

**BASIS OF BEARINGS**

N89°17'32"E ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, T.6N, R.35E, W.M., AS SHOWN ON A SURVEY FOR FERNDAL SCHOOL, FILE NO. 89-015-B.

**NARRATIVE**

THIS SURVEY WAS PERFORMED AT THE REQUEST OF MR. AND MRS. ALEXANDER TYSKA, OWNERS OF TAX LOT 800, AND MR. AND MRS. CALLOW, OWNERS OF TAX LOT 909 TO DELINEATE THEIR PROPERTY AND ACCESS EASEMENT LINES. IN SO DOING, A CAREFUL ANALYSIS OF THE DEEDS PERTAINING TO THESE PROPERTIES CONSISTENTLY GAVE A CALL TO THE "WEST LINE OF THE WLDWOOD TRACT" (R-78, P.664), AND TO THE WEST LINE OF THAT PARCEL DESCRIBED AT BOOK 312, PAGE 145, FOR THE EAST BOUNDARIES OF THE SUBJECT PROPERTIES. AS A RESULT OF THE EXCESS OF APPROXIMATELY 18 FEET ALONG THE NORTH AND SOUTH LINES OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, BOTH THE TYSKAS' LAND AND THE CALLOWS' LAND ARE LONGER IN AN EAST - WEST DIRECTION THAN WHAT IS SHOWN IN THE DEEDS. I HAVE RECOMMENDED TO BOTH THE TYSKAS' AND THE CALLOWS' THAT THEY ADJUST THE EASTERLY BOUNDARIES OF THEIR PROPERTIES TO CAUSE THEIR DEED LINES TO FOLLOW THE CURRENT LINES OF POSSESSION MORE CLOSELY.

APPARENTLY, THERE HAS BEEN A GREAT DEAL OF CONFUSION CONCERNING THE LOCATION OF THE TYSKAS' NORTH PROPERTY LINE, RESULTING PROBABLY FROM THE FACT THAT THERE ARE PINS THAT SHOULD FALL ALONG AN EAST-WEST LINE THAT ARE OFFSET SEVERAL FEET IN A NORTH-SOUTH DIRECTION FROM EACH OTHER. AS I HAVE SHOWN ON THIS SURVEY, REBARS APPARENTLY SET BY STREAMER FALL 1.4 FT. SOUTH OF THE NORTH PROPERTY LINE, DUE LIKELY TO MY DISAGREEMENT WITH HIM OVER THE LOCATION OF THE CENTER 1/4 CORNER OF SECTION 23. (SEE SURVEY 89-015-B.) INEXPLICABLY, THE ALUMINUM CAP SET BY KRUMBEIN IN HIS SURVEY FOR DICKERSON (NO. 86-116-B) FALLS 2.3 FT. NORTH OF THE PROPERTY LINE. AS I CONCUR CLOSELY WITH THE ANGLES AND DISTANCES ON THE DICKERSON SURVEY, AND SINCE I AGREE WITH THE LOCATION OF KRUMBEIN'S PINS SET ALONG THE SOUTH LINE OF THE NW 1/4, NW 1/4, SW 1/4, SW 1/4 DURING SURVEY NO. 85-134-B, I WOULD SURMISE THAT THE KRUMBEIN PIN NOTED TO BE OUT OF POSITION HAS PROBABLY BEEN MOVED FROM ITS ORIGINAL LOCATION.

AS SHOWN ON THIS SURVEY, THE NORTHEAST CORNER OF THE TYSKAS' PROPERTY FALLS IN A SHED. WE HAVE OFFSET THE PROPERTY PIN ALONG THE NORTH PROPERTY LINE.

EQUIPMENT USED FOR THIS SURVEY WAS A SOKKIA AUTOMATIC TOTAL STATION HAVING STANDARD ERRORS OF 0'00'02" AND 3 MILLIMETERS ± 2 PARTS PER MILLION. THE TRAVERSE WAS CLOSED AND ADJUSTED USING LEAST SQUARES.

**LEGEND**

- DEED LINE
- - - SECTION OR SECTION SUBDIVISION LINE
- - - RIGHT OF WAY LINE
- - - EASEMENT BOUNDARY
- × × × × × EXISTING FENCE
- FOUND SURVEY MONUMENT AS DESCRIBED
- SET 5/8" X 30" REBAR WITH PLASTIC YELLOW CAP STAMPED "TOMKINS SURVEYING" AND BRASS WASHER STAMPED "WA-25893 OR-2360" ATTACHED.
- × CALCULATED POINT, NOT FOUND OR SET
- ( ) RECORD DIMENSION.

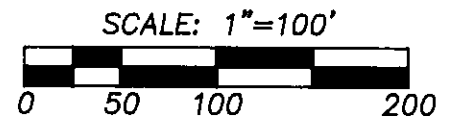
**REFERENCE MATERIAL**

- |                    |          |
|--------------------|----------|
| DEEDS:             | SURVEYS: |
| BOOK 337 PAGE 295  | 85-134-B |
| BOOK 312 PAGE 145  | 89-015-B |
| REEL 10 PAGE 073   | 86-116-B |
| REEL 78 PAGE 664   | Q-827-AX |
| REEL 218 PAGE 1124 | H-8-A    |
| REEL 215 PAGE 184  | 90-013-B |
| REEL 21 PAGE 807   |          |
| REEL 218 PAGE 1120 |          |
| REEL 99 PAGE 1686  |          |
| REEL 142 PAGE 1059 |          |
| REEL 169 PAGE 271  |          |
| REEL 44 PAGE 323   |          |
| REEL 101 PAGE 897  |          |
| REEL 196 PAGE 1412 |          |
| REEL 79 PAGE 371   |          |

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JULY 26, 1988 PAUL W.P. TOMKINS 2360

RECEIVED BY  
Umatilla County Surveyor  
Date: 7-92  
Rec'd By: KIC  
No. 92-25-B



A SURVEY IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 35 EAST, W.M., UMATILLA COUNTY, OREGON  
FOR: ALEXANDER TYSKA RT. 3 BOX 69 MILTON FREEWATER, OR  
BOB CALLOW RT. 3 BOX 65-C MILTON FREEWATER, OR

PAUL W.P. TOMKINS, LAND SURVEYOR  
6 1/2 N. SECOND SUITE 303  
WALLA WALLA, WA. 99362  
(509) 522-4843

DATE:  
JUNE, 1992  
SCALE:  
1" = 100'

TYSKA1.DWG