

SURVEYOR'S NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE BOUNDARY OF THE SUBJECT PROPERTY. THE SUBJECT PROPERTY WAS MONUMENTED BY HUSTEAD IN 1999 AND FILED WITH THE OFFICE OF THE UMATILLA COUNTY SURVEYOR UNDER SURVEY NO. 99-161-B. HUSTEAD DISCOVERED A DISCREPANCY BETWEEN THE SOUTH LINE OF THE BANNISTER PROPERTY AS SURVEY BY MUNNS IN 1985 (SURVEY 86-104-B) AND TOMPKINS IN 1991 (SURVEY 92-04-C). I AGREE WITH HUSTEAD'S DETERMINATION AND HOLD HIS SURVEY TO CONTROL THE PROPERTY BOUNDARIES OF TAX LOTS 506, 507, 508, 509 AND 511. ORIGINAL MONUMENTS FOUND BY HUSTEAD MARKING THE NORTHWEST, NORTHWEST AND SOUTHWEST CORNERS OF THE SUBJECT PROPERTY WERE HELD TO CONTROL THE BOUNDARIES OF THE NORTH AND WEST LINES THEREOF. NO MONUMENT WAS FOUND AT THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY. REMAINS OF HUSTEAD'S MONUMENT SET 25 FEET SOUTH OF THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY WAS FOUND APPROXIMATELY 0.3 FEET BELOW GROUND AND WAS SEVERELY BENT. THE BOTTOM OF THE 1/2"x24" REBAR WAS FOUND PLUMB WHEN UNCOVERED AND I REMONUMENT THAT POSITION WITH A NEW 5/8" DIAMETER REBAR AS SHOWN HEREON TO PRESERVE THAT CORNER POSITION. THIS POSITION AND THE MONUMENT FOUND AT THE NORTHEAST CORNER OF THE SUBJECT PROPERTY ESTABLISH THE EAST LINE THEREOF. THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY WAS SET AT SINGLE PROPORTION ALONG THE ESTABLISHED EAST LINE.

AT THE CENTER QUARTER FOR SECTION 24, I FIND A 2" DIAMETER BRASS CAP IN ASPHALT ROAD SURFACE AS SHOWN ON SURVEY 92-04-C. SURVEYS 84-4-A AND 86-104-B STATE THIS MONUMENT TO BE 2-1/2" DIAMETER. IT IS UNCLER IN THE RECORD WHETHER THIS MONUMENT IS THE SAME MONUMENT AS STATED OVERTIME OR IF THE MONUMENT WAS RESET WITH A DIFFERENT DIAMETER BRASS CAP ON AN UNRECORDED SURVEY. THIS SURVEY ELECTS TO HOLD THE FOUND MONUMENT AS THE CENTER QUARTER CORNER.

RECORD OF SURVEY

LOCATED IN THE SW 1/4 OF THE NE 1/4 OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 35 EAST, WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON

LEGAL DESCRIPTION

(REFERENCE WARRANTY DEED BOOK 313, PAGE 413, INSTRUMENT NUMBER 329409)

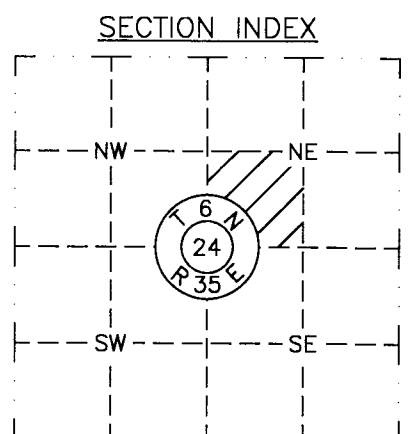
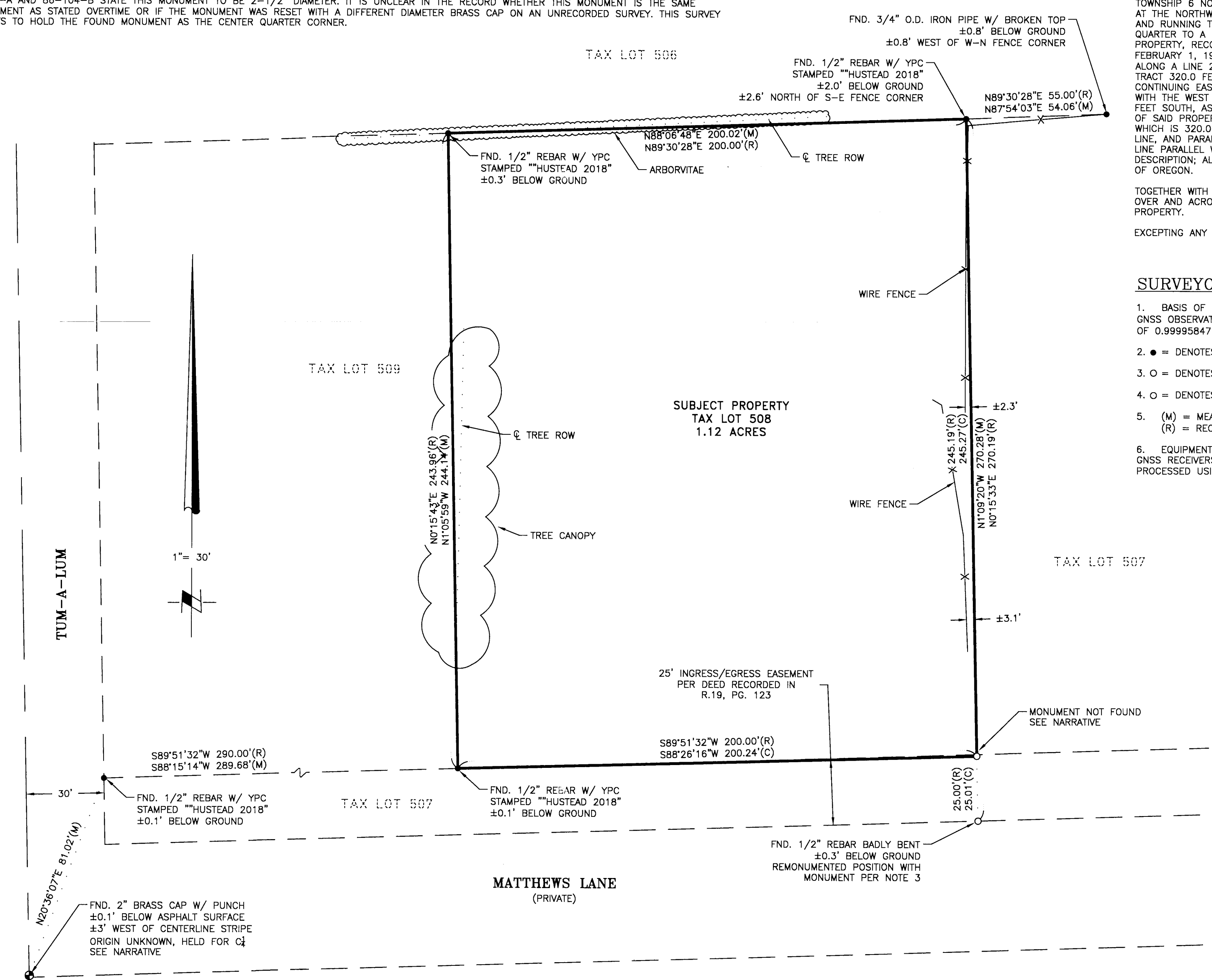
THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 35 EAST OF WILLAMETTE MERIDIAN, DESCRIBED BY COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND RUNNING THENCE SOUTH 1241.65 FEET ALONG THE WEST LINE OF SAID NORTHEAST QUARTER TO A POINT 25.0 FEET NORTH OF THE SOUTHWEST CORNER OF THE BANNISTER PROPERTY, RECORDED AS DOCUMENT 800686 IN BOOK 292 OF DEEDS, PAGE 527 ON FEBRUARY 1, 1963, IN THE UMATILLA COUNTY RECORDER'S OFFICE; THENCE EASTERLY ALONG A LINE 25.0 FEET NORTH AND PARALLEL WITH THE SOUTH LINE OF SAID BANNISTER TRACT 320.0 FEET TO THE PLACE OF BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUING EASTERLY ALONG SAID PARALLEL LINE 200.0 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID BANNISTER PROPERTY 245.6 FEET TO A LINE WHICH IS 200.0 FEET SOUTH, AS MEASURED ALONG SAID WEST LINE, AND PARALLEL WITH THE NORTH LINE OF SAID PROPERTY; THENCE WESTERLY ALONG SAID PARALLEL LINE 200.0 FEET TO A LINE WHICH IS 320.0 FEET EASTERLY AS MEASURED ALONG SAID LINE PARALLEL WITH THE NORTH LINE, AND PARALLEL WITH THE WEST LINE OF SAID PROPERTY; THENCE SOUTH ALONG SAID LINE PARALLEL WITH THE WEST LINE 244.3 FEET TO THE PLACE OF BEGINNING FOR THIS DESCRIPTION; ALL BEING EAST OF WILLAMETTE MERIDIAN IN THE COUNTY OF UMATILLA, STATE OF OREGON.

TOGETHER WITH ROAD EASEMENT FOR INGRESS AND EGRESS TO BE USED WITH OTHERS OVER AND ACROSS THE SOUTHERLY 25 FEET OF THE WEST 520 FEET OF THE BANNISTER PROPERTY.

EXCEPTING ANY AND ALL WATER RIGHTS OF WAY.

SURVEYOR'S NOTES:

1. BASIS OF BEARING IS GRID, OREGON STATE PLANE, NORTH ZONE, NAD83(11), BASED ON GNSS OBSERVATIONS. DISTANCES ARE "GROUND" SCALED FROM GRID USING A COMBINED FACTOR OF 0.99995847 (1.000041532) AT LATITUDE: 45°59'05.3"N, LONGITUDE: 118°22'49.8"W
2. ● = DENOTES FOUND MONUMENT AS NOTED
3. ○ = DENOTES SET 5/8"x30" REBAR W/ BLUE PLASTIC CAP STAMPED "GRIFFIN RSI LS93754"
4. ○ = DENOTES MONUMENT NOT SEARCH FOR
5. (M) = MEASURED PER THIS SURVEY (C) = COMPUTED (R) = RECORD PER HUSTEAD SURVEY (99-161-B)
6. EQUIPMENT AND PROCEDURES: THIS SURVEY WAS PERFORMED WITH DUAL FREQUENCY GNSS RECEIVERS CONFIGURED FOR REAL TIME KINEMATIC SURVEYING. GNSS OBSERVATIONS WERE PROCESSED USING NATIONAL GEODETIC SURVEY ONLINE POSITIONAL USER SERVICE (OPUS)



REGISTERED PROFESSIONAL LAND SURVEYOR
Brenton A. Griffin
 OREGON
 MARCH 09, 2021
 BRENTON A. GRIFFIN
 93754PLS
 RENEWS: 06/30/2023

DATE: 4/22/2022

RECEIVED BY
 Umatilla County Surveyor
 Date: 4/26/22
 Rec'd By: CT
 No.: 22-048-B

RSI ROGERS SURVEYING INC., P.S.
 1455 COLUMBIA PARK TRAIL
 RICHLAND, WA. 99352
 PHONE (509) 783-4141
 FAX: (509) 783-8994
 www.rogerssurveying.com

CLIENT	RANDY CASTLEMAN		JOB	38121
PROJECT	RECORD SURVEY			
	PTN NE1/4 SEC. 24, T. 6 N., R. 35 E. W.M.			
DRN. BY	DCP	SCALE	1"=30'	F. B. NO. NONE
APPROVED	BAG	DATE	3/15/21	ACAD VER - C3D21
				FILE: 38121.DWG
				SHEET 1 OF 1

