

(N89°12'43"E 2656.78')05-214-C (N89°14'12"E 2656.73')15-039-C
N89°13'59"E 2656.75'

1328.37'
(1328.35')15-039-C

1328.37'
(1328.35')15-039-C

FOUND BRASS CAP BY HADDOCK AT E 1/4 SEC. 34 PER SURVEY 02-18-B

FOUND 1 1/2" IRON PIPE 1.2' DEEP IN YELLOWJACKET ROAD AT CENTER 1/4 SECTION 34, PER VERT'S PLEASANT VIEW ADDITION, RECORDED MAY 4, 1910 IN BOOK 4 OF PLATS AT PAGE 9 AS SHOWN ON SURVEY 05-214-C.

BASIS OF BEARINGS
N 88°35'07" E BETWEEN THE BRASS CAP MONUMENTS FOUND AT THE SOUTH 1/4 AND SE CORNER OF SECTION 34, T6N, R35E OF THE W.M., BASED ON GPS OBSERVATIONS TAKEN FROM A POINT NEAR THE SOUTH 1/4 S. 34.



LEGEND

- SECTION OR SECTION SUBDIVISION LINE
- RIGHT OF WAY LINE
- PARCEL LINE
- EASEMENT LINE
- IRRIGATION LINE
- OVERHEAD POWER LINE
- CENTERLINE IRRIGATION DITCH
- EDGE OF GRAVEL
- POWER POLE
- WELL
- TELEPHONE RISER
- GUY WIRE
- FOUND SURVEY MONUMENT AS NOTED
- SET 5/8"x30" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED "TLS-HDJ"
- COMPUTED POSITION; NOTHING FOUND OR SET

REFERENCES

- GOVERNMENT LAND OFFICE (GLO) ORIGINAL SURVEY BY ODELL & LEWIS - 1865
- COUNTY SURVEY 1-198-A - 1974
- COUNTY SURVEY S-157-C - 1980
- COUNTY SURVEY 91-80-B - 1991
- COUNTY SURVEY 02-18-B - 2002
- COUNTY SURVEY 05-214-C - 2005
- UMATILLA COUNTY PARTITION PLAT 2013-03 - 2013
- COUNTY SURVEY 13-199-C - 2013
- COUNTY SURVEY 15-039-C - 2015
- DEED REEL 54, PAGE 029
- DEED 2014-6170174

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JUNE 30, 1997
GREG E. FLOWERS
02820LS
RENEWS 12/31/15
11/30/2015

RECEIVED BY

Umatilla County Surveyor
Date: 12/11/2015
Rec'd By: *Dana Lammers*
No.: 15-124-C

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DETERMINE AND MARK THE BOUNDARIES OF THE WEST HALF OF THE SOUTH 15 ACRES OF THE SOUTHEAST QUARTER, AND ALL THAT PORTION OF THE EAST HALF OF THE SOUTH 15 ACRES OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, LYING AND BEING SOUTH OF THE MAIN CANAL, OR DITCH OF THE MILTON-FREEWATER & HUDSON BAY IRRIGATION COMPANY IN SECTION 34, TOWNSHIP 6 NORTH, RANGE 35, EAST OF THE WILLAMETTE MERIDIAN, AS DESCRIBED BY DEED RECORDED AS INSTRUMENT NUMBER 6170174. THE SURVEY WAS REQUESTED BY DANA LAMMERS AND SURVEYED IN JULY 2015 BY REAL TIME KINEMATIC METHODS USING TRIMBLE R8 GEODETIC GPS RECEIVERS HAVING STANDARD ERRORS OF 8MM + 1 PPM RMS. ALL MONUMENTS SHOWN WERE VISITED AT THE TIME OF THIS SURVEY.

I HAVE HELD THE FOUND 1 1/2" IRON PIPE PER VERT'S ADDITION AS THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER. THE BRASS CAP MONUMENTS SET PER COUNTY SURVEY 02-18-B FOR THE NORTHEAST AND SOUTHEAST CORNERS OF THE SOUTHEAST QUARTER AND THE BRASS CAP MONUMENT PER PARTITION PLAT 2013-03 FOR THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER. A THOROUGH SEARCH OF THE SURVEY RECORDS FOR SECTION 34 INDICATES THAT OVER THE PAST HALF CENTURY THE CORNER POSITIONS FOR SECTION 34 HAVE CHANGED SEVERAL TIMES, WHICH HAS CAUSED A GREAT DEAL OF CONFUSION AND CREATED GAPS, OVERLAPS AND ENCROACHMENTS TO OCCUR. THE MONUMENTS AND POSITIONS THAT I HAVE HELD TO CONTROL THIS SURVEY APPEAR TO BE THE MOST HARMONIOUS WITH THE OLDEST IMPROVEMENTS IN THE REMAINDER OF SECTION 34, ALONG THE WESTERLY SIDE OF SECTION 35 TO THE EAST, THE EASTERLY SIDE OF SECTION 33 TO THE WEST AND THE NORTHERLY SIDE OF SECTION 3, T. 5 N., R. 35 E. TO THE SOUTH.

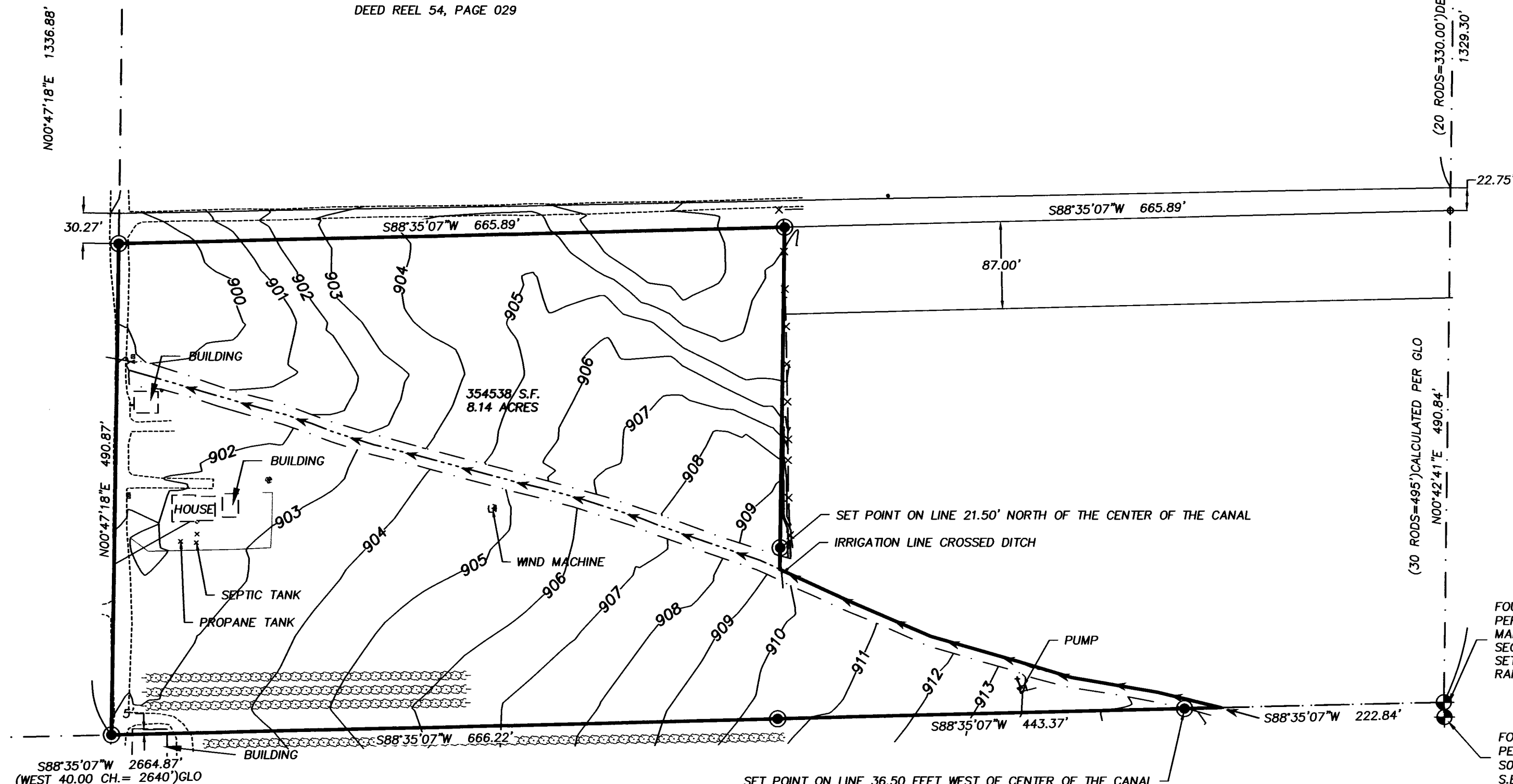
DEEDS IN THIS QUARTER SECTION APPEAR TO HAVE BEEN WRITTEN BASED ON THE ASSUMPTION THAT IT IS A SQUARE 1320 FEET ON EACH SIDE AS INDICATED ON THE ORIGINAL GLO SURVEY. WHEREAS IN ACTUALITY IT IS OVER 30 FEET LONG IN A NORTH-SOUTH DIRECTION AND MORE THAN 20 FEET LONG IN AN EAST-WEST DIRECTION.

THE PROPERTY ADJACENT TO THE NORTH IS DESCRIBED AS BEGINNING 110 RODS (1815') SOUTH OF THE NORTHEAST CORNER OF SOUTHEAST QUARTER AND CONTINUING SOUTH ANOTHER 20 RODS (330'). THE LAMMERS PROPERTY IS DESCRIBED AND BEING A PORTION OF THE SOUTH 15 ACRES OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER WHICH IN A PERFECT SITUATION WOULD BE 495 X 1320 OR 30 RODS BY 80 RODS.

BECAUSE OF THE EXCESS IN THE SECTION AND THE TWO ADJACENT PARCELS BEING DESCRIBED AS THEY ARE THERE IS A GAP IN THE TWO DEEDS THAT VARIES FROM 22-30 FEET. OWNERSHIP OF THIS GAP COULD POSSIBLY BE RESOLVED BY EXAMINING THE TITLE CHAIN FOR BOTH PARCELS BACK TO THE TIME THAT EACH WAS ORIGINALLY CREATED. HOWEVER THE LOCATION OF THE OCCUPATION WILL ULTIMATELY PLAY A ROLL IN THE ACTUAL OWNERSHIP LOCATION.

THE BUILDING ON THE SOUTH THAT OVERLAPS THE SURVEYED BOUNDARY APPEARS TO HAVE BEEN CONSTRUCTED BASED ON PREVIOUS SURVEY MONUMENT LOCATIONS.

DEED REEL 54, PAGE 029



FOUND 2 1/2" BRASS CAP PER SURVEY 91-081-B N 191°7'50"E 36.10' FROM S. 1/4 COR. THIS MARKER WAS SET AT A PROPORTIONATE POSITION ON A LATITUDINAL LINE BETWEEN THE MARKER SET BY SURVEY S-157-C FOR THE S.E. CORNER OF SECTION 34 AND A FOUND 5/8" IRON PIN HELD FOR THE S.W. CORNER OF SECTION 33.

FOUND 2 1/2" BRASS CAP PER PARTITION PLAT 2013-03 AT S. 1/4 SEC. 34. THIS CORNER WAS SET FROM O.W.R. & N. RAILROAD BASED ON INFORMATION SHOWN ON THE OREGON-WASHINGTON RAILROAD AND NAVIGATION COMPANY RIGHT-OF-WAY AND TRACK MAP-BRANCH LINE PENDLETON TO TUCANON (VOLUME 12 PG 9) DATED JUNE 1916, REVISED AS OF DEC. 31, 1927 AND AGREES WITH HISTORICAL IMPROVEMENTS IN THE S.W. 1/4 OF THE S.E. 1/4 OF SECTION 34, T. 6 N., R. 35 E. AND THE N.E. 1/4 OF THE N.W. 1/4 OF SECTION 3, T. 5 N., R. 35 E., W.M.

FOUND 2 1/2" BRASS CAP PER SURVEY 02-018-B MARKING THE S.E. CORNER OF SEC. 34. THIS CORNER WAS SET FROM G.W.R. & N. RAILROAD INFORMATION.

FOUND 2 1/2" BRASS CAP PER SURVEY S-157-C S02°32'29"E 14.73' FROM THE S.E. CORNER OF SECTION 34.



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CLIENT: DANA LAMMERS	PROJECT NO.: 4067-00
SURVEYOR: GREG E. FLOWERS	DATE: 11-30-2015
CALC BY: GEF	DRAWN BY: GEF
SCALE: 1" = 100'	
SECTION: 34	TOWNSHIP: 6 NORTH
RANGE: 35 EAST	
CITY: MILTON-FREEWATER	COUNTY: UMATILLA
SHEET 1 OF 1	