



**DETAIL "B" NO SCALE**

FOUND RR SPIKE USED AS N 1/4 CORNER SECTION 16; SET BY CRAMER, 1984, CS#84-103-A

1981, HERMISTON REMONUMENTATION, CS# S-156-C, KRUMBEIN NOTES HE SET A BRASS CAP AT 1/4 CORNER LOCATION, NO BRASS CAP FOUND.

FOUND 5/8" IRON REBAR SET BY LAGIER, 1978, CS# O-18-B

FOUND 2-3/8" BRASS CAP; SET BY KRUMBEIN, 1977, PRAIRIE HOUSE CONDOMINIUMS PHASE I; BEARS N89°50'47"E, 0.09' FROM CALCULATED N 1/16 C-C COR. (SEE BEARING BASE DETAIL); CAP READS

**DETAIL "C" NO SCALE**

CALCULATED CENTER 1/4 CORNER (NOT SET)

FOUND 1" AXEL SHAFT; SET BY CRAMER IN 1974 (UNRECORDED, BUT USED IN LATER SURVEYS BY CRAMER, EDWARDS, AND OTHERS)

FOUND 2-1/2" BRASS CAP; 9" BELOW SURFACE IN MONUMENT BOX; SET BY KRUMBEIN, 1981 HERMISTON REMONUMENTATION, CS# S-156-C; CAP READS

**BEARING BASE DETAIL-NO SCALE**

B.C. SET BY KRUMBEIN, 1977 AT N 1/16TH C-C LOCATION, PRAIRIE HOUSE CONDOMINIUMS PHASE I, SURVEY.

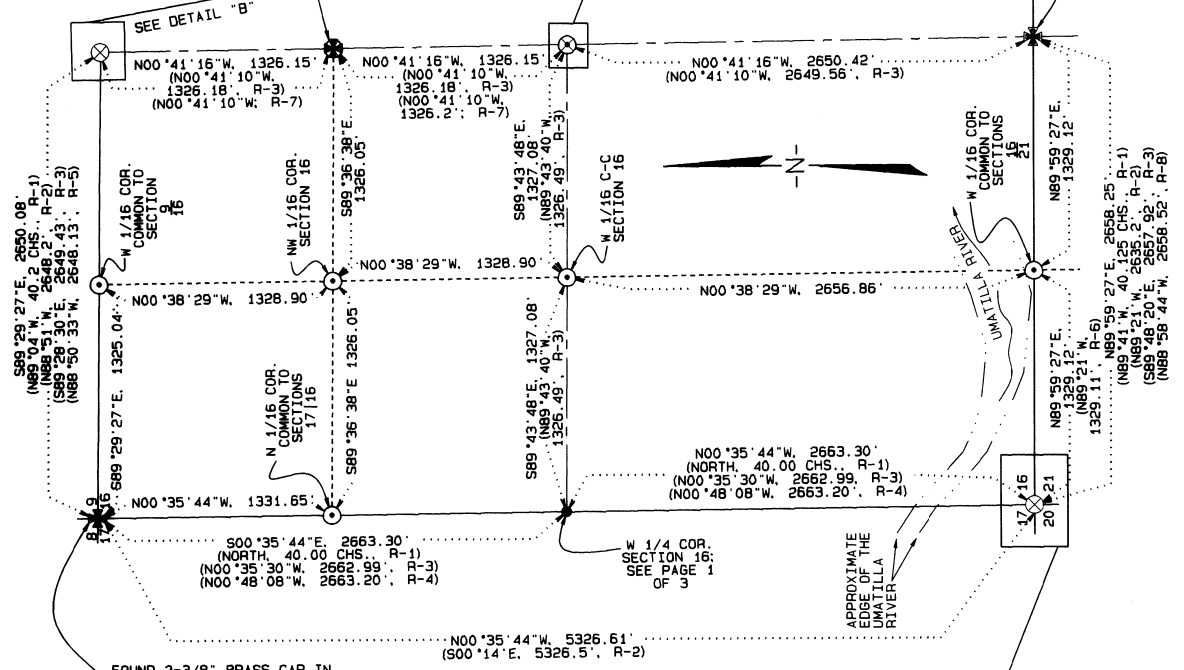
BRASS CAP BY KRUMBEIN AT SOUTH 1/4 COR. LOCATION, 1981 (S-156-C)

(B.D.B.; N00°41'11"W WELLS, 1996; CS# 96-145-C)

N00°41'16"W

N89°59'27"E

CALCULATED NORTH 1/16TH C-C



**LEGEND**

- (000) ..... RECORD BEARING & DISTANCE
  - R-1 ..... 1860, CONTRACT #93, EBENEZER HAFT
  - R-2 ..... 1950, CS# O-666-AX, FRALEY; SURVEY FOR REEVES
  - R-3 ..... 1963, CS#0-668-B, HARRIS; SURVEY FOR GAYLE MARKS-DORIS BOUNDS
  - R-4 ..... 1972, CS# H-142-B, STAEBLER; SURVEY FOR WESTLAND ESTATES SUBDIVISION
  - R-5 ..... 1978, CS# O-18-B, TELEK (LAGIER); SURVEY FOR THOMAS F. AND LOUISE E. LAGIER
  - R-6 ..... 1987, CS# 87-12-A, EDWARDS; SURVEY FOR VIOLET & ALLEN BUNDY
  - R-7 ..... 1987, CS#87-44-A, CRAMER; SURVEY FOR GENE KERBY
  - R-8 ..... 1992, CS#92-45-C; REMONUMENTATION SURVEY #1991-2; SURVEY FOR UMATILLA COUNTY;
  - R-9 ..... 1996, CS#96-145-C, WELLS; SURVEY FOR PAUL F. DIXON "RIVER HILL PHASE II"; USED AS BASIS OF BEARING
- ⊗ ..... FOUND BRASS CAP AS NOTED
  - ⊗ ..... FOUND MONUMENT AS NOTED
  - ..... CALCULATED LOCATIONS
  - ..... SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP MARKED "PLS 2627"

FOUND 2-3/8" BRASS CAP IN MONUMENT BOX 2' BELOW SURFACE; SET BY KRUMBEIN, 1981, CS# S-156-C, HERMISTON REMONUMENTATION; CAP READS

**DETAIL "A" - NO SCALE**

N00°44'44"W 17.03'

FOUND 2-3/8" BRASS CAP 6" BELOW SURFACE OF GRAVEL ROAD; SET BY EDWARDS, 1992, CS# 92-45-B; CAP READS

FOUND 1-1/2" O.D. PIPE; USED AS SECTION CORNER

BRASS CAP NOT USED-SEE NARRATIVE

REGISTERED PROFESSIONAL LAND SURVEYOR

*Gary R. Roberts*

OREGON JULY 20, 1993 GARY R. ROBERTS 2627

RENEWS 12/31/98

**BOUNDARY ADJUSTMENT SURVEY FOR THOMAS "BERT" AND NORMA QUICK**

LOCATED IN THE WEST 1/2 OF THE WEST 1/2 OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 28 E.W.M.

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

DATE OF SURVEY: JULY 13, 1997

SCALE 1" = 500 FT. PAGE 2 OF 3

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

RECEIVED BY  
Umatilla County Surveyor  
Date 7-77  
Rec'd By RR  
No. 97-137-B

## NARRATIVE OF SURVEY

THE PURPOSE OF THIS SURVEY WAS TO ADJUST THE BOUNDARIES BETWEEN THE TWO PARCELS SHOWN ON UMATILLA COUNTY TAX MAP #4N 28 B AS TAX LOTS 10900 AND 10901. THE LARGE PARCEL (CURRENTLY T. L. #10900, AND SHOWN AS CONTAINING 77.74 ACRES) WILL SHRINK AND MOVE TO THE NORTH AND CONTAIN 9.70 ACRES. THE SMALL PARCEL (CURRENTLY T. L. #10901, AND SHOWN AS CONTAINING 9.70 ACRES) WILL EXPAND AND CONTAIN THE REMAINDER OF THE ACREAGE (80.72 ACRES).

IN ORDER TO ESTABLISH PROPERTY LINES, THE WEST 1/2 OF THE SECTION NEEDED TO BE SUBDIVIDED INTO 1/16TH SECTIONS. THE FOLLOWING MONUMENTS WERE USED: 1) KRUMBEIN'S BRASS CAP SET IN A MONUMENT BOX, S. #S-156-C, 1981, AT THE NORTHWEST CORNER OF THE SECTION; 2) CRAMER'S RAILROAD SPIKE SET IN C. S. #84-103-A, 1984, AT THE NORTH 1/4 CORNER OF THE SECTION; 3) KRUMBEIN'S BRASS CAP SET IN A MONUMENT BOX, C. S. #S-156-C, 1981 AT THE SOUTH 1/4 CORNER OF THE SECTION; 4) A 1-1/2" O. D. IRON PIPE (ORIGIN UNKNOWN) AT THE SOUTHWEST CORNER OF THE SECTION (EDWARDS, B. C. AT THE SOUTHWEST CORNER OF THE SECTION, UMATILLA COUNTY REMONUMENTATION SURVEY #92-45-C, WAS NOT USED, AS ALL OTHER SURVEYS IN THE AREA HAVE BEEN BASED ON THE PIPE).

THE CENTER 1/4 CORNER WAS CALCULATED BY SINGLE-PROPORTIONING IN THE WEST 1/4 (SEE RESTORATION FORM FILED SEPARATELY) AND EXTENDING A LINE FROM IT THROUGH THE AXLE SHAFT CRAMER SET IN 1974 (SURVEY UNFILED) TO THE INTERSECTION OF THE LINE BETWEEN THE NORTH 1/4 CORNER AND SOUTH 1/4 CORNER OF THE SECTION. THE BRASS CAP SET BY KRUMBEIN AT THE NORTH 1/16TH CORNER ON THE NORTH-SOUTH CENTERLINE OF THE SECTION IN HIS 1977 PRAIRIE HOUSE CONDOMINIUMS, PHASE I, SURVEY (UNFILED IN SURVEY OFFICE) ONLY MISSED HITTING MY LINE BETWEEN THE NORTH AND SOUTH 1/4 CORNER BY 0.09 FEET AND WAS THE JUSTIFICATION FOR USING CRAMER'S SPIKE AT THE NORTH 1/4 CORNER INSTEAD OF THE 5/8" IRON REBAR FOUND 1.66 FEET WEST OF THE SPIKE (LAGIER, O-18-B, 1978). THE BEARING BASE FOR THIS SURVEY WAS N00°41'11"W FROM THE BRASS CAP AT THE SOUTH 1/4 CORNER TO THE BRASS CAP AT THE NORTH 1/16 C-C FROM WELLS SURVEY #95-145-C, THOUGH OUR BEARING ON THE NORTH-SOUTH CENTERLINE OF THE SECTION DOES NOT MATCH THE WELLS SURVEY EXACTLY BECAUSE THE RAILROAD SPIKE AT THE NORTH 1/4 CORNER, AND NOT THE 1/16TH CORNER BRASS CAP, WAS USED TO CONTROL THE CENTERLINE OF SECTION LOCATION (SEE BEARING BASE DETAIL).

THE APPROXIMATE EDGE OF THE UMATILLA RIVER SHOWN ON THIS MAP WAS SCALED FROM A 1973 AERIAL PHOTOGRAPH, WHICH SHOWED THE SECTION CORNERS VERY NEAR THE ONES USED ON THIS SURVEY. IN 1979, NORMA QUICK DEEDED ALL THAT PORTION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 16 LYING SOUTH OF THE UMATILLA RIVER TO THE CITY OF HERMISTON (REEL 75, PAGE 903). THE DISTANCES AND BEARINGS SHOWN ALONG THE SOUTHWESTERLY BOUNDARY OF PARCEL 2 WERE OBTAINED FROM THE DESCRIPTION OF THE SOUTH (EAST) BANK OF THE UMATILLA RIVER IN THE DEED FROM UMATILLA FARM LANDS COMPANY TO NICHOLAS CODD (BOOK 106, PAGE 195), THOUGH THE BEARINGS WERE ROTATED SLIGHTLY SO THAT THE DESCRIPTION INTERSECTS THE SOUTH LINE OF THE SECTION AT THE DISTANCE CALLED FOR.

IN 1911, GEARY KIMBRELL ESTABLISHED THE LOCATION OF COUNTY ROAD NO. 713 (NOW NO. 1236) BY COMMENCING AT THE WEST END OF THE COUNTY STEEL BRIDGE ON THE SECTION LINE BETWEEN SECTIONS 8 AND 17 (NO TIE TO SECTION CORNER GIVEN), RUNNING SOUTHEASTERLY THROUGH A SERIES OF ANGLE POINTS TO THE LINE BETWEEN SECTION 16 AND 17, RUNNING SOUTH 41.53 CHAINS ALONG THE SECTION LINE TO ANGLE POINT 5; THEN TURNED AND WENT NORTHWESTERLY. NO PHYSICAL ROAD EXISTS IN THE AREA OF HIS ANGLE POINT 5, BUT A LEGAL RIGHT OF WAY STILL DOES. THE LOCATION OF ANGLE POINT 5 ON THE SECTION LINE WAS ESTABLISHED BY SCALING ALONG THE WEST LINE OF SECTION 16 ON HIS ROAD PLAT FROM THE NORTHWEST CORNER OF THE SECTION. AS THE DISTANCE BETWEEN THE NORTHWEST AND SOUTHWEST CORNERS OF THE SECTION AS SHOWN ON HIS PLAT WAS VERY CLOSE TO THAT MEASURED IN THIS SURVEY, HIS BEARING FROM ANGLE POINT 5 TO ANGLE POINT 6 WAS ROTATED TO MAINTAIN THE SAME ANGLE HE CALLS FOR FROM THE SECTION LINE, AND THE SOUTH RIGHT-OF-WAY LINE WAS MONUMENTED WHERE IT INTERSECTS THE WEST LINE OF THE SECTION.

A CLOSED TRAVERSE AROUND THE WEST 1/2 OF THE SECTION WAS RAN AND ADJUSTED BY THE COMPASS RULE. PROPERTY MONUMENTS WERE SET RADIALLY FROM TRAVERSE POINTS. INSTRUMENT USED WAS A WILKIN WTD-4 MANUAL TOTAL STATION. A LIST OF ALL DEED RECORDS USED TO ESTABLISH PROPERTY LINES IS SHOWN ELSEWHERE ON THIS MAP.

### EXISTING TAX LOT 4N 28 B #10900 DESCRIPTION

A PARCEL OF LAND LOCATED IN THE WEST 1/2 OF THE WEST 1/2 OF SECTION 16, T. 4 NORTH, R. 28 E.W.M. BEING MORE PARTICULARLY DESCRIBED AS: THAT PORTION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 16 LYING NORTH OF THE SOUTHERLY (EASTERLY) BANK OF THE UMATILLA RIVER, TOGETHER WITH THAT PORTION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16 LYING SOUTH OF A LINE DESCRIBED AS BEGINNING 209 FEET SOUTH OF THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16 AND RUNNING EAST AND PARALLEL TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 16. EXCEPTING T. L. 10901 (9.70 ACRES) AND COUNTY ROAD R/W. CONTAINS (BY TAX MAPS) 77.74 ACRES.

### EXISTING TAX LOT 4N 28 B #10901 DESCRIPTION

A PARCEL OF LAND LOCATED IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 16, T. 4 NORTH, R. 28 E.W.M., BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT A POINT 1056 FEET SOUTH OF THE WEST 1/4 CORNER OF SECTION 16; THENCE SOUTH 560 FEET; THENCE EAST 660 FEET; THENCE NORTH 560 FEET; THENCE WEST 660 FEET TO THE POINT OF BEGINNING, EXCEPT COUNTY ROAD ON THE WEST. CONTAINS 9.70 ACRES, BY TAX MAPS.

### PROPOSED TAX LOT #4N 28 B 10900 (PARCEL #1)

A PARCEL OF LAND LOCATED IN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, T. 4 NORTH, R. 28 E.W.M. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8-INCH IRON REBAR MARKING THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 16; THENCE S89°43'48"E, 20.00 FEET TO A 5/8-INCH IRON REBAR MARKING THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 1236 AND THE NORTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16; THENCE N00°35'44"W, 133.47 FEET TO A 5/8-INCH IRON REBAR MARKING THE SOUTHWEST CORNER OF THE PARCEL, THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 1236 AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S89°43'48"E, 1306.97 FEET; THENCE N00°38'29"W, 323.36 FEET; THENCE N89°43'48"W, 1306.71 FEET; THENCE S00°35'44"E, 323.36 FEET TO THE TRUE POINT OF BEGINNING. SAID PARCEL IS LOCATED IN UMATILLA COUNTY, OREGON, AND CONTAINS 9.70 ACRES, MORE OR LESS.

### PROPOSED TAX LOT #4N 28 B 10901 (PARCEL #2)

A PARCEL OF LAND LOCATED IN THE WEST 1/2 OF THE WEST 1/2 OF SECTION 16, T. 4 NORTH, R. 28 E.W.M. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1-1/2" IRON PIPE MARKING THE SOUTHWEST CORNER OF SECTION 16, T. 4 NORTH, R. 28 E.W.M.; THENCE N00°35'44"W, 503.40 FEET TO THE SOUTHERLY (EAST) BANK OF THE UMATILLA RIVER AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING ALONG THE SAID SOUTHERLY BANK OF THE RIVER S41°37'42"E, 271.00 FEET; THENCE S60°30'42"E, 482.00 FEET; THENCE S76°31'42"E, 257.00 FEET TO THE SOUTH LINE OF SECTION 16; THENCE N89°59'27"E, 479.80 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16; THENCE N00°38'29"W, 2790.35 FEET TO A 5/8-INCH IRON REBAR MARKING A POINT WHICH BEARS N00°38'29"W, 133.48 FEET FROM THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16 AND THE NORTHEAST CORNER OF THIS PARCEL; THENCE N89°43'48"W, 1306.97 FEET TO A 5/8-INCH IRON REBAR AND THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 1236; THENCE S00°35'44"E, 1903.79 FEET ALONG SAID COUNTY ROAD RIGHT-OF-WAY TO A 5/8-INCH IRON REBAR; THENCE N70°50'16"W, 21.25 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY OF COUNTY ROAD NO. 1236 TO A 5/8-INCH IRON REBAR AND ITS INTERSECTION WITH THE WEST LINE OF SECTION 16; THENCE S00°35'44"E, 395.46 FEET TO THE TRUE POINT OF BEGINNING. SAID PARCEL IS LOCATED IN UMATILLA COUNTY, OREGON, AND CONTAINS 80.72 ACRES, MORE OR LESS.

### DEED RECORD SUMMARY

- 1) BOOK 122, PAGE 280, JUNE, 1916: FRANK FOWLER DEEDED HARRY QUICK THE PARCEL NOW SHOWN ON TAX MAP NO. 4N 28 B AS A PORTION OF TAX LOT 10900.
- 2) BOOK 123, PAGE 96: BEALS' DEEDED WILLIAM H. QUICK (HARRY) THE PARCEL NOW SHOWN ON TAX MAP NO. 4N 28 B AS TAX LOT 10901.
- 3) BOOK 106, PAGE 595, DECEMBER, 1919: UMATILLA FARM LANDS COMPANY DEEDED TO NICHOLAS CODD A PARCEL LYING SOUTH OF THE EAST BANK OF THE UMATILLA RIVER INCLUDING WHAT IS NOW SHOWN ON TAX MAP NO. 4N 28 B AS TAX LOT 10800.
- 4) BOOK 123, PAGES 204 AND 205, FEBRUARY, 1923: NICHOLAS CODD DEEDED W. H. QUICK AND R. E. MCFALLS ALL INTEREST IN THE PARCEL DESCRIBED IN BOOK 106, PAGE 595.
- 5) BOOK 119, PAGE 123, NOVEMBER, 1923: R. E. AND VANITA MCFALL DEEDED TO WILLIAM H. QUICK ANY CLAIM TO THE PROPERTY DESCRIBED IN BOOK 122, PAGE 280, EXCEPT FOR THE NORTH 20 ACRES THEREOF.
- 6) BOOK 126, PAGE 28, FEBRUARY, 1925: R. E. AND VANITA MCFALL DEEDED TO HARRY QUICK ANY CLAIM TO A PARCEL BETWEEN THE COUNTY ROAD AND THE UMATILLA RIVER WHICH INCLUDES WHAT IS NOW SHOWN AS TAX LOT NO. 10800 ON TAX MAP NO. 4N 28 B.
- 7) BOOK 138, PAGES 391 AND 392, SEPTEMBER, 1929: R. E. MCFALL DEEDED JAMES COCHRAN 20 ACRES IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, WHICH IS PART OF TAX LOT NO. 10900.
- 8) BOOK 149, PAGES 479-488, OCTOBER, 1935: COCHRAN LOST THE 20 ACRES DESCRIBED IN BOOK 138, PAGES 391 AND 392 TO UMATILLA COUNTY DUE TO DELINQUENT TAXES.
- 9) BOOK 163, PAGE 521, FEBRUARY, 1942: W. H. QUICK PURCHASED THE SOUTH 1/2 OF THE SW 1/4 OF THE NW 1/4, THE NORTH 12 ACRES OF THE NW 1/4 OF THE SW 1/4, AND THE 20 ACRES DESCRIBED IN BOOK 138, PAGES 391 AND 392 FROM UMATILLA COUNTY.
- 10) BOOK 270, PAGE 297, AUGUST, 1962: PPGI DEEDED W. H. QUICK ALL OF THEIR INTEREST IN LAND LYING IN SECTION 16 THAT WAS OBTAINED BY HERMISTON LIGHT AND POWER COMPANY, BOOK 86, PAGES 234-237, DECEMBER, 1913.
- 11) BOOK 284, PAGE 481, AUGUST, 1965: W. H. QUICK DEEDED THOMAS AND NORMA QUICK THE 10-ACRE PARCEL NOW SHOWN AS TAX LOT #10901 ON TAX MAP 4N 28 B.
- 12) BOOK 346, PAGE 486, MAY, 1975: W. H. QUICK DEEDED NORMA QUICK THE WEST 1327 FEET OF THE SOUTH 1/2 OF SECTION 16 AS WELL AS THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16 EXCEPT FOR THE 10-ACRE PARCEL ALREADY DEEDED TO HER, BOOK 284, PAGE 481.
- 13) REEL 75, PAGE 903, MAY, 1979: NORMA QUICK DEEDED THE CITY OF HERMISTON THAT PORTION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 16 LYING SOUTH OF THE UMATILLA RIVER.
- 14) REEL 142, PAGE 1319: NORMA QUICK DEEDED JAMES AND JANET BOYD THAT PROPERTY SHOWN ON TAX MAP #4N 28 B AS TAX LOTS 11007 AND 11010.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Gary R. Roberts*  
OREGON  
JULY 20, 1993  
GARY R. ROBERTS  
2627  
RENEWS 12/31/98

RECEIVED BY

Umatilla County Surveyor

Date

7-97

Rec'd by

KK

No. 97-139-B

### BOUNDARY ADJUSTMENT SURVEY FOR THOMAS "BERT" AND NORMA QUICK

LOCATED IN THE WEST 1/2 OF THE WEST 1/2 OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 28 E.W.M.

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

DATE OF SURVEY: JULY 13, 1997

PAGE 3 OF 3

DRAWN BY: NELL ROBERTS

CHECKED BY: G. R.