

# PROPERTY LINE ADJUSTMENT

SW1/4 SECTION 14, TOWNSHIP 4 NORTH, RANGE 28 EAST,  
WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON

## REFERENCE MATERIAL

DEED REFERENCES:  
REEL 397, PAGE 166 (2001-3970166), DOOLIN  
REEL 427, PAGE 415 (2002-4270415), RANKIN  
BOOK 296, PAGE 78  
REEL 4, PAGE 1079

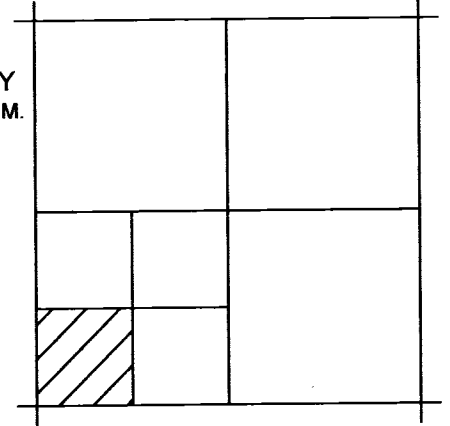
COUNTY SURVEYS:  
SURVEY NO. 82, "A" LINE CANAL  
S-99-A

OTHER MATERIAL:  
• PARTITION PLAT 1994-18  
• PRELIMINARY TITLE REPORT, FILE NO. 28906AM,  
AMERITITLE, DATED JANUARY 9, 2015.

## VICINITY MAP

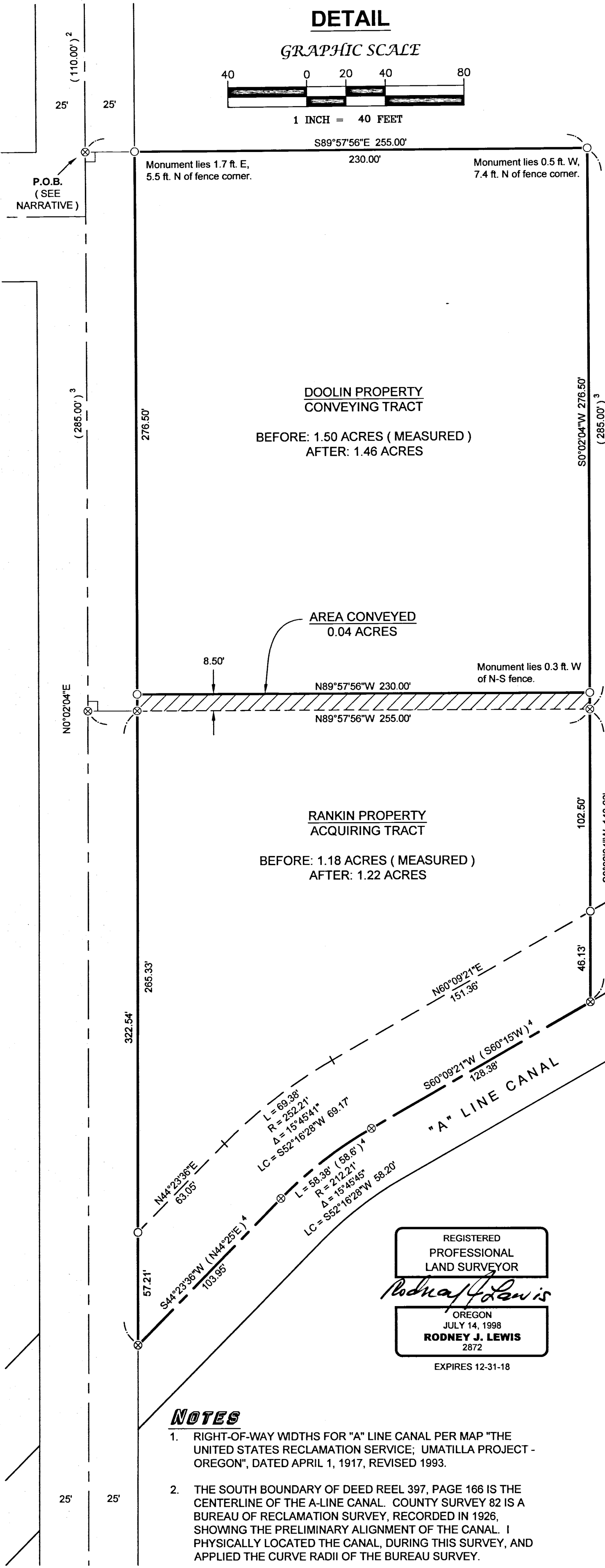
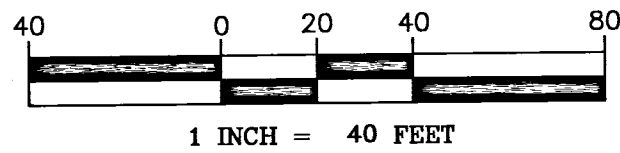
BASED ON UMATILLA COUNTY ASSESSOR'S  
MAP 4N 28 14CC - SCALE: 1 INCH = ± 0.5 MILES

THIS SURVEY  
T.4N., R.28E., W.M.  
SECTION 14



## DETAIL

GRAPHIC SCALE



## NARRATIVE

**PURPOSE:**  
THIS SURVEY WAS PERFORMED AT THE REQUEST OF FREDERICK AND KATHLEEN RANKIN TO MONUMENT THE LINES OF THIS APPROVED PROPERTY LINE ADJUSTMENT. THE ADJUSTMENT WAS UNDER TAKEN TO PROVIDE AN ADAQUET SET BACK DISTANCE (20 FEET) ON THE NORTH SIDE OF AN EXISTING BARN, PER THE UMATILLA COUNTY DEVELOPMENT CODE 152.339 (B).

**PROCEDURE:**  
THE LEGAL DESCRIPTIONS IN THE DEEDS, FOR EACH THE RANKIN PROPERTY AND THE DOOLIN PROPERTY, COMMENCE AT THE SAME POINT OF BEGINNING (P.O.B.). BOTH DESCRIPTIONS, HOWEVER, HAVE A LATENT AMBIGUITY DESCRIBING THE POSITION OF THOSE SAID POINTS OF BEGINNING.

THE GRANTORS OF THE TWO PROPERTIES ADDRESSED HERE, HAROLD AND ODA RANKIN, ALSO CONVEYED TWO PROPERTIES TO RICHARD AND DONNA SHERRELL. THE POINT OF BEGINNING AMBIGUITY MENTIONED ABOVE RESULTED FROM CONFUSION CAUSED BY THE SHERRELL'S HAVING TWO DEEDS, AND THEREFORE TWO SOUTHWEST CORNERS ALONG THE SECTION LINE. THE POINTS OF BEGINNING FOR EACH THE CURRENT RANKIN AND DOOLIN LEGAL DESCRIPTIONS LIE 110 FEET SOUTH OF THE SOUTHWEST CORNER OF DEED BOOK 296, PAGE 78. THE SOUTHERLY DISTANCE OF THE SAID SOUTHWEST CORNER, MEASURED FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER, WAS INCORRECTLY CITED AS "1302 FEET, MORE OR LESS." THE CORRECT SOUTHERLY DISTANCE TO SAID SOUTHWEST CORNER OF DEED BOOK 296, PAGE 78, IS 1192 FEET. THE SOUTHWEST CORNER OF DEED REEL 4, PAGE 1079 LIES AT 1302 FEET SOUTHERLY.

THERE AFTER, ALL COURSES OF THE CURRENT DEEDS WERE CALLED AS EITHER PARALLEL OR PERPENDICULAR TO THE WEST LINE OF THE SOUTHWEST QUARTER, AND LYING NORTH OF THE "A" LINE CANAL.

THIS WORK WAS PERFORMED USING TRIMBLE R-8 G.P.S. RECEIVERS, A TRIMBLE TCS3 DATA CONTROLLER TOGETHER WITH A NIKON DTM-520 THEODOLITE.

**BASIS OF BEARING:**  
BEARINGS ARE PER WGS 84, OBSERVED AT A POINT 1200 FEET NORTH OF THE SOUTHWEST CORNER OF SECTION 14.

BE ADVISED THIS MAPPING, AND DIGITAL COPY OF SAME, ARE PROTECTED BY CONTRACT STIPULATIONS OF PRODUCT OWNERSHIP AND COPYRIGHT LAWS.

## LEGEND

- ⊗ PUBLIC LAND SURVEY CORNER OF RECORD, AS SHOWN HEREON.
- SET A 5/8 x 30 INCH IRON ROD WITH LIGHT BLUE PLASTIC CAP MKD: WALLOWA ASSOC.
- ⊗ CALCULATED POSITION, MONUMENT NEITHER FOUND NOR SET.
- (<sup>1</sup>) RECORD DIMENSIONS PER DEED 296, PAGE 78.
- (<sup>2</sup>) RECORD DIMENSIONS PER REEL 4, PAGE 1079.
- (<sup>3</sup>) RECORD DIMENSIONS PER REEL 397, PAGE 166 AND REEL 427, PAGE 415.
- (<sup>4</sup>) RECORD DIMENSIONS PER SURVEY NO. 82.

- PROPERTY LINE
- - - ADJUSTED PROPERTY LINE
- - - "A" LINE CANAL EASEMENT

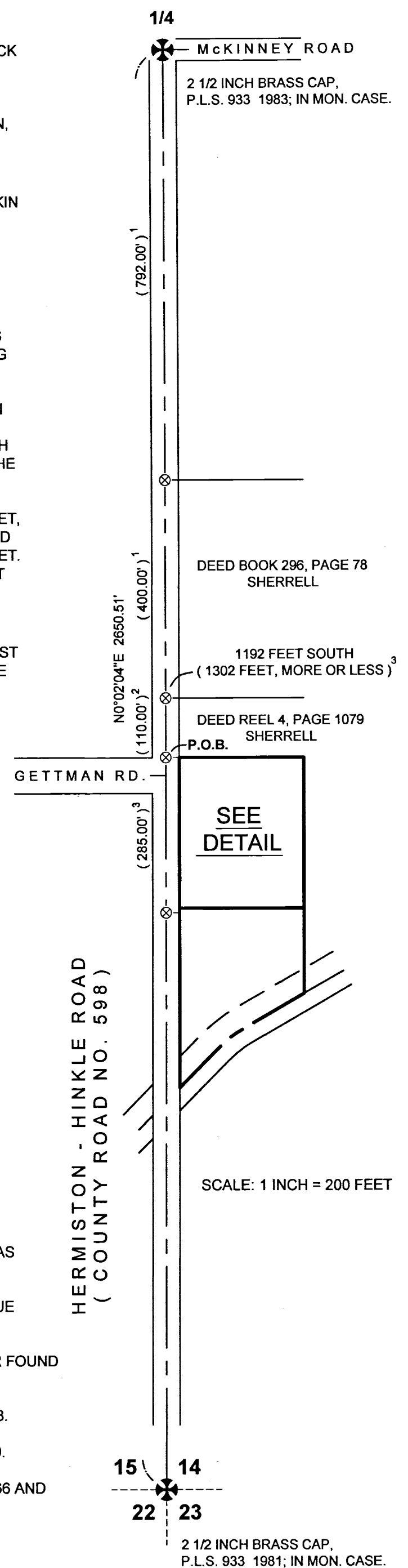
## NOTES

1. RIGHT-OF-WAY WIDTHS FOR "A" LINE CANAL PER MAP "THE UNITED STATES RECLAMATION SERVICE; UMATILLA PROJECT - OREGON", DATED APRIL 1, 1917, REVISED 1993.
2. THE SOUTH BOUNDARY OF DEED REEL 397, PAGE 166 IS THE CENTERLINE OF THE A-LINE CANAL. COUNTY SURVEY 82 IS A BUREAU OF RECLAMATION SURVEY, RECORDED IN 1926, SHOWING THE PRELIMINARY ALIGNMENT OF THE CANAL. I PHYSICALLY LOCATED THE CANAL, DURING THIS SURVEY, AND APPLIED THE CURVE RADII OF THE BUREAU SURVEY.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Rodney J. Lewis*  
OREGON  
JULY 14, 1998  
**RODNEY J. LEWIS**  
2872  
EXPIRES 12-31-18

## RECEIVED BY

Umatilla County Surveyor  
Date: 11/30/17  
Rec'd By: CT  
No.: 17-125-B



## PROPERTY LINE ADJUSTMENT for : FREDERICK & KATHY RANKIN

LOCATED WITHIN  
SW1/4 SECTION 14  
TOWNSHIP 4 NORTH, RANGE 28 EAST  
WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON

Wallowa Associates  
303 S.E. Alamo Street  
Enterprise, Oregon 97828  
(541) 426-9049

SCALE VARIES	SHEET No. 1 of 1	DATE OF SURVEY Beginning: 8/31/2017 Ending: 11/22/2017
DRAWN BY KLP DATE 11/2017	CHECKED RJM	PROJECT No. WA H171 - 01 / 2725