

BASIS OF BEARINGS

CENTER 1/4 CORNER SEC. 35 SEARCHED FOR, NOT FOUND. ALIGNMENT OF 1/4 SEC. LINE FROM EXTENSION OF LINE BETWEEN 1/4 COR. S35152 AND RR SPIKE AT & POWELL ROAD AND 1/4 SEC. LINE.

ASSUMED N 0°55'01" E BETWEEN THE SOUTH 1/4 CORNER OF SECTION 35 AND THE RAILROAD SPIKE AT THE INTERSECTION OF POWELL ROAD AND THE N-S CENTERLINE OF SECTION 35.

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF MR. AND MRS. JOHNNY BROWN TO RECONFIGURE THE INTERNAL BOUNDARIES OF TWO CONTIGUOUS TAX LOTS ALONG POWELL ROAD. IN PERFORMING THE SURVEY FOR THESE TWO PARCELS, I NOTED THAT THERE HAVE BEEN TWO PRIOR SURVEYS MADE OF THE SUBJECT PROPERTY, IN 1983 BY MCLIND (83-157-A) AND IN 1985 BY KRUMBEIN (85-24-B). THESE TWO SURVEYS CAME UP WITH COMPLETELY DIFFERENT SOLUTIONS FOR THE METHOD OF DETERMINING THE BROWNS' BOUNDARIES. MCLIND PUT ALL THE DEFICIENCY IN THE EAST - WEST DISTANCES INTO TAX LOT 1801; KRUMBEIN PROPORTIONED OUT THE DEFICIENCY ALONG THE EAST LINE OF TAX LOT 1502, HOLDING RECORD DISTANCES TO THE EAST WEST. AS THE OWNERS AND THE ADJOINERS ARE SATISFIED WITH THE MCLIND SURVEY AS IT AFFECTS BROWN'S EAST BOUNDARY, AND ARE SATISFIED WITH THE KRUMBEIN SURVEY AS IT AFFECTS BROWN'S WEST BOUNDARY, I HAVE RE-DESCRIBED THE PROPERTY, AS SHOWN ON THE DESCRIPTIONS INCLUDED HEREIN, AND ASSISTED THE BROWNS' ATTORNEY IN THE PREPARATION OF QUIT CLAIM DEEDS TO QUIET TITLE ALONG THE DISPUTED LINES.

AS SHOWN ON BOTH AFOREMENTIONED SURVEYS AND ON THE COUNTY ROAD RECORDS, I HAVE HELD POWELL ROAD AS 20' NORTH OF MONUMENT LINE, RATHER THAN THE 16 FT. + 5 FT., FOR A TOTAL OF 21 FT. AS DESCRIBED IN DEED R-56, PAGE 703, AND R-40, PAGE 710.

EQUIPMENT USED IN THIS SURVEY WAS A SOKKIA AUTOMATIC TOTAL STATION WITH STANDARD ERRORS OF 3 MM ± 2 PPM AND 0°00'02". THE TRAVERSE WAS CLOSED AND ADJUSTED USING LEAST SQUARES.

FOUND 40d NAIL FLUSH WITH PAVEMENT, C-E 1/16 COR. SEC. 35. SEE SURVEY 83-157-A.

LEGAL DESCRIPTION FOR PARCEL I

A TRACT OF LAND IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 35 EAST, W.M., UMATILLA COUNTY, OREGON, SAID TRACT BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 35; THENCE N00°55'01"E ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 827.46 FEET TO THE INTERSECTION OF POWELL ROAD;

THENCE S89°35'22"E ALONG THE CENTERLINE OF POWELL ROAD 598.43 FEET TO THE SOUTHWEST CORNER OF THAT PROPERTY DESCRIBED IN REEL 56, PAGE 703, AS DEPICTED ON A SURVEY BY KRUMBEIN, NUMBER 85-24-B;

THENCE N00°20'53"E ALONG THE WESTERLY LINE OF SAID PROPERTY 20.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF POWELL ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING FOR THIS LEGAL DESCRIPTION;

THENCE CONTINUING N00°20'53"E 460.08 FEET;

THENCE S89°33'19"E PARALLEL TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 35 A DISTANCE OF 100.00 FEET;

THENCE N00°21'11"E 16.00 FEET TO A POINT ON SAID NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4;

THENCE S89°33'19"E ALONG SAID NORTH LINE 259.79 FEET TO A POINT ON A LINE 354.00 WESTERLY OF AND PARALLEL TO THE EASTERLY LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 35;

THENCE S00°21'11"W ALONG SAID PARALLEL LINE 285.06 FEET;

THENCE N89°35'22"W 130.00 FEET;

THENCE S00°21'11"W 190.00 FEET TO A POINT ON THE NORTHRIGHT OF WAY LINE OF POWELL ROAD;

THENCE N89°35'22"W ALONG SAID NORTH RIGHT OF WAY LINE 229.75 FEET TO THE TRUE POINT OF BEGINNING FOR THIS LEGAL DESCRIPTION.

LEGAL DESCRIPTION FOR PARCEL II

A TRACT OF LAND IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 35 EAST, W.M., UMATILLA COUNTY, OREGON, SAID TRACT BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 35; THENCE N00°55'01"E ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 827.46 FEET TO THE INTERSECTION OF POWELL ROAD;

THENCE S89°35'22"E ALONG THE CENTERLINE OF POWELL ROAD 598.43 FEET TO THE SOUTHWEST CORNER OF THAT PROPERTY DESCRIBED IN REEL 56, PAGE 703, AS DEPICTED ON A SURVEY BY KRUMBEIN, NUMBER 85-24-B;

THENCE CONTINUING S89°35'22"E ALONG SAID CENTERLINE 229.75 FEET;

THENCE N00°21'11"E PARALLEL TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 35 20.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF POWELL ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING FOR THIS LEGAL DESCRIPTION.

THENCE CONTINUING N00°21'11"E 190.00 FEET;

THENCE S89°35'22"E 130.00 FEET TO A POINT ON A LINE 354.00 WESTERLY OF AND PARALLEL TO THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35;

THENCE S00°21'11"W ALONG SAID PARALLEL LINE 190.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF POWELL ROAD;

THENCE N89°35'22"W ALONG SAID NORTH RIGHT OF WAY LINE 130.00 FEET TO THE TRUE POINT OF BEGINNING FOR THIS LEGAL DESCRIPTION.

OLD MILTON HIGHWAY

N 00°55'01" E 486.45

30

S 00°55'01" W 827.46

N 00°21'11" E 1322.09

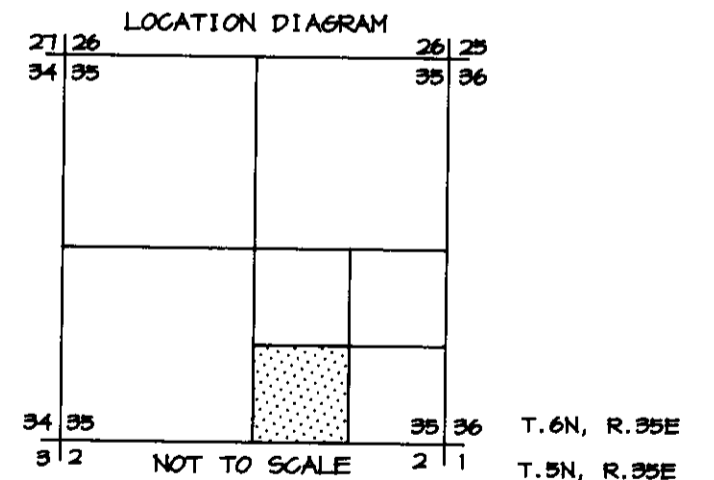
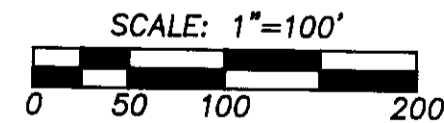
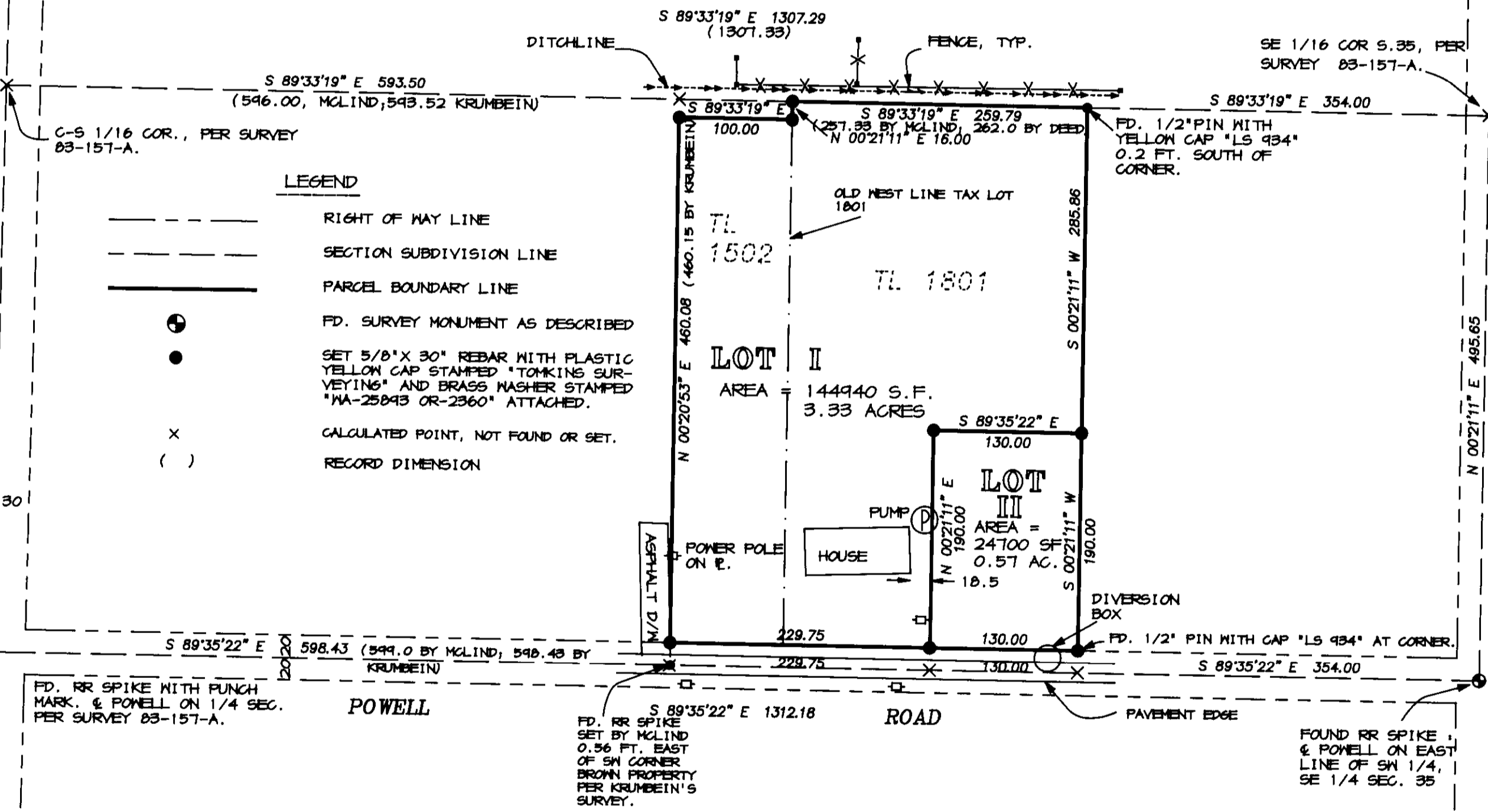
N 00°21'11" E 1817.74

NORTH MAIN STREET

N 00°21'11" E 485.65

LEGEND

- RIGHT OF WAY LINE
- SECTION SUBDIVISION LINE
- PARCEL BOUNDARY LINE
- FD. SURVEY MONUMENT AS DESCRIBED
- SET 5/8" X 30" REBAR WITH PLASTIC YELLOW CAP STAMPED "TOMKINS SURVEYING" AND BRASS WASHER STAMPED "NA-25043 OR-2360" ATTACHED.
- x CALCULATED POINT, NOT FOUND OR SET.
- () RECORD DIMENSION



REFERENCE MATERIAL

SURVEYS	DEEDS
85-24-B (KRUMBEIN)	BOOK 38 PAGE 595
83-157-A (MCLIND)	BOOK 266 PAGE 561
86-103-B (MUNNS)	BOOK 309 PAGE 504
Q-1143-B (DNYER)	BOOK 314 PAGE 473
	REEL 56 PAGE 703
	REEL 16 PAGE 908

REGISTERED PROFESSIONAL LAND SURVEYOR

Paul W.P. Tomkins

OREGON JULY 26, 1988 PAUL W.P. TOMKINS 2380

RECEIVED BY
Umatilla County Surveyor
Date 5-92
Rec'd By KK
No. 92-69-B

5/7/92

A BOUNDARY ADJUSTMENT IN THE SW 1/4 OF THE SE 1/4 OF SECTION 35, T.6 NORTH, R.35 EAST, W.M., UMATILLA COUNTY, OREGON

FOR: JOHNNY AND PAIGE BROWN RT. 1 BOX 214B MILTON FREEWATER, OR.

PAUL W.P. TOMKINS, LAND SURVEYOR
6 1/2 N. SECOND SUITE 303
WALLA WALLA, WA. 99362
(509) 522-4843 JERONNI.DWG

DATE:
APRIL, 1992
SCALE:
1" = 100'

FD. 2" BRASS CAP 6" BELOW PAVEMENT, SCRIBING PARTIALLY OBLISCURED, "S35152", "PLS 933" STILL VISIBLE.