

**LEGEND**

- COMPUTED RECORD LOCATION FROM SURVEY 01-65-C. MONUMENT NOT VISITED THIS SURVEY
- FOUND 1/2" IRON REBAR FROM RECORD SURVEY AS NOTED
- FOUND 5/8" IRON REBAR FROM RECORD SURVEY AS NOTED
- SET A 5/8" x 24" IRON REBAR W/ A 1 1/8" ORANGE PLASTIC CAP STAMPED WTS AND 56295LS
- ▽ SET A PK NAIL WITH A 2" BRASS WASHER STAMPED WTS AND 56295LS
- COMPUTED POINT

- RECORD SURVEYS**
- R1 CS# 0-585-Bb, HARRIS
  - R2 CS# 0-585-Ba, HARRIS
  - R3 CS# 90-50-C, WELLS
  - R4 CS# M-37-A, HARRIS
  - R5 CS# 0-412-B, MALLULIS
  - R6 CS# 99-246-A, HARRIS
  - R7 CS# F-12-C, EDDLEMAN
  - R8 CS# 01-65-C, D. HADDOCK
  - R9 CITY OF PENDLETON DRAWING 24-7817
  - R10 CS# 99-247-AX GORDON'S TRACTS PLAT BOOK 5, PAGE 32

**MONUMENT NOTE**

I found the monument shown on record surveys R1, R2, R4, R6 and R8, N18°52'46"E, 1.65' from its original location as shown in R6. This pin is called the "initial point" in survey R4. The monument appears to have been moved due to the installation of a sewer line. Excavation at the record location of the monument disclosed a new sewer line 18" below the surface of the ground. See the narrative for further discussion of this point.

SW 1/4 S10 & NW 1/4 S15  
T2N, R32E, W.M.  
UMATILLA COUNTY, OREGON

**NARRATIVE OF SURVEY**

This survey was performed at the request of Ms. Barbara Copeland. The purpose of the survey was to monument the corners of the Copeland tract as shown hereon and to confirm the location of the property line in relation to the fences around that tract.

A portion of the Copeland property was originally a part of the subdivision known as Gordon's Tracts. The properties associated with that subdivision have had their problems over the years due in part to engineer, W.E.O. Criger, failing to properly locate the section line during the initial survey for the plat of Gordon's Tracts. The Criger error was known as early as 1956. Survey 99-246-A, done in April of 1956 by Mr. Wayne O. Harris, shows what is now the Copeland tract as "Land Occupied by Hayes" on December 11th 1957. Mrs. Ethel Hayes filed a suit to quiet title. (see EQ No. 12109). Mrs. Hayes won the suit and the final decree, filed August 25th 1959, used the legal description that has been used in all subsequent conveyances of that tract of land. That description had also been used in 4 deeds recorded in April of 1959 (see Book 652 - 665) as part of settlement of the law suit with the adjoiners on the east side of the Hayes tract.

A second suit was also filed for the property on the west side of the Hayes tract. The decree for that tract (see EQ No. 12,664 recorded October 7, 1960) appears also to have been based on the 1960 Harris survey, 99-246-A. The second suit had no effect on the Hayes Boundary.

In 1976, Mr. Harris surveyed the property on the east side of the Hayes tract for Mr. Forrest McCarty. In that survey, Mr. Harris shows that he found his prior monument at the NE corner of the Hayes tract and he calls it the "initial point". All of the legal descriptions of the McCarty tract (which is shown as the Dallman tract on this map) subsequent to survey M-37-A use the dimensions from survey M-37-A to identify their "point of beginning". This creates an ambiguity because the "initial point" shown on survey M-37-A is 0.57' farther west than it was reported to be in survey 99-246-A.

The ambiguity is specifically related to the line between the Copeland and Dallman tracts at the north end of their common line. Both deeds refer to this point as being a certain distance from the intersection of the section line and the south line of the Reservation Addition to the City of Pendleton. The Copeland tract was purchased from Alice O. Hunt (see Reel 71, Page 598). The Copeland description calls for the Copeland / Dallman corner to be 143.39' from the point of intersection of the section / Reservation Addition lines. The Dallman (formerly McCarty) description calls for this same point to be 142.82' from that intersection. However, it also calls for it to be at the end of the line of the Alice O. Hunt property line.

There was a deed from Alice Hunt to Forrest McCarty in 1974 (Reel 38, Page 1805). That deed included the ambiguity and it cannot be discerned from the document that either party was aware of the discrepancy created by the Harris surveys. Therefore, since the Copeland description is the same as the Alice O. Hunt description, and the Dallman description calls for the Alice O. Hunt description as defining their west line, I have held the correct point for the common corner to be a distance of 143.39 feet from the section line / Reservation Addition line intersection. This agrees with the purpose of the Hayes lawsuit which was based on the possessory lines. Holding the Hunt / Copeland description as controlling places the property line at or near the west face of the old fence as shown in the fence detail hereon.

The dimensions on survey M-37-A indicate that the monument called the "initial point" had been moved from the location it was set at in survey 99-256-A. I was the field crew for survey 01-65-C and can confirm that we had found that monument at the position indicated on M-37-A. Since the date of that survey in 2001, that monument has been moved again as explained in the monument note hereon.

After resolving the ambiguity in the manner described above, I computed the remaining corner locations using the record distances and the found monumentation as shown on this map.

As can be seen on this map, the legal descriptions for these lots overlap into the right of way for Tutuilla Road. I held the same location for that road as established under survey 01-65-C. I set the southerly property monuments at the intersection of the deed lines and the right of way line.

This survey was performed with a Trimble Robotic Total Station.

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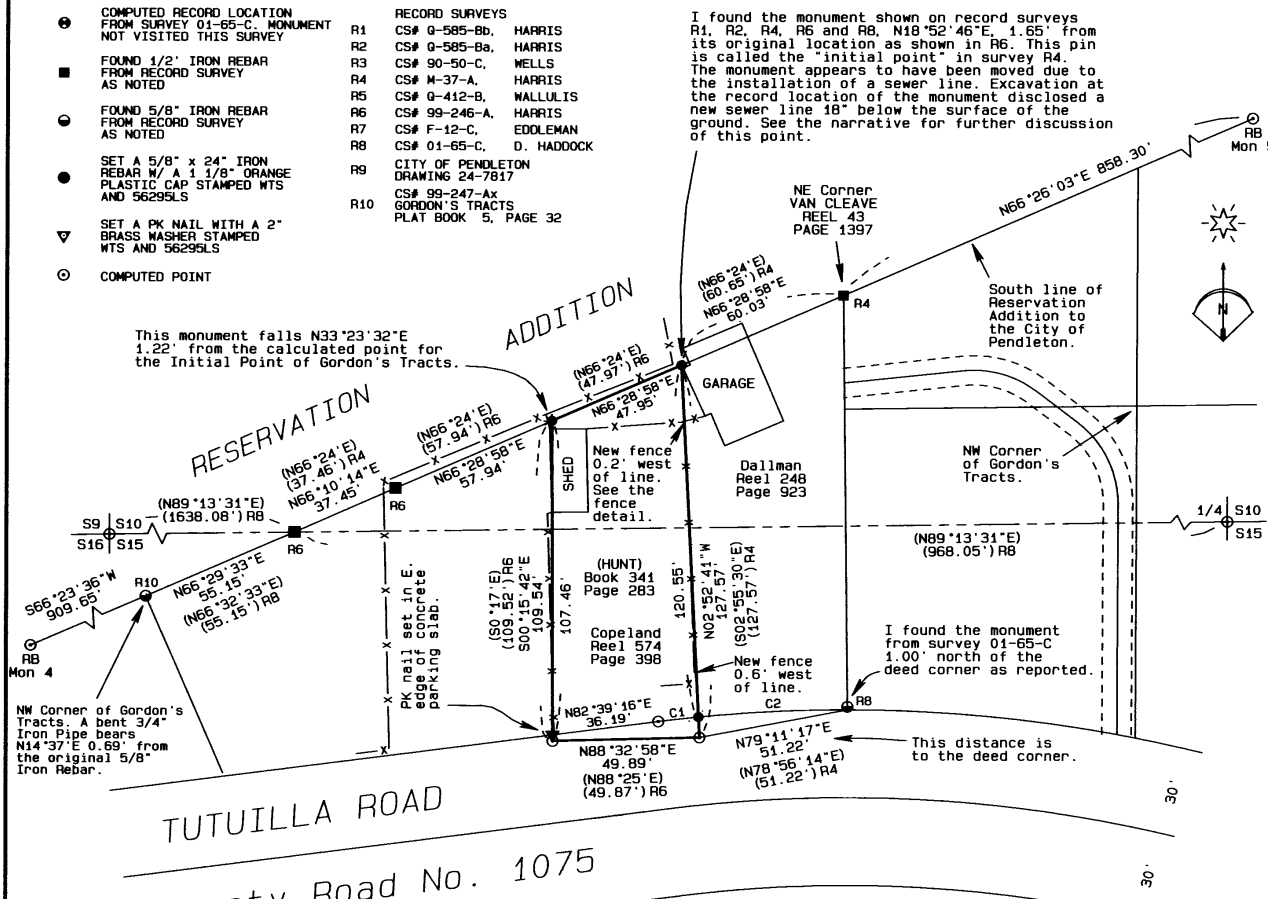
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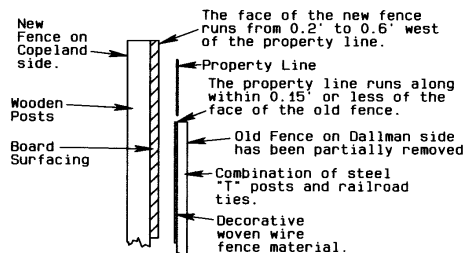


**BASIS OF BEARINGS**

Bearings are based on the line running from the NW Corner of Gordon's Tracts to the NE Corner of Van Cleave being N66°26'23"E as per survey 01-65-C.

**FENCE DETAIL**

Between Copeland and Dallman tracts.



**CURVE TABLE**

CURVE	ARC	RADIUS	DELTA	LONG CHORD BEARING	DISTANCE
C1	13.73'	507.46'	01°33'01"	N83°25'46"E	13.73'
C2	50.75'	507.46'	05°43'49"	N67°04'10"E	50.73'

**RECEIVED BY**

Umatilla County Surveyor  
Date: 10-11  
Rec'd By: [Signature]  
No.: 11-111-B

**SURVEY FOR**  
Ms. Barbara Copeland  
1040 Tutuilla Road  
Pendleton, OR 97801

LOCATION: SW1/4 S10 & NW1/4 S15, T2N, R32E, W.M., Umatilla County, Oregon.

PROJECT DATE: September 10, 2011  
Project No. 11-24 SCALE: 1" = 30'  
**WITNESS TREE SURVEYING**  
Stephen K. Haddock, PLS, CFedS  
P.O. Box 6  
Pilot Rock, Oregon 97868  
(541) 443-2922

REGISTERED PROFESSIONAL LAND SURVEYOR  
STEPHEN K. HADDOCK  
JULY 3, 2001  
56295LS  
RENEWS 6-30-13