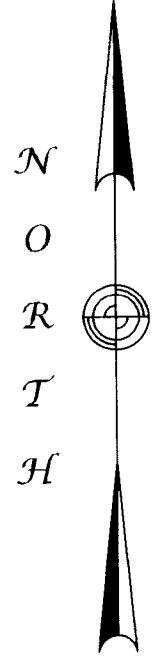
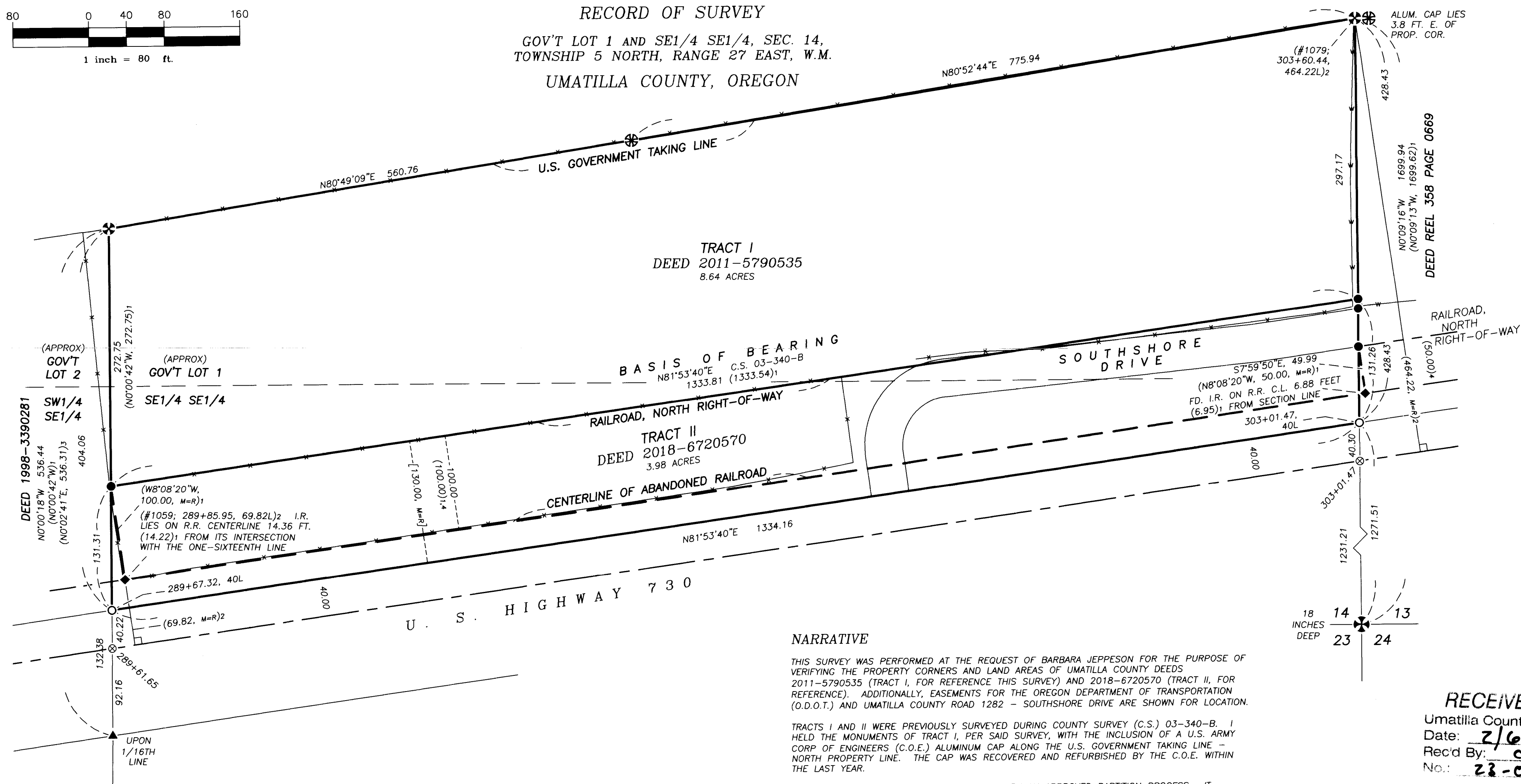


RECORD OF SURVEY
 GOV'T LOT 1 AND SE1/4 SE1/4, SEC. 14,
 TOWNSHIP 5 NORTH, RANGE 27 EAST, W.M.
 UMATILLA COUNTY, OREGON



NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF BARBARA JEPPESON FOR THE PURPOSE OF VERIFYING THE PROPERTY CORNERS AND LAND AREAS OF UMATILLA COUNTY DEEDS 2011-5790535 (TRACT I, FOR REFERENCE THIS SURVEY) AND 2018-6720570 (TRACT II, FOR REFERENCE). ADDITIONALLY, EASEMENTS FOR THE OREGON DEPARTMENT OF TRANSPORTATION (O.D.O.T.) AND UMATILLA COUNTY ROAD 1282 - SOUTHSHORE DRIVE ARE SHOWN FOR LOCATION.

TRACTS I AND II WERE PREVIOUSLY SURVEYED DURING COUNTY SURVEY (C.S.) 03-340-B. I HELD THE MONUMENTS OF TRACT I, PER SAID SURVEY, WITH THE INCLUSION OF A U.S. ARMY CORP OF ENGINEERS (C.O.E.) ALUMINUM CAP ALONG THE U.S. GOVERNMENT TAKING LINE - NORTH PROPERTY LINE. THE CAP WAS RECOVERED AND REFURBISHED BY THE C.O.E. WITHIN THE LAST YEAR.

TRACT II OF THIS SURVEY WAS NOT CREATED BY AN APPROVED PARTITION PROCESS. IT COMPRISES ALL THAT PORTION OF THE UNION PACIFIC RAILROAD COMPANY (FORMERLY OREGON-WASHINGTON RAILROAD AND NAVIGATION COMPANY) RIGHT-OF-WAY WITHIN SECTION 14. SUCH WAS ABANDONED BY DEED REEL 200 PAGE 243 (1990). THE SAID DEED SPECIFICALLY STATES THE RAILROAD LANDS ARE, AS HAVE ALWAYS BEEN, SUBJECT TO REVERSION RIGHTS.

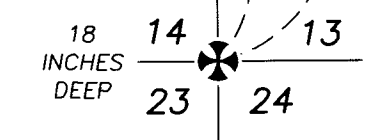
UPON THE ABANDONMENT OF THE RAILROAD THE PREVIOUS LANDOWNER SEPARATELY CONVEYED THAT PORTION (TRACT II) TO HIS WIFE AND HIMSELF BY RECORDING DEED REEL 358 PAGE 670. THIS CAUSED AN UNAPPROVED PARCEL. SUBSEQUENTLY, TRACT II WAS FORECLOSED BY UMATILLA COUNTY FOR TAX DELINQUENCY. IT WAS PURCHASED BY THE CURRENT OWNER(S) AS A SEPARATE TRACT WHICH IS DEED 2018-6720570.

THE RAILROAD PRECEDED U.S. HIGHWAY 730. THE WIDTH OF THE RAILROAD RIGHT-OF-WAY ACROSS SECTION 14 WAS 200 FEET, PER THE 1916 RAILROAD MAP V-ORE 09 46. THE O.D.O.T. MAP 88-19-3 (1960) SHOWS THE PROPOSED NORTHERLY RIGHT-OF-WAY LINE OF HIGHWAY 730 AS BEING PARALLEL AND 30 FEET FROM THE RAILROAD CENTERLINE, THE SAME BEING 40 FEET NORTHERLY OF THE CENTERLINE OF THE HIGHWAY. DEED 2018-6720570 CONVEYS A WIDTH OF 130.00 FEET WHICH IS CONSISTENT WITH THE NORTHERLY HALF OF THE RAILROAD (100 FEET WIDE) TOGETHER WITH THE NORTHERLY 30.00 FEET OF THE SOUTH HALF OF THE RAILROAD.

TRACT II IS HEREON CORRECTLY MONUMENTED ALONG ITS EAST AND WEST LINES. SUBJECT TO REVERSION, BEING THE EAST AND WEST LINES OF GOVERNMENT LOT 1 AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14. THE SURVEYOR OF C.S. 03-340-B ONLY MONUMENTED THE NORTHERLY 100.00 FEET OF THE ABANDONED RAILROAD RIGHT-OF-WAY. THE SAME IS HERE CORRECTLY MONUMENTED FOR ALL THAT PORTION OF THE RAILROAD NORTH OF HIGHWAY 730 WHICH CONCURS WITH THE WIDTH OF 130.00 FEET CONVEYED PER DEED 2018-6720570.

U.S. HIGHWAY 730 AND SOUTHSHORE DRIVE (COUNTY ROAD 1282) UNDERWENT WIDENING AND IMPROVEMENTS IN 2012. PRIOR TO CONSTRUCTION O.D.O.T. OBTAINED A PERMANENT EASEMENT UPON THE SUBJECT PROPERTIES WITH DEED 2011-5810502. SURVEY 13-206-B (O.D.O.T.) SHOWS STATION AND OFFSET DIMENSIONS TO TWO (2) MONUMENTS ALONG OR WITHIN THE SUBJECT PROPERTY WHICH WERE USED TO CALCULATE HIGHWAY STATIONING ALONG THE NORTHERLY HIGHWAY RIGHT-OF-WAY.

SOUTHSHORE DRIVE IS HEREON SHOWN BY THE PHYSICAL LOCATION OF THE EXISTING PAVEMENT. THIS WORK WAS ACCOMPLISHED USING TRIMBLE R-B G.P.S. RECEIVERS AND A NIKON K2 THEODOLITE WITH ELECTRONIC DISTANCE MEASURING CAPABILITY.



LEGEND

- SECTION 14, S.E. CORNER; AN 8 INCH DIAMETER CONCRETE CYLINDER WITH LEAD PLUG
- FOUND, A U.S. ARMY CORPS OF ENGINEERS (C.O.E.) 1 3/4 INCH (O.D.) IRON PIPE WITH SCREW AND BRASS WASHER.
- FOUND, A 4 INCH ALUMINUM CAP, C.O.E.
- FOUND, A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP (Y.P.C.) MKD. "PLS LS 48509," PER C.S. 03-340-B.
- FOUND, A 5/8 INCH IRON ROD WITH Y.P.C. PER C.S. 03-340-B, HELD FOR ABANDONED RAILROAD ALIGNMENT ONLY. SEE NARRATIVE.
- FOUND, A 5/8 INCH IRON ROD WITH LT. BLUE PLASTIC CAP MKD. "WALLOWA ASSOC." PER C.S. 200-100-B.
- SET, A 5/8 X 30 INCH IRON REBAR WITH LT. BLUE PLASTIC CAP MKD. "WALLOWA ASSOCIATES"
- CALCULATED ANGLE POINT OF PERMANENT EASEMENT FOR O.D.O.T. PER DEED 2011-5810502 AND O.D.O.T. SURVEY 2013-206-B.
- CALCULATED POSITION, MONUMENT NEITHER FOUND NOR SET

	PROPERTY LINES
	LINES MONUMENTED BY C.S. 03-340-B, REJECTED THIS SURVEY. SEE NARRATIVE
	NORTH LINE OF ABANDONED RAILROAD
	CENTERLINE OF OREGON HWY. 730, CALCULATED PER O.D.O.T. SURVEY 2013-206-B
	EASEMENT LINES AS NOTED
	FENCE, BARBED WIRE
	FENCE, WOOD
[XXX.XX]	RECORD DIMENSION PER UMATILLA COUNTY DEED 2018-6720570
(XXX.XX)1	RECORD DIMENSION PER C.S. 03-340-B
(XXX.XX)2	RECORD DIMENSION PER C.S. 13-206-B (O.D.O.T.)
(XXX.XX)3	RECORD DIMENSION PER C.S. 20-100-B
(XXX.XX)4	RECORD DIMENSION PER RAILROAD RIGHT-OF-WAY MAP (SEE REFERENCES)
(XXX, M=R)X	MEASURED EQUALS RECORD PER REFERENCE NOTED
(XXX, CAL)X	CALCULATED DIMENSION PER REFERENCE NOTED
C.S.	COUNTY SURVEY
I.R.	IRON ROD / REBAR

RECEIVED BY
 Umatilla County Surveyor
 Date: 2/6/23
 Rec'd By: CT
 No.: 23-014-6

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Rodney J. Lewis

OREGON
 JULY 14, 1998
RODNEY J. LEWIS
 2872
 EXPIRES 12-31-24

RECORD OF SURVEY

FOR: **BARBARA JEPPESON**

LOCATED WITHIN
SOUTHEAST QUARTER, SECTION 14
TOWNSHIP 5 NORTH, RANGE 27 EAST, W.M.
UMATILLA COUNTY, OREGON

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

SCALE 1 IN. = 80 FT.	SHEET No. 1 OF 2	DATE OF SURVEY Beginning: 15 NOV 22 Ending: 3 FEB 23
DRAWN BY R J L	CHECKED K L P	PROJECT No. H223-01/3257bj

