



BASIS OF BEARINGS

N 0° 22' 55" W ALONG THE WEST LINE OF THE NW 1/4 OF THE SE 1/4 OF SEC. 23, T.6 N., R. 35 E., W.M. AS SHOWN ON SURVEY FOR GRIEB, U.S. 85-41-B, UMATILLA COUNTY, BOOK 217, PAGE 352.

REFERENCE MATERIAL

- SURVEYS:**
 1951 SURVEY FOR HOBSON BY MEL NEWBILL (UNRECORDED)
 1971 SURVEY FOR PREEB BY STREAMER (FILE NO. H-8-A)
 1984 SURVEY FOR GRIEB BY KRUMBEIN (FILE NO. 85-41-B)
- DEEDS:**
 BOOK 62, PG. 60
 BOOK 93, PG. 322
 BOOK 217, PG. 352
 BOOK 214, PG. 687
 BOOK 240, PG. 64
 REEL 135, PG. 170
 REEL 138, PG. 137

LEGEND

- FOUND MONUMENT AS DESCRIBED
- SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP MARKED "A-P&A"
- SECTION OR SECTION SUBDIVISION LINE
- PROPERTY OR R.O.W. LINE
- () RECORD DIMENSION AS CITED IN DEED RECORDED IN BOOK 217, PG. 352
- ⊙ RIGHT-OF-WAY LINE ANGLE POINT
- CREEK @

NARRATIVE

This survey was performed at the request of Ferndale School District No. 10 of Milton-Freewater, Oregon to establish the boundaries of school-owned properties and the boundaries of property to which the School District has a "perpetual exclusive easement" as recorded in Reel 158 at Page 1337, Umatilla County Book of Deeds. Monuments were set on the boundary of the property owned by the School District, as well as on the boundary of the easement.

Though Ferndale Road right-of-way was clearly defined as centered on the E-W centerline of the SE 1/4 of Section 23, no such relationship to a sectional subdivision line was recorded for the old Milton Highway in either County or State Road Department records. It was held that the right-of-way in the area of the school property is 60' wide. We, therefore, based the alignment of the Milton Highway on a split of the actual pavement, thereby creating a series of slight angle points in the right-of-way, as shown on the accompanying survey.

To conform to other surveys and partitions in the SE 1/4 of Section 23, we adopted the basis for the proportioning of the 1/16 and 1/4 corners along the Easterly line of Section 23 as shown on Survey 85-41-B, and accepted and held the railroad spike at the C-5 1/16 corner as also shown on said survey. Though a position for the center 1/4 corner based on the intersection of lines between the monumented and proportionate positions for the exterior 1/4 corners would fall reasonably close to the 1/2" pin set by Streamer in 1971, the means by which the West 1/4 corner was set is questionable, causing us to accept the references to the center 1/4 corner shown on Newbill's survey as a truer representation of the correct position for the center 1/4 corner. It should be noted that Newbill's survey shows the N-C 1/16 corner and the center 1/4 corner to be iron pins, not railroad spikes as now exist. A smooth 1/2" iron pin presumably placed by Newbill at the Southwest corner of the Hobson property verifies that the railroad spike at the N-C 1/16 corner closely approximates the location of the preceding iron pin; however, the reference from the N-C 1/16 corner shown on this survey would move the center 1/4 corner 5.83' south of the railroad spike, or 2.17' north of the 1/2" pin. We have, therefore, adopted the position of the center 1/4 corner to be 5.83' south of the railroad spike instead of the 5.7' south as shown on Survey 85-41-B.

As early deeds show the Easterly line of the perpetual exclusive easement to be the centerline of Spring Creek, we show the actual surveyed centerline on this survey, the courses for which are shown in the table.

Equipment used in this survey was a T-2000 theodolite with a minimum scale reading of 0.1 second and a DI-5 distomat having a precision of 3 mm ± 2 PPM.

REGISTERED PROFESSIONAL LAND SURVEYOR
 Paul W.P. Tomlinson
 OREGON
 JULY 26, 1988
 PAUL W. P. TOMKINS
 2346

A SURVEY IN THE NW 1/4 OF THE SE 1/4, SEC. 23, T.6 N., R. 35 E., W.M., UMATILLA COUNTY, OREGON

FOR: FERDALE SCHOOL DIST. NO. 10 MILTON-FREEWATER, OREGON

SCALE: 1"=100'

DATE: DEC 1989 JAN 1989

JOB NO: W7500-80

SHEET NO: 1/1

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 & associates, inc.
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