

BASIS OF BEARINGS

S 84°06'24" E ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SEC. 36, T.6N, R.35E, AS SHOWN ON A SURVEY FOR THE RADYMIK SAND AND GRAVEL CO., UNMATTILLA COUNTY SURVEY NO. 90-64-B.

LEGEND

- PROPERTY LINE
- - - - - RIGHT OF WAY LINE
- - - - - SECTION OR SECTION SUBDIVISION LINE
- ***** EXISTING FENCE LINE
- () RECORD DIMENSION
- FOUND SURVEY MONUMENT AS DESCRIBED
- x CALCULATED POINT, NOT FOUND OR SET
- SET 5/8" X 30" REBAR WITH PLASTIC YELLOW CAP STAMPED "TOMKINS SURVEYING" AND BRASS WASHER STAMPED "OR-2360 WA-250943" ATTACHED

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF MR. JONATHAN GOODLING, ATTORNEY AT LAW, TO LOCATE THE BOUNDARIES OF READYMIX PROPERTIES IN SECTION 25, T.6N, R.35E, W.M., AND TO LOCATE THE MAN MADE TOPOGRAPHIC FEATURES THEREON.

PARTICULARLY TROUBLESOME TO THE PERFORMANCE OF THIS SURVEY WAS THE LOCATING OF TAX LOT 401, AS SHOWN HEREIN. RESEARCHING THE DEED FOR THIS PARCEL BACK TO 1904 (VOLUME 63 OF DEEDS, PAGE 182), THE NORTH AND SOUTH BOUNDARIES OF THIS TRACT ARE CALLED AS "PARALLEL WITH THE NORTH LINE OF SECTION 25". LAYING OUT THIS PROPERTY IN THIS WAY CAUSES THE NORTH AND SOUTH LINE TO MISS EXISTING FENCES BY ABOUT 14 FT. AN UNRECORDED 1960 SURVEY BY LOMASSEN FOR CORWIN PROVIDES A CLUE THAT A LINE BETWEEN THE CENTER 1/4 CORNER AND A RAILROAD SPIKE IN EASTSIDE ROAD WAS THE BASIS FOR THE PARALLEL LINE. THOUGH I DO NOT AGREE THAT THIS R.R. SPIKE IS A 1/16 CORNER, I HAVE HELD IT AS THE BASIS FOR THE PARALLEL LINE. A FAR BETTER AGREEMENT WITH THE IMPROVEMENTS WAS THUS OBTAINED.

THE DEEDS FOR THE PROPERTIES IN THE SOUTHWEST 1/4 MAKE REPEATED REFERENCES TO THE UNRECORDED "OPPORTUNITY ACRES", WHEREIN THE PARCELS WERE LAID OUT IN EQUAL PROPORTIONS. I HAVE RECREATED THESE PARCELS AS BEING PROPORTIONAL PARTS OF THE SOUTHWEST 1/4 OF SECTION 25, AND FIND THE DIMENSIONS TO MATCH CLOSELY WITH THOSE CALLED IN THE DEEDS.

AS CALLED IN THE DEED, THE SOUTHERLY 10 FEET OF TAX LOT 500 IS EXCEPTED OUT, APPARENTLY FOR ROAD RIGHT OF WAY. PIPES SET BY MCLIND FOR SURVEY P-4-AX WERE SEARCHED FOR AT LENGTH, BUT WERE APPARENTLY DESTROYED DURING FENCE CONSTRUCTION. THIS FENCE IS WITHIN 1/2 FEET OF LINE, AS I CALCULATE IT.

ON TAX LOT 2800, THE AREA WEST OF THE "TOE OF THE REVELMENT" IS EXCEPTED OUT, PROVIDING ALSO A DIMENSIONAL CALL TO THE EAST RIGHT OF WAY FOR THE HIGHWAY. THOUGH THE PHYSICAL LOCATION OF SAID "REVELMENT" WOULD HOLD PRECEDENCE OVER THE DIMENSIONAL TIES, THE PHYSICAL LOCATION IS QUITE CLOSE TO THE DIMENSIONAL LOCATION, AND HAVE THIS HELD IT.

AS SHOWN ON THIS SURVEY, I HAVE HELD THE BRASS CAP AT THE NORTH 1/4 CORNER OF SECTION 25, INSTEAD OF THE UNRECORDED 1/2" IRON PIN AS SHOWN ON SURVEY 86-104-B BY MUNN.

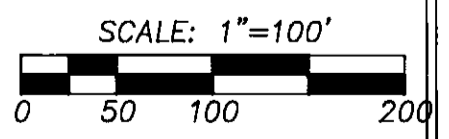
EQUIPMENT USED FOR THIS SURVEY INCLUDED A SOKKIA AUTOMATIC TOTAL STATION WITH STANDARD ERRORS OF 00°00'03" AND 0.016 FT. ± 3 PPM. THE SURVEY WAS A LOOPED TRAVERSE COMMENCING AND ENDING AT THE WITNESS CORNER AT THE SOUTHEAST CORNER OF SECTION 25.

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY UPON WHICH IT WAS BASED WERE MADE IN CONFORMANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1988, AND MEETS THE ACCURACY REQUIREMENTS FOR A CLASS "A" SURVEY, AS DESCRIBED THEREIN.

RECEIVED BY
 Unmattilla County Surveyors
 Paul W.P. Tomkins, P.L.S. 2360, OREGON
 Date: 1-9-92
 Read by: KR
 No. 92-03-C

REGISTERED PROFESSIONAL LAND SURVEYOR
 Paul W.P. Tomkins
 OREGON
 JULY 26, 1988
 PAUL W.P. TOMKINS
 2360
 12/29/91



NO.	REVISIONS	BY	APPR.	DATE	DESIGNED	SCALE	A SURVEY IN THE SE 1/4, SW 1/4, THE NE 1/4, SW 1/4, AND THE SW 1/4, SE 1/4 OF SEC. 25, T.6N, R.35E, W.M.	FOR:
						HOR. 1" = 100'		JON GOODLING
						VERT.		RED12.DWG
						DATE	PAUL W.P. TOMKINS, LAND SURVEYOR	SHEET 1 OF 1
						APPROVED	6 1/2 N. SECOND SUITE 303 WALLA WALLA, WA. 99362	