

**HISTORY**

THE AREA DESCRIBED AS: ALL THAT PORTION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 31 SOUTH OF THE PUBLIC ROAD KNOWN AS "TOLL GATE ROAD", WAS ACQUIRED BY CHARLES HAMMITT IN 1932. THE HAMMITT ESTATE, ADMINISTERED BY CHARLES HAMMITT DEED THAT SAME AREA TO RUSSELL AND ESTHER BLACKER IN 1948, BOOK 175, PAGE 83 AND SUBSEQUENTLY DEED PORTIONS OF THE PROPERTY TO OTHERS. IN 1948 THE REMNANT OF DEED BOOK 175, PAGE 83 WAS DEEDED TO HARRY C. HUNTER, ET UX WHO THEN DIVIDED IT UP BY A SERIES OF DEEDS AND CORRECTION DEEDS SOME OF WHICH WERE BOUNDED BY PREVIOUS DEEDS AND SOME WHICH WERE NOT, CREATING SIGNIFICANT CONFUSIONS REGARDING THE INTENDED LOCATION OF THE PROPERTIES.

THE DEED RECORDED IN BOOK 306, PAGE 544 A PORTION OF THE TRACT THE STOUT DEED TO LAWRENCE FELL OUTSIDE OF THE BOUNDARY OF THE PARCEL DEED TO HIM BY HUNTER. BY CONVEYANCES RECORDED IN BOOK 307, PAGE 67 (STOUT TO CRAFTON) AND REEL 59, PAGE 109 (STOUT TO LAWRENCE) STOUT DEEDED TRACTS WHICH WERE 100 FEET WIDE IN AN NORTH-SOUTH DIRECTION AND WERE NOT BOUNDED ON THE SOUTH BY THE HACKLER TRACT AS HIS ORIGINAL PARCEL WAS. THIS CREATED A STRIP BETWEEN THE HACKLER TRACT (BOOK 286, PAGE 511) AND THE CRAFTON AND LAWRENCE TRACTS THAT VARIES IN WIDTH FROM 35 FEET TO 38 1/2 FEET. THERE HAVE BEEN MULTIPLE EASEMENTS CREATED WHICH I HAVE NOT SHOW SINCE THEY SEEM TO BE RANDOM IN THEIR LOCATION.

IN 1995 DAVE HADDOCK SURVEYED TAX LOT 400 WHICH WAS THE REMNANT PARCEL OF THE ORIGINAL HUNTER TRACT AND SET IRON PINS TO MARK WHAT HE CLAIMED WAS THE LOCATION THAT HARRY C. HUNTER INTENDED TO BE THE WESTERLY LINE OF THE SURVEYED PARCEL. THIS LINE DOES NOT REPRESENT THE LOCATION OF THE RECORDED DEED LINES. HADDOCK'S SURVEY WAS RECORDED AS UMATILLA COUNTY SURVEY NO. 95-133-B. HOWEVER, THERE WERE NO BOUNDARY LINE ADJUSTMENTS OR DEEDS RECORDED TO CORRECT THE CONFLICTING DEED CALLS.

THE PURPOSE OF THIS SURVEY IS TO PROVIDE A WORK SHEET FOR LAND OWNERS TO EVALUATE THE SITUATION AND TAKE THE STEPS NECESSARY TO CORRECT THE DEEDS.

**DEED REFERENCES**

- BOOK 175, PAGE 83, HAMMITT TO BLACKER ET UX - ALL THAT PORTION OF THE NE 1/4 OF THE NE 1/4, LYING SOUTH OF TOLL GATE ROAD
- BOOK 178, PAGE 328, BLACKER ET UX TO A.E. BAKER - TAX LOTS 412, 422 & 419
- BOOK 182, PAGE 273, BLACKER ET UX TO D. BLANCHARD - TAX LOT 300
- BOOK 186, PAGE 437, BLACKER ET UX TO H.C. HUNTER ET UX - REMNANT
- BOOK 289, PAGE 242, HUNTER ET UX TO STEPHENS ET UX - TAX LOT 404
- BOOK 271, PAGE 406, HUNTER ET UX TO WM HUNTER ET UX - TAX LOT 403
- BOOK 280, PAGE 361, HUNTER ET UX TO VANDERPOOL ET UX - TAX LOT 408
- BOOK 281, PAGE 591, HUNTER ET UX TO STOUT ET UX - TAX LOTS 411, 416, 417 & 418
- BOOK 282, PAGE 43, HUNTER ET UX TO JOE DARR - TAX LOTS 407 & 408
- BOOK 282, PAGE 668, HUNTER ET UX TO PARENT & MOSS - TAX LOT 410
- BOOK 284, PAGE 450, HUNTER ET UX TO SMITH ET UX - TAX LOT 401
- BOOK 286, PAGE 511, HUNTER ET UX TO GREENFIELD ET UX - TAX LOT 412
- BOOK 286, PAGE 511, HUNTER ET UX TO HACKLER ET UX - TAX LOT 414
- BOOK 290, PAGE 441, HUNTER ET UX TO SHOOK ET UX - TAX LOT 409
- BOOK 306, PAGE 544, STOUT ET UX TO LAWRENCE ET UX - TAX LOT 416
- BOOK 307, PAGE 67, STOUT ET UX TO CRAFTON - TAX LOTS 417 & 418
- REEL 197, PAGE 817, CRAFTON TO MAHANNA - TAX LOTS 411 & 416
- REEL 212, PAGE 1248, LISTON TO MAHANNA - TAX LOT 418
- REEL 210, PAGE 1313, LAWRENCE TO MAHANNA - TAX LOTS 411 & 416
- REEL 212, PAGE 8, MAHANNA TO BOOK & GREGG - TAX LOT 416

**BASIS OF BEARING**

N 00°27'42" E BETWEEN THE 5/8" IRON PINS WITH YELLOW CAPS FOUND AT THE S.W. AND N.W. CORNERS OF THE NE 1/4 OF THE NE 1/4 OF SECTION 31, AS SHOWN ON THE SURVEY OF RECORD NO. 88-43-B IN THE FILES OF THE UMATILLA COUNTY SURVEYOR.

**LEGEND**

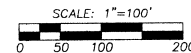
- FOUND 5/8" IRON PIN WITH 1 1/2" YELLOW CAP MARKED "W.R. WELLS, PLS1106" PER SURVEY NO. 88-43-B, FILES OF UMATILLA CO. SURVEYOR.
- FOUND 1/2" IRON PIN AS NOTED ORIGIN UNKNOWN
- FOUND 5/8" x 30" IRON PIN WITH YELLOW PLASTIC CAP MARKED "TOMKINS SURVEYING" WITH A BRASS WASHER STAMPED "WA 25893 OR 2360" ATTACHED
- FOUND 5/8" IRON REBAR PER SURVEY NO. 95-133-B
- FOUND 4" IRON PIPE 1 1/2" IRON PIPE 4" ABOVE GROUND AS NOTED, ORIGIN UNKNOWN.
- FOUND 5/8" IRON REBAR PER SURVEY NO. 98-148-B
- SECTION OR SECTION SUBDIVISIONAL LINE
- LOCATION OF DEED LINES.
- RIGHT OF WAY LINE
- PROPERTY BOUNDARY
- (XOX) RECORD BEARINGS AND DISTANCES BY W.R. WELLS SURVEY NO.88-43-B UMATILLA COUNTY SURVEYOR
- PROPANE TANK
- ELTRIC POWER TRANSFORMER
- BURIED POWER LINE
- ⊙ WELL

**NARRATIVE**

THIS SURVEY WAS PERFORMED AT THE REQUEST OF MR. LARRY MAHANNA USING A TOPCON AUTOMATIC TOTAL STATION HAVING STANDARD ERRORS OF 0.00003" ANGULAR AND 3 MM ± 3 PPM TIMES LENGTH. ALL MONUMENT SHOWN WERE VISITED IN NOVEMBER 2003.

**NOTES**

- ① FOUND A 5/8" IRON REBAR WITH A YELLOW PLASTIC CAP PER SURVEY 98-148-B 11.64' SOUTH AND 7.68' WEST OF THE COMPUTED DEED CORNER.
- ② FOUND A 5/8" IRON REBAR WITH A YELLOW PLASTIC CAP PER SURVEY 98-148-B 11.56' SOUTH AND 8.22' WEST OF THE COMPUTED DEED CORNER.
- ③ FOUND A 5/8" IRON REBAR WITH A YELLOW PLASTIC CAP PER SURVEY 98-148-B 11.58' SOUTH AND 8.17' WEST OF THE COMPUTED DEED CORNER.
- ④ FOUND A 5/8" IRON REBAR WITH A YELLOW PLASTIC CAP PER SURVEY 95-133-B 11.56' SOUTH AND 13.46' EAST OF THE COMPUTED DEED CORNER.



A SURVEY LOCATED IN THE NE 1/4 OF THE NE 1/4 OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 38, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON

FOR: MR. LARRY MAHANNA, P.O. BOX 580 MILTON-FREEWATER, OREGON 97862

**TOMKINS LAND SURVEYING, INC.**  
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 WALLA WALLA, WA. 99362  
 (509) 522-4843  
 115 WEST HERMISTON AV. SUITE 140  
 HERMISTON, OR. 97838  
 (541) 564-4448 MAHANNA2003.DWG

DATE  
 NOVEMBER 2003  
 SCALE  
 1"=100'

REGISTERED PROFESSIONAL LAND SURVEYOR  
 LARRY MAHANNA  
 OREGON  
 JUNE 30, 1997  
 GREGORY E. FLOWERS  
 OREGON  
 RENEWS 12/31/03  
 12/3/03