

OFFICIAL SURVEYS AND NOTES FOR PUBLIC LANDS OF T. 2 N., R. 33 E. (SECTION 11)

SURVEY BY Z. F. MOODY, U.S. DEPUTY SURVEYOR, (1871) FOR SECTIONS 1-13 UTILIZING THE THREE-MILE METHOD.
 SURVEY BY CURRIAN AND NOLAND, U.S. DEPUTY SURVEYOR, (1887) FOR SUBDIVISION OF THE SECTIONS AND SUBDIVISIONAL LINES UTILIZING THE THREE-MILE METHOD. APPROVED JUNE 14, 1890.
 SURVEY BY JAMES P. CURRIAN, U.S. DEPUTY SURVEYOR, (1889) FOR RESURVEY OF SECTIONS 6, 8-12, 25 AND 36 OF SUBDIVISIONAL LINES OR CERTAIN ALLOTMENTS. APPROVED AUGUST 31, 1889.
 SURVEY BY L.E. WILKES, CADASTAL SURVEYOR, (1917) FOR RESURVEY OF SUBDIVISIONAL LINES AND THE SUBDIVISION OF SECTION LINES IN SECTION 10. APPROVED AUGUST 26, 1918.
 VARIOUS SURVEY NOTES FOR SURVEYS BY C.E. REDFIELD, SURVEYOR FOR THE U.S. INDIAN SERVICE, (1917-1920). NOTES FOR A PORTION OF SECTION 11 FOR SUBDIVISIONAL LINES WAS FOUND AND THE SUBDIVISION OF SECTION LINES. NOTES INDICATE THAT CORNERS WERE SET UTILIZING THE THREE-MILE METHOD.

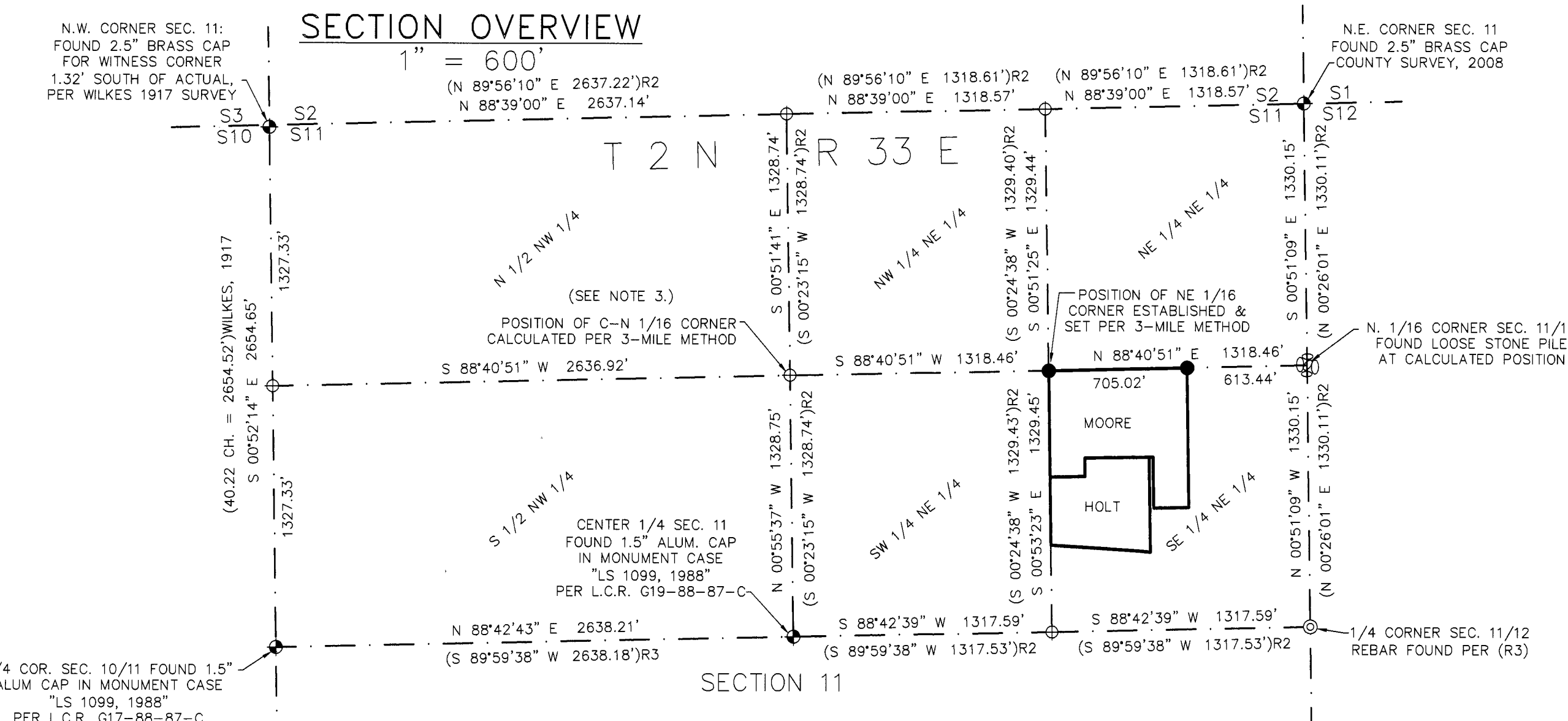
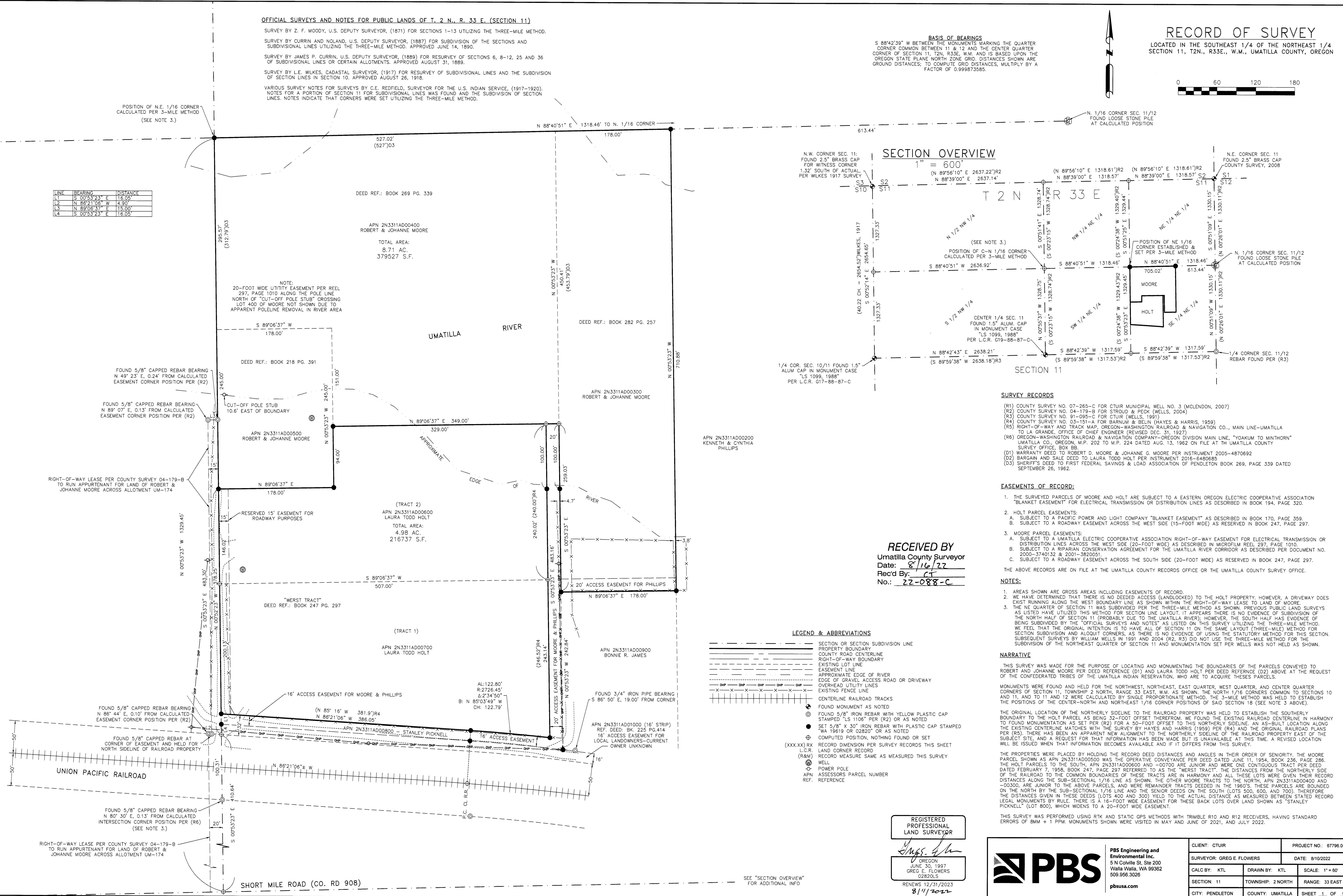
BASIS OF BEARINGS
 S 88°42'39" W BETWEEN THE MONUMENTS MARKING THE QUARTER CORNER COMMON BETWEEN 11 & 12 AND THE CENTER QUARTER CORNER OF SECTION 11, T2N, R33E, W.M. AND IS BASED UPON THE OREGON STATE PLANE NORTH ZONE GRID. DISTANCES SHOWN ARE GROUND DISTANCES; TO COMPUTE GRID DISTANCES, MULTIPLY BY A FACTOR OF 0.999873565.

RECORD OF SURVEY

LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 SECTION 11, T2N., R33E., W.M., UMATILLA COUNTY, OREGON



LINE	BEARING	DISTANCE
L1	S 00°53'23" E	16.05'
L2	N 86°21'06" W	4.90'
L3	N 89°06'37" E	15.00'
L4	S 00°53'23" E	16.05'



SURVEY RECORDS

- (R1) COUNTY SURVEY NO. 07-265-C FOR CTUIR MUNICIPAL WELL NO. 3 (MCLENDON, 2007)
- (R2) COUNTY SURVEY NO. 04-179-B FOR STROUD & PECK (WELLS, 2004)
- (R3) COUNTY SURVEY NO. 91-095-C FOR CTUIR (WELLS, 1991)
- (R4) COUNTY SURVEY NO. 03-151-A FOR BARNUM & BELIN (HAYES & HARRIS, 1959)
- (R5) RIGHT-OF-WAY AND TRACK MAP, OREGON-WASHINGTON RAILROAD & NAVIGATION CO., MAIN LINE-UMATILLA TO LA GRANDE, OFFICE OF CHIEF ENGINEER (REVISED DEC. 31, 1927)
- (R6) OREGON-WASHINGTON RAILROAD & NAVIGATION COMPANY-OREGON DIVISION MAIN LINE, "YOAKUM TO MINTHORN" UMATILLA CO., OREGON, M.P. 202 TO M.P. 224 DATED AUG. 13, 1962 ON FILE AT THE UMATILLA COUNTY SURVEY OFFICE, BOX 88
- (D1) WARRANTY DEED TO ROBERT D. MOORE & JOHANNE G. MOORE PER INSTRUMENT 2005-4870692
- (D2) BARGAIN AND SALE DEED TO LAURA TODD HOLT PER INSTRUMENT 2016-6480685
- (D3) SHERIFF'S DEED TO FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF PENDELTON BOOK 269, PAGE 339 DATED SEPTEMBER 26, 1962.

EASEMENTS OF RECORD:

1. THE SURVEYED PARCELS OF MOORE AND HOLT ARE SUBJECT TO AN EASTERN OREGON ELECTRIC COOPERATIVE ASSOCIATION "BLANKET EASEMENT" FOR ELECTRICAL TRANSMISSION OR DISTRIBUTION LINES AS DESCRIBED IN BOOK 194, PAGE 320.
 - A. SUBJECT TO A PACIFIC POWER AND LIGHT COMPANY "BLANKET EASEMENT" AS DESCRIBED IN BOOK 170, PAGE 359.
 - B. SUBJECT TO A ROADWAY EASEMENT ACROSS THE WEST SIDE (15-FOOT WIDE) AS RESERVED IN BOOK 247, PAGE 297.
 3. MOORE PARCEL EASEMENTS:
 - A. SUBJECT TO A UMATILLA ELECTRIC COOPERATIVE ASSOCIATION RIGHT-OF-WAY EASEMENT FOR ELECTRICAL TRANSMISSION OR DISTRIBUTION LINES ACROSS THE WEST SIDE (20-FOOT WIDE) AS DESCRIBED IN MICROFILM REEL 297, PAGE 1010.
 - B. SUBJECT TO A RIPARIAN CONSERVATION AGREEMENT FOR THE UMATILLA RIVER CORRIDOR AS DESCRIBED PER DEED NO. 2000-3740132 & 2001-3820051.
 - C. SUBJECT TO A ROADWAY EASEMENT ACROSS THE SOUTH SIDE (20-FOOT WIDE) AS RESERVED IN BOOK 247, PAGE 297.
- THE ABOVE RECORDS ARE ON FILE AT THE UMATILLA COUNTY RECORDS OFFICE OR THE UMATILLA COUNTY SURVEY OFFICE.

NOTES:

1. AREAS SHOWN ARE GROSS AREAS INCLUDING EASEMENTS OF RECORD.
2. WE HAVE DETERMINED THAT THERE IS NO DEEDED ACCESS (LANDLOCKED) TO THE HOLT PROPERTY. HOWEVER, A DRIVEWAY DOES EXIST RUNNING ALONG THE WEST BOUNDARY LINE AS SHOWN WITHIN THE RIGHT-OF-WAY LEASE TO LAND OF MOORE.
3. THE NE QUARTER OF SECTION 11 WAS SUBDIVIDED PER THE THREE-MILE METHOD AS SHOWN. PREVIOUS PUBLIC LAND SURVEYS AS LISTED HAVE UTILIZED THIS METHOD FOR SECTION LINE LAYOUT. IT APPEARS THERE IS NO EVIDENCE OF SUBDIVISION OF THE NORTH HALF OF SECTION 11 (PROBABLY DUE TO THE UMATILLA RIVER); HOWEVER, THE SOUTH HALF HAS EVIDENCE OF BEING SUBDIVIDED BY THE "OFFICIAL SURVEYS AND NOTES" AS LISTED ON THIS SURVEY UTILIZING THE THREE-MILE METHOD. WE FEEL THAT THE ORIGINAL INTENTION IS TO HAVE ALL OF SECTION 11 ON THE SAME LAYOUT (THREE-MILE METHOD) FOR SECTION SUBDIVISION AND ALLOTMENT CORNERS, AS THERE IS NO EVIDENCE OF USING THE STATUTORY METHOD FOR THIS SECTION. SUBSEQUENT SURVEYS BY WILLIAM WELLS IN 1991 AND 2004 (R2, R3) DID NOT USE THE THREE-MILE METHOD FOR THE SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 11 AND MONUMENTATION SET PER WELLS WAS NOT HELD AS SHOWN.

NARRATIVE

THIS SURVEY WAS MADE FOR THE PURPOSE OF LOCATING AND MONUMENTING THE BOUNDARIES OF THE PARCELS CONVEYED TO ROBERT AND JOHANNE MOORE PER DEED REFERENCE (D1) AND LAURA TODD HOLT PER DEED REFERENCE (D2) ABOVE AT THE REQUEST OF THE CONFEDERATED TRIBES OF THE UMATILLA INDIAN RESERVATION, WHO ARE TO ACQUIRE THESE PARCELS.

MONUMENTS WERE FOUND AND HELD FOR THE NORTHWEST, NORTHEAST, EAST QUARTER, WEST QUARTER, AND CENTER QUARTER CORNERS OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 33 EAST, W.M. AS SHOWN. THE NORTH 1/16 CORNERS COMMON TO SECTIONS 10 AND 11, AND TO 11 AND 12 WERE CALCULATED BY SINGLE PROPORTIONATE METHOD. THE 3-MILE METHOD WAS HELD TO ESTABLISH THE POSITIONS OF THE CENTER-NORTH AND NORTHEAST 1/16 CORNER POSITIONS OF SAID SECTION 11 (SEE NOTE 3 ABOVE).

THE ORIGINAL LOCATION OF THE NORTHERLY SIDELINE TO THE RAILROAD PROPERTY WAS HELD TO ESTABLISH THE SOUTHERLY BOUNDARY TO THE HOLT PARCEL AS BEING 32-FOOT OFFSET THEREFROM. WE FOUND THE EXISTING RAILROAD CENTERLINE IN HARMONY TO FOUND MONUMENTATION AS SET PER (R2) FOR A 50-FOOT OFFSET TO THIS NORTHERLY SIDELINE. AN AS-BUILT LOCATION ALONG THE EXISTING CENTERLINE MATCHES WITH THE SURVEY BY HAYES AND HARRIS (1959) PER (R4) AND THE ORIGINAL RAILROAD PLANS PER (R5). THERE HAS BEEN AN APPARENT ALIGNMENT TO THE NORTHERLY SIDELINE OF THE RAILROAD PROPERTY EAST OF THE SUBJECT SITE, AND A REQUEST FOR THAT INFORMATION HAS BEEN MADE BUT IS UNAVAILABLE AT THIS TIME. A REVISED LOCATION WILL BE ISSUED WHEN THAT INFORMATION BECOMES AVAILABLE AND IF IT DIFFERS FROM THIS SURVEY.

THE PROPERTIES WERE PLACED BY HOLDING THE RECORD DEED DISTANCES AND ANGLES IN THEIR ORDER OF SENIORITY. THE MOORE PARCEL SHOWN AS APN 2N3311AD00500 WAS THE OPERATIVE CONVEYANCE PER DEED DATED JUNE 11, 1954, BOOK 236, PAGE 286. THE HOLT PARCELS TO THE SOUTH, APN 2N3311AD00600 AND -00700 ARE JUNIOR AND WERE ONE CONTIGUOUS TRACT PER DEED DATED FEBRUARY 7, 1958, BOOK 247, PAGE 297 REFERRED TO AS THE "WERTS TRACT". THE DISTANCES FROM THE NORTHERLY SIDE OF THE RAILROAD TO THE COMMON BOUNDARIES OF THESE TRACTS ARE IN HARMONY AND ALL THESE LOTS WERE GIVEN THEIR RECORD DISTANCES ALONG THE SUB-SECTIONAL 1/16 LINE AS SHOWN. THE OTHER MOORE TRACTS TO THE NORTH, APN 2N3311AD00400 AND -00300, ARE JUNIOR TO THE ABOVE PARCELS, AND WERE REMAINDER TRACTS DEEDED IN THE 1960'S. THESE PARCELS ARE BOUNDED ON THE NORTH BY THE SUB-SECTIONAL 1/16 LINE AND THE SENIOR DEEDS ON THE SOUTH (LOTS 500, 600, AND 700). THEREFORE, THE DISTANCES GIVEN IN THESE DEEDS (LOTS 400 AND 300) YIELD TO THE ACTUAL DISTANCE AS MEASURED BETWEEN STATED RECORD LEGAL MONUMENTS BY RULE. THERE IS A 16-FOOT WIDE EASEMENT FOR THESE BACK LOTS OVER LAND SHOWN AS "STANLEY PICKNELL" (LOT 800), WHICH WIDENS TO A 20-FOOT WIDE EASEMENT.

THIS SURVEY WAS PERFORMED USING RTK AND STATIC GPS METHODS WITH TRIMBLE R10 AND R12 RECEIVERS, HAVING STANDARD ERRORS OF BMM + 1 PPM. MONUMENTS SHOWN WERE VISITED IN MAY AND JUNE OF 2021, AND JULY 2022.

LEGEND & ABBREVIATIONS

- SECTION OR SECTION SUBDIVISION LINE
- PROPERTY BOUNDARY
- COUNTY ROAD CENTERLINE
- RIGHT-OF-WAY BOUNDARY
- EXISTING LOT LINE
- EASEMENT LINE
- APPROXIMATE EDGE OF RIVER
- EDGE OF GRAVEL ACCESS ROAD OR DRIVEWAY
- OVERHEAD UTILITY LINES
- EXISTING FENCE LINE
- CENTERLINE RAILROAD TRACKS
- FOUND MONUMENT AS NOTED
- FOUND 5/8" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED "LS 1108" PER (R2) OR AS NOTED
- SET 5/8" X 30" IRON REBAR WITH PLASTIC CAP STAMPED "WA 19819 OR 02820" OR AS NOTED
- COMPUTED POSITION, NOTHING FOUND OR SET
- (XXX)RX RECORD DIMENSION PER SURVEY RECORDS THIS SHEET
- LAND CORNER RECORD
- (R&M) RECORD MEASURE SAME AS MEASURED THIS SURVEY
- WELL
- POWER POLE
- APN REF. ASSESSORS PARCEL NUMBER REFERENCE

RECEIVED BY
 Umatilla County Surveyor
 Date: 8/16/22
 Rec'd By: [Signature]
 No.: 22-088-C

REGISTERED PROFESSIONAL LAND SURVEYOR
 Greg E. Flowers
 OREGON
 JUNE 30, 1997
 GREG E. FLOWERS
 02820LS
 RENEWS 12/31/2023
 8/11/2022



PBS Engineering and Environmental Inc.
 5 N CoVelle St, Ste 200
 Walla Walla, WA 99382
 509.956.3026
 pbsusa.com

CLIENT: CTUIR	PROJECT NO: 67796.002
SURVEYOR: GREG E. FLOWERS	DATE: 8/10/2022
CALC BY: KTL	DRAWN BY: KTL
SCALE: 1" = 60'	
SECTION: 11	TOWNSHIP: 2 NORTH
RANGE: 33 EAST	
CITY: PENDELTON	COUNTY: UMATILLA
SHEET 1 OF 1	

SEE "SECTION OVERVIEW" FOR ADDITIONAL INFO

SHORT MILE ROAD (CO. RD 908)