

RECORD OF SURVEY

APRIL, 2000

LEGEND

- ⊙ - BRASS CAP STATE HIGHWAY MONUMENT FOUND AS NOTED.
- - FOUND 5/8" IRON PIN WITH PLASTIC GAP SET ON PARTITION PLAT NO. 1998-34.
- ⊙ - SET 5/8" BY 30" IRON PIN WITH 1 1/2" YELLOW PLASTIC GAP MARKED "OR PLS 1106 NA PLS 17872".
- - 5/8" IRON PIN FOUND FROM UNRECORDED SURVEY.
- ⊙ - CALCULATED POINT ONLY, NOT SET OR FOUND.
- (XOX) - RECORD DIMENSION, PARTITION PLAT NO. 1998-34.
- (XOX) - RECORD DEED DIMENSION.
- (XOX)* - RECORD DEED DIMENSION PERPETUATED FROM INCORRECT DESCRIPTION CONTAINED IN BOOK 284, PAGE 540, DEED RECORDS.
- SEE NUMBERED NOTE IN NOTE TABLE.
- ⊙ - POWER POLE.
- - TELEPHONE PEDESTAL.

NOTE TABLE:

- ① BENT 5/8" IRON PIN REFERRED TO ON PARTITION PLAT NO. 1998-34 IS MISSING. CALCULATED LOCATION BASED ON THE SHOWN ON PARTITION PLAT.
- ② FOUND AND HELD 5/8" IRON PINS OF UNKNOWN ORIGIN, MONUMENTING DEED CORNERS.

SURVEYED PROPERTY IS SUBJECT TO "BLANKET" EASEMENTS GRANTED TO UMATILLA ELECTRIC COOPERATIVE IN BOOK 160, PAGE 587 AND BOOK 288, PAGE 604, DEED RECORDS.

NARRATIVE

THIS SURVEY WAS MADE AT THE REQUEST OF ROGER S. BOUNDS TO LOCATE AND MONUMENT THE BOUNDARY OF THAT TRACT OF LAND CONVEYED IN BOOK 327, PAGE 45, DEED RECORDS OF UMATILLA COUNTY. THE SURVEYED TRACT WAS FIRST CREATED BY WARRANTY DEED FROM HULT TO DORIS S. BOUNDS, RECORDED AT BOOK 245, PAGE 510, RECORDED APRIL 15TH, 1968. DORIS S. BOUNDS CONVEYED THE TRACT TO ROGERS S. BOUNDS BY WARRANTY DEED RECORDED AT BOOK 327, PAGE 45, DEED RECORDS, RECORDED MARCH 19, 1978. BOTH OF THESE DESCRIPTIONS CONTAIN A PRECISE BEARING AND DISTANCE TIE TO THE NORTHEAST CORNER OF SECTION 36, A CORNER WHICH HAS HAD SEVERAL DIFFERENT LOCATIONS OVER THE YEARS AND WHICH IS NOW MONUMENTED WITH TWO CORNER MONUMENTS 16.4 FEET APART. THE CORNER LOCATION REESTABLISHED IN 1948, PER SURVEY RECORD NO. R-48-47-R IS NOW THE ACCEPTED LOCATION FOR THE SECTION CORNER.

STUDY OF PARTITION PLAT NO. 1998-34, LOCATED NORTH OF THE BOUNDS PROPERTY, INDICATED RECOVERY OF THREE 5/8" IRON PIN MONUMENTS OF UNKNOWN ORIGIN WHICH APPEAR TO FIT DEED DESCRIPTIONS. PARTITION PLAT NO. 1998-34, HELD TWO OF THESE PINS FOR LINE ON THE WEST SIDE OF THE PARTITION PLAT BUT ESTABLISHED THE SOUTH LINE OF THE PARTITION PLAT WITH REFERENCE TO EXISTING DEED DESCRIPTION CALLS TO THE NORTHEAST CORNER OF SECTION 36, LEAVING A POTENTIAL GAP OF ABOUT 15 FEET BETWEEN THE SOUTH LINE OF SAID PARTITION PLAT AND THE 5/8" IRON PINS OF UNKNOWN ORIGIN LOCATED SOUTH OF THE PLAT BOUNDARY.

TO UNDERSTAND THE ORIGIN OF THE POTENTIAL GAP, WE RESEARCHED DEED CONVEYANCES PRIOR TO THE CURRENT DEEDS AND FIND THE FOLLOWING:

IN JUNE, 1960, DENSLY CONVEYS TO CUTTS, BY WARRANTY DEED RECORDED AT BOOK 254, PAGE 121, DEED RECORDS, THE LAND WHICH IS NOW PARTLY INCLUDED IN PARTITION PLAT NO. 1998-34. THE CONVEYANCE DESCRIPTION BEGINS AT A THE INTERSECTION OF THE EAST LINE OF SECTION 36 AND THE SOUTH LINE OF U.S. HIGHWAY 30, THEN GOES NORTHWEST ALONG THE SOUTH LINE OF U.S. HIGHWAY 30 TO THE NORTHEAST CORNER OF A TRACT CONVEYED TO BOLDYARD IN BOOK 208, PAGE 207, THEN GOES SOUTH 00°09'50" EAST ALONG THE EAST LINE OF BOLDYARD TRACT AND ITS SOUTHERLY EXTENSION A DISTANCE OF 471.63 FEET; THENCE SOUTH 04°44' EAST A DISTANCE OF 556.72 FEET; THENCE MORE OR LESS, TO THE EAST LINE OF THE SECTION; THENCE ALONG THE SECTION LINE TO THE POINT OF BEGINNING. THIS CONVEYANCE DESCRIPTION CONTAINS NO DISTANCE REFERENCE TO THE NORTHEAST CORNER OF SECTION 36.

continued at right.

continued from left.
IN NOVEMBER, 1965, DENSLY CONVEYS TO HULT, BY WARRANTY DEED RECORDED AT BOOK 282, PAGE 217, THE LAND WHICH INCLUDES THE NORTH PART OF THE BOUNDS TRACT. THIS CONVEYANCE SPECIFICALLY EXCEPTS THE EXACT DESCRIPTION OF LANDS CONVEYED TO CUTTS IN BOOK 254, PAGE 121, DEED RECORDS. THIS CONVEYANCE CONTAINS NO DISTANCE REFERENCE TO THE NORTHEAST CORNER OF SECTION 36.

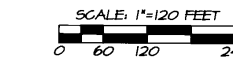
IN DECEMBER, 1966, CUTTS CONVEYS TO HELLS, BY WARRANTY DEED RECORDED AT BOOK 287, PAGE 246, DEED RECORDS. CUTTS CONVEYS THE EXACT DESCRIPTION RECEIVED IN BOOK 254, PAGE 121, DEED RECORDS, LESS THOSE LANDS ACQUIRED BY THE STATE OF OREGON FOR FREEWAY RIGHT-OF-WAY IN BOOK 284, PAGE 441, DEED RECORDS. CONVEYANCE CONTAINS NO DISTANCE REFERENCE TO THE NORTHEAST CORNER OF SECTION 36.

IN JUNE, 1967, HELLS CONVEYS TO HUMBLE OIL AND REFINING COMPANY, BY WARRANTY DEED RECORDED AT BOOK 284, PAGE 540, DEED RECORDS. THIS IS THE DEED DESCRIPTION THAT CREATES THE GAP. THIS DESCRIPTION CHANGES THE LOCATION OF THE SOUTH LINE OF THE ORIGINAL CUTTS TRACT DESCRIPTION AND SHIFTS IT NORTH ABOUT 15 FEET BECAUSE OF THE WAY IT WAS REWRITTEN. THIS REWRITTEN DESCRIPTION ALSO CHANGES A "MORE OR LESS" DIMENSION (TO THE EAST LINE OF THE SECTION) TO AN EXACT DIMENSION BY SUBTRACTING THE HALF THE RIGHT-OF-WAY WIDTH OF THE COUNTY ROAD (REWRITTEN DESCRIPTION USES 30 FEET, BUT IT SHOULD BE 20 FEET). THIS REWRITTEN DESCRIPTION ALSO GENERATES A "PRECISE" DISTANCE TIE TO THE NORTHEAST CORNER OF SECTION 36. UNFORTUNATELY, THE REWRITTEN DESCRIPTION HAS BEEN PERPETUATED IN MORE RECENT DEEDS.

FOR THE PURPOSE OF THE CURRENT SURVEY FOR ROGER S. BOUNDS, I HOLD THE SOUTH LINE OF THE HELLS PROPERTY AS DESCRIBED IN BOOK 287, PAGE 246, DEED RECORDS, AND DEFINED BY FOUND MONUMENTS, AS THE NORTH LINE OF THE BOUNDS PROPERTY. I LOCATE THE WEST LINE OF THE BOUNDS PROPERTY ON THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE HELLS PROPERTY DESCRIBED IN BOOK 287, PAGE 246, DEED RECORDS, DEFINED BY FOUND MONUMENTS, HOLDING THE RECORD DISTANCE OF 491.10 FEET. I ESTABLISH THE SOUTH LINE OF THE BOUNDS PROPERTY PARALLEL WITH THE NORTH LINE AND DETERMINE THE EAST LINE OF BOUNDS AT THE WEST RIGHT-OF-WAY LINE OF THE COUNTY ROAD, 20.00 FEET FROM THE SECTION LINE.

THIS SURVEY WAS MADE WITH A 2 PERSON CREW WITH A SOKKIA SET 48 5 SECOND TOTAL STATION. MEASUREMENTS WERE MADE BY A COMBINATION OF RADIAL TIES AND CLOSED TRAVELERS. MONUMENTS WERE ESTABLISHED BY RADIAL METHODS AND VERIFIED BY SEPARATE OBSERVATIONS FROM DIFFERENT BACKSIGHTS.

5-2000
JK
80-118-B BOUND



SCALE: 1"=120 FEET

"BASIS OF BEARINGS", SURVEY NO. 44-255-C, LINE BETWEEN S.W. CORNER AND WEST 1/4 CORNER OF SECTION 30 BEING N 00°01'15" E BETWEEN MONUMENTS.

Set witness corner N 04°46'36" M, 10.00' from corner point on West right-of-way line of County Road No. 1325

5.04°46'36" E 552.83 TO ROAD R/W LINE

FENCE NOTES:
Fence on East side of property is a older wire fence located approximately 10 feet West of property line at the SE corner and 15 feet West of property line at the NE corner of property.
Fence on North side of property is a fairly new wire fence located approximately 6 1/2 feet south of the North property line.
There is a meandering wire electric fence (temporary) near the Western property line.

Set witness corner N 04°46'36" M, 10.00' from corner point on West right-of-way line of County Road No. 1325

Set witness corner N 04°46'36" M, 10.00' from corner point on West right-of-way line of County Road No. 1325

DETAIL SCALE: 1"=60'

LINE NO.	BEARING	DISTANCE	RECORD DIMENSION
L1	N 00°01'51"	13.07	(S 00°10'02" E 13.11)
L2	S 12°23'28"	12.42	(S 12°27'21" E 12.42)
L3	S 89°46'36"	10.00	
L4	S 89°46'36"	20.00	
L5	S 89°46'36"	20.00	
L6	S 89°46'36"	10.00	

1/4 Corner. Found 3/4" bolt 0.4' below road surface set above brass cap monument by could. See Survey No. 41-31-B.

REGISTERED PROFESSIONAL LAND SURVEYOR

Will. R. Wells

OREGON
JULY 22, 1977
WILLIAM R. WELLS
1102
RENEWS 6/30/00

WILLIAM R. WELLS, PLS
357 N.E. HWY. 11
P.O. BOX 1696
PENDLETON, OR 97801
PHONE: (541) 276-6362

DATE: 04/00 DR. BY: WRW
CK. BY: WRW NO: 00-649

PROJECT:
BOUNDARY SURVEY FOR:
ROGER S. BOUNDS

LOCATED IN THE NE1/4 OF SECTION 36, T4N, R27E, W.M., UMATILLA COUNTY, OREGON.