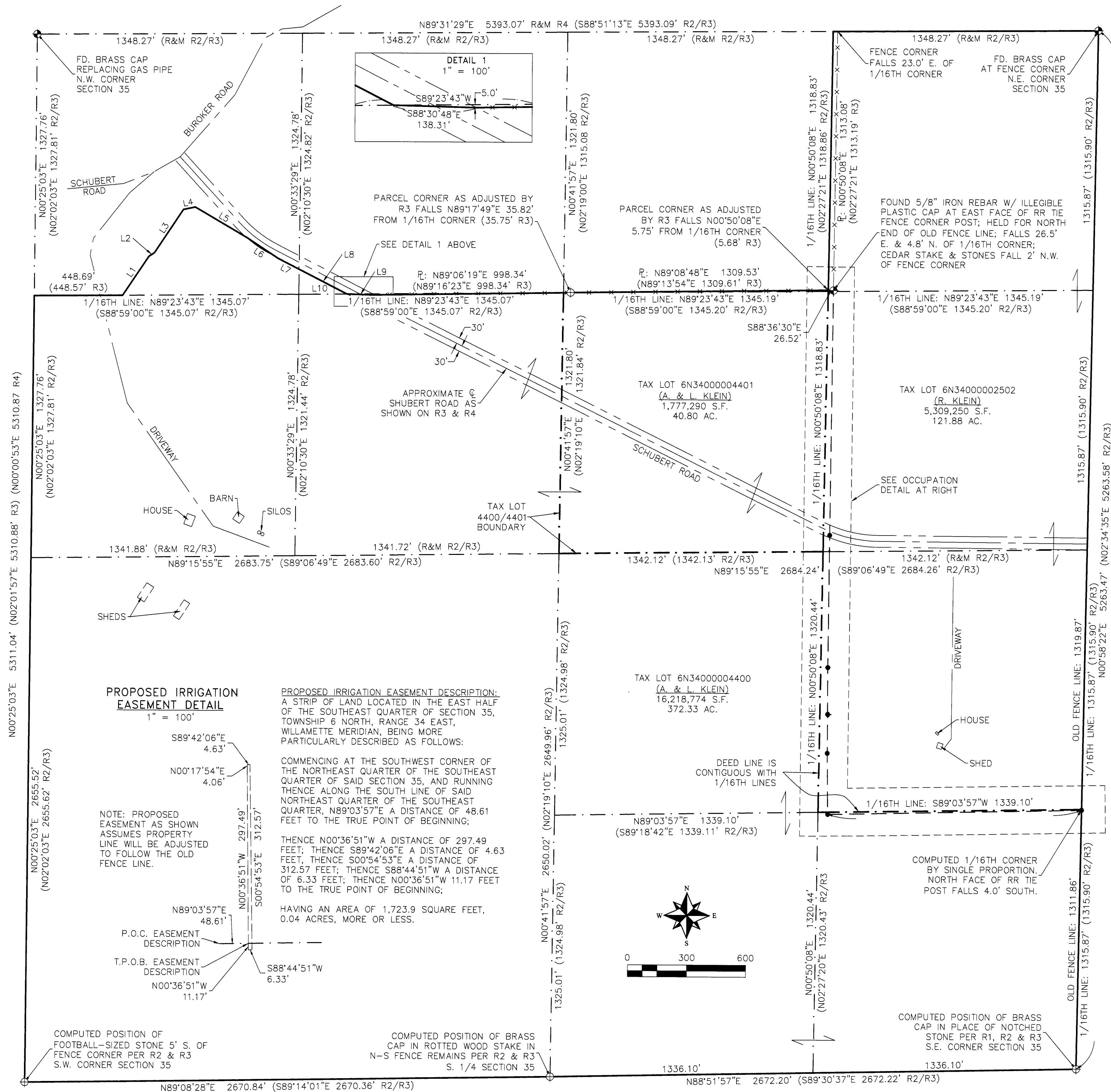
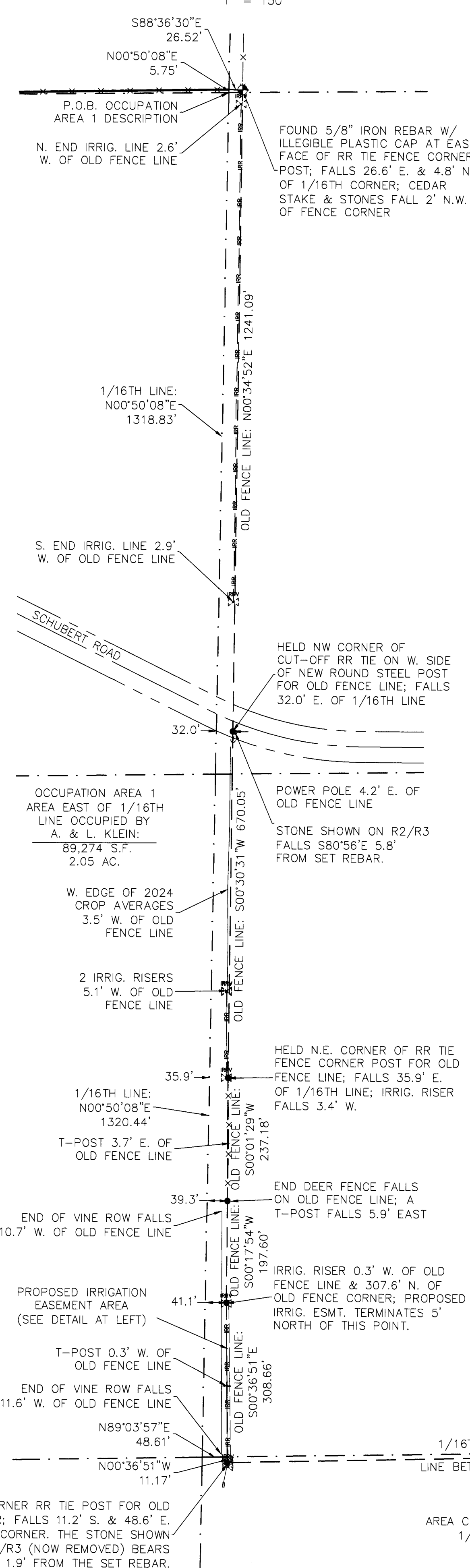


RECORD OF SURVEY
FOR PROPERTY LOCATED IN SECTION 35,
IN TOWNSHIP 6N, RANGE 34E, WILLAMETTE
MERIDIAN, UMATILLA COUNTY, OREGON



OCCUPATION DETAIL
1" = 150'



NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF ADOLF KLEIN TO DETERMINE THE BOUNDARY BETWEEN HIS LANDS AND THOSE OF HIS SON, ROBERT KLEIN. BOTH PARTIES' DEEDS DESCRIBE THE COMMON BOUNDARY AS RUNNING ALONG SECTION SUBDIVISION (1/16TH) LINES. HOWEVER, BOTH PARTIES HAVE HISTORICALLY OCCUPIED UP TO A FENCE WHICH STOOD WELL TO THE EAST OF THE 1/16TH LINE. THE FENCE DETERIORATED OVER TIME AND HAS LARGELY BEEN REMOVED. EVIDENCE REMAINS OF THE FENCE'S LOCATION, AND PBS STAFF WALKED THE LINE WITH ADOLF AND ROBERT KLEIN IN APRIL 2024 TO COME TO AN AGREEMENT ABOUT WHERE THE FENCE STOOD AND MONUMENT ITS LOCATION. TO DATE, THE TWO PARTIES HAVE YET TO REACH AN AGREEMENT TO RECOGNIZE THE OLD FENCE AS THE LEGAL PROPERTY LINE. HOWEVER, AS MONUMENTS HAVE BEEN SET TO MARK THE HISTORIC BOUNDARY, THIS SURVEY IS BEING RECORDED TO ENSURE THAT THE REQUIREMENTS OF OREGON REVISED STATUTE (ORS) 209.250 ARE MET.

WE NOTE THAT STONES WERE LOCATED BY PAUL TOMKINS (SEE R2 AND R3, REFERENCE DOCUMENTS) NEAR THE N-E, C-E, AND S-E 1/16TH CORNERS OF SECTION 35 AND NEAR THE S 1/16TH BETWEEN SECTIONS 35 AND 36 WHICH FALL VERY NEAR TO THE CORNERS OF THE OLD FENCE. ROBERT KLEIN TESTIFIED TO PBS STAFF THAT HE PLACED THE STONE LYING NEAR THE SOUTH LINE OF SCHUBERT ROAD TO CLEAR THE FIELD AND THAT IT WAS NOT INTENDED TO MARK ANY BOUNDARY. IT IS UNCLEAR WHETHER THE OTHER STONES WERE SET BY A PREVIOUS SURVEY (NO RECORD WAS FOUND) OR IF THEY WERE EVER INTENDED TO MARK THE BOUNDARY.

ITEMS USED TO IDENTIFY THE FORMER LOCATION OF THE FENCE ARE AS FOLLOWS:

- THE CORNER OF A STILL-STANDING FENCE RUNNING NORTH AND WEST FROM NEAR THE NORTH-EAST 1/16TH CORNER (ALSO APPEARING ON TOMKINS' SURVEYS);
- A BURIED IRRIGATION LINE RUNNING SOUTH FROM THIS FENCE CORNER TO SCHUBERT ROAD, WHICH THE FAMILY AGREES WAS INSTALLED APPROXIMATELY 2.5' WEST OF THE FENCE WHICH WAS STILL STANDING AT THE TIME;
- A CUT-OFF RR TIE POST AT THE BASE OF A NEW ROUND STEEL GATE POST, ON THE SOUTH SIDE OF SCHUBERT ROAD;
- A 237-FOOT PORTION OF FENCE STILL STANDING, WITH A RR TIE AT THE NORTH END AND A WOOD POST AT THE SOUTH END;
- AN IRRIGATION RISER APPROXIMATELY 300 FEET NORTH OF ROBERT KLEIN'S S.W. CORNER, RECALLED BY ROBERT AS FALLING IN THE OLD FENCE WHEN IT STILL STOOD;
- RR TIE FENCE POSTS STILL STANDING NEAR ROBERT KLEIN'S S.W. AND S.E. CORNERS

AN IRRIGATION LINE OWNED AND USED BY ADOLF KLEIN RUNS VERY NEAR TO THE SOUTHERLY PORTION OF THE ADJUSTED BOUNDARY. ADOLF AND ROBERT KLEIN HAVE DISCUSSED CREATING AN EASEMENT, TO RUN 5 FEET EAST OF THE IRRIGATION LINE.

RR TIE POSTS STAND NEAR THE EAST & WEST ENDS OF THE SOUTH LINE OF THE N.E. 1/4 OF THE S.E. 1/4 OF SECTION 35; ROBERT KLEIN STATED TO PBS STAFF THAT HE SHOULD OWN TO THE NORTH FACE OF THESE POSTS.

THIS SURVEY IS BASED ON TIES MADE BY THIS FIRM IN 2019 FOR OUR SURVEY OF THE WILLIAMS DAIRY (SEE R4), FOR WHICH WE TIED THE MONUMENTS AT THE NORTHWEST AND NORTHEAST CORNERS OF SECTION 35. THE MONUMENTS ON THE SOUTH LINE OF THE SECTION ARE BASED ON TIES MADE BY TOMKINS SURVEYING, A PREDECESSOR TO THIS FIRM, FOR TOMKINS' RE-MONUMENTATION SURVEY FOR UMATILLA COUNTY (SEE R1). THE 2012-2013 TOMKINS SURVEYS, WHICH WERE BASED ON TRUE BEARINGS, WERE ROTATED TO STATE PLANE BEARINGS BETWEEN THESE MONUMENTS AT THE N.W. AND N.E. SECTION CORNERS. I HAVE SUBDIVIDED THE SECTION BY THE STANDARD G.L.O. METHOD, WHICH RESULTS IN SLIGHT DISCREPANCIES BETWEEN CERTAIN 1/16TH LINE MEASUREMENTS FROM THOSE TOMKINS SHOWS IN R2 & R3. I HAVE THUS HELD THE LOCATION OF THE NORTH LINE OF THE ADOLF KLEIN LANDS RELATIVE TO THE LOCATIONS OF THE MONUMENTS AT THE N.W. & N.E. SECTION CORNERS, RATHER THAN HIS POSITIONS SHOWN FOR 1/16TH CORNERS ADJACENT TO KLEIN'S NORTH LINE.

THIS SURVEY WAS PERFORMED WITH RTK METHODS USING SPECTRA-PRECISION SP80 RECEIVERS HAVING STANDARD ERRORS OF BMM + 1 PPM. MONUMENTS SHOWN AS TIED WERE VISITED IN DECEMBER 2019; CHECKS WERE MADE TO OTHER MONUMENTS TIED FOR THE WILLIAMS DAIRY SURVEY (NOT SHOWN HEREON) AND TOMKINS' FOUND CEDAR STAKE SHOWN IN R2.

OCCUPATION AREA 1 DESCRIPTION:

A STRIP OF LAND OF VARIABLE WIDTH, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 35 EAST, WILLAMETTE MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, THENCE ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, N00°50'08"E A DISTANCE OF 5.75 FEET; THENCE S88°36'30"E A DISTANCE OF 26.52 FEET TO A 5/8" IRON REBAR AT THE NORTH END OF AN OLD FENCE, NOW REMOVED; THENCE ALONG THE LINE OF THE OLD FENCE BY THE FOLLOWING COURSES AND DISTANCES: S00°34'52"W A DISTANCE OF 1,241.09 FEET; THENCE S00°30'31"W A DISTANCE OF 670.05 FEET; THENCE S00°01'29"W A DISTANCE OF 237.18 FEET; THENCE S00°17'54"W A DISTANCE OF 197.60 FEET; THENCE S00°36'51"E A DISTANCE OF 297.49 FEET TO A POINT IN THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35 AFORESAID;

THENCE ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, S89°03'57"W A DISTANCE OF 48.61 FEET TO THE SOUTHWEST CORNER THEREOF;

THENCE ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, N00°50'08"E A DISTANCE OF 2,639.27 FEET TO THE POINT OF BEGINNING;

HAVING AN AREA OF 89,274 SQUARE FEET, 2.05 ACRES, MORE OR LESS.

OCCUPATION AREA 2 DESCRIPTION:

A STRIP OF LAND OF VARIABLE WIDTH, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 35 EAST, WILLAMETTE MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, AND RUNNING THENCE ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, S00°58'22"W A DISTANCE OF 4.00 FEET; THENCE S88°44'51"W A DISTANCE OF 1,290.44 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE ALONG SAID WEST LINE, N00°36'51"W A DISTANCE OF 11.17 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE ALONG THE NORTH LINE THEREOF, N89°03'57"E A DISTANCE OF 1,290.49 FEET TO THE POINT OF BEGINNING;

HAVING AN AREA OF 9,790 SQUARE FEET, 0.22 ACRES, MORE OR LESS.

BASIS OF BEARINGS

N89°31'29"E BETWEEN THE BRASS CAP MONUMENTS MARKING THE N.W. AND N.E. CORNERS OF SECTION 35, T6N R34E, BASED ON THE OREGON NORTH STATE PLANE COORDINATE SYSTEM. DISTANCES SHOWN ARE TRUE; TO CONVERT TO GRID DISTANCE MULTIPLY BY 1.00003221142161

REFERENCE DOCUMENTS

- R1) COUNTY SURVEY NO. 03-023-C
- R2) COUNTY SURVEY NO. 12-104-C
- R3) COUNTY SURVEY NO. 13-002-C
- R4) COUNTY SURVEY NO. 20-083-C

LINE TABLE

LINE	BEARING	DISTANCE
L1	S33°48'15"W	239.53'
L2	S57°32'33"W	33.09'
L3	S33°33'17"W	264.91'
L4	S78°33'42"W	61.71'
L5	S59°43'12"W	305.44'
L6	S62°23'14"W	188.10'
L7	N63°13'33"W	122.30'
L8	N62°52'21"W	272.99'
L9	N88°30'48"W	138.31'
L10	N89°22'57"E	244.35'

RECORD DIMENSIONS PER R3

BEARING	DISTANCE
N35°25'33"E	239.48'
N59°09'51"E	33.09'
N35°10'35"E	264.91'
N80°11'00"E	61.71'
S58°05'54"E	305.44'
S54°45'56"E	188.10'
S61°36'15"E	122.30'
S61°15'03"E	272.99'
N86°53'30"W	138.31'
N88°59'00"W	244.20'

LEGEND

- PARCEL BOUNDARY
- ROAD CENTERLINE
- ROAD RIGHT OF WAY
- SECTION OR SECTION SUBDIVISION LINE
- FENCE LINE
- HISTORIC OCCUPATION LINE
- BURIED IRRIGATION LINE / RISER
- PROPOSED EASEMENT BOUNDARY
- FOUND MONUMENT AS NOTED
- CALCULATED POSITION ONLY
- SET 5/8" X 30" IRON REBAR WITH YELLOW PLASTIC CAP
- STAMPED "PBS WA19619 OR02820"
- PARCEL BOUNDARY
- ESMT

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JUNE 30, 1997
GREG E. FLOWERS
02820LS

RENEWES 12/31/2025
10/16/2025

RECEIVED BY
Umatilla County Surveyor
Date: 12/11/25
By: CT
25-113-C

PBS

PBS Engineering and Environmental Inc.
5 N Colville St, Ste 200
Walla Walla, WA 99362
509.956.3026
pbsusa.com

CLIENT: KLEIN	PROJECT NO.: 68143.000
SURVEYOR: GREG E. FLOWERS	DATE: 01/02/2024
CALC BY: MFW	DRAWN BY: MFW
SECTION: 35	TOWNSHIP: 6 NORTH
CITY: UMAPINE	COUNTY: UMATILLA
RANGE: 34 EAST	SHEET 11 OF 11