

RECORD OF SURVEY
within the NE1/4 Section 33,
Township 5 N., Range 31 E., W.M.,
Umatilla County, Oregon

RESET RECORD MONUMENT PER (R2) THIS MONUMENT WAS EXTENSIVELY SEARCHED FOR & NOT RECOVERED. IT FALLS NEAR THE TOP OF THE CUT SLOPE FOR THE ROAD. IT WAS SET TO PROVIDE ADDITIONAL CONTROL IN THE AREA SET 5/8 REBAR WITH ORANGE PLASTIC CAP MARKED PLS

SURVEYOR'S NARRATIVE

THIS SURVEY WAS MADE AT THE REQUEST OF UNIVERSAL REALTY, TO SURVEY THE PROPERTY DESCRIBED IN TRUSTEE'S DEED INST. NO. 2015-6270599, TAX LOT 800 OF TAX MAP 5N3133A, HOLDMAN, OREGON, FOR A POTENTIAL BUYER OF THE PROPERTY.

THE BASIS OF BEARINGS FOR THIS SURVEY IS STATE PLAN COORDINATES NORTH ZONE. I ESTABLISHED A BASE STATION AND ITS COORDINATES AND USED THE OREGON NORTH ZONE PROJECTION. THE REASON FOR THIS IS THE LACK OF SURVEY MONUMENTS IN THE AREA. A TOTAL STATION WAS USED TO CALCULATE A GRID TO GROUND SCALE FACTOR WHICH WAS CHECKED WITH THE OPUS CALCULATED SCALE FACTOR. THE SURVEY WAS NOT ROTATED. ALL BEARINGS SHOWN ARE BASED ON THE OREGON NORTH ZONE. THE GRID TO GROUND SCALE FACTOR APPLIED TO DISTANCES WAS 1.0001146073. ALL DISTANCES SHOWN ARE GROUND DISTANCES.

THE PARCEL OF LAND SURVEYED IN THIS SURVEY WAS SPLIT OUT OF THE ORIGINAL PARCEL OF LAND THAT WAS CONVEYED TO SCHOOL DISTRICT NO. 105 BY DEED IN BOOK 117 PAGE 639, DATED 1923. THIS DEED IS A BOUNDS DEED WITH ITS BOUNDS BEING THE PENDLETON COLD SPRINGS HIGHWAY, THE MIDDLE FORK COLD SPRINGS CANYON CREEK AND THE NORTH COLD SPRINGS ROAD. THE DEED DESCRIBES THE PROPERTY WELL BUT HAS NO BEARINGS AND CONTAINS DISTANCE CALLS OF MORE OR LESS. BETWEEN 1952 AND 1954 W.E.O. CRIGER PERFORMED SEVERAL SURVEYS IN THE AREA INCLUDING THIS PROPERTY AND SEVERAL OTHERS. MR. CRIGER STATES IN HIS MEMORANDUM OF FIELD NOTES, THAT HE IS RETRACING THE BOUNDARIES OF THE ORIGINAL LAND THAT WAS MARKED OUT AND FENCED FOR THE SCHOOL DISTRICT. HE STATES THAT THE DEED IS VAGUE AND HAS NO BEARING OR DEFINITE DISTANCES, NOR DOES IT TIE THE PROPERTY TO ANY U.S. GOVERNMENT SURVEY. IN HIS SURVEY OF THE SCHOOL PROPERTY HE RETRACES THE SCHOOL BOUNDARY ALONG AN EXISTING FENCE LINE AND THE CREEK. THIS SURVEY IS USED TO DESCRIBE THE WESTERN PARCEL OF LAND THAT THE SCHOOL SPLITS OFF AND SELLS TO WAYNE AND JANICE HARGETT BY DEED IN BOOK 223 PAGE 563 DATED FEBRUARY, 1955. IT APPEARS THAT FROM THAT DATE FORWARD ALL DEED TRANSACTIONS USE THE NEW DESCRIPTION CREATED FROM MR. CRIGER'S SURVEY. BY DOING THIS IT APPEARS TO CAUSE SOME AMBIGUITIES THAT DID NOT EXIST IN THE ORIGINAL OVERALL SCHOOL DISTRICT DEED. THE DESCRIPTION STARTS AT A POINT ON THE FENCE LINE THAT HE SURVEYED ALONG WHEN SURVEYING THE SCHOOL PROPERTY AND RUNS WITH BEARING AND DISTANCE TO THE CREEK. THE DISTANCE CREATES A POINT THAT FALLS 30 FEET WEST OF THE CREEK. IT THEN FOLLOWS THE CREEK TO A POINT THAT BEARS A BEARING AND DISTANCE NORTH OF THE POINT OF BEGINNING. I USED THIS DESCRIPTION TO CONTROL AND ESTABLISH THE LINE BETWEEN THE EXISTING SCHOOL PROPERTY AND THE PROPERTY BEING SPLIT OFF OF THE SCHOOL PROPERTY.

SEVERAL HIGHWAY MAPS WERE REFERENCED IN THIS SURVEY. HIGHWAY MAP SLIDE 32 OF MISCELLANEOUS RECORDS, UMATILLA COUNTY SURVEYORS OFFICE DATED 1923, HIGHWAY MAP DRG. NO. 5B-29-11 DATED 1940 AND HIGHWAY MAP DRG. NO. 6B-35-2 DATED 1949. THE HIGHWAY MAP DATED 1923 IS THE SAME YEAR THAT THE SCHOOL PROPERTY WAS CONVEYED. THIS IS IMPORTANT BECAUSE THE HIGHWAY HAS BEEN REALIGNED AND THE ORIGINAL DEED WAS BOUND BY THE HIGHWAY. I WAS ABLE TO DETERMINE THAT THE HIGHWAY WAS IN THE SAME LOCATION IN 1923 AS IT IS NOW OR REASONABLY CLOSE. BETWEEN THE DIFFERENT HIGHWAY MAPS THE CURVE DATA IN THIS AREA IS NOT CONSISTENT ON EACH MAP. I WAS ABLE TO USE THE HIGHWAY DATA FROM THE 1923 MAP AND FIT THE CURVE DATA TO THE EXISTING HIGHWAY AS IT NOW EXISTS.

THE 1/4 MONUMENT COMMON TO SECTION 33 AND 34 AS SHOWN ON MR. CRIGER'S SURVEY WAS NOT RECOVERED. IT FALLS IN A CULTIVATED FIELD, THE FIELD HAS NOT BEEN FARMED FOR SOME TIME BUT HAS IN THE RECENT PAST. I WAS ABLE TO RECOVER THREE OF THE RECOVERED MONUMENTS SET BY MR. CRIGER. THE DISTANCES FROM THESE REFERENCE MONUMENTS DO NOT INTERSECT. A SURVEY BY MR. HAYES, SURVEY NO. Q-1269 ALSO SHOWS A 1/4 CORNER LOCATION WITH GOOD EVIDENCE OF THE MONUMENT HOWEVER I FIND NO MONUMENT AT THIS LOCATION AND CALCULATING IT BACKWARDS FROM THE HIGHWAY THIS MONUMENT WOULD FALL 200 FEET +/- NORTH OF THE LOCATION OF THE CRIGER MONUMENT. I REESTABLISHED THE LOCATION OF THE CRIGER MONUMENT BY HOLDING HIS RECORD ANGLES AS PER ORS. 93.310 (3).

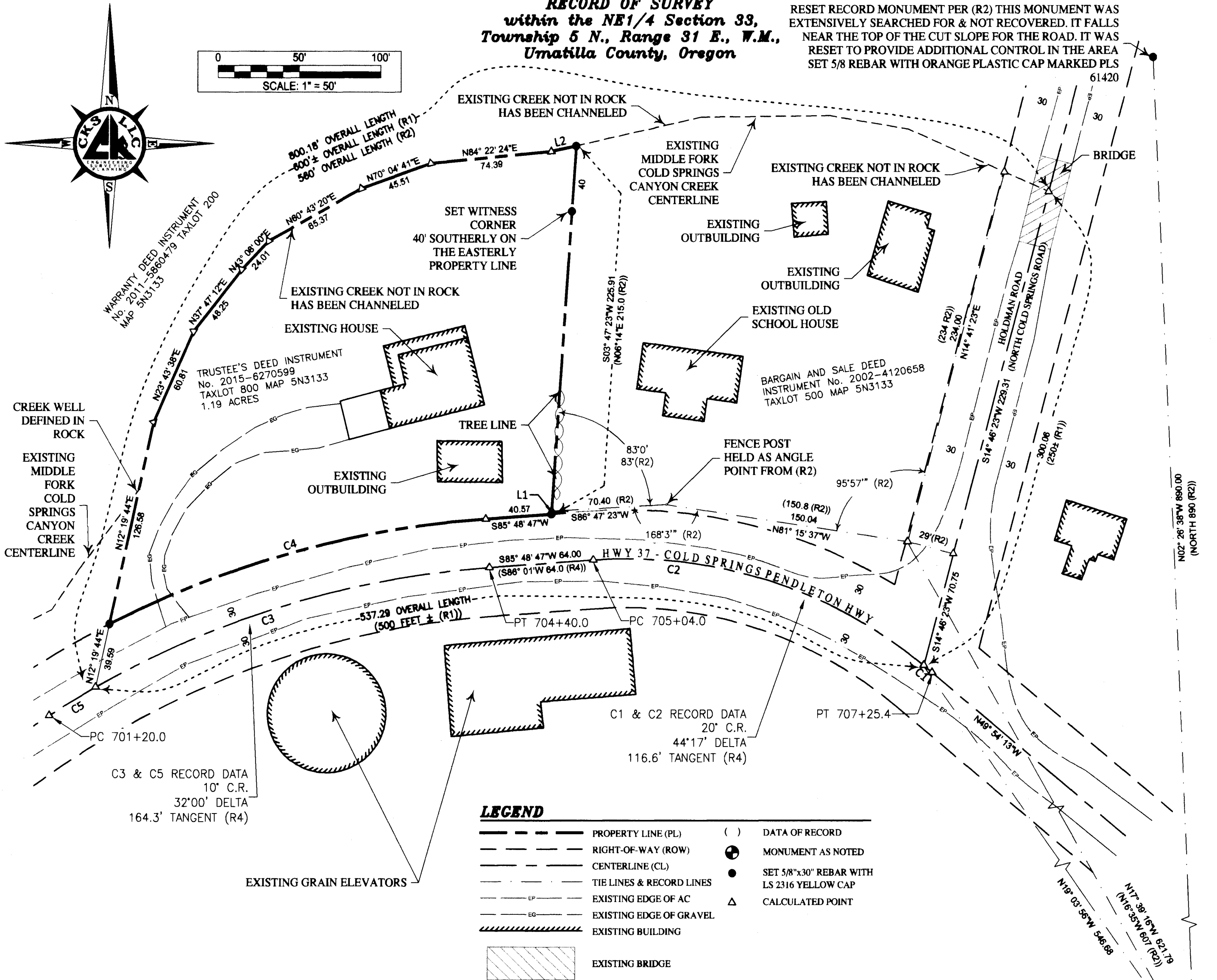
I RETRACE THE ORIGINAL SCHOOL BOUNDARY BASED ON THE 1923 DEED STARTING AT THE INTERSECTION OF HIGHWAY 37 AND COUNTY ROAD NO. 88. AS I LOCATE IT NOW, I RUN ALONG THE CENTERLINE OF THE HIGHWAY TO A POINT THAT WOULD INTERSECT THE CREEK JUST BEFORE IT STARTS TO TURN AND PARALLEL THE HIGHWAY THIS CREATES A DISTANCE ALONG THE HIGHWAY OF 537.29 FEET (DEED DISTANCE IS 500 FEET MORE OR LESS). I FIND THIS TO BE ACCEPTABLE. I THEN RUN ALONG THE CENTERLINE OF THE CREEK 801.18 FEET (THIS INCLUDES GETTING FROM THE ROAD TO THE CREEK) (DEED DISTANCE IS 600 FEET MORE OR LESS). I FIND THIS TO BE ACCEPTABLE. TO THE INTERSECTION OF COUNTY ROAD NO. 88. I THEN RUN ALONG COUNTY ROAD NO. 88, 300.06 FEET (DEED DISTANCE IS 250 FEET MORE OR LESS). I FIND THIS TO BE ACCEPTABLE. I INTERVIEWED MR. HOLDMAN WHO STATED THE AREA HAS HAD MAJOR FLOODING OVER THE YEARS. FILL DIRT AND DIKES ALONG THE CREEK HAVE BEEN BUILT IN THE AREA. THE CREEK MAY NOT BE IN THE SAME LOCATION AS IT WAS IN 1923. THIS IS IMPORTANT BECAUSE THE CURRENT DEED CALLS THE CREEK AS IT EXISTED IN 1923, HOWEVER THE ORIGINAL 1923 DEED DOES NOT SAY THIS. I HAVE ELECTED TO HOLD THE CREEK AS THE BEST AVAILABLE EVIDENCE OF THE NORTHERN BOUNDARY.

I RETRACE AND REESTABLISH THE SUBJECT PARCEL OF LAND USING THE CRIGER SURVEY TO CONTROL THE DIVIDING LINE BETWEEN THE PARCELS. I HOLD THE CENTERLINE OF THE CREEK AND THE CENTERLINE OF COUNTY ROAD NO. 88 AND ESTABLISH BY CALCULATION A POINT THAT IS 234 FEET SOUTHERLY OF THE CREEK AND 29 FEET WESTERLY OF THE ROAD AS THE SOUTHEAST CORNER OF THE SCHOOL PROPERTY. I RECOVER TWO FENCE POSTS IN CONCRETE, AS DESCRIBED IN CRIGER'S MEMORANDUM OF FIELD NOTES, THE WESTERN FENCE POST IS 150.8' EAST OF THE SOUTHEAST CORNER OF THE SCHOOL PROPERTY AS SURVEYED BY CRIGER. (DEED AND MAP IS 150.8') I INTERVIEW MR. HOLDMAN WHO STATES THERE WAS A FENCE AROUND THE SCHOOL PROPERTY WHEN THEY ACQUIRED THE PROPERTY AND THEY HAD REMOVED THE FENCE BUT HAD LEFT THE TWO POSTS IN FRONT OF THE SCHOOL. I THEN RUN RECORD 70.4 FEET AND ESTABLISH A POINT ON THE DIVIDING LINE OF THE PROPERTY WHICH IS EXTENDED SOUTHERLY TO THE HIGHWAY RIGHT OF WAY LINE. I THEN RUN RECORD BEARING NORTHERLY 225.91 FEET TO THE CREEK (DEED/MAP DISTANCE IS 215.00) AND ESTABLISH THE DIVIDING LINE BETWEEN THE PROPERTIES. THE REMAINING SOUTHERN BOUNDARY OF THE SUBJECT PROPERTY IS ESTABLISHED BASED ON THE RETRACEMENT OF THE ORIGINAL SCHOOL PROPERTY BUT ON THE HIGHWAY RIGHT OF WAY, THE CREEK CONTROLS THE NORTHERN BOUNDARY.

I BELIEVE THAT THE DESCRIPTION IN THE ORIGINAL 1923 DEED WAS SUFFICIENT IN CONVEYING THE LAND. HOWEVER WHEN THE SCHOOL SOLD THE WESTERN PORTION OF THEIR PROPERTY THEY USED THE NEW CRIGER SURVEY AND DESCRIPTION. THIS DESCRIPTION WOULD CAUSE A STRIP OF LAND TO EXIST BETWEEN THE HIGHWAY AND THE NEWLY CREATED PARCEL, CAUSING THE PARCEL TO HAVE NO ACCESS TO THE HIGHWAY. I BELIEVE THAT THE SCHOOL INTENDED TO SALE ALL OF THE LAND THAT THEY OWNED WEST OF THE DIVIDING LINE THAT CRIGER SURVEYED AND ESTABLISHED.

I INTERVIEWED MR. HOLDMAN REGARDING THE DIVIDING LINE BETWEEN HIS PARCEL AND THE SUBJECT PARCEL, HE STATED HE DID NOT KNOW WHERE THE LINE WAS BUT THOUGHT IT WAS CLOSE TO A PARTIAL LINE OF TRESS BETWEEN THE PROPERTIES. MY RETRACEMENT OF THE LINE RUNS THROUGH THE TREE LINE AND WAS ACCEPTED BY MR. HOLDMAN.

I LANCE C. KING, A REGISTERED PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT THE FIRST MONUMENT ESTABLISHING OR REESTABLISHING A BOUNDARY MONUMENT WAS PLACED ON 10/21/2015, THAT THE ADJOINING PROPERTY AND ALL PROPERTY ACCESSED IN THIS SURVEY WAS DONE IN ACCORDANCE WITH ORS 672.047, THAT THE SURVEY WAS MADE BY ME, OR UNDER MY DIRECTION, THAT THE MONUMENTS ARE AS SHOWN AND THAT THIS MAP IS A TRUE AND ACCURATE REPRESENTATION OF SAID SURVEY.



LINE TABLE

LINE No.	LENGTH	BEARING
L1	1.87	S3° 56' 17"W
L2	15.64	N77° 10' 41"E

CURVE TABLE

CURVE No.	RADIUS	DELTA	LENGTH	TANGENT	BEARING CHORD	CHORD
C1	286.70	0°37'56"	3.16	1.58	N50°13'11"W	3.16
C2	286.70	43°39'04"	218.42	114.82	N72°21'41"W	213.18
C3	572.98	25°29'09"	254.87	129.58	S73°04'12"W	252.77
C4	602.98	22°58'05"	241.71	122.50	S74°19'44"W	240.10
C5	572.98	6°30'51"	65.14	32.61	S57°04'12"W	65.11

LEGEND

- PROPERTY LINE (PL)
- - - RIGHT-OF-WAY (ROW)
- CENTERLINE (CL)
- TIE LINES & RECORD LINES
- EXISTING EDGE OF AC
- EXISTING EDGE OF GRAVEL
- EXISTING BUILDING
- EXISTING BRIDGE
- () DATA OF RECORD
- ⊙ MONUMENT AS NOTED
- SET 5/8"x30" REBAR WITH LS 2316 YELLOW CAP
- △ CALCULATED POINT

- RECORDS OF REFERENCE**
- R1 WARRANTY DEED TO SCHOOL DISTRICT No. 105 BOOK 117, PAGE 639 UMATILLA COUNTY RECORDS
 - R2 SURVEY MAP AND FIELD NOTES AT HOLDMAN, OREGON PREPARED BY W.E.O. CRIGER, FILED UNDER UMATILLA COUNTY SURVEY No. Q-780-AX.
 - R3 DEED TO HARGETT, BOOK 223, PAGE 563 UMATILLA COUNTY RECORDS
 - R4 OREGON STATE HIGHWAY DEPARTMENT MAP SLIDE 32 OF MISCELLANEOUS RECORDS UMATILLA COUNTY SURVEYORS OFFICE DATED 1923.
 - R5 OREGON STATE HIGHWAY DEPARTMENT MAP DRG. No. 5B-29-11 DATED 1940
 - R6 OREGON STATE HIGHWAY DEPARTMENT MAP DRG. No. 6B35-2 DATED 1949
 - R7 SURVEY MAP AND FIELD NOTES AT HOLDMAN, OREGON PREPARED BY W.E.O. CRIGER, FILED UNDER UMATILLA COUNTY SURVEY No. Q-1268-AX.

RECEIVED BY
 Umatilla County Surveyor
 Date: 11/20/15
 Rec'd By: G. Hensley
 No.: 15-115-B

REGISTERED PROFESSIONAL LAND SURVEYOR
James King
 OREGON
 MAY 10, 2011
 LANCE CLARK KING
 6142B

SURVEY FOR:
UNIVERSAL REALTY
CK3, LLC
 CIVIL-STRUCTURAL-ELECTRICAL ENGINEERING, SURVEYING & PLANNING
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CHECKED BY: LCK FIELDBOOK No.: 0-308 PAGE(S): 7-11
 DRAWN BY: RWF DWG FILE No.: B-1204
 APPROVED BY: LCK FILENAME: V015053.dwg JOB No. VO-15053
 DATE: 10-22-2015 DATE REVISED: SHEET: 1 of 1

RENEWED: 6/30/2017