



SURVEY LEGEND

- The line based on the "more or less" distances in the junior deeds to the north.
- Line 75' north of and parallel with the north line of the river channel.
- Current north line of the river channel. The top of the bank.
- North line of the river channel pre filling of the river.
- SET A 5/8" x 24" IRON REBAR W/ A 1 1/8" ORANGE PLASTIC CAP STAMPED NTS AND 56295LS
- ☑ FOUND MONUMENT AS NOTED IN MONUMENT LIST
- FOUND BRASS WASHER IN LEAD PLUG FROM SURVEY 03-277-B.
- × COMPUTED POINT
- R1 COUNTY SURVEY G-123-Ax Survey for Patton and Scarbery by W.E.O. Criger, 1955
- R2 COUNTY SURVEY A-37-Ax COUNTY SURVEY D-24-Ax COUNTY SURVEY G-16-A
- R3 COUNTY SURVEY I-31-C
- R4 COUNTY SURVEY I-115-C
- R5 COUNTY SURVEY 86-14-B
- R6 COUNTY SURVEY 95-155-C
- R7 COUNTY SURVEY 99-58-B
- R8 COUNTY SURVEY 03-277-B
- R9 Survey of Pendleton Levees Army Corps of Engineers January 15th, 1958

FOUND MONUMENT LIST

MON. No.	TYPE	SHOWN ON
M1	1" iron pin	R7, R10
M2	1/2" iron pipe	R2
M3	5/8" iron rebar	R7, R10
M4	1/2" iron pipe	UNKNOWN
M5	5/8" iron rebar	R10
M6	3/4" iron pipe	R2
M7	3/4" iron pipe	R2
M8	3/4" iron pipe	R4, R7
M9	1/2" iron pipe	R7, R10
M10	1/2" iron pipe	R7
M11	1/2" iron pipe	UNKNOWN

NARRATIVE OF SURVEY

This survey was performed at the request of Mr. Richard Coleman. The purpose of the survey was to identify and account the boundaries of that tract of land conveyed to Virginia L. Coleman by the deed recorded in microfilm Reel 182, Page 1242 of the Umatilla County deed records. This tract was first conveyed to M.S. Byers, R.G. Thompson and Jeremiah Barnhart by Jeremiah Despain as seen in the deed recorded August 21, 1883 in Book J, Page 361. That deed identified the land as that part of the SW 1/4 of the SW 1/4 of a line drawn parallel with and 75 feet north of the north line of the present channel of the Umatilla River and included between the extension of the West line of Mill Street and the West line of College Street in the Town of Pendleton. The deed that conveyed this land to Mr. Despain from George Ladow, recorded in Deed Book B, Page 826, only conveyed that part of the above lands lying north of the river centerline so the river centerline was the south boundary of the property. Subsequent deeds maintained this bounds description up to and including the deed to the City of Pendleton recorded January 29th, 1932 in Book 144, Page 551. There are two deeds to Virginia Coleman. The description in the first deed recorded in microfilm Reel 180, Page 1474 was for Tax Lot 900. That description would have been the entire City Parcel. The second deed recorded in microfilm Reel 182, Page 1242 was a correction deed which used a metes and bounds description. That description called for the south line of junior adjoiners to the North and partitioned the City tract along the Northerly boundary of the Umatilla River channel as it existed on January 23rd, 1932. The south lines of the junior adjoiners to the north appear to be described based on the survey done by W.E.O. Criger in 1955 for M.E. Patton and Frank Scarbery. Those descriptions call for beginning at the NW corner of the SW 1/4 of the SW 1/4 of Section 2. There have been several surveys along the North line of the SW 1/4, SW 1/4 which claim to have found Criger's monuments. I held the set of monuments which fit the possessory lines for the properties that Criger surveyed. It does not appear that either of the monuments now reporting to mark the 1/16th corner location are at the point used by Criger. I held the line between monuments M2 and M7 to be the best indication of the direction Criger called "south", parallel with the west line of Section 2. Criger reported on his survey that he measured to within 50' of the River. I did not hold the south line of the lots at Criger's distances because the 50' call appears to only have been estimated and all of the deeds call for "more or less" distances that go to the North line of the Byers' tract. I therefore held the Byers' line, which is the senior line, at 75' north of and parallel with the North line of the River Channel. I held the toe of the hill to be the north line of the river channel called for in all of the deeds prior to the Coleman deed. The GLO notes indicate that the river was at the toe of the hill where the section line crosses the river just west of this property. The plat of Reservation Addition shows the river running directly toward this hill in the area along SE 9th Street which is just east of this property. The map of the O.R. & N. Co. Depot Grounds in 1881 also indicates that the river ran along the toe of the hill. The Despain - Byers deed is dated 1883 so I have held these maps as being the best available evidence of the river location at that time. I cannot say with certainty where the Northerly boundary of the river channel as it existed on January 23, 1932 is. This description did not originate in any title document prior to the Coleman deed recorded in Reel 182, Page 1242 on August 11, 1889. Records given in the book A CENTURY OF NEWS AND PEOPLE IN THE EAST OREGONIAN show that the river levee was first built in 1888. The levee was rebuilt after the flood of 1906. The levee was threatened by high water in April of 1934 and again in the winter of 1931 - 1932 which led the City to have the channel dredged in 1932. Army Corps of Engineers records show that the channel was again dredged and straightened in 1958 and the levee was raised. City of Pendleton aerial photos show the River along the toe of the Hill in 1959 and 1973. The City of Pendleton photo marked PLO 1332 6-5 from 1987 shows that a fill had been placed in the river channel prior to the deed to Mrs. Coleman. Both of the Coleman deeds retain the right to dump construction debris on the property being conveyed. With this uncertainty in the exact location of the partition line, I have declined to place any mark on the ground indicating that line. I have shown the north line of the current river channel which is based on the top of the river bank. I established the west boundaries of SE 4th and 6th streets from the found monuments from survey 03-277-B as shown on this map.

REGISTERED PROFESSIONAL LAND SURVEYOR
Stephen K. Haddock
 OREGON
 JULY 5, 2001
 STEPHEN K. HADDOCK
 56295LS
 RENEWS 6-30-07

REFERENCE DEEDS

BOOK B	PAGE 826	BOOK 185	PAGE 300	BOOK 320	PAGE 354
BOOK J	PAGE 361	BOOK 185	PAGE 324	REEL 142	PAGE 711
BOOK W	PAGE 360	BOOK 185	PAGE 537	REEL 157	PAGE 245
BOOK 6	PAGE 515	BOOK 191	PAGE 194	REEL 177	PAGE 207
BOOK 123	PAGE 183	BOOK 195	PAGE 356	REEL 180	PAGE 1474
BOOK 141	PAGE 551	BOOK 206	PAGE 618	REEL 182	PAGE 1242
BOOK 171	PAGE 288	BOOK 229	PAGE 405	REEL 208	PAGE 1485
BOOK 178	PAGE 295	BOOK 229	PAGE 406	REEL 230	PAGE 326
BOOK 182	PAGE 561	BOOK 229	PAGE 327	REEL 456	PAGE 447
BOOK 185	PAGE 299	BOOK 297	PAGE 619		

RECEIVED BY
 Umatilla County Surveyor
 Date: 5-06
 Rec'd By: [Signature]
 No.: 06-139-B

SURVEY FOR
 Mr. Richard Coleman
 5 NE 8th Street
 Pendleton, OR 97801

LOCATION: SW 1/4, SW 1/4, S2, T2N, R3E, W.M., Umatilla County, Oregon.

PROJECT DATE: April 5, 2006
 Project No. 06-09 SCALE: 1" = 100'
WITNESS TREE SURVEYING
 Stephen K. Haddock, PLS
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