

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO SURVEY THAT TRACT OF LAND DEEDED TO FRIEDA PECKHAM IN BOOK 336, PAGE 461, TO SEE IF I AGREE WITH THE SURVEY THAT BRIT PRIMM DID IN 2004 FOR KEITH AND KATHRYN METCALF (CS# 04-81-B). I UNDERSTAND THAT THE METCALFS HAD TOLD FRIEDA PECKHAM THAT SHE HAD TO MOVE HER CHAIN LINK FENCE.

I WAS CONTACTED BY MRS. PECKHAM'S ATTORNEY, GEORGE ANDERSON, TO REVIEW PRIMM'S SURVEY AND GIVE MY OPINION OF IT. I TOLD HIM AND MRS. PECKHAM THAT ALL OF THE DEEDS IN THIS AREA ARE DESCRIBED FROM THE C-S 1/16 CORNER AND THAT PRIMM SHOWED NOTHING OF THAT CORNER ON HIS MAP EXCEPT IN THE DESCRIPTION FROM METCALF'S DEED. PRIMM USED A U.S. ARMY CORPS OF ENGINEERS MONUMENT NEAR METCALF'S NW CORNER FOR THEIR NW CORNER AND MADE THEIR WEST LINE PARALLEL WITH THE WEST LINE OF A PARTITION PLAT THAT LIES ABOUT 500 FEET EAST OF METCALF AND RUNS ABOUT N 1° W INSTEAD OF NORTH AS THE DEED CALLS FOR. AFTER ANDERSON WROTE METCALF'S ATTORNEY I MET WITH BRIT PRIMM AND GAVE HIM COPIES OF THE INFORMATION THAT I HAD AND TOLD HIM HE SHOULD REASSESS HIS SURVEY AND TRY TO ESTABLISH THE NORTH-SOUTH CENTER LINE OF SECTIONS 13 WHICH IS WERE ALL OF THE DEED DESCRIPTIONS IN THIS AREA START FROM. I ALSO ASKED HIM IF METCALF'S SOUTH LINE WAS THE SAME LENGTH AS WHAT THEIR DEED SAID. I ALSO TOLD HIM THAT, IN MY OPINION, THE IRON PIPES WHICH THE ARMY CORPS OF ENGINEERS SET ALONG THEIR TAKING LINE WERE SET AT FENCE LINES AND NOT AT DEED LINES SO SHOULD NOT BE USED FOR PROPERTY CORNERS.

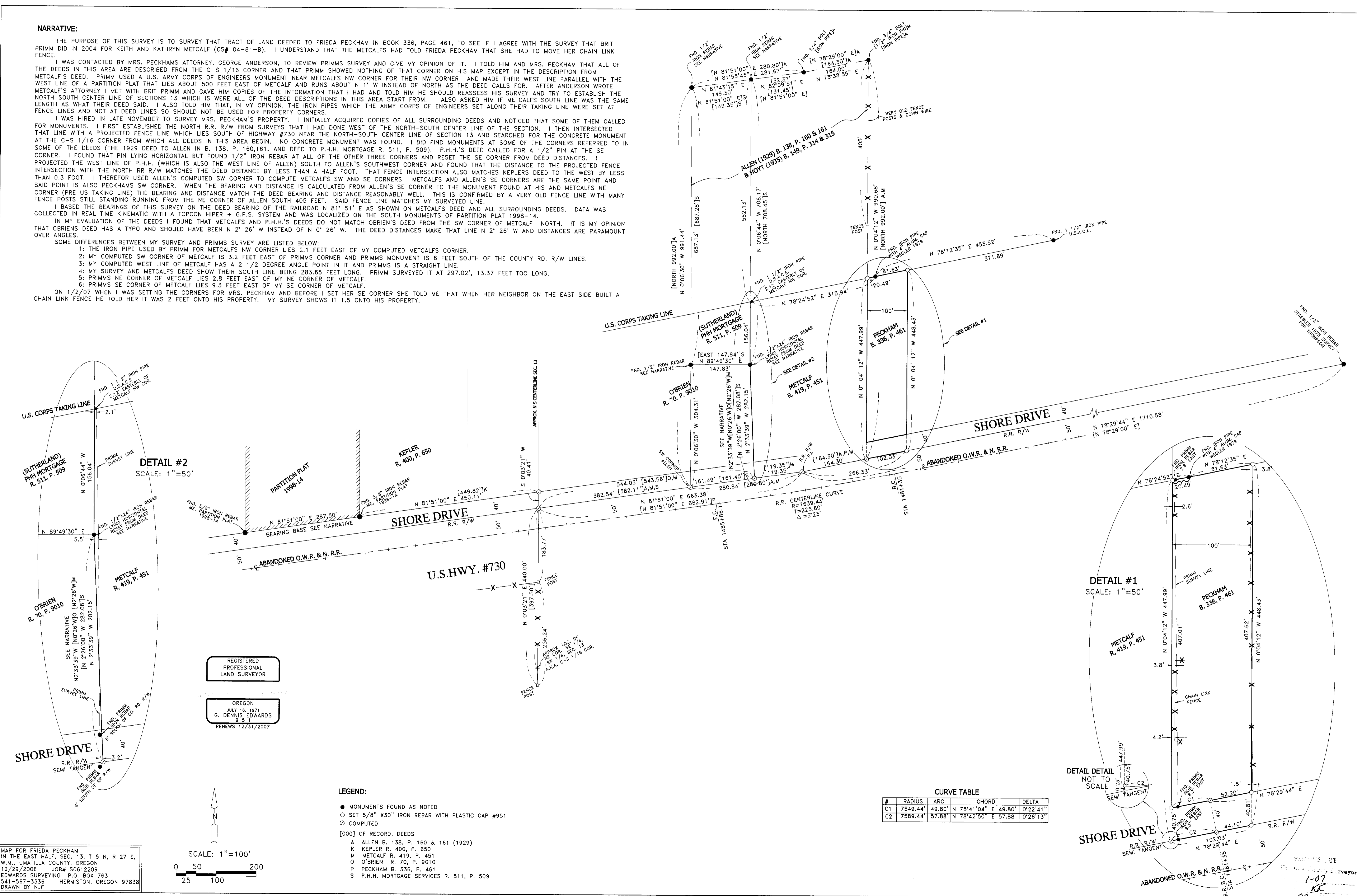
I WAS HIRED IN LATE NOVEMBER TO SURVEY MRS. PECKHAM'S PROPERTY. I INITIALLY ACQUIRED COPIES OF ALL SURROUNDING DEEDS AND NOTICED THAT SOME OF THEM CALLED FOR MONUMENTS. I FIRST ESTABLISHED THE NORTH R.R. R/W FROM SURVEYS THAT I HAD DONE WEST OF THE NORTH-SOUTH CENTER LINE OF THE SECTION. I THEN INTERSECTED THAT LINE WITH A PROJECTED FENCE LINE WHICH LIES SOUTH OF HIGHWAY #730 NEAR THE NORTH-SOUTH CENTER LINE OF SECTION 13 AND SEARCHED FOR THE CONCRETE MONUMENT AT THE C-S 1/16 CORNER FROM WHICH ALL DEEDS IN THIS AREA BEGIN. NO CONCRETE MONUMENT WAS FOUND. I DID FIND MONUMENTS AT SOME OF THE CORNERS REFERRED TO IN SOME OF THE DEEDS (THE 1929 DEED TO ALLEN IN B. 138, P. 160,161, AND DEED TO P.H.H. MORTGAGE R. 511, P. 509). P.H.H.'S DEED CALLED FOR A 1/2" PIN AT THE SE CORNER. I FOUND THAT PIN LYING HORIZONTAL BUT FOUND 1/2" IRON REBAR AT ALL OF THE OTHER THREE CORNERS AND RESET THE SE CORNER FROM DEED DISTANCES. I PROJECTED THE WEST LINE OF P.H.H. (WHICH IS ALSO THE WEST LINE OF ALLEN) SOUTH TO ALLEN'S SOUTHWEST CORNER AND FOUND THAT THE DISTANCE TO THE PROJECTED FENCE INTERSECTION WITH THE NORTH R.R. R/W MATCHES THE DEED DISTANCE BY LESS THAN A HALF FOOT. THAT FENCE INTERSECTION ALSO MATCHES KEPLER'S DEED TO THE WEST BY LESS THAN 0.3 FOOT. I THEREFORE USED ALLEN'S COMPUTED SW CORNER TO COMPUTE METCALF'S SW AND SE CORNERS. METCALF'S AND ALLEN'S SE CORNERS ARE THE SAME POINT AND SAID POINT IS ALSO PECKHAM'S SW CORNER. WHEN THE BEARING AND DISTANCE IS CALCULATED FROM ALLEN'S SE CORNER TO THE MONUMENT FOUND AT HIS AND METCALF'S NE CORNER (PRE US TAKING LINE) THE BEARING AND DISTANCE MATCH THE DEED BEARING AND DISTANCE REASONABLY WELL. THIS IS CONFIRMED BY A VERY OLD FENCE LINE WITH MANY FENCE POSTS STILL STANDING RUNNING FROM THE NE CORNER OF ALLEN SOUTH 405 FEET. SAID FENCE LINE MATCHES MY SURVEYED LINE.

I BASED THE BEARINGS OF THIS SURVEY ON THE DEED BEARING OF THE RAILROAD N 81° 51' E AS SHOWN ON METCALF'S DEED AND ALL SURROUNDING DEEDS. DATA WAS COLLECTED IN REAL TIME KINEMATIC WITH A TOPCON HIPER + G.P.S. SYSTEM AND WAS LOCALIZED ON THE SOUTH MONUMENTS OF PARTITION PLAT 1998-14. IN MY EVALUATION OF THE DEEDS I FOUND THAT METCALF'S AND P.H.H.'S DEEDS DO NOT MATCH O'BRIEN'S DEED FROM THE SW CORNER OF METCALF NORTH. IT IS MY OPINION THAT O'BRIEN'S DEED HAS A TYPO AND SHOULD HAVE BEEN N 2° 26' W INSTEAD OF N 0° 26' W. THE DEED DISTANCES MAKE THAT LINE N 2° 26' W AND DISTANCES ARE PARAMOUNT OVER ANGLES.

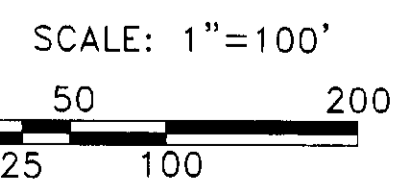
SOME DIFFERENCES BETWEEN MY SURVEY AND PRIMM'S SURVEY ARE LISTED BELOW:

- 1: THE IRON PIPE USED BY PRIMM FOR METCALF'S NW CORNER LIES 2.1 FEET EAST OF MY COMPUTED METCALF'S CORNER.
- 2: MY COMPUTED SW CORNER OF METCALF IS 3.2 FEET EAST OF PRIMM'S CORNER AND PRIMM'S MONUMENT IS 6 FEET SOUTH OF THE COUNTY RD. R/W LINES.
- 3: MY COMPUTED WEST LINE OF METCALF HAS A 2 1/2 DEGREE ANGLE POINT IN IT AND PRIMM'S IS A STRAIGHT LINE.
- 4: MY SURVEY AND METCALF'S DEED SHOW THEIR SOUTH LINE BEING 283.65 FEET LONG. PRIMM SURVEYED IT AT 297.02', 13.37 FEET TOO LONG.
- 5: PRIMM'S NE CORNER OF METCALF LIES 2.8 FEET EAST OF MY NE CORNER OF METCALF.
- 6: PRIMM'S SE CORNER OF METCALF LIES 9.3 FEET EAST OF MY SE CORNER OF METCALF.

ON 1/2/07 WHEN I WAS SETTING THE CORNERS FOR MRS. PECKHAM AND BEFORE I SET HER SE CORNER SHE TOLD ME THAT WHEN HER NEIGHBOR ON THE EAST SIDE BUILT A CHAIN LINK FENCE HE TOLD HER IT WAS 2 FEET ONTO HIS PROPERTY. MY SURVEY SHOWS IT 1.5 ONTO HIS PROPERTY.



MAP FOR FRIEDA PECKHAM
IN THE EAST HALF, SEC. 13, T 5 N, R 27 E,
W.M., UMATILLA COUNTY, OREGON
12/29/2006 JOB# S0612209
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REVISIONS BY
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