

FND 2" BRASS CAP AT THE NW CORNER FOR FRACTIONAL SECTION 13, 6N35.

(S89°13'26"E 2675.20(R9)
N88°39'59"E 2675.18'

STATELINE ROAD

FND 5/8" IRON REBAR AT BEARING OBJECT LOCATIONS. CORNER GONE. N 1/4 CORNER FOR FRACTIONAL SECTION 13, 6N35.

RECORD OF SURVEY

A SURVEY OF A PORTION OF LOT 6, AND LOT II OF GRANDVIEW ORCHARD TRACT, LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 35 EAST, WILLAMETTE MERIDIAN, CITY OF MILTON FREEWATER, UMATILLA COUNTY, OREGON.

SURVEYOR'S NARRATIVE:

THIS SURVEY WAS PERFORMED AT THE REQUEST OF DEAN CARNEY, PURCHASE CONTRACT(OWNER), TO LOCATE THE CORNERS OF TWO PARCELS, BEING DESCRIBED AS:
TRACT I: BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF LOT 6, GRANDVIEW ORCHARD TRACT LOCATED IN SECTION 13, TOWNSHIP 6 NORTH, RANGE 35, E.W.M., WITH THE EAST LINE OF HIGHWAY II RUNNING ALONG WEST SIDE OF SAID LOT 6; THENCE NORTH 80 FEET; THENCE EAST, PARALLEL WITH SOUTH LINE OF SAID LOT 6, A DISTANCE OF 160 FEET; THENCE SOUTH 80 FEET; THENCE WEST TO THE POINT OF BEGINNING;
EXCEPTING THEREFROM THAT TRACT OF LAND CONVEYED TO STATE OF OREGON, BY DEED RECORDED IN BOOK 160, PAGE 611, DEED RECORDS, UMATILLA COUNTY, OREGON. (NOTE: THIS DESCRIPTION CALLS THE WIDENED HIGHWAY II RIGHT-OF-WAY).
TRACT II: THE WEST 299 FEET OF THE NORTH HALF OF LOT II, GRANDVIEW ORCHARD TRACT, LOCATED IN SECTION 13, TOWNSHIP 6 NORTH, RANGE 35, EAST, WILLAMETTE MERIDIAN, COUNTY OF UMATILLA, STATE OF OREGON;
EXCEPTING THEREFROM THAT PORTION CONVEYED TO STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION, BY DEED RECORDED IN BOOK 160, PAGE 619, DEED RECORDS, UMATILLA COUNTY, OREGON. (NOTE: SAME AS ABOVE REGARDING HIGHWAY II ROW)
I FIND SEVERAL CORNERS FROM PREVIOUS SURVEYS DONE IN THIS AREA. RALPH THOMPSON FOUND A MONUMENT HE HELD TO BE THE SW CORNER OF LOT 3, IN SURVEY A-010-AX, PERFORMED IN AUGUST OF 1964. CRIGER SET AN UNSPECIFIED MONUMENT AT THE NW CORNER OF LOT 14 ON THE ROW LINE IN 1953. THAT MAY BE THE 3/4" IRON REBAR THAT I FOUND IN THE CLUSTER OF MONUMENTS IN THAT AREA. IN FRACTIONAL SECTION 13 I FIND A BRASS CAP AT THE NORTHWEST CORNER; BEARING OBJECTS AT THE NORTH QUARTER CORNER, (THE CORNER IS GONE); A BRASS CAP AT THE CENTER 1/4; A BRASS CAP AT THE SOUTH QUARTER CORNER; AND A BRASS CAP AT THE SOUTHWEST CORNER. I HOLD THESE MONUMENTS TO HELP DETERMINE THE CORNERS OF LOTS 3, 6, II, AND 14 OF GRANDVIEW ORCHARD TRACT. WELLS DID A PARTITION PLAT IN 2007, IN A PORTION OF LOT 22, AND I TIE INTO HIS MONUMENTS AS ADDITIONAL REFERENCE FOR THE LOTS TO THE NORTH. I WAS NOT ABLE TO LOCATE ANY OF THE CORNERS TO THE NORTH, ALONG THE CENTER DIVIDING LINE OF THE LOTS BECAUSE OF FENCES AND IRRIGATION SYSTEMS THAT ARE OCCUPYING THE CORNER LOCATIONS, AND THE MONUMENTS HAVE APPARENTLY BEEN EXCAVATED OUT. THE TWO MONUMENTS THAT I WAS ABLE TO FIND ON THE SOUTH LINE OF TUM-A-LUM HEIGHTS CONFIRMED THAT THE 6" STEEL FENCE POSTS ALONG THE WEST SIDE OF TUM-A-LUM HEIGHTS ARE ON THE WEST LINE. THE SOUTHEAST CORNER OF LOT 14 OF TUM-A-LUM HEIGHTS HAS BEEN DISPLACED BY A FENCE AND IS N65°10'37"E 0.46' FROM IT'S CALCULATED POSITION. I FIND A 3/4" IRON REBAR (CRIGER 1953?) AT THE APPARENT SOUTHWEST CORNER OF LOT II OF GRANDVIEW ORCHARD TRACT, 1.87' SOUTH OF THE 1/2" IRON REBAR AT THE STATE HIGHWAY MARKER, AND 3.99' NORTH OF A CORNER SET BY KRUMBEIN IN SURVEY 82-131-B. THIS MONUMENT FITS THE CORNER CALLED BY THOMPSON AND RECORD FOR GRANDVIEW ORCHARD PLAT ALMOST EXACTLY. THE 3/4" IRON ROD ALSO AGREES WITH THE IMPROVEMENTS AND THE ROADWAY AT THE SOUTH END OF LOT 6, AS SHOWN ON THIS SURVEY. I WAS NOT ABLE TO FIND THE "IRON PINS" ON EACH SIDE OF THE ROADWAY AT THE CARNEY PROPERTY, AS CALLED IN ODOT ROLL MAP 337, OR THE CONCRETE MONUMENTS NEAR STATELINE. THE INTERSECTION AT STATELINE HAS BEEN COMPLETELY REDONE IN THE LAST SEVERAL YEARS. DUE TO VARIATIONS FOUND IN SEVERAL SURVEYS, I HOLD BEST EVIDENCE TO FOUND MONUMENTS FOR SECTION 13, HIGHWAY II, AND CORRELATED WITH THE PLAT OF GRANDVIEW ORCHARD TRACT TO ESTABLISH THE CORNERS OF THE CARNEY PROPERTY. I HOLD RTK GPS NAD83 ORNSPC GRID BEARINGS AND SHOW REFERENCE TO RECORD BEINGS THERE ARE NO CALLED BEARINGS ON THE DEED. I USE NOAA NCAT TO DETERMINE THAT THE SCALE FACTOR IS SO SMALL THAT I LEAVE IT AT GRID. (I.E. 0.99996199 GROUND TO GRID). THIS SURVEY WAS PERFORMED USING A CARLSON BRX7 RTK GPS SYSTEM. STANDARD ERROR FOR THE RTK SYSTEM IS 0.08MM + 1 PPM X BASELINE MEASURED, IN MILLIMETERS.

Robert D. English
ROBERT D. ENGLISH, ORPLS43406LS

REFERENCES: UMATILLA COUNTY DEED RECORDS (UCDR)

- (R1) ASSESSOR'S MAP 6N 35 13B, 6N 35 13C, 6N 35 24B
- (R2) GRANDVIEW ORCHARD TRACT, PLAT BOOK 4, PAGE 12, UMCO RECORDS, 1910.
- (R3) COUNTY SURVEY NO. A-010-AX, THOMPSON FOR KILBURG, 1964. LOT 3 OF GRAND VIEW ORCHARD TRACT.
- (R4) COUNTY SURVEY NO. 82-003-A, MCLIND FOR LARSON, 1981. LOT 3 OF GRAND VIEW ORCHARD TRACT.
- (R5) COUNTY SURVEY NO. 82-131-B, KRUMBEIN FOR SIMRELL, 1982. LOT II OF GRAND VIEW ORCHARD TRACT.
- (R6) COUNTY SURVEY NO. 84-172-B, KRUMBEIN FOR DEMOTTS, 1984. LOTS 4, 5, 12 OF GRAND VIEW ORCHARD TRACT.
- (R7) COUNTY SURVEY NO. 93-003-B, STREAMER FOR LARSON, 1992. LOT 3 OF GRAND VIEW ORCHARD TRACT.
- (R8) COUNTY SURVEY NO. 06-081-AX, CRIGER FOR PORTION OF GRAND VIEW ORCHARD TRACTS, 1953.
- (R9) COUNTY SURVEY NO. 07-178-B, USKH FOR WILLIAMS, 2007. PORTION OF LOT 10 GRAND VIEW ORCHARD.
- (R10) ODOT ROLL MAP 337 STATELINE TO JUST SOUTH OF LOT 26, GRAND VIEW ORCHARD.
- (R11) COUNTY SURVEY NO. 00-III-B, ODOT AT STATELINE AND HWY II, 2000. STATE HWY MAP 173.
- (R12) COUNTY SURVEY NO. 03-04-B, ODOT AT STATELINE AND HWY II, 2003. STATE HWY MAP 174.
- (R13) COUNTY SURVEY NO. 96-56-B, LARSON FOR BORCK, 1996. WEST HALF OF SECTION 13.
- (R14) TUM-A-LUM HEIGHTS, PLAT BOOK 13, PAGE 005, UMCO RECORDS, 1985.
- (D1) STATUTORY WARRANTY DEED, DOC. NO. 2005-4900539, UCDR, STILES TRUST, 2005. TAX LOT 900, 6N3513C.
- (D2) QUIT CLAIM DEED, REEL 223, PAGE 1540, UCDR, BREEDING/KESSLER, 1992, TAX LOT 1100, 6N3513C.
- (D3) WARRANTY DEED, DOC. NO. 2018-6810055, UCDR, FLORES/INSURRIAGA, 2018, TAX LOT 1300, 6N3513C.
- (D4) WARRANTY DEED, DOC. NO. 2018-6780708, UCDR, JAIMES, 2003, TAX LOT 1400.

LEGEND

- SET A 5/8"x30" IRON REBAR WITH RED PLASTIC CAP, MARKED ORPLS43406LS/WAPLS44338
- ⊙ FOUND 5/8" IRON REBAR WITH ALUMINUM CAP, OR AS NOTED.
- X CALCULATED POINT - NOTHING FOUND OR SET.
- XXX(R#) RECORD AND REFERENCE TO SURVEY
- PROPERTY LINE
- - - - - EXISTING GRAVEL DRIVEWAY
- EXISTING FENCE, OR A LINE OF 6" STEEL POSTS ALONG THE WEST LINE OF LOT 12 GRANDVIEW
- - - - - EXISTING WIRE FENCE

REGISTERED PROFESSIONAL LAND SURVEYOR

Robert D. English
OREGON
JANUARY 11, 2005
ROBERT DOUGLAS ENGLISH
43406LS

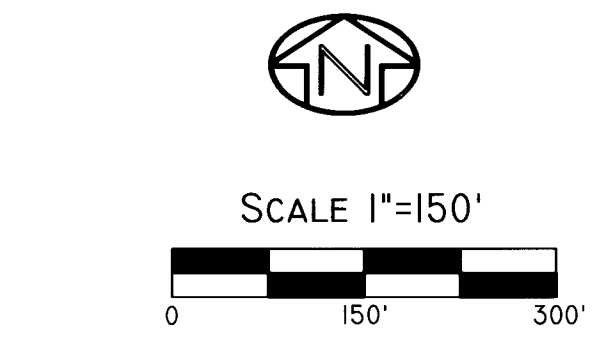
RENEWAL DATE: 12/31/23

DATE: 07/15/21	DWN.BY: RDE
SCALE: 1"=20'	CHK. BY: RDE
JOB NO. 2021-017	REV. DATE: 02/02/22
DWG NO. CARNEYUPH MF.DWG	

RECORD OF SURVEY FOR:
CARNEY UPHOLSTERY
85581 OR-II
MILTON FREEWATER, OREGON 97862

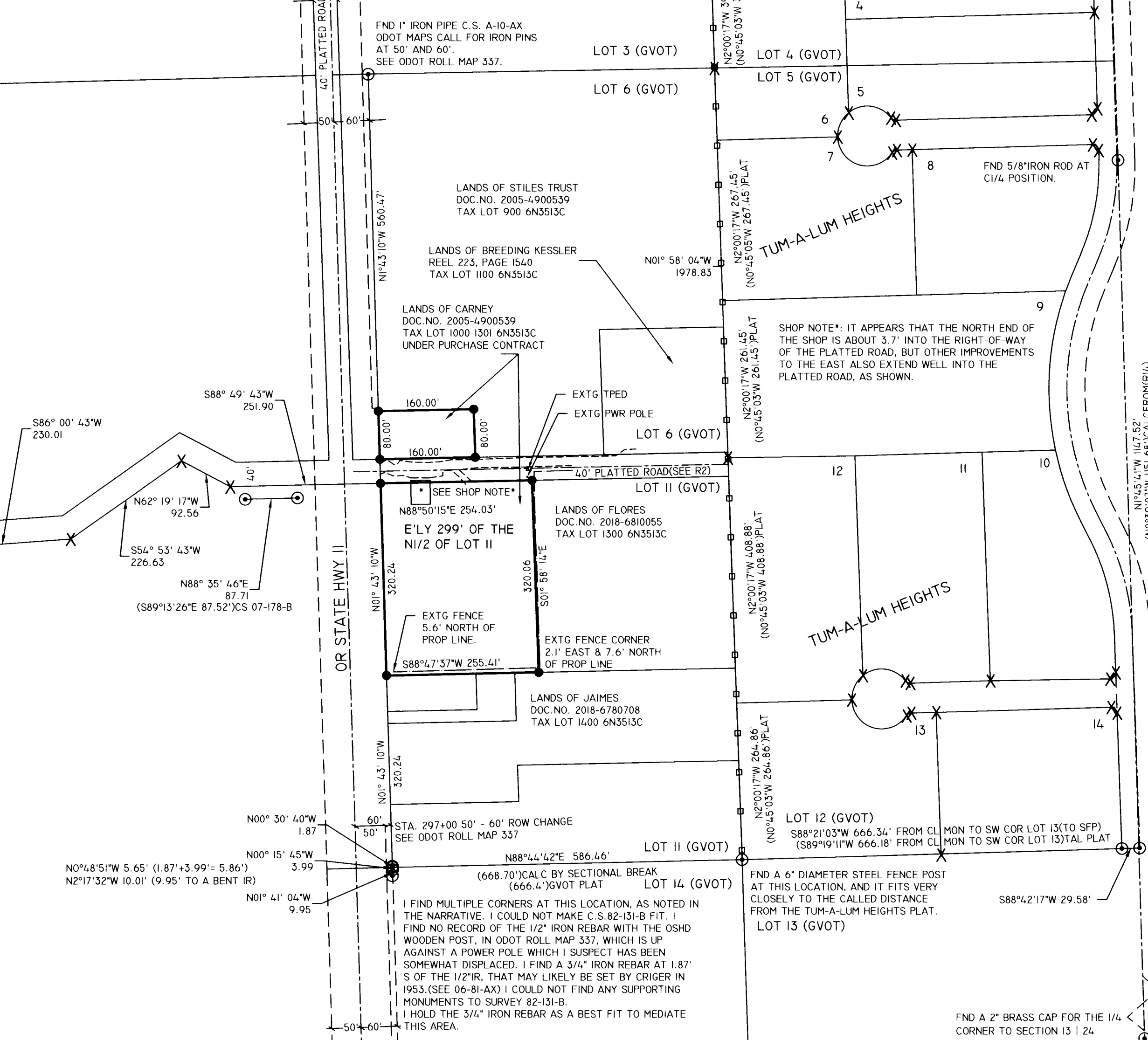
SURVEY ONE, LLC
P.O. BOX 382
PENDLETON OR, 97801
PH:541-276-2055 FAX:541-276-3480

RECEIVED BY
Umatilla County Surveyor
Date: 3/15/22
Rec'd By: CT
No.: 22-025-B



SCALE 1"=150'

BASIS OF BEARING
BEARING BASE -- NAD83 ORNSPC GRID
BEARINGS DERIVED FROM RTK OBSERVATIONS
FROM A POINT ABOUT CENTRALLY LOCATED
ON THE CARNEY PROPERTY.



I FIND MULTIPLE CORNERS AT THIS LOCATION, AS NOTED IN THE NARRATIVE. I COULD NOT MAKE C.S. 82-131-B FIT. I FIND NO RECORD OF THE 1/2" IRON REBAR WITH THE OSHD WOODEN POST, IN ODOT ROLL MAP 337, WHICH IS UP AGAINST A POWER POLE WHICH I SUSPECT HAS BEEN SOMEWHAT DISPLACED. I FIND A 3/4" IRON REBAR AT 1.87' S OF THE 1/2" IR. THAT MAY LIKELY BE SET BY CRIGER IN 1953. (SEE 06-81-AX) I COULD NOT FIND ANY SUPPORTING MONUMENTS TO SURVEY 82-131-B. I HOLD THE 3/4" IRON REBAR AS A BEST FIT TO MEDIATE THIS AREA.

FND A 2" BRASS CAP FOR THE 1/4 CORNER TO SECTION 13 | 24