

Found 3/4" PVC pipe set over the stone. R7

(S88°44'46"E 769.29') R2  
S88°44'46"E 769.01'

Found Iron Pipe See R6

**NARRATIVE OF SURVEY**

This survey was performed at the request of Mr. Eric Sederburg. The purpose of the survey was to identify and monument the boundaries of the lands described in his deed recorded in Microfilm Reel 538, Page 584.

This property consists of four tracts separated from the parent tract over a 12 year period as shown in the "History" table below. The tract descriptions are based on extending lines from the plat of the Town of Adams southerly and easterly across Wildhorse Creek. This creek is the original 1855 Indian Treaty boundary and the lands on the east side of the creek were not part of the town plat. The creek has moved southerly from the location shown on the 1893 plat. Adjacent deeds call for the creek as the boundary. Prior surveys and the deeds have treated the creek as a true boundary.

I was unable to find any public dedication of Center Street east of the creek. The deed calls for "when extended" indicate that it had not been prior to the creation of these tracts, however, the 1893 Sanborne map shows that Center Street was in use as the town access to the Railroad Depot at the time the original plat was filed.

It appears that the intent of the original deeds was to continue the pattern of the town layout onto the east side of the creek. I believe the 14 foot gap between tracts T3 and T4 was supposed to be an alley, however, that strip of land has not been conveyed out of the original patent or dedicated as an alley. Tracts T3 and T4 have always been conveyed together but have been described as separate tracts with the gap between them on every deed.

The original deed for tract T1 included "that parcel of land required to fill out the east half of block 12". subsequent deeds call for "lots 11 & 12" lying and being "south of the channel of Wildhorse Creek". There is no "plat" of the part of Block 12, south of the creek. I assume that the intent was to establish the boundary by extension of the platted lines from the original plat, however, the change in the description omits that part of the land associated with the easterly extension of Lot 10. That part of the description falls in the active channel of the creek so I have not attempted to mark it on the ground.

I established the location of all lines based on the existing monumentation as shown.

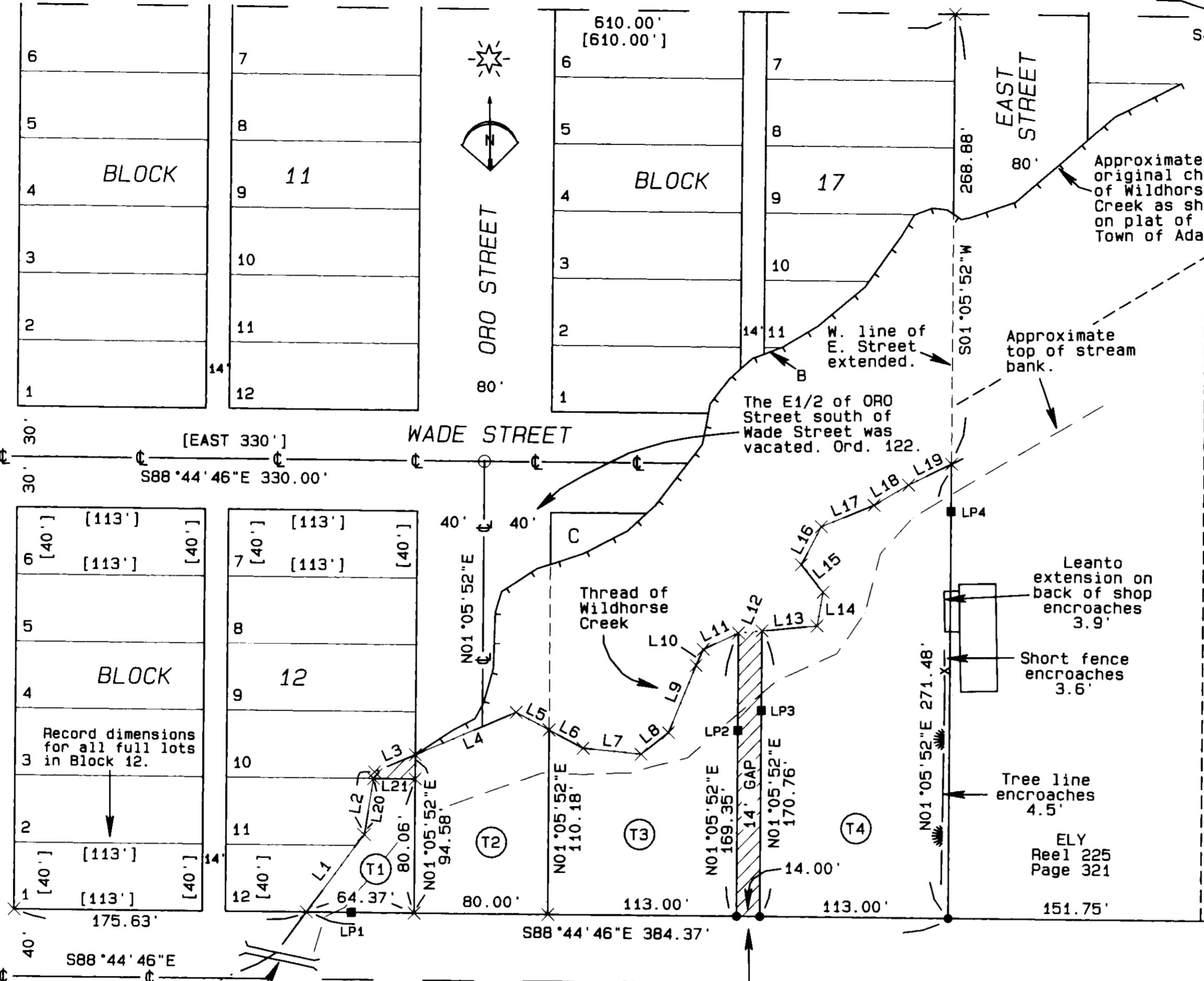
Note: The tree encroachment shown is based on the trunk of the tree and not on the branch overhang.

**TRACT AREAS**

Tracts T1, T2, and T3 Combined = 25,311 sq. ft.  
Tract T4 = 25,876 sq. ft.

**LEGEND**

- FOUND RECORD MONUMENT
- SET A 5/8" x 24" IRON REBAR W/ A 1 1/8" ORANGE PLASTIC CAP STAMPED WTS AND 56295LS
- SET A 5/8" x 24" IRON REBAR W/ A 1 1/8" ORANGE PLASTIC CAP STAMPED WTS AND 56295LS ON THE PROPERTY LINE AS A LINE MONUMENT
- ⊙ COMPUTED STREET INTERSECTION
- × COMPUTED POINT
- ▨ LANDS SOUTH OF THE CREEK NOT INCLUDED IN THE DEED
- (T4) INDIVIDUAL RECORD TRACT
- [xx] RECORD DIMENSIONS FROM PLAT OF TOWN OF ADAMS
- R1 TOWN OF ADAMS PLAT DEED BOOK I, PAGE 777
- R2 COUNTY SURVEY 85-37-B
- R3 COUNTY SURVEY 86-23-B
- R4 COUNTY SURVEY 92-40-B
- R5 COUNTY SURVEY 93-24-B
- R6 COUNTY SURVEY 99-153-C
- R7 COUNTY SURVEY 07-113-B



**LINE TABLE**

LINE No.	BEARING	DISTANCE
L1	N37°29'12"E	57.70'
L2	N09°54'42"E	38.00'
L3	N67°55'53"E	26.45'
L4	N67°55'53"E	65.49'
L5	S61°12'41"E	22.35'
L6	S61°12'41"E	23.03'
L7	S83°21'08"E	34.93'
L8	N52°30'40"E	20.99'
L9	N23°01'07"E	43.21'
L10	N24°52'37"E	10.42'
L11	N65°14'22"E	23.44'
L12	N85°31'04"E	14.07'
L13	N85°31'04"E	33.26'
L14	N10°34'58"E	20.45'
L15	N37°41'50"E	21.01'
L16	N28°41'15"E	25.60'
L17	N68°34'08"E	34.05'
L18	N60°33'21"E	23.91'
L19	N64°46'20"E	28.77'
L20	N09°54'42"E	33.91'
L21	S88°44'46"E	24.95'

**HISTORY OF TRACT ESTABLISHMENT**

Of the tracts described in Reel 538, Page 584.

Tract No.	Deed Record	Date	Grantor	Grantee
Entire Tract	Book 17 Page 42	9-21-1897	USA-Patent	Wm. Baker
T1	Book 23 Page 403	9-04-1897	Wm. Baker	M. Johnson
T2	Book 50 Page 38	6-23-1906	Wm. Baker	H. Baker
T3	Book 11 Page 487	6-07-1894	Wm. Baker	Mrs. O.P. Branson
T4	Book 11 Page 487	6-07-1894	Wm. Baker	Mrs. O.P. Branson

**LINE PIN TABLE**

NOTE: THIS TABLE SHOWS THE BEARING AND DISTANCE FROM THE LINE PINS TO THE PROPERTY CORNERS ON THE THREAD OF THE STREAM OF WILDHORSE CREEK.

RP #	BEARING	DISTANCE
LP1	N88°44'46"W	27.02'
LP2	N01°05'52"E	58.41'
LP3	N01°05'52"E	47.72'
LP4	N01°05'52"E	28.21'

Note: Tracts T3 and T4 are not contiguous because of this gap.

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Stephen K. Haddock*  
OREGON JULY 9, 2001  
STEPHEN K. HADDOCK  
56295LS  
RENEWS 6-30-09

RECEIVED BY  
Umatilla County Surveyor  
Date: 10/27/08  
Rec'd By: *[Signature]*  
No.: 08-143-B

**SURVEY FOR**  
Mr. Eric Sederburg  
P.O. Box 72  
Adams, OR 97810  
LOCATION: NE1/4, SE1/4, S4, T3N, R34E  
W.M., Umatilla County, Oregon

PROJECT DATE: October 3rd, 2008  
Project No. 08-14 SCALE: 1" = 60'  
**WITNESS TREE SURVEYING**  
Stephen K. Haddock, PLS  
P.O. Box 6  
Pilot Rock, Oregon 97868  
(541) 443-2922