

N. W. 5th STREET
 N. W. ELLIS AVE.
 N. W. FURNISH AVE.
 N. W. GILLIAM AVE.
 N. W. HORN AVE.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
William R. Wells
 OREGON
 JULY 22, 1977
 WILLIAM R. WELLS
 1106

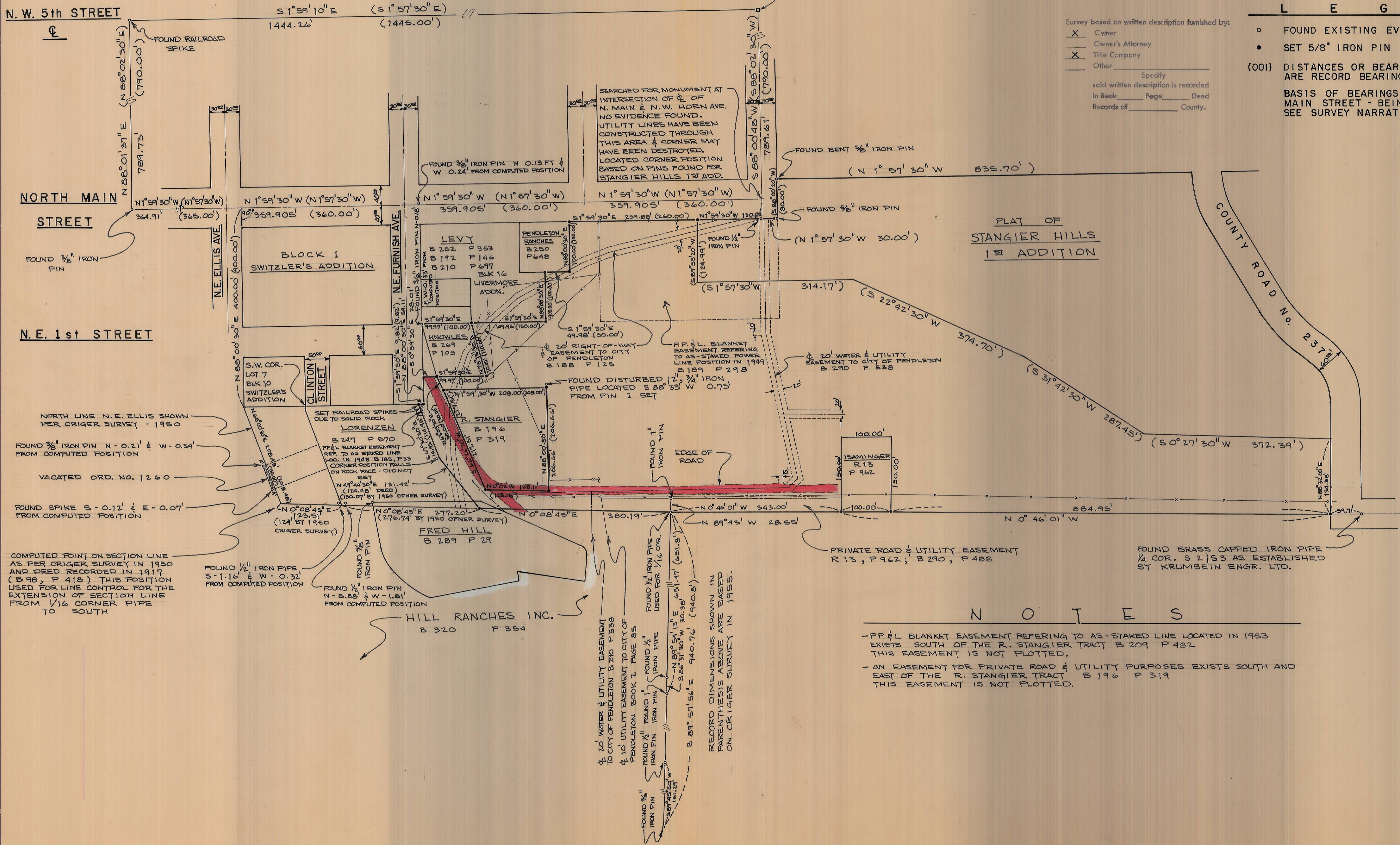


SCALE: 1" = 100'

L E G E N D

Survey based on written description furnished by:
 Owner
 Owner's Attorney
 Title Company
 Other _____
 Specify _____
 said written description is recorded
 in Book _____ Page _____
 Records of _____ County.

- FOUND EXISTING EVIDENCE AS NOTED
- SET 5/8" IRON PIN
- (OOI) DISTANCES OR BEARINGS SHOWN IN PARENTHESIS ARE RECORD BEARINGS & DISTANCES
- BASIS OF BEARINGS - CENTERLINE OF NORTH MAIN STREET - BEING N 1° 59' 30" W
 SEE SURVEY NARRATIVE



N O T E S

- PP & L BLANKET EASEMENT REFERRING TO AS-STAKED LINE LOCATED IN 1953 EXISTS SOUTH OF THE R. STANGIER TRACT B 209 P 482 THIS EASEMENT IS NOT PLOTTED.
- AN EASEMENT FOR PRIVATE ROAD & UTILITY PURPOSES EXISTS SOUTH AND EAST OF THE R. STANGIER TRACT B 196 P 319 THIS EASEMENT IS NOT PLOTTED.

SECTION 2
 T 2 N, R 32 E, W. M.

SECTION 3
 T 2 N, R 32 E, W. M.

WALLULIS PROJECT NO:
 80-110
 AGENCY PROJECT NO:

SURVEY FOR
 FRITZ and MARY ANN HILL
 LOCATED IN THE
 SOUTHEAST 1/4 of SECTION 3
 TOWNSHIP 2 NORTH, RANGE 32 EAST,
 W. W. UMATILLA COUNTY, OREGON

PROJECT:
 WALLULIS & ASSOCIATES, INC.
 ENGINEERING & PLANNING
 PENDLETON, OREGON 97801
 503 - 276 - 1598

SCALE: 1" = 100'
 DATE: MAY 9, 1980
 DES BY:
 DR BY: C.A.A.
 CK BY: W.R.W.

REVISIONS

RECEIVED BY
 Umatilla County Surveyor
 Date 6-2-80
 Rec'd By ELS
 No. R-115-B-C

NARRATIVE OF SURVEY

Property Owners: Fritz and Mary Ann Hill

Survey located in the Southeast quarter of Section 3, Township 2 North, Range 32 East, W.M., Umatilla County, Oregon.

The purpose of this survey was to locate and monument the Southwesterly, Southerly and Easterly record title boundary lines of the Fritz and Mary Ann Hill property. The Westerly and Northwesterly portion of the Hill property were not surveyed because this area is included in the plat of Stangier Hills 1st Addition, which was monumented and recorded in 1969.

Our survey began by retracement of the centerline of North Main Street from the found 3/8 inch pin at the intersection of N.W. Despain to the monument at the intersection of centerlines of N. Main and N.W. Horn Avenue. A search was made without success for the monument (brass cap and valve box) set above the original stone monument at the intersection of North Main and N.W. Horn. Utility lines have been constructed through this area and it is believed that the brass cap set by the City has been destroyed. The position of the monument at the intersection of centerlines of North Main and N.W. Horn was determined based on pins set on the Easterly right-of-way line of North Main by Don Staebler during his survey of the 1st Addition to Stangier Hills. We also measured Westerly to the brass cap monumenting the intersection of centerlines of N.W. 5th and N.W. Horn; thence Southerly to the railroad spike monumenting the intersection of centerlines of N.W. 5th and N.W. Despain; thence Easterly to the 3/8 inch pin monumenting the intersection of centerlines of N.W. Despain and North Main. All of our aforementioned measurements agreed very closely with measurements of the same lines by Don Staebler during his "Control Survey for the Platting of First Addition to Stangier Hills," which is recorded in the office of the Umatilla County Surveyor.

Based on our measurements closely agreeing with the Staebler surveys for 1st Addition to Stangier Hills, we adopted as our basis of bearings, the centerline of North Main Street between N.W. Despain and N.W. Horn as North $1^{\circ} 59' 30''$ West as per the "Control Survey for the Platting of First Addition to Stangier Hills." Our adopted bearing base is rotated 02 minutes of angle Westerly from the bearing basis for Switzler's and Livermores Additions East of North Main Street (i.e., rotate our bearing 02' clockwise to match basis of bearing as per surveys and descriptions).

We then proportioned our measured distance along the centerline of North Main Street between N.W. Despain and N.W. Horn based on the record plat distances. Since we have found no controlling, original monuments for the Switzler or Livermore plats East of North Main Street, the lines which we were to survey were laid out at right angles to the centerline of North Main Street using the distances proportioned along North Main for the North-South dimension of lots and blocks and the full record lot and block distances in the East-West dimension. The Knowles tract was laid out as per deed description in the East-West dimension and as per proportioned Livermore Addition lot length in the North-South dimension. The Robert Stangier tract was laid out as per deed description.

Our effort was next directed at determining the location of the East line of Section 3. Our research of the records of the Umatilla County Surveyor indicated that a pin had been established at the intersection of the North line of N.E. Ellis and section

line in 1970. Additional research indicated that the East $\frac{1}{4}$ corner had been set by Terry Hamby (as part of the Wheatland Subdivision) and that the South $\frac{1}{16}$ corner on the East line of Section 3 was monumented by a 1" iron pin. After surveying through monuments found and computing monument positions in relation to each other, it became apparent that the survey as done by Cox in 1970 for Fred Hill overlapped surveys done by Ofner in 1950, Hayes and Harris in 1955, and Criger in 1950, i.e. the Cox survey indicated the East line of Section 3 too far to the West.

By projecting the East line of Section 3 as shown on the Criger and Ofner surveys in 1950 to the North, we noted that the position for the South $\frac{1}{16}$ corner on the East line of Section 3 fell 25 to 30 feet East of the 1" pin which had been used as the $\frac{1}{16}$ corner by Thompson, Cox and Krumbein Engineering LTD between 1967 and the present time. We searched the area East of the 1" pin and found a buried $\frac{1}{2}$ " pipe located 28.55 feet East of the 1" pin. We had previously noted from our record search that in 1955, Criger had done a survey beginning at the $\frac{1}{16}$ corner in question and had surveyed to the East. Upon searching to the East, we found a 1" iron pin and a $\frac{5}{8}$ " iron pin which closely matched Criger's record measurements from the $\frac{1}{2}$ " pipe we had found (see map of survey). Note on the map that we also found 2 monuments approximating Criger's record measurements from the 1" pin.

Desiring to further confirm that the $\frac{1}{2}$ " pipe is the best available evidence of the South $\frac{1}{16}$ corner on the East line of Section 3 and realizing that there is no record of either the $\frac{1}{2}$ " pipe or the 1" pin being set as the $\frac{1}{16}$ corner, we undertook the following measures:

1. Searched without success for the S.E. corner of Section 3. In the 1890's, County Surveyor Chapman had located the East $\frac{1}{4}$ corner of Section 3 and the East $\frac{1}{4}$ corner of Section 10 when re-establishing the Southeast corner of Section 3 (Record of Private Surveys, Book 1, Page 25). Later, Surveyor Arnold had tied the East $\frac{1}{4}$ corner of Section 10 into Reservation Addition (Record of Private Surveys, Book 1, Page 244). Using City of Pendleton monumentation maps, we were able to compute a position for the South $\frac{1}{16}$ corner on the East line of Section 3. The position calculated based on the Chapman and Arnold surveys falls North 5² feet and West 5.7 feet from the $\frac{1}{2}$ " pipe we used for the $\frac{1}{16}$ corner (this information should be considered approximate).
2. By use of Staebler's tie from the initial point of 1st Addition to Stangier Hills to the center of Section 3; thence computing into Curry's and Phelp's Addition Plat done by Hayes in 1941; thence computing from Phelp's and Curry's Addition along the tie given by Hayes to the $\frac{1}{16}$ corner stone on the Plat, we find that this position falls South 2.9 feet and East 8.3 feet from the $\frac{1}{2}$ inch pipe which we found. A search in this area revealed the remains of an old fence running North-South which appears to have been pushed over from the West.
3. A search of the County Courthouse for old deeds revealed a deed recorded in 1917 (B98-P418), which shows a direct tie of 208.48 feet from the S.E. corner of Lot 7 Block 10, Switzler's Addition to the East line of Section 3. Thus we were able to determine a point on the Section line in question in the vicinity of N.E. Ellis Ave.
4. A search in the vicinity of the section line between N.E. Ellis Avenue and N.E. Furnish Avenue shows 2 survey monuments near the S.E. corner of the Lorenzen tract which support the position of the $\frac{1}{2}$ " iron pipe as the $\frac{1}{16}$ corner.

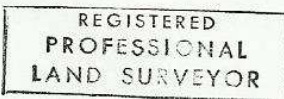
5. During the course of the survey we discussed the line in question with a number of residents in the area including the Hills, Bob Stangier and the Owens. We have also worked closely with Krumbain Engineering, with both firms sharing information and performing additional surveying as necessary to resolve the location of the section line in this area.

Based on the evaluation of the evidence available I accepted the $\frac{1}{2}$ " iron pipe located 28.55 feet East of the 1" iron pin as the best available evidence of the position of South $\frac{1}{16}$ corner on the East line of Section 3. I should also point out that since the East $\frac{1}{4}$ corner of Section 3 and the Northeast corner of Section 3 have been recently re-established based on either single proportion measurement or by record ties from a considerable distance away, that the $\frac{1}{2}$ " iron pipe $\frac{1}{16}$ corner should receive equal if not superior consideration in surveying in this area.

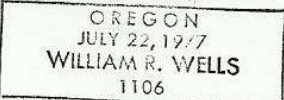
I submit the following evidence in supporting my use of the $\frac{1}{2}$ " iron pipe as the South $\frac{1}{16}$ corner on the East line of Section 3.

1. Surveys by Criger in 1950 and 1955 supports the $\frac{1}{2}$ inch pipe for the $\frac{1}{16}$.
2. Survey by Ofner supports the $\frac{1}{2}$ " pipe for the $\frac{1}{16}$.
3. Survey by Hayes and Harris in 1955 agrees more closely with $\frac{1}{2}$ " pipe for the $\frac{1}{16}$.
4. Survey by City of Pendleton in 1960 supports the $\frac{1}{2}$ " pipe for the $\frac{1}{16}$.
5. Deed recorded in 1917, when considered together with the Criger and Ofner surveys along the Section line between N.E. Ellis and N.E. Furnish in 1950 supports the $\frac{1}{2}$ " pipe for the $\frac{1}{16}$ corner.
6. Approximate computations from Phelps and Curry's Addition and from Chapman's and Arnold's surveys in the 1890's show closer agreement with the $\frac{1}{2}$ " iron pipe as the $\frac{1}{16}$.

The results of our survey are shown on the attached Map of Survey.



William R. Wells



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William R. Wells
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May 16, 1980