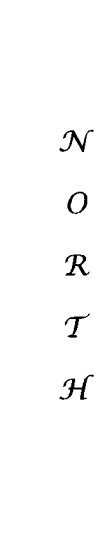


PROPERTY LINE ADJUSTMENT
SE 1/4 OF SE 1/4, SECTION 1
TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M.

CITY OF PENDLETON,
UMATILLA COUNTY,
OREGON



REFERENCES

- DEEDS :**
2009-5470300, RECEIVING PROPERTY
BOOK 159 PAGE 401 / 2008-5300599, CONVEYING PROPERTY
R. 30 PG. 245 / 2017-6660285
2019-6900029
2019-6940351
R. 268 PG. 394
- SURVEYS :**
CRISPIN RIVERSIDE TRACTS, BK. 7 PG. 9
TOWER ESTATES, BK. 12 PG. 13
CS Q-1046-A (1957)
CS E-12-AX (1968)
- BASIS OF BEARING:**
PARTITION PLAT 1996-10
- PUBLIC LAND CORNER RECORDS :**
C25-88-019-C E25-88-019-C

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF GARY BLACKBURN (DEED 2009-5470300) AND JAMES J. AND BRETT A. SWERINGEN (DEED 2008-5300599) FOR THE PURPOSE OF ADJUSTING THE COMMON PROPERTY LINE WHICH LIES BETWEEN THE TWO ABOVE MENTIONED UMATILLA COUNTY DEEDS. AN EXISTING GARAGE / SHOP BUILDING WAS DISCOVERED TO BE CROSSING THE ABOVE MENTIONED COMMON PROPERTY LINE. THE INTENTION IS TO ADJUST SAID COMMON LINE, IN AN EASTERLY DIRECTION, TO COINCIDE WITH A 4-FOOT YARD FENCE.

THE ABOVE TWO (2) PROPERTIES, TOGETHER WITH OTHER DEEDS WITHIN THE SAME SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, EACH COMMENCE AT THE SOUTHWEST CORNER OF SAID SW1/4 OF SE1/4 OF SE1/4 (THE EAST 1/16TH CORNER BETWEEN SECTIONS 1 AND 12).

FOR A STANDARD ONE-MILE SECTION, THE SOUTH LINE OF THE SW1/4 OF SE1/4 OF SE1/4 WOULD BE 660 FEET. ADJACENT COUNTY DEED 2017-6660285 IS DESCRIBED AS A STRIP 8 FEET ON EITHER SIDE OF THE COMMON LINE BETWEEN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER. THE SOUTHWEST CORNER OF DEED 2017-6660285 LIES 657.66 FEET EASTERLY OF THE ABOVE MENTIONED EAST 1/16TH CORNER. PER THE DESCRIPTIONS OF THE TWO (2) AFFECTED DEEDS, TOGETHER WITH THE ADJACENT COINCIDING DEEDS, THE INITIAL DISTANCE ALONG THE SECTION LINE IS "EASTERLY 652 FEET." I ASSERT THE INTENTION OF THE DEEDS WAS TO OCCUPY TO THE WEST LINE OF THE EAST 8 FEET OF THE SW1/4 OF THE SE1/4 OF THE SE1/4, AND THEREFORE, NOT CREATING AN UNINTENDED GAP.

COUNTY SURVEYS Q-1046-A, Q-1048-A AND E-12-AX OMITTED MENTION OF THE DISCREPANCIES NOTED IN THE PREVIOUS PARAGRAPH. A NARRATIVE EXPLANATION WAS NOT INCLUDED WITH THESE SURVEYS. THERE ARE INDICATIONS, ON THE FACE OF THESE SURVEYS, THAT THE SURVEYORS HAD DISCOVERED THE AREA NOT TO BE WHOLE.

THE OWNER OF LOT 7, LARRY HENSHAW, INFORMED ME HE HAD SEEN THE SOUTHWEST CORNER AND INITIAL POINT OF TOWER ESTATES. A PIPE AND BRASS CAP, DISTURBED AND OUT OF THE GROUND, HIS FORMER NEIGHBOR WAS LAND SURVEYOR SCOTT MUNRO, L.S. 1832; WHOM HELPED HIM SET THE CURRENT 2 INCH GALVANIZED IRON FENCE POST AT THE POSITION OF THE INITIAL POINT. THE REESTABLISHMENT OF THE EAST LINE OF TOWER ESTATES CONCLUDES WELL WITH THE EXISTING WEST FENCE OF THE WESTERLY OF THE TWO (2) TRACTS BEING ADJUSTED.

DEED 2017-6660285, THE 16-FOOT WIDE NORTH-SOUTH STRIP MENTIONED ABOVE, IS LOCALLY KNOWN AS N.E. 35TH STREET. SEVERAL EXISTING BUILDINGS, SOME OF WHICH ARE LONG-STANDING, EXTEND INTO THIS STREET, AS SHOWN HEREON.

THIS WORK WAS PERFORMED WITH TRIMBLE G.P.S. RECEIVERS, A TRIMBLE TSC-2 DATA COLLECTOR WITH SURVEY CONTROLLER SOFTWARE AND A NIKKON DTM-522 TOTAL STATION.

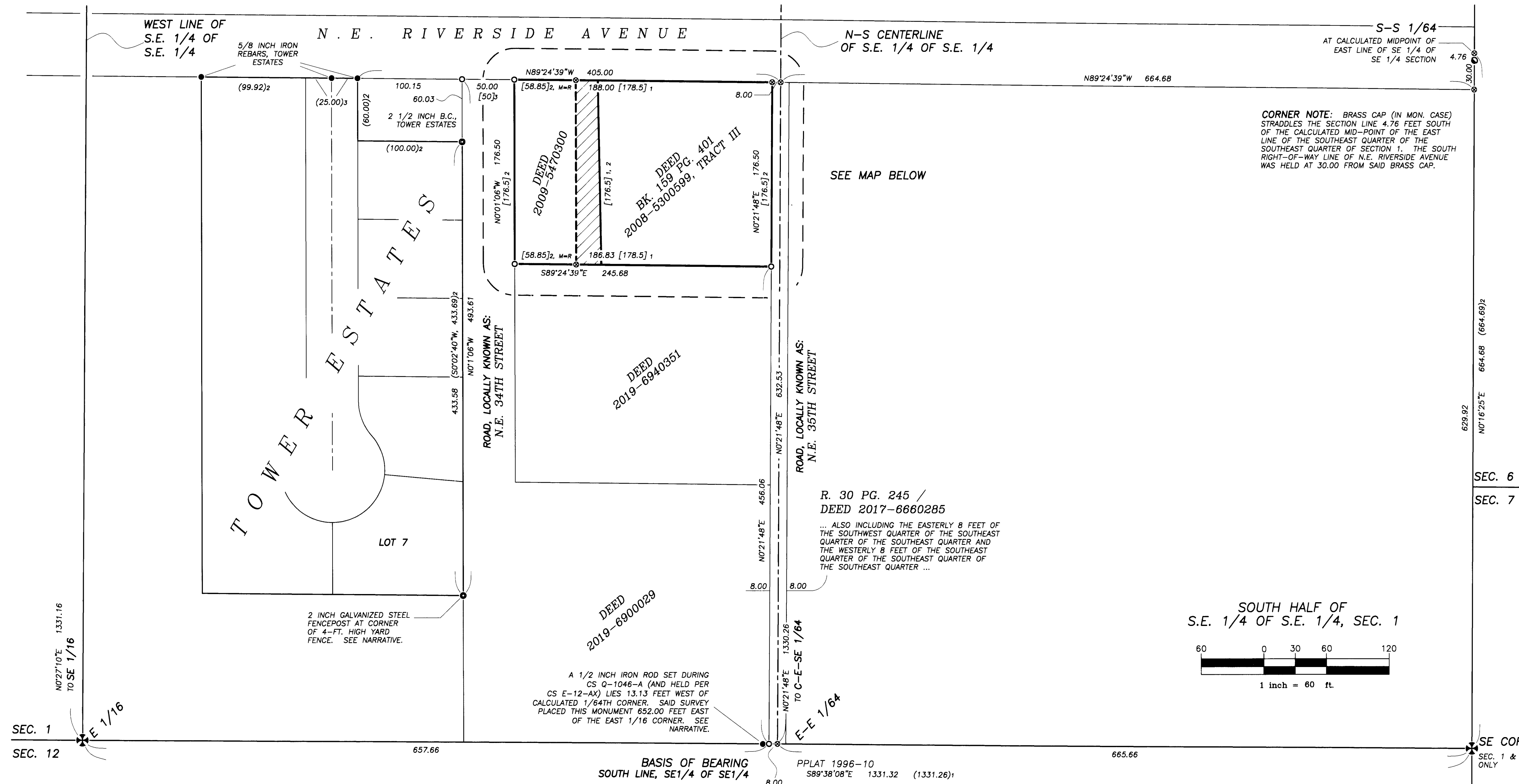
EASEMENTS

TITLE REPORT:
PIONEER TITLE COMPANY
ORDER NO : 100180, JANUARY 21, 2020
ITEMS : 3, 4
PROPERTIES ARE WITHIN THE MISSION RIVERSIDE WATER CONTROL DISTRICT

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Rodney J. Lewis
OREGON
JULY 14, 1998
RODNEY J. LEWIS
2872
EXPIRES 12-31-20

PROPERTY LINE ADJUSTMENT FOR GARY BLACKBURN		
LOCATED WITHIN SE 1/4 OF THE SE 1/4, SECTION 1 TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M. CITY OF PENDLETON, UMATILLA COUNTY, OREGON		
Wallowa Associates 303 S.E. Alamo Street Enterprise, Oregon 97828 (541) 426-9049		
SCALE VARIES	SHEET No. 1 OF 1	DATE OF SURVEY Beginning 10 MAR 20 Ending 19 MAY 20
DRAWN BY R J L	CHECKED K L P	PROJECT No. B201-01 / 3015

RECEIVED BY
Umatilla County Surveyor
Date: 5/26/20
Rec'd By: CT
No.: 20-045-C



LEGEND

- ⊗ PUBLIC LAND SURVEY CORNER, AS NOTED
- ⊙ 2 INCH BRASS CAP (IN MONUMENT CASE) PER CRISPIN RIVERSIDE TRACTS
- ⊙ 2 1/2 INCH BRASS CAP ON 2 INCH IRON PIPE, 6 INCHES ABOVE GROUND, PER TOWER ESTATES (UNLESS OTHERWISE NOTED)
- FOUND MONUMENT AS NOTED
- MONUMENT SET, A 5/8 X 30 INCH IRON REBAR WITH LIGHT BLUE PLASTIC CAP MKD: "WALLOWA ASSOC."
- A 1 1/2 INCH ALUM. CAP WITNESS CORNER (W.C.) WAS SET AT 1.00 FOOT W/LY ALONG AN EXTENSION OF THE EAST PROPERTY LINE.
- CALCULATED POSITION, MONUMENT NEITHER FOUND NOR SET
- [XXX] DIMENSION PER UMATILLA COUNTY DEEDS: BK. 159 PG. 401 & 2008-5300599
- [XXX] DIMENSION PER DEED 2009-5470300
- [XXX] DIMENSION PER DEED 2019-6900029
- (XXX) DIMENSION PER PPLAT 1996-10
- (XXX) TOWER ESTATES (SUBDIVISION PLAT)
- (XXX, CALC) CALCULATED DISTANCE PER ABOVE RECORD SURVEY OR PLAT
- M=R MEASURED = RECORD
- CERTIFIED RECORD OF LAND CORNER MONUMENTATION
- PROPERTY LINES
- - - PROPERTY LINE BEING ADJUSTED BY THIS SURVEY. THIS LINE CONCURS WITH A 4 FT. HIGH CHAIN LINK YARD FENCE
- - - EXISTING UTILITY EASEMENT, AS NOTED
- ▨ AREA BEING ADJUSTED
- ▨ EXISTING BUILDINGS
- CS COUNTY SURVEY
- PPLAT PARTITION PLAT
- B.C. BRASS CAP

