

# RECORD OF SURVEY

A SURVEY OF A PORTION OF THE NW1/4 OF THE NE1/4 OF SECTION 23, T6N, R36E, W.M., UMATILLA COUNTY, OREGON.

**SURVEYOR'S NARRATIVE:**

THIS SURVEY WAS PERFORMED AT THE REQUEST OF RONALD PRESZLER, OWNER, TO PERFORM A BOUNDARY SURVEY, LOCATED IN THE NW1/4 OF NE1/4 OF SECTION 23, T6N, R36E, W.M., UMATILLA COUNTY, OREGON. I LOCATE THE NORTH QUARTER CORNER, THE CENTER-NORTH 1/16TH, CENTER QUARTER, THE NORTHEAST CORNER OF SECTION 23, THE 3/4" PIPE AT THE NORTHEAST CORNER OF THE ORIGINAL TRACT OF LAND, AND CALLED IN ALL THE DEEDS FOR THE ORIGINAL PARCEL BEING 16.5' S AND 368' W OF THE NE CORNER OF THE NW1/4 OF THE NE1/4 OF SECTION 23. I LOCATE THE PIPE CALLED IN THE ORIGINAL DEED CALLS FOR THE COFFEY TRACT ABUTTING TO GUS PETERSON TO THE SOUTH, AND ZELMA BALLOU'S TO THE EAST, BEING THE ORIGINAL SOUTHEAST CORNER OF THIS TRACT OF LAND. I TRACK BACK LEGAL DESCRIPTIONS TO 1923 WHICH CALL THE PIPE AT 368' W AND 617' N OF THE SW CORNER OF THE NW1/4 OF THE NE1/4 ON NEARLY ALL OF THE ORIGINAL DEEDS. I BELIEVE THIS TO BE THE 2" OD PIPE THAT I FIND. THE ORIGINAL DESCRIPTION GOES WEST, THEN NORTH ALONG THE CENTERLINE OF THE OLD HIGHWAY TO THE NE1/4 CORNER THEN EAST 966' AND SOUTH 16.5' TO A 3/4" PIPE THAT I FOUND, AND THEN SOUTH TO THE POINT OF BEGINNING AT THE 2" PIPE.

I DON'T KNOW IF THERE WAS AN ERROR IN THE WRITING OF THE INTENT FOR THE NORTHERLY 16.5' THAT WAS EXCLUDED IN DEED BOOK 144, PAGE 103, DATED 03/18/1933 BECAUSE THE 16.5' IS EXCEPTED OUT OF THE MAIN DESCRIPTION LEAVING 15.25 ACRES, AND THEN AN ADDITIONAL EXCEPTION TO ALPHA S. HAMMITT CALLS OUT A 225.45' BY 966' STRIP CONTAINING 5 ACRES, MORE OR LESS, AND LEAVING A NET AMOUNT OF LAND CONVEYED AT 10.25 ACRES, MORE OR LESS, WHICH FITS THE EXISTING FENCES, DRIVEWAYS, IRRIGATION CANALS, AND SOME BUILDINGS THAT WERE IN EXISTENCE AS SHOWN IN 1956 AND 1964 USDA PHOTO IMAGERY. I HOLD THE TWO ORIGINAL MONUMENTS AS CORNERS OF LOCAL CONTROL ON THIS SURVEY. DUE TO THE LONG EXISTENCE, ACCEPTANCE, AND USAGE OF THESE ITEMS I CANNOT ACCEPT THE LANGUAGE THAT CLEARLY CLOUDS WHAT HISTORICAL DATA HAS SHOWN TO BE THE ACCEPTED INTENT. THERE ARE SEVERAL SURVEYS THAT NOTE THE NW1/4 CORNER OF SECTION 23 BEING IN THE NORTHBOUND LANE OF HIGHWAY 339. THE CURRENT CNI/16TH AND NI/4 ARE BOTH IN THE SOUTHBOUND LANES OF THE HIGHWAY. THIS ADDS TO THE CONCLUSION THAT WHAT IS CURRENTLY IN THE GROUND IS NOT IN THE ORIGINAL LOCATION AT THE TIME THESE LOTS WERE DESCRIBED IN THE 1920 - 1930 ERA. THE DRIVEWAY ALONG THE SOUTH SIDE OF FAULK'S PROPERTY IS CLEARLY VISIBLE IN THE 1956 AND 1964 IMAGERY, AS IS THE DRIVEWAY ALONG THE SOUTH SIDE OF THE ORIGINAL DESCRIPTION, AND THE NORTH SIDE OF THE ORIGINAL BALLOU PROPERTY. BOTH APPEAR TO BE WELL WORN AND OF CONTINUAL USE AT THE TIME OF THE AERIAL PHOTOS.

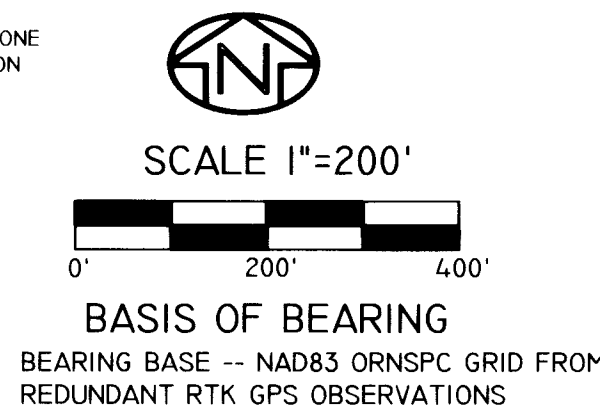
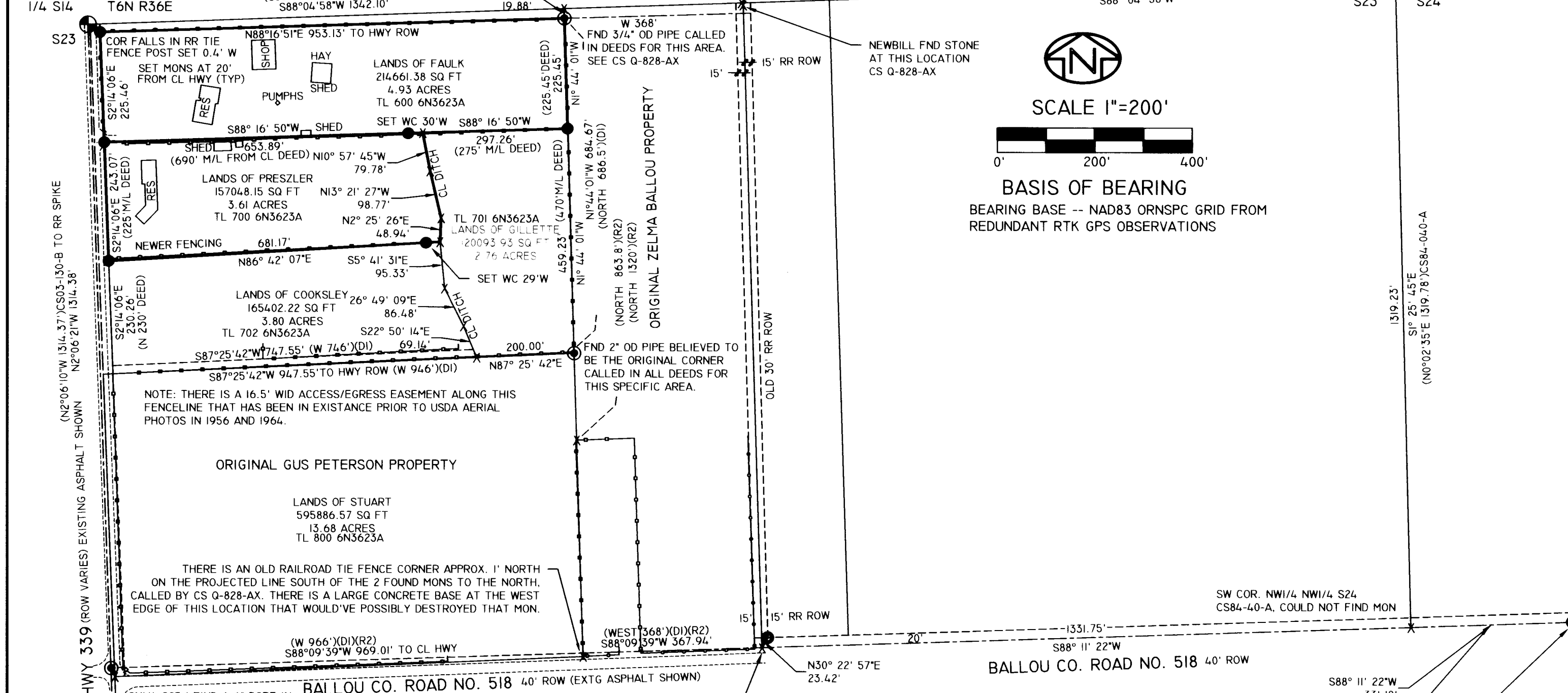
MR. PRESZLER'S PROPERTY WAS THE ORIGINAL TRACT THAT ALL OF THE OTHER PROPERTIES IN THE WESTERLY 966' OF NI/2 OF THE NW1/4 OF THE NE1/4 WERE TAKEN FROM, ANY EXCESS OR SHORTAGE, FALLS TO THE PARENT PARCEL. THE DEED DESCRIPTION TO COOKSLEY'S PROPERTY STARTS AT 200' M/L WEST OF SAID 2" PIPE AT THE CENTERLINE OF THE EXISTING DRAINAGE DITCH, THEN RUNS WEST TO E'LY ROW OF THE HIGHWAY, THEN 230' NORTH ALONG THE ROW, THEN EAST TO THE CENTERLINE OF SAID DITCH AND S'LY ALONG SAID CENTERLINE TO THE POB. BECAUSE THE DISTANCE CALLED ALONG THE ROW IS NOT ABSOLUTE IN DISTANCE I TAKE THIS TO BE A MORE OR LESS CALL.

THERE IS AN OLD RAILROAD TIE FENCE CORNER ON THE PROJECTION OF THE TWO HELD MONUMENTS AT 1319' FROM THE CALCULATED POSITION OF THE SECTION LINE INTERSECT, AND CALLED FOR A PIPE AT 1320' ON THE NEWBILL SURVEY Q-828-AX, DATED 1956. ALSO SUPPORTING THE CONCLUSION THAT THE CURRENT SECTIONAL CORNERS ARE NOT IN THE SAME LOCATION AS ORIGINALLY SET.

I HOLD THE BEARING BASE AND MEASUREMENTS AT NAD83 ORNSPC FROM RTK GPS OBSERVATIONS. USE A ROTATION OF 1°29'15" CLOCKWISE TO TRUE NORTH, AND A COMBINED SCALE FACTOR OF 0.999961137, FOR GRID TO GROUND CORRECTIONS DERIVED FROM NOAA NCAT. THIS SURVEY WAS PERFORMED USING A CARLSON BRX7 RTK GPS SYSTEM. STANDARD ERROR FOR THE RTK SYSTEM IS 8.0MM + 1 PPM X BASELINE MEASURED, IN MILLIMETERS.

I FIND NOTHING OUT OF THE ORDINARY ON THIS SURVEY, BEYOND WHAT WAS STATED ABOVE.

NI/4 S23  
FND BC IN MON BOX BY ODOT.  
S BOUND LANE. DOES NOT CORRELATE TO ORIGINAL MONUMENTS FOUND, OR SOME SURVEY CALLS FOR N BND LANE.



FREEWATER SECONDARY HWY 339 (ROW VARIES) EXISTING ASPHALT SHOWN  
N2°06'10"W 1314.37' CS03-130-B TO RR SPIKE  
N2°06'21"W 1314.38'  
N2°06'26"W 1323.29' CS03-130-B RR SPIKE TO C1/4 @ 5.83'  
N2°06'20"W 1317.39' (+5.83' = 1323.22')  
C1/4 S23  
FND BC IN MON BOX BY ODOT.  
RECORD 5.7' N OF ACTUAL C1/4 S23. CS85-41-B 5.83' S ON 03-130-B

- LEGEND:**
- SET 5/8"X30" IRON REBAR WITH RED PLASTIC CAP MARKED "ORPLS43406" AND "WAPLS44338"
  - ⊕ FOUND BRASS CAP, AS NOTED.
  - ⊙ FOUND MONUMENT AS NOTED.
  - X CALCULATED POSITION, NOTHING FOUND OR SET.
  - (XOX)(RX) RECORD DIMENSION AS NOTED
  - PROPERTY LINE FROM THIS SURVEY
  - - - EXISTING FENCES
  - - - - - EXISTING ASPHALT HIGHWAY 339 AND BALLOU ROAD
  - - - - - EXISTING EASEMENTS/RIGHTS-OF-WAY

- REFERENCE DOCUMENTS:**
- (R1) ASSESSOR'S MAP 5N2723A
  - (R2) COUNTY SURVEY Q-828-AX, NEWBILL FOR RAMEY, 1956. CALLED THE 3/4" IRON PIPE FOUND AT NE OF THIS SURVEY.
  - (R3) COUNTY SURVEY 84-40-A, MCLIND FOR LARUE, 1984. E'LY CORNER REFERENCES.
  - (R4) COUNTY SURVEY 85-41-B, KRUMBEIN FOR GRIEB, 1985. C1/4
  - (R5) COUNTY SURVEY 89-15-B, ANDERSON PERRY FOR FERNDAL SCHOOL, 1989. C1/4 & CNI/16TH.
  - (R6) COUNTY SURVEY 97-150-B, KRUMBEIN FOR HOEPFNER-BARRETT, 1997. SOUTH OF SITE.
  - (R7) COUNTY SURVEY 99-298-B, FLOWERS FOR PIKE, 1999. SOUTHWEST OF THIS SURVEY.
  - (D1) WARRANTY DEED, BOOK 144, PAGE 103, COFFEY TO COFFEY, 1933. PARENT TO ALL FOLLOWING.
  - (D2) BARGAIN & SALE DEED, DOC.NO. 2012-5910875, PRESZLER TO PRESZLER, 2012. TAX LOT 700.
  - (D2) WARRANTY DEED, DOC.NO. 2022-7480284, PRESZLER TO FAULK, 2022. TAX LOT 600.
  - (D3) WARRANTY DEED, DOC.NO. 2018-6700587, HUDSON TO CHESTNUT, 2018. TAX LOT 701.
  - (D4) BARGAIN & SALE DEED, DOC.NO. 2020-7070390, PRIJMAK/GUITIERREZ/STATES/MOCK TO STUART, 2020. TAX LOT 800.
  - (D5) SHERIFF'S DEED, BOOK 132, PAGE 227, FORECLOSURE, 1936. TAX LOT 800.
  - (D5) BARGAIN & SALE DEED, DOC.NO. 2017-6650574, PAPAS TO COOKSLEY, 2017. TAX LOT 702.

RECEIVED BY  
Umatilla County Surveyor  
Date: 1/10/25  
Rec'd By: CT  
No.: 25-003-B

REGISTERED PROFESSIONAL LAND SURVEYOR  
ROBERT DOUGLAS ENGLISH  
43406LS  
RENEWAL DATE: 12/31/25

DATE: 11/15/24	DWN. BY: RDE	RECORD OF SURVEY: RONALD PRESZLER 85327 HWY. 339 MILTON - FREEWATER, OREGON 97862
SCALE: 1"=200'	CHK. BY: RDE	
JOB NO. 2024-052	REV. DATE: XX/XX/24	SURVEY ONE, LLC P.O. BOX 382 PENDLETON OR, 97801 PH:541-276-2055 Fax:541-276-3480
DWG NO. PRESZLER ROS.DWG		