, OFFICE OF COUNTY RECORDS, UMATILLA COUNTY, OREGON.
 SUBSEQUENT TO THE INITIAL SURVEY IT WAS DISCOVERED THE HOUSE ENCRACHED ACROSS THE NORTH PROPERTY LINE. THE ADJACENT OWNERS, SHIRLEY AND THOMAS MORRIS, OWN THE LAND ENCRACHED UPON, WHICH IS DESCRIBED IN DEED BOOK 404 PAGE 51. THEY HAVE AGREED TO ADJUST THE BOUNDARY AS SHOWN TO RESOLVE THE ENCRACHMENT ISSUE.
 THE SUBDIVISION OF THIS SECTION IS BASED UPON THE SURVEY FILED AT THE COUNTY SURVEYORS OFFICE UNDER NUMBER 04-062-C.
 THE WEST PROPERTY LINE IS CLOSE TO AN OLD FIELD BERM AND FENCE AS SHOWN, AND THE EAST PROPERTY LINE FALLS IN AN OLD DRIVEWAY.
 THE SOUTH PROPERTY LINE IS 8' SOUTH OF THE SOUTH EDGE OF THE ORCHARD ON THE PROPERTY, AND 19' NORTH OF THE NORTH LINE OF THE ADJOINING ORCHARD.
 THE NORTH PROPERTY LINE RUNS THROUGH THE HOUSE. THE ENCRACHMENT OS 8.9'. IT APPEARS THAT THE ENCRACHMENT IS AN ADDITION TO THE HOUSE, ALTHOUGH THIS WAS NOT VERIFIED.
 THIS SURVEY WAS PERFORMED AS A REAL TIME KINEMATIC SURVEY USING JAVAD DUAL FREQUENCY GPS RECEIVERS HAVING STANDARD ERRORS OF ONE CENTIMETER ± 1 PART PER MILLION. THE MONUMENTS SHOWN WERE VISITED IN APRIL OF 2006.
 THE BOUNDARY LINE BETWEEN THE PARCELS HAS MOVED NORTH 54'.
 THE DRAINFIELD AND ACCESS EASEMENTS PER DEED 2002-4040049 WHICH BENEFITTED THE SOUTHERLY PARCEL WILL BE PART OF THE BENEFITTED PARCEL SUBSEQUENT TO DEED RECORDATION.

FD. R.R. SPIKE SET BY ODMAN IN 1977 (SURVEY N-21-C) FOR CENTER 1/4 CORNER S 71° E 2.14' FROM TRUE POSITION. MR. ODMAN'S CORNER WAS BASED ON THE POSITION OF THE SE CORNER OF SECTION 27 ESTABLISHED BY STREAMER. HADDOCK'S 2001 SURVEY (02-018-B) MOVED THE SECTION CORNER APPROXIMATELY 10 FT., RESULTING IN THIS RAILROAD SPIKE BEING OUT OF POSITION AS SHOWN.

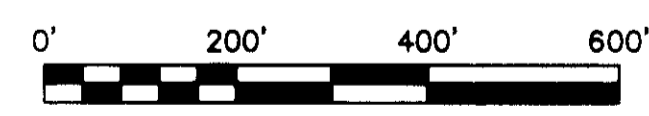
WEST 1/4 CORNER SEC. 27, FD. 3\"/>

6N-35-27B
 TAX 400
 PRE ADJUSTMENT
 32073.8 SQ. FT.
 7.36 ACRES
 POST ADJUSTMENT
 286217.0 SQ. FT.
 6.57 ACRES

6N-35-27C
 TAX 500
 PRE ADJUSTMENT
 61978.8 SQ. FT.
 1.42 ACRES
 POST ADJUSTMENT
 96473.8 SQ. FT.
 2.21 ACRES

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
 JULY 26, 1988
 PAUL W.P. TOMKINS
 2380
 RENEWS 6/30/08
 10/19/06



SW CORNER OF SEC. 27, FOUND 2\"/>

A SURVEY OF LANDS LOCATED IN THE SW 1/4 OF THE NW 1/4 AND THE NW 1/4 OF THE SW 1/4 OF SECTION 27, TWP. 6N, RGE. 35E, W.M., UMATILLA CO., OREGON FOR: GORDON SNYDER 54043 MATTHEWS LN. MILTON-FREEWATER, OREGON, 97862

SCALE	DATE
HOR. 1" = 200'	DRAWN APRIL 5, 2006 REVISED OCT. 19, 2006

USKH
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 Planning • Materials

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DRAWN TSB
 APPROVED PWMT
 DRAWING NUMBER
 932700_SNYDER.DWG
 SHEET 1 OF 1