

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF JUAN MARTIN FIGUEROA FOR THE PURPOSE OF LOCATING THE BOUNDARY OF THE PRESENTED PARCEL AND SETTING ITS CORNERS. SAID PARCEL IS DESCRIBED IN INSTRUMENT NO. 2023-00670, WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1: TAX LOT 1100

COMMENCING AT A POINT 15 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 35 EAST; RUNNING THENCE NORTH 20 FEET, MORE OR LESS, TO THE NORTH LINE OF THE COUNTY ROAD (FERNDALE ROAD), BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION, AND BEING ON THE WEST LINE OF THE RIGHT OF WAY OF WALLA WALLA VALLEY RAILWAY COMPANY, THENCE NORTH ALONG THE WEST LINE OF SAID RIGHT OF WAY TO ITS INTERSECTION WITH THE SOUTHEAST CORNER IF THAT TRACT OF LAND CONVEYED TO MAURICE L. MOCK, ET UX, BY DEED RECORDED IN BOOK 176, PAGE 482, DEED RECORDS; THENCE WEST ALONG THE SOUTH LINE OF SAID MOCK TRACT, 156 FEET, MORE OR LESS, TO THE EAST LINE OF LAND CONVEYED TO WILLIAM R. STRONG, ET UX, BY WARRANTY DEED RECORDED IN BOOK 179, PAGE 306, DEED RECORDS; THENCE SOUTH ALONG THE EASTERLY LINE OF SAID STRONG TRACT AND SAID EAST LINE EXTENDED SOUTHERLY TO THE NORTH LINE OF SAID TRACT OF LAND CONVEYED TO EDWIN O. POMMERENING, ET UX, BY DEED RECORDED IN BOOK 187, PAGE 62, DEED RECORDS; THENCE EAST ALONG THE NORTH LINE OF SAID POMMERENING TRACT A DISTANCE OF 91 FEET, MORE OR LESS, TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH ALONG THE EAST LINE OF SAID POMMERENING TRACT A DISTANCE OF 135 FEET TO A POINT ON THE NORTH LINE OF SAID COUNTY ROAD THENCE EAST ALONG THE NORTH LINE OF SAID COUNTY ROAD, 65 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; EXCEPTING THEREFROM A STRIP OF LAND 25 FEET IN WIDTH AND 400 FEET IN LENGTH, ADJACENT TO THE WEST LINE OF SAID WALLA WALLA VALLEY RAILWAY COMPANY'S RIGHT OF WAY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT A POINT ON THE NORTH LINE OF SAID COUNTY ROAD, WHICH IS 15 FEET WEST AND 20 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 23, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LAND HERINABOVE DESCRIBED; THENCE NORTH ALONG THE WEST LINE OF THE WALLA WALLA VALEY RAILWAY COMPANY'S RIGHT OF WAY A DISTANCE OF 400 FEET; THENCE WEST PARALLEL WITH HE NORTH LINE OF SAID COUNTY ROAD 25 FEET; THENCE SOUTH AND PARALLEL WITH THE WEST RIGHT OF WAY LINE OF SAID WALLA WALLA VALLEY RAILWAY COMPANY, 400 FEET TO A POINT ON THE NORTH LINE OF SAID COUNTY ROAD; THENCE EAST ALONG THE NORTH LINE OF SAID COUNTY ROAF 25 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPTING THEREFROM A STRIP OF LAND 10 FEET IN WIDTH, TO BE USED AS A DRIVEWAY TO AFFORD INGRESS AND EGRESS TO PROPERTY LYING TO THE NORTH OF LAND HEREINABOVE DESCRIBED, WHICH 10 FOOT DRIVEWAY IS DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST RIGHT OF WAY LINE OF THE WALLA WALLA VALLEY RAILWAY COMPANY, WHICH POINT IS 15 FEET WEST AND 420 FEET NORTH (WHEN MEASURED ALONG SAID WEST RIGHT OF WAY LINE) FROM THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 23; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE 347 FEET TO THE NORTHEAST CORNER OF LAND HEREINABOVE DESCRIBED; THENCE WEST AND PARALLEL WITH THE NORTH LINE OF SAID COUNTY ROAD, 10 FEET; THENCE SOUTH AND PARALLEL WITH SAID WEST RIGHT OF WAY LINE 347 FEET; THENCE EAST 10 FEET TO THE PONT OF BEGINNING;

ALSO EXCEPTING THAT TRACT OF LAND CONVEYED TO WALLA WALLA TRACTION COMPANY BY DEED RECORDED IN BOOK 58, PAGE 136, DEED RECORDS;

ALSO EXCEPTING THEREFROM THAT TRACT OF LAND CONVEYED TO THE WALLA WALLA VALLEY RAILWAY COMPANY, BY DEED RECORDED IN BOOK 121, PAGE 181, DEED RECORDS, UMATILLA COUNTY, OREGON. ALL BEING EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF UMATILLA AND STATE OF OREGON.

EXCEPTING ANY AND ALL WATER RIGHTS OF WAY.

TRACT 2: TAX LOT 3302

ALL THAT PORTION OF BURLINGTON NORTHERN RAILROAD COMPANY'S (FORMERLY NORTHERN PACIFIC RAILWAY COMPANY) MILTON FREEWATER, OREGON TO WALLA WALLA, WASHINGTON BRANCH LINE RIGHT OF WAY, NOW DISCONTINUED, LOCATED UPON, OVER AND ACROSS THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 35 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, BOUNDED ON THE EAST BY SAID RAILROAD COMPANY'S MAIN TRACK CENTERLINE, AS FORMERLY LOCATED, BOUNDED ON THE SOUTH BY THE NORTH LINE OF THE 40 FOOT WIDE FERNDAL ROAD AS LOCATED AND CONSTRUCTED, BOUNDED ON THE WEST BY THE MEANDERINGS OF THE EAST SIDE OF A SMALL LAKE AND BOUNDED ON THE NORTH BY A SMALL SPRING BRANCH WHICH CROSSES SAID RAILROAD RIGHT OF WAY 400 FEET, MORE OR LESS, NORTHERLY FROM THE NORTH LINE OF SAID FERNDAL ROAD; ALL OF THE HEREINABOVE DESCRIBED PROPERTY BEING ALL OF THE SECOND PARCEL AND PORTION OF THE FIRST PARCEL OF PROPERTY CONVEYED BY WILLIAM HAUN, ET UX, TO THE WALLA WALLA VALLEY TRACTION COMPANY BY DEED DATED JULY 8, 1908 AND RECORDED IN BOOK 58, PAGE 136, IN AND FOR UMATILLA COUNTY, OREGON. (END DESCRIPTION)

NARRATIVE CONTINUED

MONUMENTS DEFINING THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 23 INCLUDING A DISTURBED STONE MARKING THE EAST QUARTER CORNER OF SECTION 23 AS DESCRIBED WERE SURVEYED. RECORD SURVEYS INDICATE THAT THE CENTER 1/4 CORNER OF SECTION 23 IS ACTUALLY 5.83 FEET SOUTH OF THE BRASS CAP MONUMENT THAT HAS BEEN PERPETUATED BY THE OREGON DEPARTMENT OF TRANSPORTATION. THE EAST 1/4 CORNER OF SECTION 24 IS SHOWN AS A STONE SET BY ARNOLD IN 1889 AS SHOWN ON OLD COUNTY SURVEY NO. 41(R1) AND RECOVERED BY MCLIND ON COUNTY SURVEY 84-40-A(R2). WE FOUND THE STONE DISTURBED AND A NEW WOOD FENCE POST SET AT THE LOCATION INDICATED BY MCLIND'S SURVEY. WE SET THE STONE ALONGSIDE OF THE POST AND HELD THE POST LOCATION AS THE POSITION OF THE 1/4 CORNER. THE WALLA WALLA VALLEY TRACTION COMPANY RIGHT-OF-WAY LOCATION WAS DETERMINED BY HOLDING THE FOUND MAG NAIL PER COUNTY SURVEY 19-054-B(R5) FOR CENTER LINE AT THE SOUTH LINE OF THE NORTH HALF OF THE SE 1/4 AND PROPORTIONATE MEASUREMENTS ALONG THE NORTH LINE OF THE SE 1/4 AS SHOW ON THE MAIN LINE WALLA WALLA TO MILTON FREEWATER RIGHT-OF-WAY PLAT FOR THE SE 1/4 OF SECTION 23(R7). THE PROPERTY IS BOUNDED ON THE NORTH BY THE SOUTH LINE OF LANDS CONVEYED TO MAURICE L. MOCK, ET UX, BY DEED RECORDED IN BOOK 176, PAGE 482. THE MOCK TRACT IS DESCRIBED AS COMMENCING AT A POINT 15 FEET WEST OF THE SE CORNER OF THE NW 1/4 OF THE SE 1/4 OF SECTION 23 AND RUNNING THENCE NORTH ALONG THE WEST LINE OF THE WALLA WALLA VALLEY TRACTION COMPANY'S RIGHT-OF-WAY, 1022 FEET, MORE OR LESS, TO THE EAST AND WEST CENTERLINE THROUGH THE NORTH HALF OF NORTH HALF NORTHWEST QUARTER OF SOUTHEAST QUARTER OF SAID SECTION 23, THENCE WEST 300 FEET, THENCE SOUTH 275 FEET, THENCE EAST 300 FEET TO THE WEST LINE OF SAIT WALLA WALLA VALLEY TRACTION COMPANY'S RIGHT-OF-WAY, THENCE NORTH ALONG SAID WEST LINE 275 FEET TO THE POINT OF BEGINNING. THE EAST AND WEST CENTERLINE THROUGH THE NORTH HALF OF NORTH HALF NORTHWEST QUARTER OF SOUTHEAST QUARTER IS ACTUALLY ~1145 FEET NORTH OF THE SE CORNER OF THE NW 1/4 OF THE SE 1/4, WHICH IS SIGNIFICANTLY MORE THAN THE 1022 CALLED FOR IN THE MOCK DEED. SURVEY 85-041-B(R6) FOR GRIEB SHOWS GRIEB'S SOUTH LINE AS BEING 1027.39 FEET NORTH ALONG THE WESTERLY LINE OF THE RAILWAY RIGHT-OF-WAY, EXISTING OCCUPATION IS CLOSER TO THE 1022. THEREFORE TO DETERMINE THE NORTH LINE OF THE SURVEYED PROPERTY I AM HOLDING THE 1022 DISTANCE RATHER THAN THE BOUNDING CALL OF THE EAST AND WEST CENTERLINE. USING THIS METHOD THE FENCE ALONG THE NORTH LINE OF THE SURVEYED PROPERTY IS 3-4 FEET SOUTH OF THE SURVEYED NORTH DEED LINE WHICH WAS HELD PARALLEL WITH THE NORTH LINE OF THE NW 1/4 OF THE SE 1/4 TO BE CONSISTENT WITH R6. I HAVE HELD THE RECORD DEED DISTANCES FOR THE EAST WEST LINES.

REFERENCE DOCUMENTS

DEEDS:

- D1) PRELIMINARY REPORT FOR TITLE INSURANCE ISSUED BY PIONEER TITLE COMPANY OF UMATILLA COUNTY (ORDER NO. 10574).
- D2) VESTNG BARGAIN AND SALE DEED TO JOHN AND SONS CONSTRUCTION LLC., INSTRUMENT NO. 2023-00670.
- D3) QUITCALIM DEED TO THE WALLA WALLA VALLEY TRACTION COMPANY (1908), BK.58 PG.136.
- D4) QUITCLAIM DEED TO THE WALLA WALLA RAILWAY COMPANY (1923), BK.121 PG.181.
- D5) WARRANTY DEED TO MAURICE & LYDIA MOCK (1946), BK.176 PG.176.
- D6) WARRANTY DEED TO WILLIAM & LUCY STRONG (1946), BK.179 PG.306.
- D7) WARRANTY DEED TO EDWIN & GRACE POMMERENING (1948), BK.187 PG.62.
- D8) STATUTORY WARRANTY DEED TO ALAN & DAWNA SWANSON (2021), INSTRUMENT NO. 2021-7300042.
- D9) BARGAIN AND SALE DEED TO KENNETH & GRACE ROOD (2008), INSTRUMENT NO. 2008-5370146.
- D10) WARRANTY DEED TO BLANCA DIAZ (2020), INSTRUMENT NO. 2020-6970372.
- D11) BARGAIN AND SALE DEED TO CARL TROTTER & AMY GUY (2022), INSTRUMENT NO. 2022-7308367.
- D12) WARRANTY DEED TO SHELLY & JEFFRY SMILEY (2023), INSTRUMENT NO. 2023-04839.
- D13) WARRANTY DEED TO WALLACE BELL (2009), INSTRUMENT NO. 2009-5550462.
- D14) QUITCLAIM DEED TO LIBERTY SAVINGS BANK, F.S.B. (1990), R.194 PG.285.

SURVEYS/OTHER:

- R1) PLAT OF SEC. 23 BY ARNOLD MARCH 11, 1889.
- R2) SURVEY FOR LAND PARTITIONING BY VICTOR M. MCLIND (1984), C.S.#84-040-A.
- R3) MONUMENTATION SURVEY FOR MILTON FREEWATER (1994), C.S.#12-048-AX.
- R4) SURVEY FOR ENGELHART/ANLIKER BY KRUMBEIN (1973), C.S.#-014-B.
- R5) RECORD OF SURVEY BY LEWIS (2019), C.S.#19-054-B
- R6) SURVEY FOR DAVE GRIEB BY KRUMBEIN (1984), C.S.#85-041-B
- R7) MAIN LINE WALLA WALLA TO MILTON RIGHT-OF-WAY PLAT FOR THE SE 1/4 OF SEC. 23 (1960).
- R8) SURVEY BY TOMKINS FOR FERNDAL SCHOOL DIST. 10 (1989), C.S.#89-015-B.

*THE ABOVE ARE ALL RECORDS OF UMATILLA COUNTY, OREGON. (UNLESS OTHERWISE STATED)

RECORD OF SURVEY
FOR PROPERTY LOCATED IN THE NW QUARTER OF THE SE QUARTER OF SECTION 23, T6N, R35E, WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON

RECEIVED BY

Umatilla County Surveyor
Date: 7/3/24
Rec'd By: CT
No.: 24-060-B



RENEWS 12/31/2025
01/13/2024

<p>PBS Engineering and Environmental Inc. 5 N Colville St, Ste 200 Walla Walla, WA 99362 509.956.3026 pbsusa.com</p>	CLIENT: JUAN FIGEROA	PROJECT NO.: 68159.000	
	SURVEYOR: GREG E. FLOWERS	DATE: 03/28/2024	
	CALC BY: GEF	DRAWN BY: GEF	SCALE: 1" = 60'
	SECTION: 23	TOWNSHIP: 6 NORTH	RANGE: 35 EAST
	CITY: MILTON-FREEWATER	COUNTY: UMATILLA	SHEET <u>1</u> OF <u>2</u>