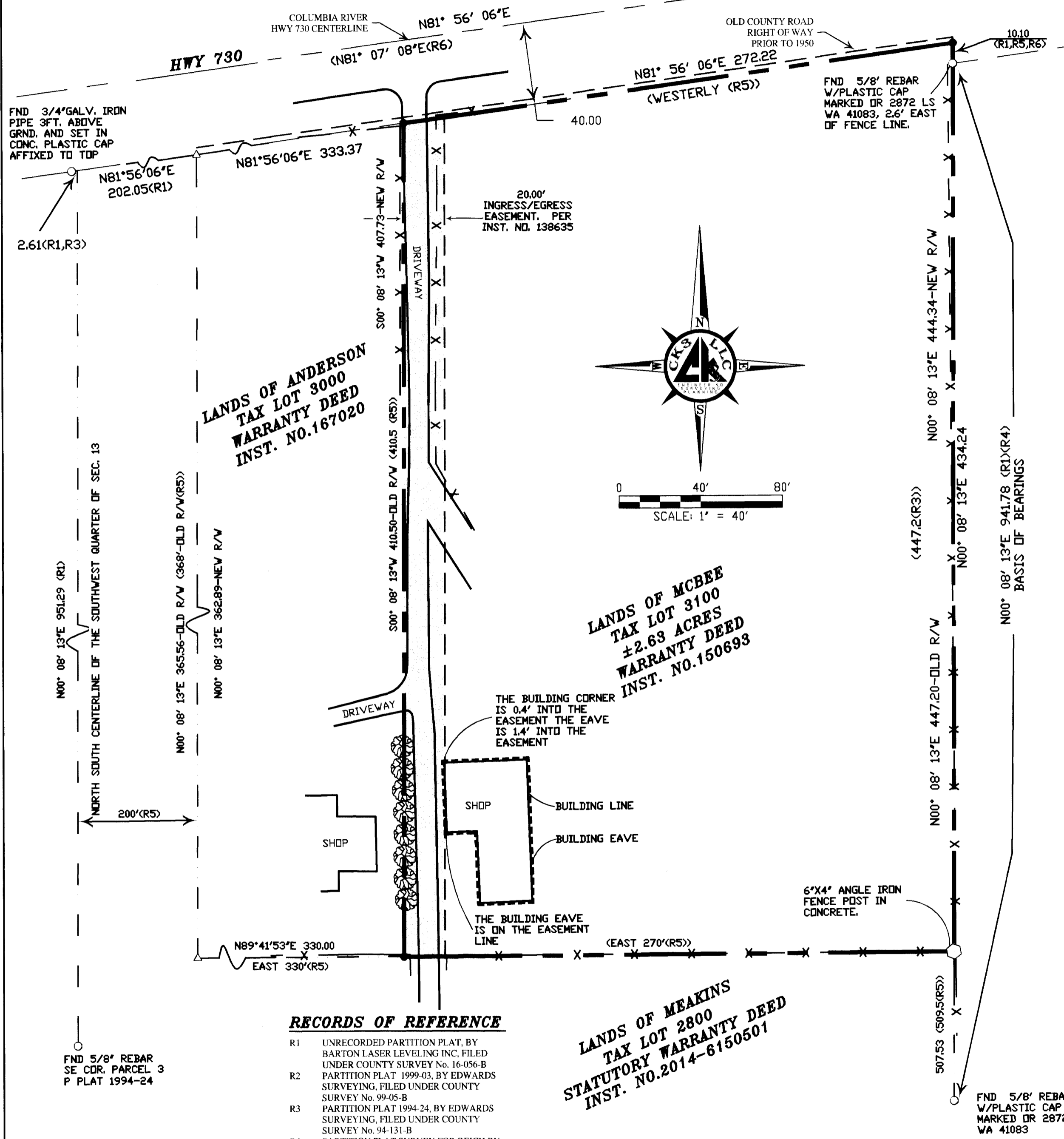


**RECORD OF SURVEY**  
 within the E1/2 SW1/4 of Section 13,  
 Township 5 N., Range 27 E., W.M.,  
 Umatilla County, Oregon



- RECORDS OF REFERENCE**
- R1 UNRECORDED PARTITION PLAT, BY BARTON LASER LEVELING INC. FILED UNDER COUNTY SURVEY No. 16-056-B
  - R2 PARTITION PLAT 1999-03, BY EDWARDS SURVEYING, FILED UNDER COUNTY SURVEY No. 99-05-B
  - R3 PARTITION PLAT 1994-24, BY EDWARDS SURVEYING, FILED UNDER COUNTY SURVEY No. 94-131-B
  - R4 PARTITION PLAT SURVEY FOR REICH BY CK3, CURRENTLY BEING COMPLETED AT THE TIME OF THIS SURVEY.
  - R5 DEED DATA IN AREA
  - R6 RIGHT-OF-WAY ODOT SURVEY NO. 12-102-B.

**LANDS OF MEAKINS**  
 TAX LOT 2800  
 STATUTORY WARRANTY DEED  
 INST. NO. 2014-6150501

**LANDS OF REICH**  
 TAX LOT 3200  
 STATUTORY WARRANTY DEED  
 INST. NO. 2016-6410418

**SURVEYOR'S NARRATIVE & CERTIFICATE**

THIS SURVEY WAS MADE AT THE REQUEST OF GERALD & DANICE MCBEE FOR THE PURPOSE OF MARKING THE WESTERLY BOUNDARY OF TAX LOT 3100 AS DESCRIBED IN WARRANTY DEED INST. NO. 150693 WHICH CONTROLS THE EASTERLY BOUNDARY OF A INGRESS EGRESS EASEMENT AS DESCRIBED IN BOOK 203 PAGE 256. CONTROL FOR THIS SURVEY IS FROM FOUND MONUMENTS AS SHOWN AND RECOVERED ON THE MAP, ALONG WITH ADDITIONAL CONTROL I RECOVERED IN A RECENT PARTITION PLAT SURVEY I COMPLETED FOR THE REICH PARTITION PLAT NO. 00-2017. I ALSO UTILIZED A CHAIN OF TITLE REPORT FROM SAID PARTITION PLAT. THE BASIS OF BEARING FOR THIS SURVEY IS ALONG THE WEST LINE OF SAID PARTITION PLAT, BETWEEN THE TWO FOUND 5/8\"/>

THE DESCRIPTION FOR THIS PARCEL COMMENCES AT A POINT THAT IS DESCRIBED AS BEING ON THE SOUTHERLY BOUNDARY OF THE COLUMBIA RIVER HIGHWAY AND 200 FEET EAST OF THE NORTH-SOUTH CENTERLINE OF THE SOUTHWEST QUARTER OF SECTION 13. IT APPEARS THAT AROUND THE TIME THAT THIS PARCEL WAS CREATED THE ROAD WAS COUNTY ROAD NO. 848 \"UMATILLA RIVER ROAD\" HOWEVER AROUND THE SAME TIME THE COUNTY HAD TRANSFERRED THIS ROAD TO THE STATE AND REALIGNMENT FOR HIGHWAY CONSTRUCTION WAS ACCRUING. IN MY RESEARCH I FOUND THAT COUNTY ROAD NO. 848 WAS DESIGNATED AS A 60 FOOT RIGHT OF WAY, 30 FOOT EACH SIDE. I AM UNCERTAIN AND UNABLE TO FIND ANY DOCUMENTS THAT THAT CHANGED THIS RIGHT OF WAY TO THE NOW 40' ALSO ALL REMAINS OF THE ORIGINAL COUNTY ROAD ALIGNMENT HAVE LONG DISAPPEARED. IF I HOLD THE COMMENCEMENT POINT ALONG TODAY'S RIGHT OF WAY THE SOUTHERLY FENCE LINE ALONG THIS PARCEL AND THE PARCELS TO THE WEST DO NOT AGREE WITH THE DEED CALLS BY ROUGHLY 9 FEET. I ELECTED TO HOLD A MEAN FENCE LINE LOCATION ALONG THE SOUTHERLY BOUNDARY OF TAX LOTS 2900, 3000 & 3100, THIS IS A WELL ESTABLISHED FENCE LINE WITH LARGE ANGLE IRON POST ON EACH END AND ARE AGE APPROPRIATE. BY DOING THIS I CREATE A CALCULATED LOCATION OF THE OLD COUNTY ROAD 848 RIGHT OF WAY AS SHOWN, ALSO THE DISTANCE IN THE DEEDS SEEM TO AGREE AND FIT THIS LOCATION AT THE INTERMEDIATE LOCATIONS.

THE SOUTHERLY LINE OF THIS PARCEL WAS RETRACED ALONG THE EXISTING FENCE LINE AS STATED ABOVE AND DEVIATES FROM THE DEED CALL OF RIGHT ANGLE BUT FOLLOWS WHAT IS WELL ESTABLISHED AS THE NORTH LINE OF SAMPSON TRACT (BOOK 203, PAGE 256). THE LINE STARTS AT A POINT THAT IS 530 FEET EAST OF THE NORTH-SOUTH CENTERLINE OF THE SOUTHWEST QUARTER OF SECTION 13 AS INDICATED IN THE DEED.

THE EAST LINE OF THIS PARCEL WAS RETRACED ALONG THE WEST LINE OF PARTITION PLAT NO. 00-2017. THE LINE FITS THE FENCE WELL ON THE SOUTHERLY, THE NORTHERLY END IS APPROXIMATELY 2.5 FEET EAST OF THE EXISTING FENCE AS SHOWN, BOTH THE REICH'S AND MCBEE'S ARE AWARE OF THIS FENCE/BOUNDARY LOCATION AND DO NOT DISPUTE THE BOUNDARY MONUMENT OF RECORD.

THE NORTH LINE OF THIS PARCEL WAS RETRACED ALONG THE EXISTING HIGHWAY RIGHT OF WAY AS SHOWN ON SURVEY NO. 12-102-B. THE OLD COUNTY ROAD 848 RIGHT OF WAY IS ALSO BEING SHOWN FOR REFERENCE ONLY.

THE WEST LINE OF THIS PARCEL WAS ESTABLISHED AS A LINE PARALLEL WITH THE NORTH-SOUTH CENTERLINE OF THE SOUTHWEST QUARTER OF SECTION 13 AND 530 FEET EAST AS INDICATED IN THE DEED. THE FENCE LINE AND OTHER IMPROVEMENTS IN THIS AREA ARE SOMEWHAT SCATTERED. MR. ANDERSON WAS INTERVIEWED REGARDING THE LOCATION OF THIS LINE HE STATED HE WAS UNSURE OF ITS LOCATION, I EXPLAINED THAT HIS FENCE LINE ALONG THE NORTHERN PORTION OF THIS LINE WAS ON HIS PROPERTY, I ALSO EXPLAINED THAT THE PROPERTY LINE RAN THROUGH THE MIDDLE OF THE TREE LINE ON THE SOUTHERN PORTION OF THIS LINE. MR. ANDERSON AGREED TO THIS POSITION AS THE BOUNDARY BETWEEN THE PARCELS. THE MCBEE'S ALSO AGREED THAT THIS LINE REPRESENTED THE BOUNDARY LINE.

IN THE PROCESS OF THIS SURVEY I INTERVIEW MR. ANDERSON (TAX LOTS 2900 & 3000) HE IS LIKELY THE INDIVIDUAL WHO HAS OCCUPIED THIS AREA THE LONGEST AS HE ACQUIRED THE PROPERTY FROM HIS PARENTS. HE STATED HE WAS UNAWARE OF ANY SURVEY MONUMENTS AND THAT HE HAD HELPED BUILD MANY OF THE FENCE IN THE AREA AS A TEENAGER BUT DID NOT RECALL HOW OR WHY THEY WERE BUILT IN THEIR LOCATION BUT THAT THEY HAD BEEN IN THEIR LOCATION EVER SINCE.

I LANCE C. KING, A REGISTERED PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT THE FIRST MONUMENT ESTABLISHING OR REESTABLISHING A BOUNDARY MONUMENT WAS PLACED ON 6/13/2017, THAT THE ADJOINING PROPERTY AND ALL PROPERTY ACCESSED IN THIS SURVEY WAS DONE IN ACCORDANCE WITH ORS 672.047, THAT THE SURVEY WAS MADE BY ME, OR UNDER MY DIRECTION, THAT THE MONUMENTS ARE AS SHOWN AND THAT THIS MAP IS A TRUE AND ACCURATE REPRESENTATION OF SAID SURVEY.

**LEGEND**

- BOUNDARY LINE
- OLD COUNTY 60 FT R-O-W
- CENTERLINE (CL)
- TAX LOT LINES
- EASEMENT
- EDGE OF ROAD
- FENCE LINES
- EXISTING BUILDING
- FND. 5/8\"/>

**REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR**

*Lance Clark King*

**OREGON  
 MAY 10, 2011  
 LANCE CLARK KING  
 61420**

**RENEWS: 6/30/2019**

**RECEIVED BY**  
 Umatilla County Surveyor  
 Date: 6/16/2017  
 Rec'd By: *Janet Tolson*  
 No.: 17-077-B

SURVEY FOR:  
**GERALD & DANICE MCBEE**

**CK3, LLC**  
 CIVIL-STRUCTURAL-ELECTRICAL ENGINEERING,  
 SURVEYING & PLANNING

ONTARIO HERMISTON  
 368 SW 5TH AVE. 945 W. ORCHARD AVE.  
 ONTARIO, OR 97914 HERMISTON, OR 97838  
 PHONE (541) 889-5411 PHONE (541) 567-2345  
 FAX (541) 889-2074 FAX (541) 567-2305  
 WEB: CK3LLC.NET

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