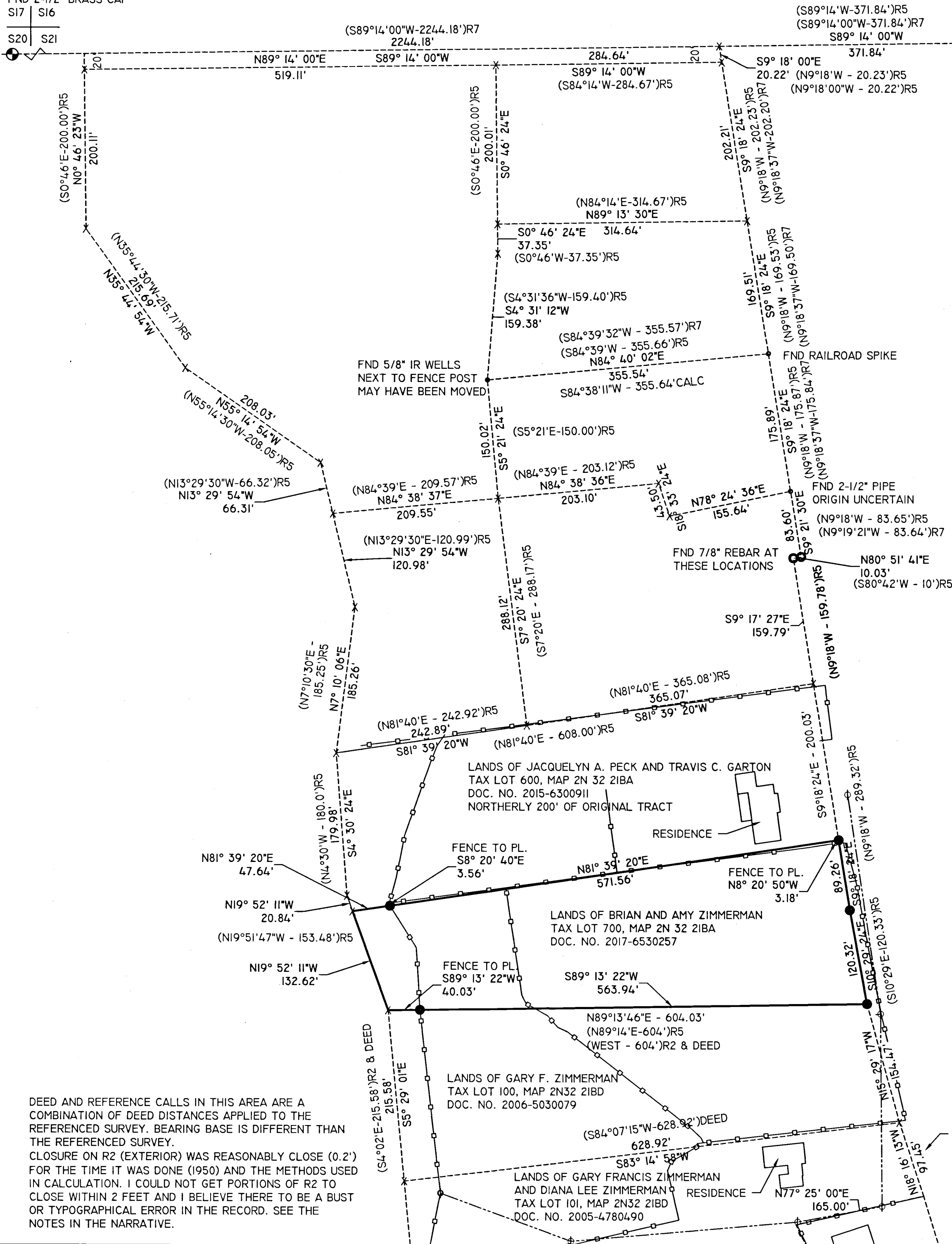


FND 2-1/2" BRASS CAP
S17 | S16
S20 | S21



RECORD OF SURVEY

A TRACT OF LAND LOCATED IN THE NE1/4, NW1/4 OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 32 EAST W.M., UMATILLA COUNTY, STATE OF OREGON.

SURVEYOR'S NARRATIVE:

THIS SURVEY WAS PERFORMED AT THE REQUEST OF BRIAN ZIMMERMAN, TO LOCATE THE CORNERS OF HIS PROPERTY, BEING THE REFERENCED TO BARGAIN AND SALE DEED, DOCUMENT NO. 2017-6530257, AND COUNTY SURVEY NO. Q-445-B, DONE BY TENNESON & ASSOCIATES, AND STAMPED BY STANLEY WALLULIS, FOR W.F. ZIMMERMAN, IN 1956. SAID TRACT BEING ALSO KNOWN AS TAX LOT 700 OF CURRENT ASSESSOR'S MAP 2N 32 21BA, AND BEING THE ORIGINAL SURVEYED TRACT, LESS THE NORTHERLY 200' (NOW KNOWN AS TAX LOT 600 OF 2N 32 21BA) OWNED BY TRAVIS C. GARTON AND JACQUELINE A. PECK

USING COUNTY SURVEYS: Q-445-B, Q-447-B (TENNESON, 1956), 04-227-B (WALLULIS, 1961), AND 98-57-B (WELLS, 1998), I LOCATE AND TIE AS MANY MONUMENTS AS I CAN FIND FROM THESE SURVEYS, AS SHOWN ON THIS MAP. THERE ARE SLIGHT VARIATIONS, AS IS EXPECTED WITH THE LENGTH OF TIME AND THE ACTIVITY THAT HAS OCCURRED IN THIS AREA, AND I WAS NOT ABLE TO FIND MANY OF THE ORIGINAL CORNERS. WELLS CALLS OUT FINDING OR RESETTING MANY IN HIS 98 SURVEY, BUT RECENT CONSTRUCTION ON SW QUINNEY AVENUE, AND MCKAY ESTATES FACILITY HAVE DESTROYED SEVERAL OF THE RECORD CORNERS. I WAS ABLE TO FIND I WORK BACK THROUGH THE TENNESON, WALLULIS, AND WELLS SURVEYS AND COME UP WITH ENOUGH EVIDENCE TO DETERMINE THE LOCATION OF THE ORIGINAL ZIMMERMAN TRACT. THE RECENT FENCES ON THE GARTON/PECK TRACT APPEAR TO HAVE SOME SKEW TO THE ORIGINAL LINES, AND WHILE THE SOUTHERLY FENCE APPEARS TO MAY HAVE BEEN THERE AT LEAST BACK TO THE EARLY 90'S (GOOGLE EARTH IMAGERY), THE NORTHERLY FENCE LOOKS TO BE FAIRLY RECENT (AT LEAST ON THE EAST END). THE ORIGINAL SURVEY AND DEED DESCRIPTIONS ARE PRE-REALIGNMENT OF HIGHWAY 395, AND THE RIGHT-OF-WAY FENCES ARE AS SHOWN ON THIS MAP. TALKING WITH GARY ZIMMERMAN (SON OF W.F. ZIMMERMAN) AND BRIAN'S FATHER, I WAS TOLD THAT THERE USED TO BE A SIGNIFICANT DITCH, ALONG THE EDGE OF THE HIGHWAY, THAT HAS BEEN FILLED IN OVER THE YEARS, WHICH MIGHT EXPLAIN NOT BEING ABLE TO LOCATE THE ORIGINAL CORNERS OF THE ZIMMERMAN SURVEY. ON THE WEST SIDE OF THE PROPERTY, THE CHANNEL OF MCKAY CREEK HAS SEEN SEVERAL FLOODS AND STREAMBED WORK OVER THE DECADES AND I COULD NOT LOCATE ORIGINAL CORNERS. I DID FIND A 1" PIPE AT THE SOUTHEAST CORNER OF THE ORIGINAL ZIMMERMAN TRACT AND AN OLD AXLE SHAFT ALONG THE SOUTHERLY BOUNDARY WHICH BOTH ARE IN AN OLD FENCE LINE THAT HAS BEEN HELD AS THE ACCEPTED BOUNDARY FOR WHAT APPEARS TO BE A LONG TIME (THE LAST 50+YEARS). THE TRACT IN THE SOUTHWEST CORNER OF THE CRIGER SURVEY FITS THE EXISTING CHAIN LINK FENCES AND REASONABLY CLOSE TO DEED CALLS. I HOLD THE DEED CALLS TO LONG TIME IMPROVEMENTS AS THE BEST FIT TO THE EXISTING EVIDENCE.

I HOLD THE BEARING FROM THE 1/4 CORNER OF SECTION 16/21 ALONG SAID SECTION LINE TO THE WEST AS THE BASIS OF BEARING FOR THIS SURVEY AS PER (R3) THRU (R7). I APPLY A SCALE FACTOR OF 0.99984327337 FOR GPS, GRIG TO GROUND AND MATCH (R6) AND (R7). THIS SURVEY WAS PERFORMED USING A SOKKIA GSR 2700IS RTK GPS SYSTEM, AND A TOPCON PSI03 ROBOTIC TOTAL STATION. STANDARD ERROR FOR THE RTK SYSTEM IS 10.0MM + 1 PPM X BASELINE MEASURED, AND THE TOTAL STATION IS +/- (3+2PPM X DISTANCE) IN MILLIMETERS.

I FIND NOTHING OUT OF THE ORDINARY ON THIS SURVEY.

Robert D. English
ROBERT D. ENGLISH, ORPLS43406LS

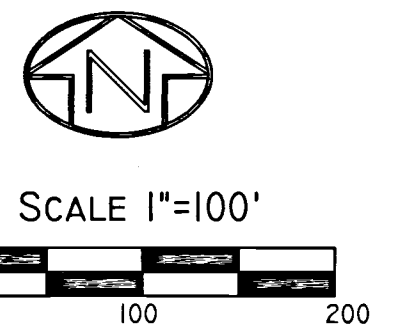
REFERENCES:

- (NOTE: UCSR = UMATILLA COUNTY SURVEY RECORD)
- (R1) ASSESSOR'S MAPS 2N 32 21BA, AND 21BD
 - (R2) COUNTY SURVEY Q-441-AX, CRIGER, DEC. 1950. ALSO 06-298-AX
 - (R3) COUNTY SURVEY Q-445-B, TENNESON FOR ZIMMERMAN, 1956.
 - (R4) COUNTY SURVEY Q-447-B, TENNESON FOR INLAND BUILDERS, 1956.
 - (R5) COUNTY SURVEY 04-227-B, WALLULIS FOR SMITH, 1961.
 - (R6) COUNTY SURVEY 98-57-B, WELLS FOR DELAMARTER, 1998.
 - (R7) COUNTY SURVEY 13-235-B, WELLS FOR DELAMARTER, 1998.
 - (D1) BARGAIN & SALE DEED, DOC.NO. 2017-6530257,UCDR, ZIMMERMAN TO ZIMMERMAN, 2017.
 - (D2) WARRANTY DEED, DOC.NO. 2015-6300911, UCDR, LINDSTROM TO PECK & GARTON, 2015.
 - (D3) WARRANTY DEED, REEL 255, PAGE 1601, UCDR, BOWMAN TO BOWMAN, 1994.
 - (D4) SPECIAL WARRANTY DEED, DOC.NO. 2005-4780490, UCDR, ZIMMERMAN TO ZIMMERMAN, 2005.
 - (D5) DEED OF PERSONAL REP., DOC.NO. 2006-5030079, UCDR, ZIMMERMAN TO ZIMMERMAN, 2006.

LEGEND

- SET 5/8"x30" IRON REBAR WITH RED PLASTIC CAP MARKED ORPLS43406LS
- ⊙ FOUND 2-1/2" BRASS CAP, PUBLIC LAND SURVEY CORNER, AS NOTED.
- FOUND 7/8" IRON REBAR, FROM SURVEY Q-445-B OR Q-447-B.
- FOUND MONUMENT, AS NOTED.
- X CALCULATED POSITION, NOTHING FOUND OR SET.
- (XXX) RECORD, AS NOTED.
- PROPERTY LINE
- - - - - EXISTING LOT LINES
- EXISTING FENCES
- EXISTING POWER POLE AND OVERHEAD POWERLINES
- STRUCTURES, AS NOTED

RECEIVED BY
Umatilla County Surveyor
Date: 7/12/17
Rec'd By: CT
No.: 17-089-B



DEED AND REFERENCE CALLS IN THIS AREA ARE A COMBINATION OF DEED DISTANCES APPLIED TO THE REFERENCED SURVEY. BEARING BASE IS DIFFERENT THAN THE REFERENCED SURVEY. CLOSURE ON R2 (EXTERIOR) WAS REASONABLY CLOSE (0.2') FOR THE TIME IT WAS DONE (1950) AND THE METHODS USED IN CALCULATION. I COULD NOT GET PORTIONS OF R2 TO CLOSE WITHIN 2 FEET AND I BELIEVE THERE TO BE A BUST OR TYPOGRAPHICAL ERROR IN THE RECORD. SEE THE NOTES IN THE NARRATIVE.

PROFESSIONAL
LAND SURVEYOR
Robert D. English
OREGON
JANUARY 11, 2005
ROBERT DOUGLAS ENGLISH
43406LS
RENEWAL DATE: 12/31/17

DATE: 05/22/17	DWN. BY: RDE
SCALE: AS SHOWN	CHK. BY: RDE
JOB NO. 2017-005	REV. DATE: 07/06/17
DWG NO. BZIMMERMANROS.DWG	

RECORD OF SURVEY FOR:
BRIAN ZIMMERMAN
3024 SW ISAAC AVE.
PENDLETON, OR 97801
SURVEY ONE, LLC.
P.O. BOX 382
PENDLETON, OR, 97801
PH:541-276-2055 FAX:541-276-3480