

# RECORD SURVEY

IN THE W 1/2 OF THE SE 1/4, SE 1/4 (GOV'T. LOT 2)  
SECTION 27, TOWNSHIP 1 NORTH, RANGE 35 EAST, W.M.  
UMATILLA COUNTY, OREGON

## LEGAL DESCRIPTION

(SEE WARRANTY DEED FILED IN BOOK 276 PAGE 383, UMATILLA COUNTY DEED RECORDS)  
THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27,  
TOWNSHIP 1 NORTH, RANGE 35 EAST, WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

## SURVEYOR'S NARRATIVE

THIS SURVEY WAS PERFORMED IN AUGUST-SEPTEMBER, 2005 AT THE REQUEST OF DELMER HUG. THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE CORNERS OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (OFFICIALLY KNOWN AS GOVERNMENT LOT 2) OF SECTION 27. IN ADDITION, WE MARKED AND BLAZED TREES ALONG THE BOUNDARIES OF SAID TRACT.

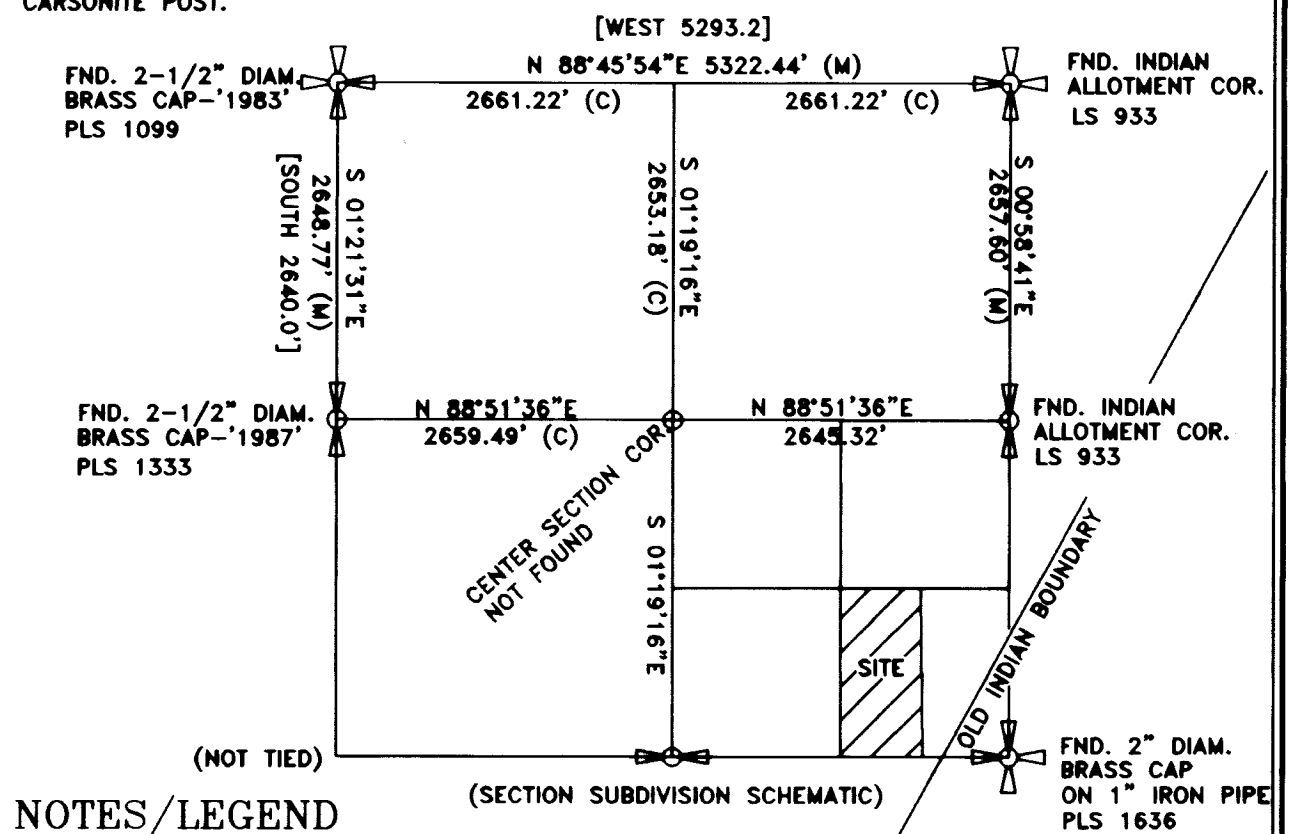
THE ORIGINAL GOVERNMENT SURVEY OF TOWNSHIP 1 NORTH, RANGE 35 EAST (LYING WESTERLY OF THE 1855 UMATILLA INDIAN RESERVATION BOUNDARY) WAS APPROVED BY THE SURVEYOR GENERAL IN 1890. DUE TO THE INDIAN BOUNDARY BEING "SENIOR" TO THE ORIGINAL GOVERNMENT LAND OFFICE SURVEY, THE SOUTHEAST QUARTER OF THE SECTION COULD NOT BE COMPLETED AS A "FULL" QUARTER SECTION (160 ACRES). CONSEQUENTLY, THE EAST HALF OF THE SOUTHEAST QUARTER WAS PLATTED AS GOVERNMENT LOTS 1 AND 2. GOVERNMENT LOT 3 WAS CREATED ON THE OFFICIAL PLAT OF THE 1896 GOVERNMENT SURVEY WHICH COMPLETED THE REMAINING PORTION OF SECTION 27 LYING EAST OF THE INDIAN BOUNDARY. TOGETHER, THE OFFICIAL GOVERNMENT PLATS SHOW LOTS 2 AND 3 CONTAINING 40.71 ACRES. OUR SURVEY OF THIS SECTION IS BASED ON EXISTING PUBLIC LAND SURVEY MONUMENTS ESTABLISHED BY OTHERS. BASED ON THIS SURVEY, GOV'T. LOTS 2 AND 3 CONTAIN 39.56 ACRES.

OUR RESEARCH OF THE CHAIN OF TITLE FOR THIS PROPERTY SHOWS THE ORIGINAL PATENTS FOR GOVERNMENT LOTS 2 AND 3 WERE ISSUED IN 1910 & 1911. BY 1915, THE LEGAL DESCRIPTIONS BEGAN REFERRING TO THE PROPERTY AS THE SE 1/4 OF THE SE 1/4. SUBSEQUENT PURCHASE AND SALE DEEDS FOR THE PROPERTY WERE USING THE DESCRIPTION "SE 1/4, SE 1/4" INTERCHANGEABLY WITH GOVERNMENT LOTS 2 AND 3. THE TWO DESCRIPTIONS CAN CONVEY DIFFERENT MEANING AS TO HOW THE BOUNDARY LINES ARE DETERMINED.

THE WEST HALF OF THE SE 1/4 OF THE SE 1/4 WAS SOLD IN 1928 BY DEED FILED IN BOOK 129 PAGE 634. THERE WAS NO REFERENCE TO GOVERNMENT LOT 2 ON THIS DEED, NOR WAS THERE ANY MENTION OF THE INTENDED ACREAGE TO BE CONVEYED. FROM MY ANALYSIS OF THE VARIOUS DEEDS, IT APPEARS THAT THE INTENT OF THE PARTIES WAS TO SELL THE WEST ONE-HALF OF A 40 ACRE PARCEL. IN MY JUDGEMENT, THE WEST HALF SHOULD CONTAIN A FULL 20 ACRES AND THE EAST HALF WOULD CONTAIN THE REMAINDER.

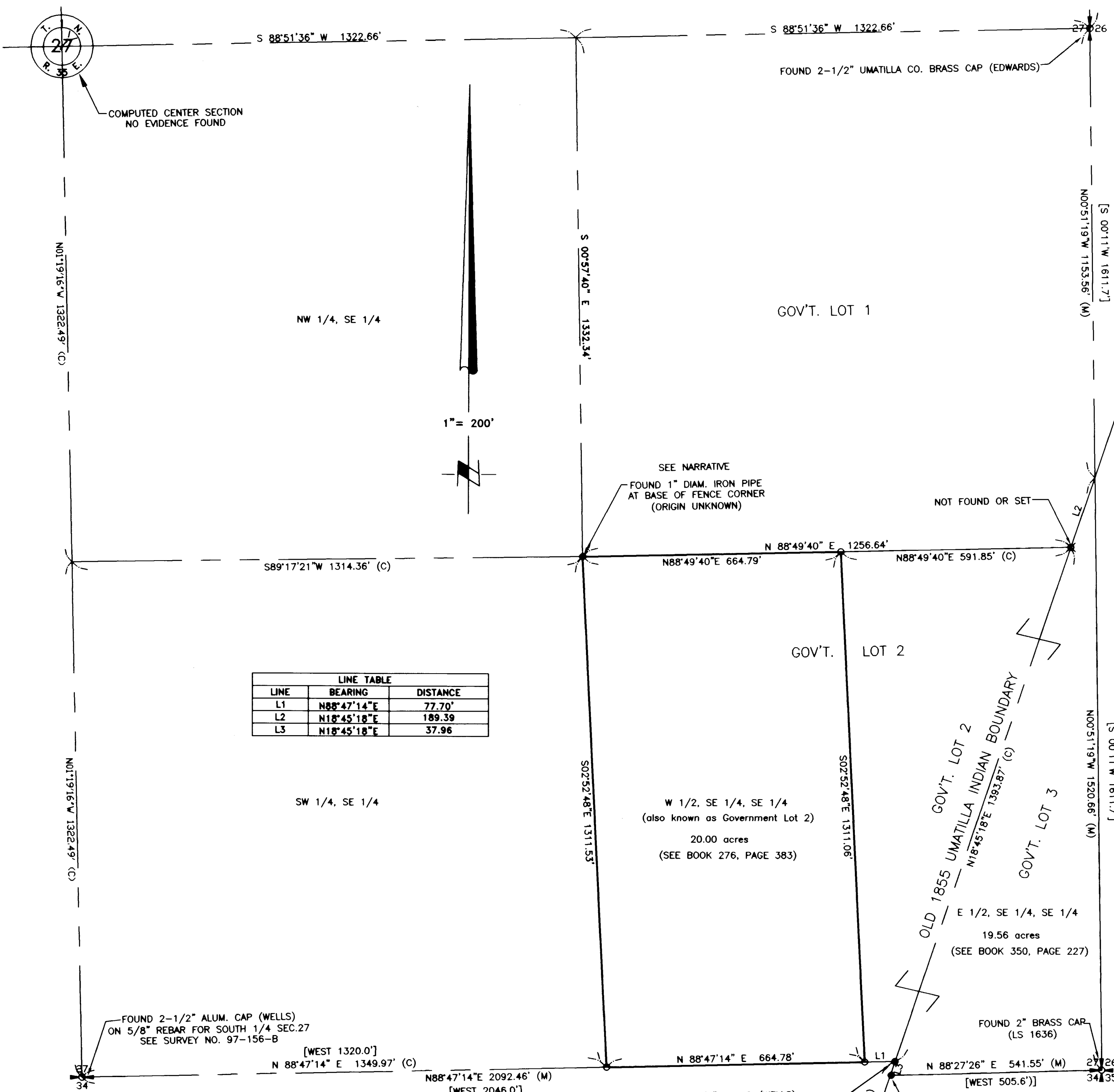
THE PRIMARY CONTROL FOR THIS SURVEY WAS ESTABLISHED USING A COMBINATION OF GPS "FAST STATIC" PROCEDURES AND CONVENTIONAL CLOSED LOOP TRAVERSES. IN ORDER TO SUBDIVIDE THIS SECTION, WE FOUND AND SURVEYED THE FOLLOWING CONTROLLING LAND CORNERS: NW SECTION CORNER, NE SECTION CORNER, SE SECTION CORNER, WEST 1/4 CORNER, EAST 1/4 CORNER AND SOUTH 1/4 CORNER. WE FOUND NO EVIDENCE OF THE NORTH 1/4 CORNER OR THE CENTER SECTION CORNER. AT THE NW CORNER OF THIS PROPERTY, WE FOUND A 1" DIAM. IRON PIPE OF UNKNOWN ORIGIN AT THE BASE OF AN OLD FENCE CORNER WITH FENCES BEARING NORTH AND WEST. ALTHOUGH THIS PIPE DOES NOT FIT OUR COMPUTED POSITION FOR THIS CORNER, IT HAS CLEARLY BEEN AN ACCEPTED CORNER BY ADJOINING LAND OWNERS. THE COMPUTED LOCATION FOR THIS CORNER IS N 63°07'50"E, 21.8 FEET FROM THE EXISTING PIPE. THE SOUTHWEST CORNER OF THIS PROPERTY WAS ESTABLISHED AT PROPORTIONATE DISTANCE BETWEEN THE SOUTH ONE-QUARTER CORNER AND THE CLOSING CORNER ON THE OLD INDIAN BOUNDARY SET BY WELLS ON SURVEY 97-156-B. WELLS HAD PREVIOUSLY ESTABLISHED THE SOUTH SECTION LINE ON THAT SURVEY.

ALL CORNERS WERE SET WITH 5/8"x30" LONG REBAR AND CAP AND WITNESSED BY A 6' CARSONITE POST.



## NOTES/LEGEND

1. BASIS OF BEARING IS THE OREGON COORDINATE SYSTEM, NORTH ZONE, NAD 83/91 DATUM. ALL MEASURED BEARINGS SHOWN HEREON ARE "GRID" BEARINGS, UNLESS NOTED OTHERWISE.
  2. (M) = MEASURED PER THIS SURVEY (C) = COMPUTED BEARING & DISTANCE  
[ WEST 2640' ] = DIMENSIONS IN BRACKETS INDICATE GLO RECORD BEARING & DISTANCE
  3. ○ = DENOTES SET 5/8"x30" REBAR WITH YELLOW PLASTIC CAP STAMPED 'WAGNER' 02817LS.
  4. ● = DENOTES FOUND PROPERTY CORNER AS INDICATED.
- REV: 10/04/05



## SURVEYOR'S CERTIFICATION

I, GARY B. WAGNER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN SEPTEMBER, 2005, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY ORS 92.

REGISTERED PROFESSIONAL LAND SURVEYOR  
GARY B. WAGNER  
JUNE 30, 1997  
02817LS  
RENEWS 6/30/2006

DATE

October 29, 2005

RECEIVED BY

Umatilla County Survey

Date 10-05

Rec'd By

No. 05-181-B

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CLIENT	DELMER HUG		JOB	20705			
PROJECT	RECORD SURVEY						
	GOV'T. LOT 2, SEC. 27, T.1N., R.35 E., W.M.						
DRN. BY	GBW	SCALE	1" = 200'	F. B. NO.	NONE	SHEET	1
APPROVED	GBW	DATE	08/26/05	SDPROJ-	20705	OF	1
				FILE:	20705.DWG		

05-181-B