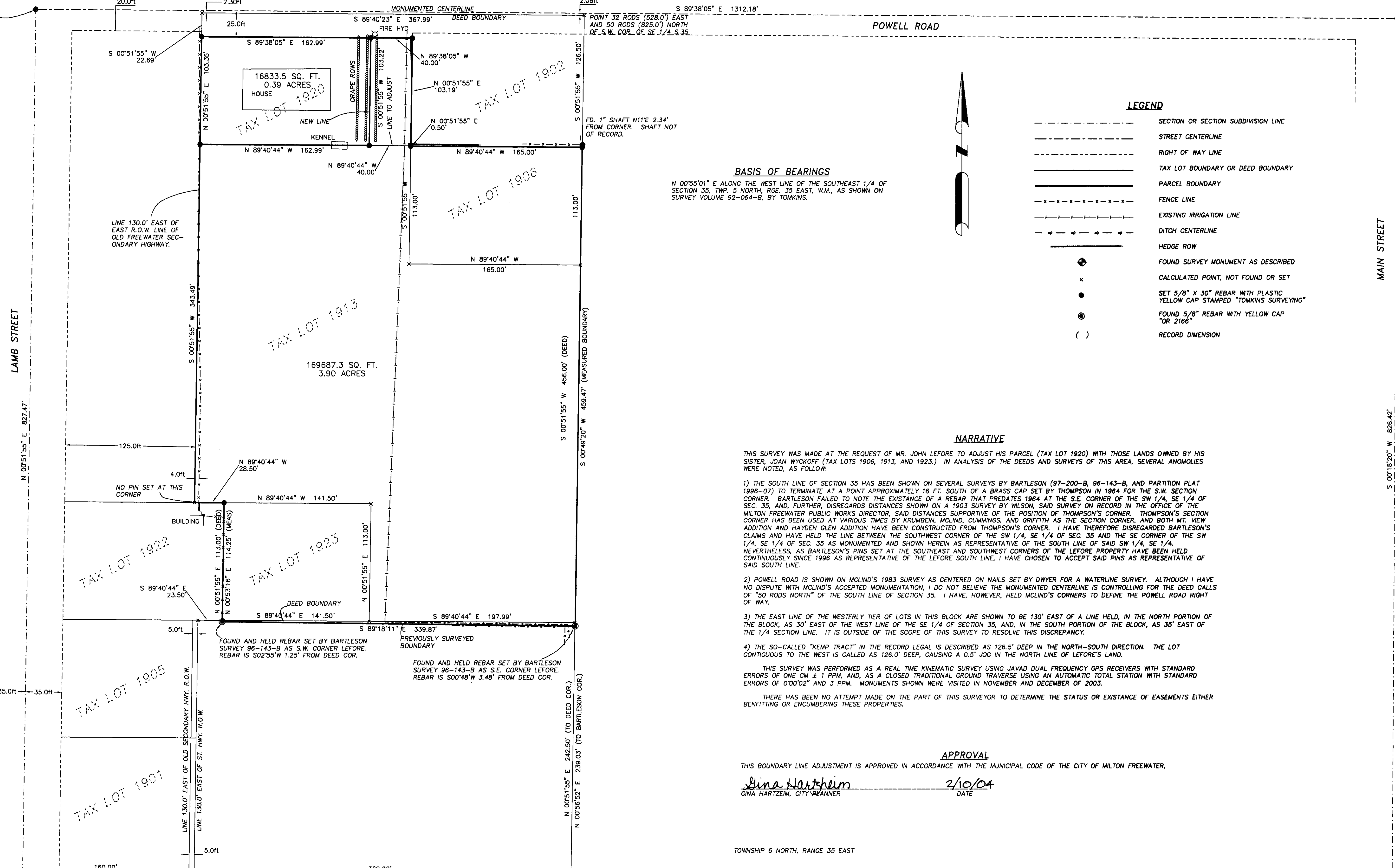


2" ALUM. CAP IN MON. CASE BY FLOWERS, REPLACING RAILROAD SPIKE SET BY MCLIND FOR POWELL RD. CL. SURVEY 83-157-A.

RAILROAD SPIKE AT CL. POWELL ROAD ON E. LINE OF SW 1/4, SE 1/4, S.35.



BASIS OF BEARINGS
 N 00°55'01" E ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 35, TWP. 5 NORTH, RGE. 35 EAST, W.M., AS SHOWN ON SURVEY VOLUME 92-064-B, BY TOMKINS.

LEGEND

---	SECTION OR SECTION SUBDIVISION LINE
- - - - -	STREET CENTERLINE
- . - . -	RIGHT OF WAY LINE
=====	TAX LOT BOUNDARY OR DEED BOUNDARY
=====	PARCEL BOUNDARY
- x - x - x - x - x - x -	FENCE LINE
- - - - -	EXISTING IRRIGATION LINE
- - - - -	DITCH CENTERLINE
=====	HEDGE ROW
+	FOUND SURVEY MONUMENT AS DESCRIBED
x	CALCULATED POINT, NOT FOUND OR SET
•	SET 5/8" X 30" REBAR WITH PLASTIC YELLOW CAP STAMPED "TOMKINS SURVEYING"
⊙	FOUND 5/8" REBAR WITH YELLOW CAP "OR 2166"
()	RECORD DIMENSION

NARRATIVE

THIS SURVEY WAS MADE AT THE REQUEST OF MR. JOHN LEFORE TO ADJUST HIS PARCEL (TAX LOT 1920) WITH THOSE LANDS OWNED BY HIS SISTER, JOAN WICKOFF (TAX LOTS 1906, 1913, AND 1923.) IN ANALYSIS OF THE DEEDS AND SURVEYS OF THIS AREA, SEVERAL ANOMOLIES WERE NOTED, AS FOLLOWS:

- 1) THE SOUTH LINE OF SECTION 35 HAS BEEN SHOWN ON SEVERAL SURVEYS BY BARTLESON (97-200-B, 96-143-B, AND PARTITION PLAT 1996-07) TO TERMINATE AT A POINT APPROXIMATELY 16 FT. SOUTH OF A BRASS CAP SET BY THOMPSON IN 1964 FOR THE S.W. SECTION CORNER. BARTLESON FAILED TO NOTE THE EXISTANCE OF A REBAR THAT PREDATES 1964 AT THE S.E. CORNER OF THE SW 1/4, SE 1/4 OF SEC. 35, AND, FURTHER, DISREGARDS DISTANCES SHOWN ON A 1903 SURVEY BY WILSON, SAID SURVEY ON RECORD IN THE OFFICE OF THE MILTON FREEWATER PUBLIC WORKS DIRECTOR, SAID DISTANCES SUPPORTIVE OF THE POSITION OF THOMPSON'S CORNER. THOMPSON'S SECTION CORNER HAS BEEN USED AT VARIOUS TIMES BY KRUMBEIN, MCLIND, CUMMINGS, AND GRIFFITH AS THE SECTION CORNER, AND BOTH MT. VIEW ADDITION AND HAYDEN GLEN ADDITION HAVE BEEN CONSTRUCTED FROM THOMPSON'S CORNER. I HAVE THEREFORE DISREGARDED BARTLESON'S CLAIMS AND HAVE HELD THE LINE BETWEEN THE SOUTHWEST CORNER OF THE SW 1/4, SE 1/4 OF SEC. 35 AND THE SE CORNER OF THE SW 1/4, SE 1/4 OF SEC. 35 AS MONUMENTED AND SHOWN HEREIN AS REPRESENTATIVE OF THE SOUTH LINE OF SAID SW 1/4, SE 1/4. NEVERTHELESS, AS BARTLESON'S PINS SET AT THE SOUTHEAST AND SOUTHWEST CORNERS OF THE LEFORE PROPERTY HAVE BEEN HELD CONTINUOUSLY SINCE 1996 AS REPRESENTATIVE OF THE LEFORE SOUTH LINE, I HAVE CHOSEN TO ACCEPT SAID PINS AS REPRESENTATIVE OF SAID SOUTH LINE.
- 2) POWELL ROAD IS SHOWN ON MCLIND'S 1983 SURVEY AS CENTERED ON NAILS SET BY DWYER FOR A WATERLINE SURVEY. ALTHOUGH I HAVE NO DISPUTE WITH MCLIND'S ACCEPTED MONUMENTATION, I DO NOT BELIEVE THE MONUMENTED CENTERLINE IS CONTROLLING FOR THE DEED CALLS OF "50 RODS NORTH" OF THE SOUTH LINE OF SECTION 35. I HAVE, HOWEVER, HELD MCLIND'S CORNERS TO DEFINE THE POWELL ROAD RIGHT OF WAY.
- 3) THE EAST LINE OF THE WESTERLY TIER OF LOTS IN THIS BLOCK ARE SHOWN TO BE 130' EAST OF A LINE HELD, IN THE NORTH PORTION OF THE BLOCK, AS 30' EAST OF THE WEST LINE OF THE SE 1/4 OF SECTION 35, AND, IN THE SOUTH PORTION OF THE BLOCK, AS 35' EAST OF THE 1/4 SECTION LINE. IT IS OUTSIDE OF THE SCOPE OF THIS SURVEY TO RESOLVE THIS DISCREPANCY.
- 4) THE SO-CALLED "KEMP TRACT" IN THE RECORD LEGAL IS DESCRIBED AS 126.5' DEEP IN THE NORTH-SOUTH DIRECTION. THE LOT CONTIGUOUS TO THE WEST IS CALLED AS 126.0' DEEP, CAUSING A 0.5' JOG IN THE NORTH LINE OF LEFORE'S LAND.

THIS SURVEY WAS PERFORMED AS A REAL TIME KINEMATIC SURVEY USING JAVAD DUAL FREQUENCY GPS RECEIVERS WITH STANDARD ERRORS OF ONE CM ± 1 PPM, AND, AS A CLOSED TRADITIONAL GROUND TRAVERSE USING AN AUTOMATIC TOTAL STATION WITH STANDARD ERRORS OF 0'00'02" AND 3 PPM. MONUMENTS SHOWN WERE VISITED IN NOVEMBER AND DECEMBER OF 2003.

THERE HAS BEEN NO ATTEMPT MADE ON THE PART OF THIS SURVEYOR TO DETERMINE THE STATUS OR EXISTENCE OF EASEMENTS EITHER BENEFITTING OR ENCUMBERING THESE PROPERTIES.

APPROVAL

THIS BOUNDARY LINE ADJUSTMENT IS APPROVED IN ACCORDANCE WITH THE MUNICIPAL CODE OF THE CITY OF MILTON FREEWATER.

Gina Hartzeim
 GINA HARTZEIM, CITY CLERK
 2/10/04
 DATE

TOWNSHIP 6 NORTH, RANGE 35 EAST

TOWNSHIP 5 NORTH, RANGE 35 EAST

8TH. AVENUE

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
 JULY 26, 1988
 PAUL W.P. TOMKINS
 2360
 RENEWS 6/30/04
 1/29/04

RECEIVED BY
 Umatilla County Surveyor
 Date 2-04
 Rec'd By KK
 No. 04-47-C

2" O.S.H.D. BRASS CAP IN 4" MON. CASE. S.E. CORNER OF THE NW 1/4, NE 1/4 OF SEC. 2, T.5N, R.35E. THIS MONUMENT USED TO BE A 1/2" IRON PIN, RESET IN 1993.

A SURVEY FOR A BOUNDARY ADJUSTMENT, LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SEC. 35, TWP. 6 NORTH, RGE. 35 EAST, W.M., UMATILLA CO. FOR: JOHN LEFORE 328 POWELL ROAD MILTON FREEWATER, OR. 97862	SCALE HOR. 1"= 50' VERT. N/A	DATE JANUARY 20, 2004	TOMKINS LAND SURVEYING, INC. 5 N. COLVILLE WALLA WALLA, WA. 99362 115 W. HERMISTON AV. #140 HERMISTON, OR. 97838 (509) 522-4843 (541)564-4448	DRAWING NUMBER JLEFORE4.DWG SHEET 1 OF 1