

T4N R38E S31
UMATILLA COUNTY OREGON

NARRATIVE OF SURVEY

This survey was performed at the request of Mr. Ken Quast. The purpose of the survey was to determine the exterior boundaries of those parcels of land described in deed R112, Page 1761, and deed R255, Page 51, of the Umatilla County deed records, and mark the lines between those parcels and the neighboring parcels. The land described in deed R112, Page 1761 of the said deed records is the residual of that parcel of land conveyed to Russel Blackler and Esther C. Blackler by deed Book 175, Page 53 of the said deed records. The description reads: "The NE 1/4 of the NE 1/4 of section 31, T4N, R38E, W.M. lying and being south of the public road known as the 'Tollgate Road', as said road was located on November 20th, 1911." All of the land described by the deed R112, Page 1761, was located and marked as shown on the accompanying plat except for the easement associated with deed Book 290, Page 441.

The map on sheet 1 of this plat shows the above described parcels, the location of the roads and improvements, and the lot lines of the neighboring parcels as located by this survey. The deeds for the area call for cardinal directions however, the roads and improvements in the area fit quite well with magnetic directions without the declination set. The prime example of this is the easement accompanying the northern most parcel conveyed to Joe Darr in 1965 by deed Book 282, Page 43, and that parcel conveyed to J.E. Stout in 1965 by deed Book 281, Page 591. Because of this discrepancy in the area, the boundaries of the Quast tracts were determined from the deeds in the following manner:

The west line of the Quast tracts were determined by the location of the easement for access for the before mentioned Darr and Stout tracts. The best horizontal alignment of the center line of the existing easement was determined and this line was offset 6' to the west. The easement was used for the monument for this line because of the following evidence:

All of the lots defining the boundaries of the Quast tracts were brought into existence by Mr. Harry Hunter. The original seller is identified on the accompanying map by a (B) for each lot. In September of 1962, Mr. Hunter sold a parcel to Mr. Glenn Stephens by deed Book 269, Page 242. Then in March of 1965 Mr. Hunter sold the before mentioned parcel to Mr. Joe Darr. Mr. Darr's deed included "an easement for right of way 12 feet in width east to west, abutting upon and running north and south along the east line of the tract heretofore conveyed and extending north to the south line of the old tollgate road." Also, in August of 1965 Mr. Hunter sold the before mentioned parcel to Mr. J.E. Stout and deed Book 281, Page 591. Stout's deed also said "Together with a right of way 12 feet in width abutting upon and running parallel to the east line of the above described and granted property commencing at the southeast corner thereof and continuing north to the old tollgate road." This easement was not protested by Mr. Stephens whose lot predated the location of the cabin on the C.A. Lawrence tract from deed Book 306, Page 544, indicates that the builders of this cabin thought the current easement was the property line. The location of the improvements and the trees lining the present easement show no indications that the easement was ever in any other location. Therefore it is believed that it is where the original seller and buyers thought it should be and the current deeds call for it to abut the east line of the parcels in existence today.

The south line of the Quast tracts were determined by measuring along the west 1/16 line and coming across parallel with the south 1/16 line to the State Highway right of way. The dimensions for the lots to the south call for rectangular lots and therefore this line must be parallel with the south 1/16 line and not due east.

The line bordering the highway was determined by locating the centerline of the highway which is monumented with PK nails along its length and offsetting the declared right of way width.

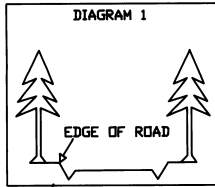
The deeds for the lots along the NE side of the Quast tracts also call for cardinal directions. The bearings of these lines may be shown to not be cardinal by examination of the dimensions called for in deed Book 303, Page 527 conveyed to R.D. Lester. The McIntyre road runs N87°31'27"W along this parcel. The deed calls for the west line of this lot to be 200', the east line to be 234', and the north and south lines to be 175'. If the bearings of the lines were cardinal directions the west line of the lot would have to be longer than the east however this is not the case here. Therefore, the lines must not lie in cardinal directions. Due to this discrepancy, the distances called for in the deeds were used to control the line locations. The location of the resulting lines fit very well with the existing improvements on the site. There were also some pipes of unknown origin marking the east side of the Lester tract which fit the called distances very well.

The bearings of the east and west lines for the J.H. Hunter tract as described in deed Book 316, Page 447, are required to be parallel to the lots on either side of this tract and 110' in length. The lot lines for this tract were located using those criteria.

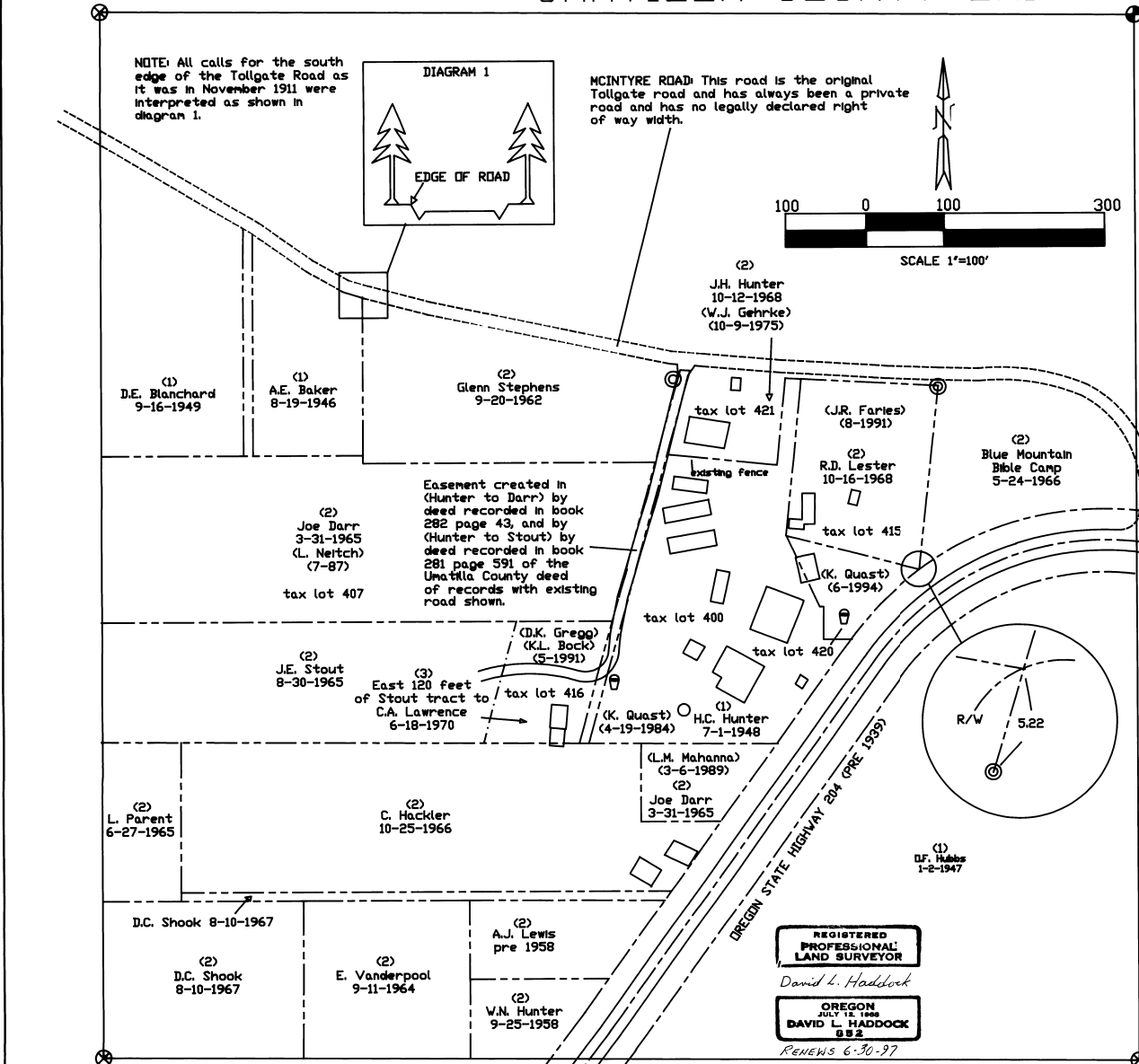
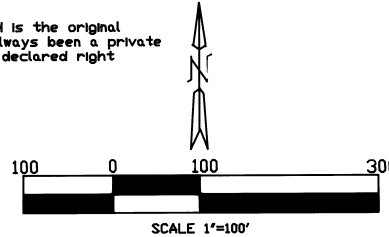
The distances used and the final dimensions of the Quast tracts are shown on page two of this plat.

RECEIVED BY
Umatilla County Surveyors
Date: 8-95
Book: 95
No. 95-133-B

NOTE: All calls for the south edge of the Tollgate Road as it was in November 1911 were interpreted as shown in diagram 1.



MCINTYRE ROAD: This road is the original Tollgate road and has always been a private road and has no legally declared right of way width.



REGISTERED PROFESSIONAL LAND SURVEYOR
David L. Haddock
OREGON JULY 12, 1988
DAVID L. HADDOCK 882
RENEWS 6-30-97

HADDOCK SURVEYING
P.O. Box 1574,
Pendleton, OR. 97801
(503) 276-2174

I, David L. Haddock, hereby certify that this map is an accurate representation of a survey made under my direct supervision during July of 1995.

State Highway R/W
Edge of Pavement

Survey Equipment
Wild System 200 GPS
Geodimeter System 600
Electronic Total Station

QUAST SURVEY:
This survey was performed at the request of Mr. Ken Quast
Rt1 Box 77,
Weston, OR. 97886
(503) 566-2510

LEGEND
 (●) WELL
 (⊗) FOUND 5/8" IRON REBAR WITH 1 1/2" PLASTIC CAP MARKED "V.R. WELLS, PLS1106"

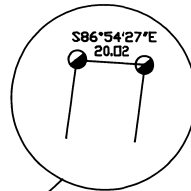
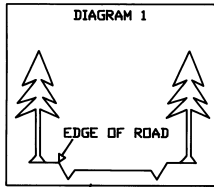
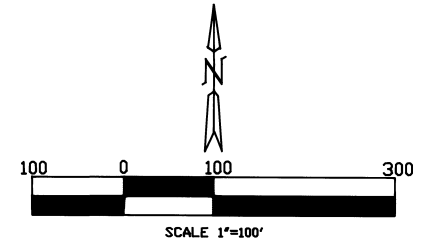
FOUND BRASS CAP GLO 1939
FOUND IRON PIPE OF UNKNOWN ORIGIN

OWNERSHIP REFERENCE
 (1) Russel Blackler
 (2) Harry C. Hunter
 (3) Jewell M. Stout

 (2) ORIGINAL SELLER C. Haddock 10-25-1966
 (2) ORIGINAL BUYER DATE OF SALE (J.R. Faries) (8-1991)
 (2) CURRENT OWNER DATE OF PURCHASE

T4N R38E S31
UMATILLA COUNTY OREGON

S89°36'25"E 1307.65
N89°09'48"W 1307.85



NARRATIVE OF SURVEY

For the narrative of survey for this plat see sheet 1 of this plat.

MCINTYRE ROAD: This road is the original Tollgate road and has always been a private road and has no legally declared right of way width.

State Highway R/W
Edge of Pavement

Basis of Bearings

Bearings were determined by first determining the Oregon State Plane Coordinate OMB83 for all the corners. Grid bearings and distances were determined from these coordinates. The bearings were rounded 1'40'' closeness to give the bearings shown on this plat. The grid distances were multiplied by 1.000276076 to give the distances shown on this plat.

Note: The record bearings and distances shown on this plat are from Umatilla County Survey 88-43-B by William R. Wells PLS 1106.

8-95
J.G.
95-1133-B

LEGEND

- | | |
|--|---|
| S89°40'43"E
1310.81
(S89°13'08"E)
(1311.17) | measured bearing
measured distance
record bearing
record distance |
| ⊕ | FOUND BRASS CAP
GLO 1939 |
| ⊙ | FOUND IRON PIPE
OF UNKNOWN ORIGIN |
| ⊗ | FOUND 5/8" IRON REBAR
WITH 1 1/2" PLASTIC CAP
MARKED "W.R. WELLS, PLS.1106" |
| ● | SET 5/8"x24" REBAR WITH
2" AL CAP STAMPED DRLS 852
AND WALS 13922 |

N0°01'05"E 1324.58
S0°27'42"W 1324.78

400.00

REGISTERED
PROFESSIONAL
LAND SURVEYOR

David L. Haddock

OREGON
JULY 12, 1949
DAVID L. HADDOCK
852

RENEWS 6-30-97

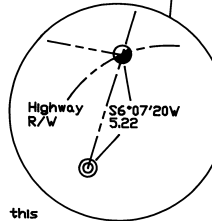
S89°40'43"E 1310.81
(S89°13'08"E 1311.17)

Survey Equipment:
Wild System 200 GPS
Geodimeter System 600
Electronic Total Station

QUAST SURVEY

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at the request of
Mr. Ken Quast
Rt.1 Box 77
Weston, OR. 97886
(503) 566-2510

NOTE: The distances on this line are to the PC of the highway right of way. The PC and the intersection of the south line of tax lot 420 are not coincident.



S0°07'09"E 1322.96
N0°19'02"E 1323.54

R=398.07
Δ=18°14'56"
LC=126.34
S44°46'03"W

R112, PAGE 1761
R255
PAGE 51

12' easement

S89°40'44"E 602.45
249.54

N15°19'58"E 489.41
S84°27'20"E 139.12
N15°19'58"E 110.00
N15°19'58"E 110.00
N5°41'57"E 110.00
S9°41'57"W 200.00

DREDDEN STATE HIGHWAY 204 (PRE 1939)