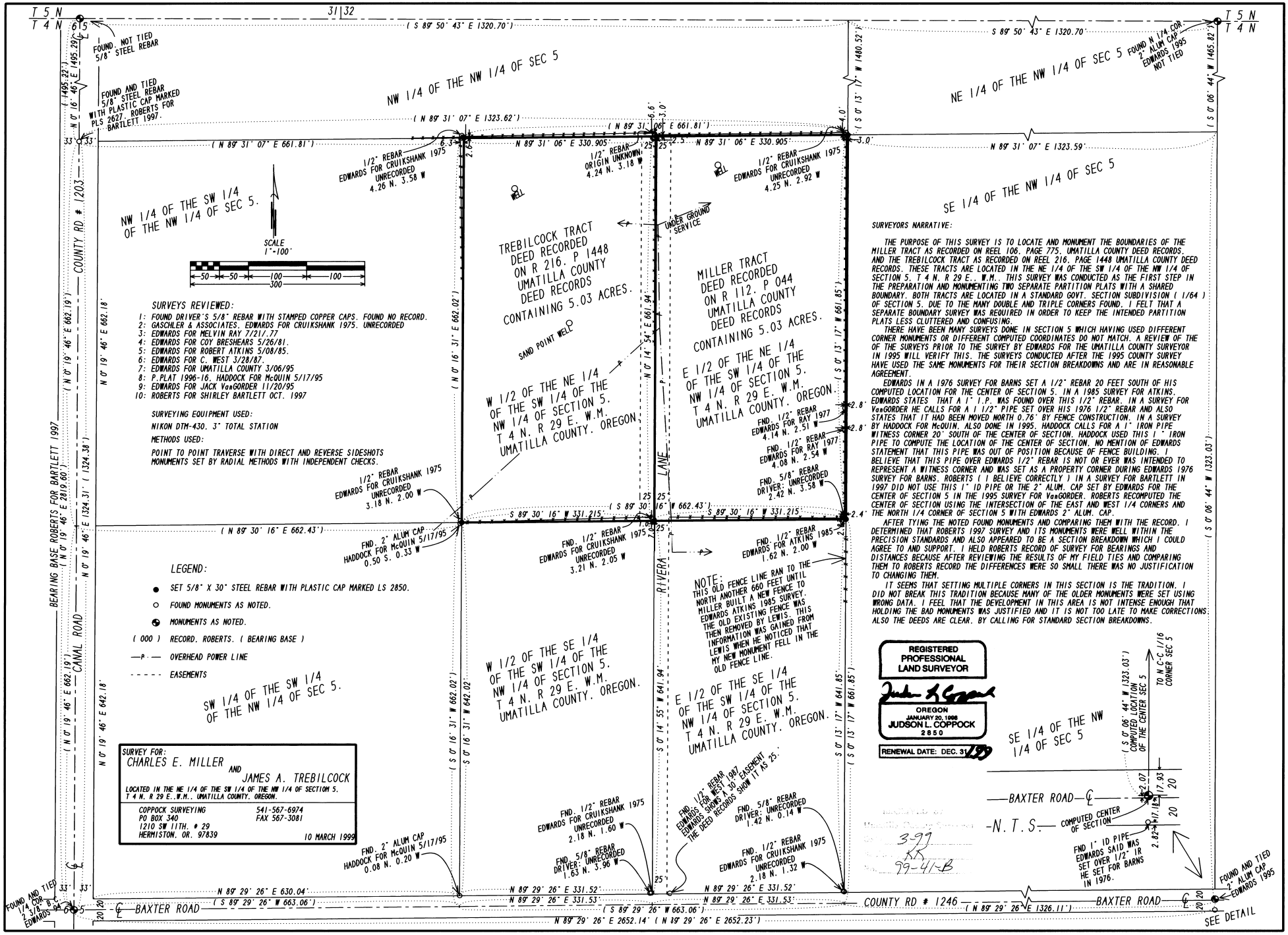
T 5 N
T 4 N
31|32
FOUND NOT TIED 5/8" STEEL REBAR
FOUND AND TIED 5/8" STEEL REBAR WITH PLASTIC CAP MARKED PLS 2627. ROBERTS FOR BARTLETT 1997.
NW 1/4 OF THE NW 1/4 OF SEC 5
NE 1/4 OF THE NW 1/4 OF SEC 5
FOUND N 1/4 COR. 2" ALUM CAP EDWARDS 1995 NOT TIED
NW 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SEC 5.
SE 1/4 OF THE NW 1/4 OF SEC 5
SCALE 1"=100'
TREBILCOCK TRACT DEED RECORDED ON R 216. P 1448 UMATILLA COUNTY DEED RECORDS CONTAINING 5.03 ACRES.
MILLER TRACT DEED RECORDED ON R 112. P 044 UMATILLA COUNTY DEED RECORDS CONTAINING 5.03 ACRES.
UNDER GROUND SERVICE
SAND POINT WELL
W 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 5. T 4 N. R 29 E. W.M. UMATILLA COUNTY. OREGON.
E 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 5. T 4 N. R 29 E. W.M. UMATILLA COUNTY. OREGON.
COUNTY RD # 1203
CANAL ROAD
RIVERA LANE
BEARING BASE ROBERTS FOR BARTLETT 1997
SW 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SEC 5.
W 1/2 OF THE SE 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 5. T 4 N. R 29 E. W.M. UMATILLA COUNTY. OREGON.
E 1/2 OF THE SE 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 5. T 4 N. R 29 E. W.M. UMATILLA COUNTY. OREGON.
SE 1/4 OF THE NW 1/4 OF SEC 5
BAXTER ROAD
COUNTY RD # 1246
-N. T. S.-
COMPUTED CENTER OF SECTION
COMPUTED LOCATION OF THE CENTER SEC 5
TO N C-C 1/16 CORNER SEC 5
FND 1" ID PIPE EDWARDS SAID WAS SET OVER 1/2" IR HE SET FOR BARNS IN 1976.
FOUND AND TIED 2" ALUM CAP EDWARDS 1995
SEE DETAIL
FOUND AND TIED 1/4 COR. 2 5/8" ALUM. CAP EDWARDS 1995
1/2" REBAR EDWARDS FOR CRUIKSHANK 1975 UNRECORDED 4.26 N. 3.58 W
1/2" REBAR ORIGIN UNKNOWN 4.24 N. 3.18 W
1/2" REBAR EDWARDS FOR CRUIKSHANK 1975 UNRECORDED 4.25 N. 2.92 W
1/2" REBAR EDWARDS FOR CRUIKSHANK 1975 UNRECORDED 3.18 N. 2.00 W
FND. 2" ALUM CAP HADDOCK FOR McQUIN 5/17/95 0.50 S. 0.33 W
FND. 1/2" REBAR EDWARDS FOR CRUIKSHANK 1975 UNRECORDED 3.21 N. 2.05 W
FND. 1/2" REBAR EDWARDS FOR ATKINS 1985 1.62 N. 2.00 W
FND. 1/2" REBAR EDWARDS FOR RAY 1977 4.14 N. 2.51 W
FND. 1/2" REBAR EDWARDS FOR RAY 1977 4.08 N. 2.54 W
FND. 5/8" REBAR DRIVER: UNRECORDED 2.42 N. 3.56 W
FND. 2" ALUM CAP HADDOCK FOR McQUIN 5/17/95 0.08 N. 0.20 W
FND. 1/2" REBAR EDWARDS FOR CRUIKSHANK 1975 UNRECORDED 2.18 N. 1.60 W
FND. 5/8" REBAR DRIVER: UNRECORDED 1.63 N. 3.96 W
FND. 1/2" REBAR EDWARDS FOR WEST 1987 EDWARDS SHOWS A 30' EASEMENT THE DEED RECORDS SHOW IT AS 25'.
FND. 5/8" REBAR DRIVER: UNRECORDED 1.42 N. 0.14 W
FND. 1/2" REBAR EDWARDS FOR CRUIKSHANK 1975 UNRECORDED 2.18 N. 1.32 W
NOTE: THIS OLD FENCE LINE RAN TO THE NORTH ANOTHER 660 FEET UNTIL MILLER BUILT A NEW FENCE TO EDWARDS ATKINS 1985 SURVEY. THE OLD EXISTING FENCE WAS THEN REMOVED BY LEWIS. THIS INFORMATION WAS GAINED FROM LEWIS WHEN HE NOTICED THAT MY NEW MONUMENT FELL IN THE OLD FENCE LINE.
SURVEYS REVIEWED:
1: FOUND DRIVER'S 5/8" REBAR WITH STAMPED COPPER CAPS. FOUND NO RECORD.
2: GASCHLER & ASSOCIATES. EDWARDS FOR CRUIKSHANK 1975. UNRECORDED
3: EDWARDS FOR MELVIN RAY 7/21/.77
4: EDWARDS FOR COY BRESHEARS 5/26/81.
5: EDWARDS FOR ROBERT ATKINS 5/08/85.
6: EDWARDS FOR C. WEST 3/28/87.
7: EDWARDS FOR UMATILLA COUNTY 3/06/95
8: P.PLAT 1996-16. HADDOCK FOR McQUIN 5/17/95
9: EDWARDS FOR JACK VanGORDER 11/20/95
10: ROBERTS FOR SHIRLEY BARTLETT OCT. 1997
SURVEYING EQUIPMENT USED:
NIKON DTM-430. 3" TOTAL STATION
METHODS USED:
POINT TO POINT TRAVERSE WITH DIRECT AND REVERSE SIDESHOTS MONUMENTS SET BY RADIAL METHODS WITH INDEPENDENT CHECKS.
LEGEND:
SET 5/8" X 30" STEEL REBAR WITH PLASTIC CAP MARKED LS 2850.
FOUND MONUMENTS AS NOTED.
MONUMENTS AS NOTED.
(000) RECORD. ROBERTS. (BEARING BASE)
OVERHEAD POWER LINE
EASEMENTS
SURVEYORS NARRATIVE:
THE PURPOSE OF THIS SURVEY IS TO LOCATE AND MONUMENT THE BOUNDARIES OF THE MILLER TRACT AS RECORDED ON REEL 106. PAGE 775. UMATILLA COUNTY DEED RECORDS. AND THE TREBILCOCK TRACT AS RECORDED ON REEL 216. PAGE 1448 UMATILLA COUNTY DEED RECORDS. THESE TRACTS ARE LOCATED IN THE NE 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 5. T 4 N. R 29 E.. W.M.. THIS SURVEY WAS CONDUCTED AS THE FIRST STEP IN THE PREPARATION AND MONUMENTING TWO SEPARATE PARTITION PLATS WITH A SHARED BOUNDARY. BOTH TRACTS ARE LOCATED IN A STANDARD GOVT. SECTION SUBDIVISION (1/64) OF SECTION 5. DUE TO THE MANY DOUBLE AND TRIPLE CORNERS FOUND. I FELT THAT A SEPARATE BOUNDARY SURVEY WAS REQUIRED IN ORDER TO KEEP THE INTENDED PARTITION PLATS LESS CLUTTERED AND CONFUSING.
THERE HAVE BEEN MANY SURVEYS DONE IN SECTION 5 WHICH HAVING USED DIFFERENT CORNER MONUMENTS OR DIFFERENT COMPUTED COORDINATES DO NOT MATCH. A REVIEW OF THE OF THE SURVEYS PRIOR TO THE SURVEY BY EDWARDS FOR THE UMATILLA COUNTY SURVEYOR IN 1995 WILL VERIFY THIS. THE SURVEYS CONDUCTED AFTER THE 1995 COUNTY SURVEY HAVE USED THE SAME MONUMENTS FOR THEIR SECTION BREAKDOWNS AND ARE IN REASONABLE AGREEMENT.
EDWARDS IN A 1976 SURVEY FOR BARNS SET A 1/2" REBAR 20 FEET SOUTH OF HIS COMPUTED LOCATION FOR THE CENTER OF SECTION 5. IN A 1985 SURVEY FOR ATKINS. EDWARDS STATES THAT A 1" I.P. WAS FOUND OVER THIS 1/2" REBAR. IN A SURVEY FOR VanGORDER HE CALLS FOR A 1 1/2" PIPE SET OVER HIS 1976 1/2" REBAR AND ALSO STATES THAT IT HAD BEEN MOVED NORTH 0.76' BY FENCE CONSTRUCTION. IN A SURVEY BY HADDOCK FOR McQUIN. ALSO DONE IN 1995. HADDOCK CALLS FOR A 1" IRON PIPE WITNESS CORNER 20' SOUTH OF THE CENTER OF SECTION. HADDOCK USED THIS 1" IRON PIPE TO COMPUTE THE LOCATION OF THE CENTER OF SECTION. NO MENTION OF EDWARDS STATEMENT THAT THIS PIPE WAS OUT OF POSITION BECAUSE OF FENCE BUILDING. I BELIEVE THAT THIS PIPE OVER EDWARDS 1/2" REBAR IS NOT OR EVER WAS INTENDED TO REPRESENT A WITNESS CORNER AND WAS SET AS A PROPERTY CORNER DURING EDWARDS 1976 SURVEY FOR BARNS. ROBERTS (I BELIEVE CORRECTLY) IN A SURVEY FOR BARTLETT IN 1997 DID NOT USE THIS 1" ID PIPE OR THE 2" ALUM. CAP SET BY EDWARDS FOR THE CENTER OF SECTION 5 IN THE 1995 SURVEY FOR VanGORDER. ROBERTS RECOMPUTED THE CENTER OF SECTION USING THE INTERSECTION OF THE EAST AND WEST 1/4 CORNERS AND THE NORTH 1/4 CORNER OF SECTION 5 WITH EDWARDS 2" ALUM. CAP.
AFTER TYING THE NOTED FOUND MONUMENTS AND COMPARING THEM WITH THE RECORD. I DETERMINED THAT ROBERTS 1997 SURVEY AND ITS MONUMENTS WERE WELL WITHIN THE PRECISION STANDARDS AND ALSO APPEARED TO BE A SECTION BREAKDOWN WHICH I COULD AGREE TO AND SUPPORT. I HELD ROBERTS RECORD OF SURVEY FOR BEARINGS AND DISTANCES BECAUSE AFTER REVIEWING THE RESULTS OF MY FIELD TIES AND COMPARING THEM TO ROBERTS RECORD THE DIFFERENCES WERE SO SMALL THERE WAS NO JUSTIFICATION TO CHANGING THEM.
IT SEEMS THAT SETTING MULTIPLE CORNERS IN THIS SECTION IS THE TRADITION. I DID NOT BREAK THIS TRADITION BECAUSE MANY OF THE OLDER MONUMENTS WERE SET USING WRONG DATA. I FEEL THAT THE DEVELOPMENT IN THIS AREA IS NOT INTENSE ENOUGH THAT HOLDING THE BAD MONUMENTS WAS JUSTIFIED AND IT IS NOT TOO LATE TO MAKE CORRECTIONS. ALSO THE DEEDS ARE CLEAR. BY CALLING FOR STANDARD SECTION BREAKDOWNS.
REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON JANUARY 20, 1998 JUDSON L. COPPOCK 2850
RENEWAL DATE: DEC. 31, 1999
SURVEY FOR:
CHARLES E. MILLER AND JAMES A. TREBILCOCK
LOCATED IN THE NE 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 5. T 4 N. R 29 E.W.M.. UMATILLA COUNTY. OREGON.
COPPOCK SURVEYING
PO BOX 340
1210 SW 11TH. # 29
HERMISTON. OR. 97839
541-567-6974
FAX 567-3081
10 MARCH 1999
3-99
KK
99-41-B