

FOUND A 2 1/2" BRASS CAP IN A MONUMENT CASE SET BY ANDERSON PERRY AND ASSOCIATES AT THE PREVIOUSLY MONUMENTED LOCATION AS A PART OF THE RECONSTRUCTION OF N. LAMB STREET. SEE SURVEY 05-14G.



LEGEND

- DEED LINE
- - - SECTION OR SECTION SUBDIVISION LINE
- LOT LINE
- - - RIGHT OF WAY LINE
- - - EASEMENT LINE
- x - x - x - FENCELINE

- ⊕ FOUND SURVEY MONUMENT AS DESCRIBED
- SET 5/8" x 30" REBAR WITH YELLOW PLASTIC CAP STAMPED "USKH INC. OR 2820"

- (R1) RECORD DIMENSION PLAT BOOK 6 PAGE 15
- (R2) RECORD DIMENSION PLAT BOOK 6 PAGE 30
- (R3) RECORD DIMENSION PER DEED

BASIS OF BEARINGS

1983-91 OREGON STATE PLANE COORDINATE SYSTEM NORTH ZONE GRID BEARINGS. TRUE GROUND LENGTHS ARE SHOWN.

NARRATIVE

THIS SURVEY HAS BEEN PERFORMED TO ADJUST THE BOUNDARY LINE BETWEEN MUNNICK, DEED REEL 221 PAGE 146, AND POTTER, DEED 2006-4950105, AS SHOWN. THIS SURVEY REQUIRED THE RETACEMENT OF MILLS AND CAIN ADDITION, AS SHOWN. THERE ARE MULTIPLE MONUMENTS MARKING THE CORNERS OF THIS ADDITION, FROM SURVEY 05-14G, AND AN UNRECORDED MINOR PARTITION BY MUNNICK FOR ST. FRANCIS CHURCH. THE MONUMENTS FROM SURVEY 05-14G AGREE WITH THE PRESENT DAY STREET MONUMENTATION AND RECORD DISTANCES. THE MUNNICK PIN WAS ESTABLISHED BY TIES TO MONUMENTATION DATING BACK TO 1949. NEITHER OF THESE MONUMENTS AGREED WITH EXISTING FENCES AND BUILDINGS AND THEIR ACCEPTANCE WOULD OF CREATED CONSIDERABLE ENCROACHMENT ISSUES.

I DID FIND A PIPE AT THE SOUTHEAST CORNER OF LOT 2 OF BLOCK 3, WHICH I BELIEVE TO BE ORIGINAL, AND A REBAR AT THE S.E. CORNER OF A 5' PRIOR BOUNDARY LINE ADJUSTMENT STRIP. AS SHOWN, THESE MONUMENTS AGREE WELL WITH THE MONUMENTATION WITHIN THE TOWN OF FREEWATER NORTH OF N.W. 8TH STREET. AS ACCEPTANCE OF THESE MONUMENTS BEST PROTECTS CURRENT OCCUPATION RIGHTS THEY HAVE BEEN ADOPTED FOR THIS SURVEY.

THE ADJUSTMENT TRACT DESCRIPTION IS PROVIDED TO CLARIFY THIS ADJUSTMENT. THIS SURVEY WAS PERFORMED USING A TOPCON TOTAL STATION HAVING STANDARD ERRORS OF 3" ANGULAR AND 3MM ± 3PPM FOR DISTANCE. A CLOSED LOOP WAS RUN AND COMPASS ADJUSTED.

THE MONUMENTS SHOWN WERE VISITED IN OCTOBER OF 2006.

ADJUSTMENT TRACT

COMMENCING AT THE SOUTHWEST CORNER OF LOT 4 IN BLOCK 2 OF CAREY AND MILLS ADDITION PER THE OFFICIAL PLAT THEREOF FILED IN BOOK 6 AT PAGE 15;

THENCE S 00°33'20" E ALONG A SOUTHERLY PROJECTION OF THE WEST LINE OF LOT 4 OF SAID BLOCK 2 A DISTANCE OF 5.00 FEET TO THE TRUE POINT OF BEGINNING FOR THIS LEGAL DESCRIPTION;

THENCE N 88°51'20" E PARALLEL TO THE SOUTH LINE OF SAID LOT 4 A DISTANCE OF 55.00 FEET;

THENCE S 00°33'20" E ALONG A SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 4 A DISTANCE OF 88.25 FEET;

THENCE S 88°51'20" W PARALLEL TO THE SOUTH LINE OF SAID LOT 4 A DISTANCE OF 55.00 FEET;

THENCE N 00°33'20" W A DISTANCE OF 88.25 FEET TO THE TRUE POINT OF BEGINNING.

HAVING AN AREA OF 485.3 SQUARE FEET, BEING 0.11 ACRES, MORE OR LESS.

FOUND A 5/8" IRON PIN WITH A YELLOW PLASTIC CAP AS SHOWN ON SURVEY 97-142-B MARKING THE EAST 1/16 CORNER BETWEEN SECTIONS 35 AND 2. SEE SURVEY 05-14G.

REGISTERED PROFESSIONAL LAND SURVEYOR

Greg E. Flowers
 OREGON
 JUNE 30, 1997
 GREG E. FLOWERS
 02820LS
 RENEWS 12/31/07

Date Stamped: 2/6/07



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Project:
A SURVEY FOR A BOUNDARY LINE ADJUSTMENT LOCATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 2, TWP. 5 NORTH, RANG. 36 EAST, W.M., CITY OF MILTON-FREEWATER, UMATILLA COUNTY, OREGON. A PORTION OF THIS PROJECT IS LOCATED IN CAREY AND MILLS ADDITION.
 Client:
**DON POTTER
 1013 LAMB STREET
 MILTON-FREEWATER, OR
 97862**

SECTION INDEX

		X	

SEC. 2, 75N, R35E, WM

Project Mgr.	T.S. BUTLER
Drawn	TSB
Checked	GEF
Date	OCTOBER 2006
Scale	1" = 60'

CAD File: 971100_BLA.DWG

Sheet Contents: RECEIVED BY
 RECORD OF SURVEYS
 Umatilla County Surveyor

Sheet No.: 1 OF 1
 Date: 07-12-06
 U.S.K.H. W.O. 971100

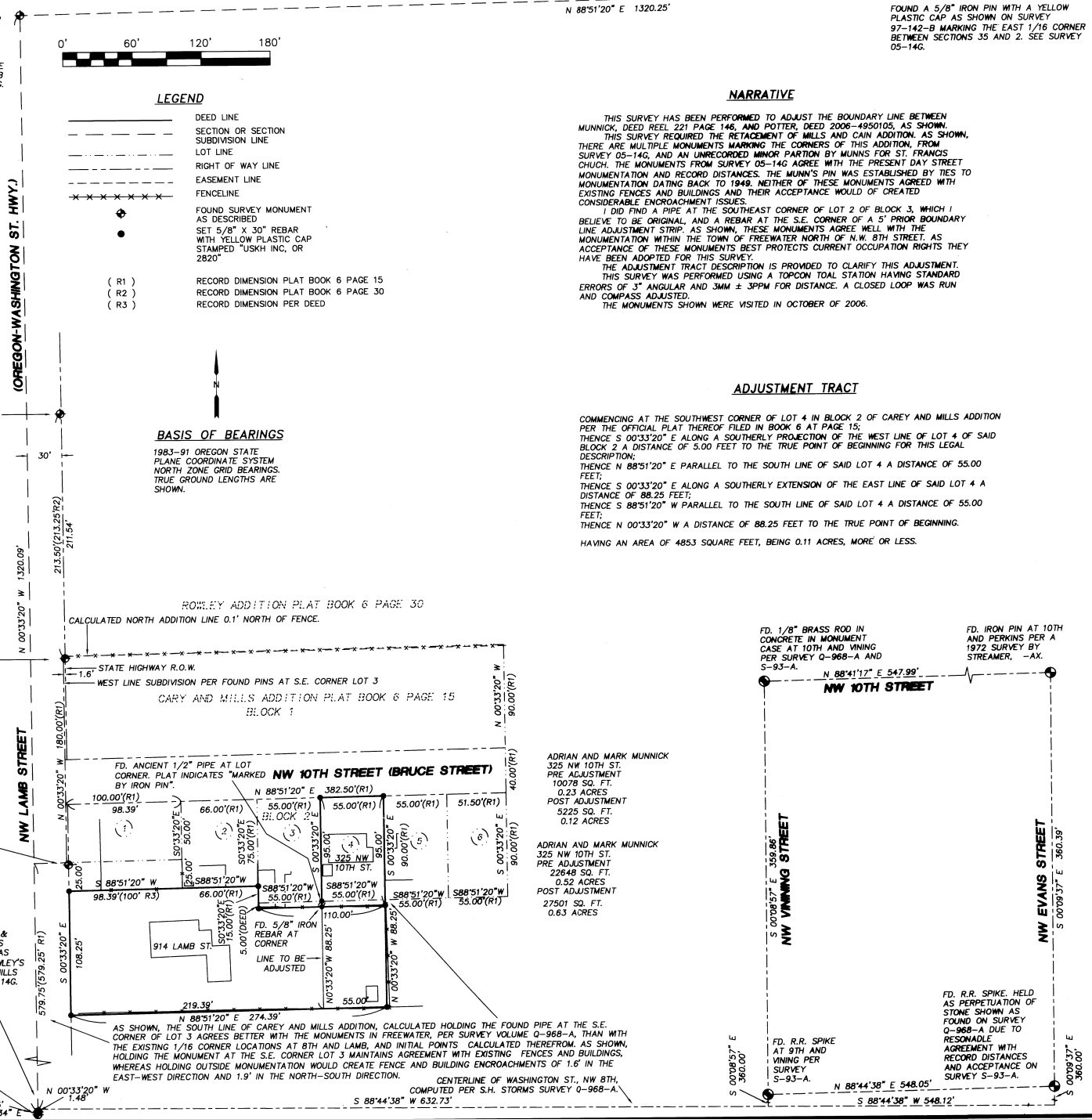
FOUND A 1 1/4" AXLE, 0.98" WEST OF THE EAST RIGHT OF WAY OF THE OLD MILTON HIGHWAY, HELD AS THE NW CORNER OF ROWLEY'S ADDITION. SEE SURVEY 05-14G.

FD. A 5/8" x 30" IRON REBAR WITH A YELLOW PLASTIC CAP INSCRIBED "TOMKINS SURVEYING" PER SURVEY 05-16G, 1.97' SOUTH OF THE COMPUTED NORTH LINE OF CAREY AND MILLS ADDITION. CALCULATED BY HOLDING THE FOUND PIPE AT THE S.E. CORNER OF LOT 3. I ALSO FOUND A 1/2" IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "WA 12696 OR 10339" 4.13' SOUTH OF THE CALCULATED CORNER.

FD. A 5/8" x 30" IRON REBAR WITH A YELLOW PLASTIC CAP INSCRIBED "TOMKINS SURVEYING" PER SURVEY 05-14G. REBAR IS 1.97' SOUTH OF THE COMPUTED INITIAL POINT OF THE ADDITION USING THE FOUND PIPE AT THE S.E. CORNER OF LOT 3.

2 1/2" BRASS CAP IN A MONUMENT CASE AT LAMB & 8TH. IT APPEARS THAT THIS POSITION HAS BEEN USED AS THE 1/16 CORNER FOR ROWLEY'S ADDITION AND CAREY AND MILLS ADDITION. SEE SURVEY 05-14G.

2 1/2" BRASS CAP IN AN ODOT MONUMENT CASE, SW CORNER OF THE SW 1/4 OF THE NE 1/4 OF SECTION 2. SEE THE 1903 SURVEY BY L.A. WILSON RECORDED IN THE OFFICE OF THE MILTON-FREEWATER CITY ENGINEER. SEE SURVEY 05-14G.



ADRIAN AND MARK MUNNICK
 325 NW 10TH ST.
 PRE ADJUSTMENT
 10078 SQ. FT.
 0.23 ACRES
 POST ADJUSTMENT
 5225 SQ. FT.
 0.12 ACRES

ADRIAN AND MARK MUNNICK
 325 NW 10TH ST.
 PRE ADJUSTMENT
 22648 SQ. FT.
 0.52 ACRES
 POST ADJUSTMENT
 27501 SQ. FT.
 0.63 ACRES

FD. IRON PIN AT 10TH AND PERKINS PER A 1972 SURVEY BY STREAMER, -AX.
 S-93-A

FD. R.R. SPIKE HELD AS PERPETUATION OF STONE SHOWN AS FOUND ON SURVEY 0-968-A DUE TO REASONABLE AGREEMENT WITH RECORD DISTANCES AND ACCEPTANCE ON SURVEY S-93-A.

FD. R.R. SPIKE AT 9TH AND VINING PER SURVEY S-93-A.

FD. R.R. SPIKE HELD AS PERPETUATION OF STONE SHOWN AS FOUND ON SURVEY 0-968-A DUE TO REASONABLE AGREEMENT WITH RECORD DISTANCES AND ACCEPTANCE ON SURVEY S-93-A.

ROWLEY ADDITION PLAT BOOK 6 PAGE 30
 CALCULATED NORTH ADDITION LINE 0.1' NORTH OF FENCE.

CAREY AND MILLS ADDITION PLAT BOOK 6 PAGE 15
 BLOCK 1

FD. ANCIENT 1/2" PIPE AT LOT CORNER. PLAT INDICATES "MARKED BY IRON PIN".

FD. 5/8" IRON REBAR AT CORNER
 LINE TO BE ADJUSTED

AS SHOWN, THE SOUTH LINE OF CAREY AND MILLS ADDITION, CALCULATED HOLDING THE FOUND PIPE AT THE S.E. CORNER OF LOT 3 AGREES BETTER WITH THE MONUMENTS IN FREEWATER, PER SURVEY VOLUME Q-968-A, THAN WITH THE EXISTING 1/16 CORNER LOCATIONS AT 8TH AND LAMB. AND INITIAL POINTS CALCULATED THEREFROM. AS SHOWN, HOLDING THE MONUMENT AT THE S.E. CORNER LOT 3 MAINTAINS AGREEMENT WITH EXISTING FENCES AND BUILDINGS, WHEREAS HOLDING OUTSIDE MONUMENTATION WOULD CREATE FENCE AND BUILDING ENCROACHMENTS OF 1.6' IN THE EAST-WEST DIRECTION AND 1.9' IN THE NORTH-SOUTH DIRECTION.

CENTERLINE OF WASHINGTON ST., NW 8TH.
 COMPUTED PER S.H. STORMS SURVEY 0-968-A.
 S 88°44'38" W 632.73'