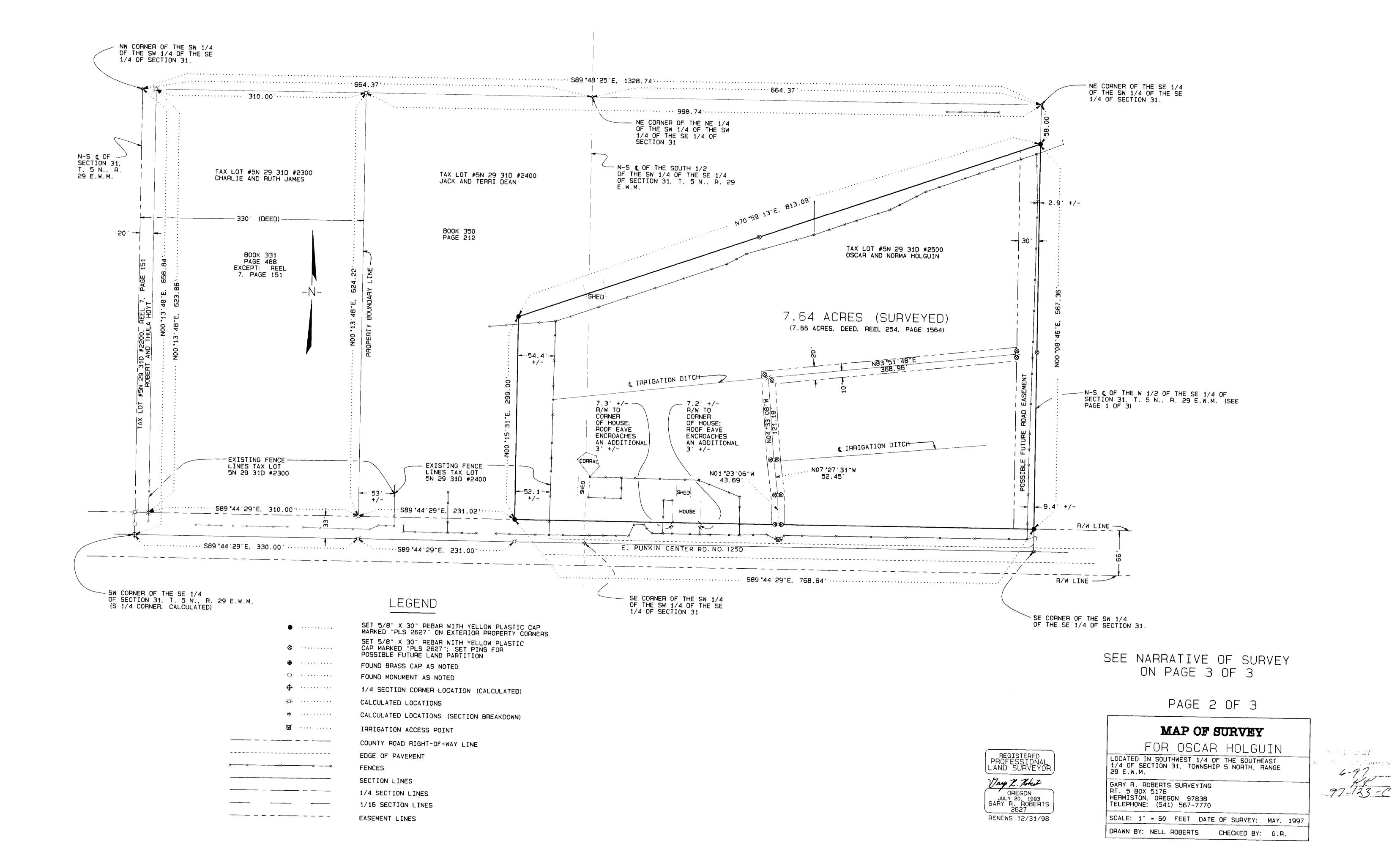


6-97 77-123-C



The purpose of this survey was to monument the exterior boundaries of that property described in Reel 254. Page 1564 of the Umatilla County Deed Records and set the interior monuments on the three parcels that are to be created by a future land partition. It was necessary to subdivide the Southeast 1/4 of Section 31 into 1/64th sections because of the way the property is described.

When performing the section breakdown, we found that a number of conflicts exist between recorded surveys and a number of discrepancies exist in recorded descriptions of monuments and those actually found.

A 1910 survey by Geary Kimbrell, Deputy County Surveyor, recorded as survey #306, Book 2, Pages 157-160 of the Umatilla County Record of Permanent Surveys, shows him subdividing Section 31 by beginning at the Southeast Corner of the section (some original evidence of which he must have found, though he doesn't describe it in his field notes, which was a post referenced by a trench and pits, set by Maxon & Hurd, Contract #50, February, 1860). From this found corner, Kimbrell ran north on a random line for 2 miles to the northeast corner of Section 30 (the Northeast Corner of Section 31 was apparently not found), setting temporary 1/16th and 1/4 corners on the east line of Section 31, and measured a distance of 159.96 chains to the Northeast Corner of Section 30. He then corrected for line and distance (Book 2, Page 157, Record of Permanent Surveys) to set the Northeast Corner of Section 31 (no monument description given) and ran south on true line, setting iron pins at proportionate distances of 19.995 chs. for the North 1/16th Corner common to Sections 31 and 32, 39.99 chs. for the 1/4 Corner common to Sections 31 and 32, and 59.98 chs. for the South 1/16th Corner common to Sections 31 and 32 (Book 2, Page 157).

He then must have found some original evidence of the Northwest Corner of Section 31 (a post in a mound with deposited charred stake. Davenport. Contract #101. August. 1861). from which he ran East on a random line setting temporary stakes at 20.60 chains at the West 1/16th Corner common to Sections 30 and 31. at 40.60 chains at the 1/4 Corner common to Sections 30 and 31. and at 80.60 chains at the Northeast Corner of Section 31 (Book 2, Page 157, Record of Permanent Surveys). No mention of what was set or found is in Kimbrell's notes at the Northwest Corner of Section 31. He then ran 2 more miles to the East to the Northeast Corner of Section 33 (presumably to a found original corner or evidence thereof), then he says he ran from the corrected corner at the northeast corner of Section 31 West (implying that he did correct for true line on his retracement from the Northeast Corner of Section 33 back to the Northeast Corner of Section 31, and set temporary corners at the 1/4 Corner common to Sections 30 and 31, at a distance of 40.075 chains West of the Northeast Corner of Section 31, and at the 1/16th

Corner location 60.1075 chains West of the Northeast Corner of Section 31.

From the same Southeast Corner previously described, Kimbrell ran West setting temporary stakes at 20.00 chains, 40.00 chains, 60.00 chains, and 80.64 chains to the Section Corner (no record of what the monument was). He then ran east on true line and set a pipe at 20.16 chains for the Southeast Corner of the Southwest 1/4 of the Southwest 1/4 of Section 31; set a pipe at the South 1/4 Corner of Section 31 at 40.32 Chains; and set a pipe at the Southeast Corner of the Southwest 1/4 of the Southeast 1/4 of Section 31 at 60.48 chains (Book 2, Page 158).

From the Southwest Corner of Section 31 (again, no monument described), Kimbrell ran North on "true line", setting temporary stakes at 20.00 chains, 40.00 chains, 50.00 chains, 60.00 chains, 80.00 chains, 120.00 chains, and found the Northwest Corner of Section 30 at 159.22 chains. He then proceeded South on true line and shows setting a temporary 1/4 corner at 40.195 chains (should be 39.805 chains by proportion) on the west line of Section 30, a temporary section corner at 80.39 chains (should be 79.61 chains) at the Northwest Corner of Section 31, either a pipe or a temporary 1/16th Corner (notes are scribbled) at the Northwest Corner of the Southwest 1/4 of the Northwest 1/4 of Section 31 at 100.4875 chains (should be 99.5125 chains), a pipe for the Northwest Corner of the Southwest 1/4 of the Southwest 1/4 of Section 31 at 110.53625 chains (should be 109.46375 chains), a pipe for the West 1/4 Corner of Section 31 at 120.585 Chains (should be 119.415 chains), and a pipe for the Northwest Corner of the Southwest 1/4 of the Southwest 1/4 of Section 31 at 140.6825 Chains (should be 139.3175 Chains).

Though the proportionate distances on Kimbrell's survey on the west line of Section 31 between the Northwest Corner of the Section and the West 1/4 Corner, and between the West 1/4 Corner and the 1/16th Corner at the Northwest Corner of the Southwest 1/4 of the Southwest 1/4 seem to be wrong based on his field notes, field measurements by us, Wallulis and Associates, Inc. (C.S. 0-5-C by Wells). Edwards' Umatilla County Remonumentation Survey CS#95-59-B, and Krumbein's Umatilla County Remonumentation Survey CS#88~27-B indicate that the correct proportional distances were used by Kimbrell in his 1910 survey in setting the monuments, but the field notes were written with the incorrect proportional distances; a very good explanation is filed with CS#0-5-C. We found and used pipes we believed to be set by Geary Kimbrell in his 1910 survey on the west line of Section 31; one near the South 1/4 Corner was used to control the east-west location of the north-south centerline of the section.

In 1976, Ambrose Shea performed several surveys in Section 31, recorded as CS#'s K-27-AX, K-28-AX, L-1-AX, L-51-AX, and L-92-AX. He found a brass cap at the Northwest Corner of the Section, which Krumbein describes in his 1983 Umatilla County Monumentation Survey (#88-27-B) as being set by Harris in 1974, and Edwards describes it as being set by Krumbein in approximately 1975 (CS#82-21-AX), though the brass cap we found and he describes is stamped PLS 951 (no date; see detail). Shea then set a hex bolt at the Northeast Corner of the Section, a railroad spike at the East 1/4 Corner of the Section, a pipe at the north 1/4 Corner of the Section, and several interior monuments in the East 1/2 of the Section, apparently unaware of Kimbrell's 1910 Survey (See Map #M-80-C, and explanation to Board of Engineering Examiners). In his amendment plat filed as CS#M-80-C, he used a found pipe at the Northeast Corner of Section 31, presumably Kimbrell's (though Kimbrell doesn't describe a monument set at that location), a 1/2-inch diameter bolt which he set at the East 1/4 Corner of the Section, a found nail and washer at the Southeast Corner of the Section, a found 3" pipe (Kimbrell's?) at the South 1/4 Corner of the Section, a computed distance at the Southwest Corner of the Section, a pin set by Krumbein (20 feet south and 33 feet east of the Kimbrell pipe) at the West 1/4 Corner, a hub with Brass Cap References (?) at the Northwest Corner, and a set 3/4inch iron pipe at the North 1/4 Corner.

As early as 1978, Edwards was aware of the iron pipe supposedly set by Kimbrell in 1910 at the Northeast Corner of Section 31 (CS# P-71-A), though he continued to use the railroad spike Shea set based on the wrong Northeast Corner location (a 1/2-inch hex bolt, CS#K-28-AX) at the East 1/4 Corner location until 1984, when he reset the Corner with a 1/2-inch iron rebar (CS#84-99-A). Edwards also set a 2-1/2" brass cap over the pipe at the Northeast Corner of the Section (CS#89-108-B) in 1988. This brass cap, as well as the 1/2-inch rebar at the East 1/4 Corner were used in our survey to establish the east line of the Section. A 5/8-inch iron pin is shown as being found by Wesley Galladay (Rogers Surveying) in 1985 at the Northeast Corner of the Section, though we did not find it.

NARRATIVE OF SURVEY

The brass cap set in Krumbein's 1983 Umatilla County Monumentation Survey (CS#88-27-B - set over Kimbrell's 2"pipe with 1/2-inch pin in center) at the Northwest Corner of Section 31 was used to control the North and West lines of the Section. A 2" iron pipe, presumably set by Kimbrell, was found and used for the West 1/4 Corner of the Section (Krumbein shows finding a 2-inch pipe and setting a brass cap. CS# 88-27-B, though none was found). Another 2" iron pipe was found and accepted as the South 1/16th Corner common to Sections 36, T. 5 N., R. 28 E.W.M., and Section 31, T. 5 N., A. 29 E.W.M. Again, Krumbein shows setting a brass cap in CS#88-27-B. though none was found. At the Southwest Corner of Section 31, Krumbein set a brass cap in 1980 (CS#S-156-C) which we found. Apparently, the existence of Kimbrell's 1910 survey was not known at this time by Krumbein because he reset the corner in 1983 (CS#88-27-8) based on Kimbrell's survey. We did not try to locate this monument, as a more recent Umatilla County Remonumentation Survey (CS#95-59-B by Edwards) has been completed in the area, and it was determined that intersecting the line running South between the West 1/4 Corner of Section 31 and the South 1/16th Corner common to Sections 31 and 36 (Kimbrell's pipes) with the extension of the line running West from the Northeast Corner of Section 6, T. 4 N., R. 29 E.W.M. to the Northwest Corner of Section 6. as Edwards did in CS#95-59-B would be more consistent with his survey and the "recognized" Township Line. Hanley's Partition Plat in Section 6, T. 4 N., R. 29 E.W.M. (CS#96-121-B) uses Edwards bearing from the Northeast Corner of Section 6 to the Northwest Corner of Section 6 from CS#95-59-B (N89 44'29"W) as his bearing base; we used the same bearing (N89 44'29"W) from the Northeast Corner of Section 6 to the North 1/4 Corner of Section 6 as our Bearing Base, from the same survey (CS#95-59-B). The result was a distance from the South 1/16th Corner common to Sections 31 and 36 South to the Standard Parallel very closely matching those of Edwards (CS#95-59-B), and Krumbein (CS#88-27-B) The 2-3/8" pipe we found near the South 1/4 Corner location shown (probably set by Kimbrell, 1910 at the South 1/4 Corner) was used to control the East-West location of the North-South Centerline of Section 31 because it matched existing improvements (access road, fence, old tree line) well. The location of the actual South 1/4 Corner we used was a point calculated by extending a line South from the North 1/4 Corner we proportioned between found monuments set by Krumbein and Edwards at the Northwest and Northeast Corners of Section 31 using the original G.L.O. distance of 80.60 chains (Davenport, 1861, Contract #101) southerly through the Kimbrell pipe to the line between the monument set by Edwards, CS#95-59-B at the North 1/4 Corner of Section 6, T. 4 N., R. 29 E.W.M. and the 5/8-inch repar found at the Northeast Corner of Section 6 (set by Cramer over Kimbrell's 1910 1-1/2 inch iron pipe, 1983, according to CS#95-59-B by Edwards, though no record of Cramer setting the pin is found in the Umatilla County Surveyor's Office, and no brass cap was found, as noted on CS#95-59-B, though a witness corner to the repar was found, verifying it as the monument Edwards used). The Southeast Corner of Section 31 that we used is a point calculated by intersecting a line running easterly from the 5/8-inch rebar described above at the Northeast Corner of Section 6 to the aluminum cap we found at the North 1/4 Corner of Section 5, T. 4 N., R. 29 E.W.M. (Edwards, CS#95-59-B) and the line running southerly from the brass cap found at the Northeast Corner of Section 31 (Edwards, CS#89-108-B) through the 1/2-inch iron pin set at the East 1/4 Corner of Section 31 (Edwards, CS#84-99-A). Our distance was within 0.58 foot of the distance shown by Krumbein, CS#88-27-B, though it differs from Davenport's survey by 2.69 feet (G.L.O. Survey, 1861, Contract #101).

After determining which found monuments and calculated points to use, we proceeded to subdivide Section 31 into 1/4 Sections and to divide the Southeast 1/4 into 1/64th Sections. Because our clients' deed is junior to the other 3 in the South 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 31, it was necessary to establish the other boundaries mathematically using recorded deeds and our survey of the exterior of the Section before we could monument our clients' exterior boundaries on their proposed land partition.

Byron and Bonnie James deeded the Westerly 330 feet of the South 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 31, T. 5 N., R. 29 E.W.M. to Charlie and Ruth James (Book 331, Page 488, Umatilla County Deed Records, in 1973, excepting out road rights-of-way and water rights-of-way), who are currently the legal owners of the same parcel (Tax Lot # 2300), except for the westerly 20 feet thereof, now owned by Robert and Thula Hoyt (Tax Lot #2200), Umatilla County Deed Records Reel 7, Page 151, which was acquired for a road access.

Byron James then deeded to Albert and Vada Parrish (Book 350, Page 212) a parcel described as "Beginning at the Southeast Corner of that tract of land conveyed to Charlie James and Ruth E. James, recorded September 21, 1973, in Book 331, Page 488, Deed Records, Umatilla County, Oregon; thence East 231 feet; thence North 332 feet to the true point of beginning of this description: thence South 332 feet: thence West 231 feet to the Southeast Corner of said James Tract (whoever wrote this description returned to their original point of beginning); thence North along the East Line of said James Tract 647 feet m/l to the Northeast Corner thereof; thence East along the North Line of the South 1/2 of the Southwest 1/4 of the Southeast 1/4 of said Section 31 (necessitating our section breakdown) 939 feet m/l to the Northeast Corner of the South 1/2 of the Southwest 1/4 of the Southeast 1/4 of said Section 31; thence South along the East Line of said South 1/2 of the Southwest 1/4 of the Southeast 1/4 58.00 feet: thence Southwesterly in a straight line 757 feet m/l to the Point of Beginning. (Excepting any and all water rights of way and roads) ". This parcel is now owned by Jack & Terri Dean (Tax Lot #2400). Our clients, Oscar and Norma Holguin are owners of Tax Lot #2500, which is recorded in Reel 254, Page 1564, Umatilla County Deed Records, and is described as follows: "The South Half of the Southwest 1/4 of the Southeast 1/4 of Section 31,

recorded in Reel 254, Page 1564, Umatilla County Deed Records, and is described as follows: "The South Half of the Southwest 1/4 of the Southeast 1/4 of Section 31, Township 5 North, Range 29 East of the Willamette Meridian, Umatilla County, Oregon; EXCEPTING THEREFROM that tract conveyed to Charles M. James, et ux, by Deed recorded in Book 331, Page 488, Deed Records. ALSO EXCEPTING THEREFROM that tract conveyed to Albert Parrish, et ux, by Deed recorded in Book 350, Page 212, Deed Records; SUBJECT to any and all water rights of way, roads, ditches and canals".

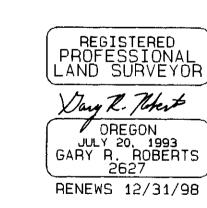
Oscar and Norma Holguin's exterior lines were monumented based upon the property descriptions on the above deeds and the section breakdown described

The existing fence at the easterly side of the 20-foot roadway owned by the Hoyts (T.L. 2200) matches our survey well. The fence on the east boundary of the James (T.L. 2300) property seems to be encroaching on that of the Dean (T.L. 2400) property by the distance shown on this map. Likewise, the fence on the east boundary of the Dean property seems to be encroaching on our clients' (Holguins, T.L. 2500) property by a similar amount (again, see drawing). The East side of the Holguin property as we monumented it extends easterly past an existing fence line supposedly marking the boundary between the Holguin property and the next tax lot to the east (Tax Lot #2600) by varying distances (see drawing), though the fence runs at different angles and the surveyed line matches an old tree line very closely near the Northeast portion of the Holguin property.

The pins set on the interior of our Clients' property along the irrigation ditch easement lines reference the property lines for the future land partition (at the center of the irrigation ditch), as well as the easement lines for the irrigation ditches (though the pins were set for a 10-foot wide easement instead of the 20-foot easement that we later found out the Hermiston Irrigation District requires.

It was also found in this survey that our Clients' house is encroaching on the County Road right-of-way. This map is being filed to satisfy the requirements of ORS 209.250 (filing of a map within 45 days of setting a boundary monument). The completion of this map will also allow our client to pursue needed corrections to his boundaries, so he can continue with his already-approved land partition.

The bearing base for this survey was described earlier in this narrative and is shown on this map. Instrument used was a Nikon NTD-4 Manual Total station. A closed traverse was used in this survey. Traverse closed 1:48,550 and was adjusted by the Compass Rule.



PAGE 3 OF 3

MAP OF SURVEY

FOR OSCAR HOLGUIN

LOCATED IN SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 5 NORTH, RANGE 29 E.W.M.

GARY R. ROBERTS SURVEYING RT. 5 BOX 5176 HERMISTON, OREGON 97838 TELEPHONE: (541) 567-7770

SCALE: 1" = NA FEET DATE OF SURVEY: MAY, 1997

DRAWN BY: NELL ROBERTS CHECKED BY: G.R.

6-97 44 97-83-C RECEIVED

NOV 7 1997

STATE OF OREGON UMATILLA COUNTY



UMATILLA COUNTY RECORDS

SURVEY MAP AFFIDAVIT OF CORRECTION

Pursuant to ORS 209.255, I Gary R. Roberts, do hereby certify that I am a registered land surveyor in the State of Oregon and that I performed the survey and prepared the plat as recorded by the Umatilla County Surveyor as #97-123-C, and that the following error on said plat needs to be corrected by omitting the following description of the east line of the property surveyed on Page 2 of 3: "N-S Centerline of the W 1/2 of the S.E. 1/4 of Section 31, T. 5 N., R. 29 E.W.M. (See Page 1 of 3)" and adding the following description: "N-S Centerline of the S.E. 1/4 of Section 31, T. 5 N., R. 29 E.W.M. (See Page 1 of 3)."

In accordance with ORS 209.255(2), nothing on this correction will change any courses, distances, or parcel configurations as shown on said County Survey map.

By the signature below, I, David Krumbein, Umatilla County Surveyor, certify that the change made to Umatilla County Survey Map #97-123-C has been examined and that the changes described are consistent with Oregon law:

David Krumbein, Umatilla County Surveyor

By the signature and seal below, I, Gary R. Roberts, certify that the change to Umatilla County Survey Map #97-123-C has been made in accordance with ORS 209.255 and has been approved by the Umatilla County Surveyor and will be recorded in the Umatilla County Office of Records as required by ORS 209.255 (5) and (6), and that a copy of this correction affidavit will be filed in the Umatilla County Surveyor's Office after recording.

Gary R. Roberts, PLS #2627

State of Oregon) ss.

County of Umatilla)

On this <u>74h</u> day of <u>November</u>, 1997, before me personally appeared Gary Roberts, personally known to me and/or whose identity was proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and I acknowledged that he executed it.

OFFICIAL SEAL
STEVE CHURCHILL
NOTARY PUBLIC-OREGON
COMMISSION NO. 046986
MY COMMISSION EXPIRES SEPT. 12, 1999

Witness my hand and official seal.

Yew Churchett

Notary Public for the State of Oregon

PROFESSIONAL

20, 1993

My Commission Expires <u>09-/2-/999</u>

GARY ROBERTS RT. 5 BOX 5176 HERMISTON, OR. 97838

1997-3190175 2 of 2

State of Oregon)
County of Umatilla)
This instrument was received and recorded on 11-07-97 at 2:35
in the record of document code type DE-AFF

Location R319-0175
Document number 1997-3190175
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Office of County Records

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