

FOUND 2 1/2" BRASS CAP ON 1" PIPE PER SURVEY 03-023-C AND L.C.R., REPLACED A 5/8" IRON PIN IN GRAVEL DRIVE PER THE PLAT OF TUMALUM HEIGHTS AT THE N.1/4 CORNER OF FRACTIONAL SECTION 13. SEE SURVEY 97-054-B.

S 0019°36' W 3452.75' (3457.4")R1

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF WALT AND DARLENE WILLIAMS TO SURVEY THE BOUNDARIES OF THE LAND DESCRIBED IN THE DEED RECORDED IN BOOK 305 PAGE 513 OF DEED RECORDS OF UMATILLA COUNTY OREGON.

THE MONUMENTS SHOWN HEREON WHICH DELINEATE THE WEST HALF OF FRACTIONAL SECTION 13 WERE USED AS CONTROL MONUMENTS FOR GRANDVIEW ORCHARD TRACTS. THE LOTS WERE CALCULATED PROPORTIONATELY BASED ON MEASURED DISTANCES AND PLAT DISTANCES. THE NORTHERLY AND EASTERLY LINE OF LOT 10 WAS CALCULATED BY TRAVERSING FROM THE PROPORTIONED N.W. CORNER OF LOT 10 TO A POINT N00°06'48"E 710.43 FEET FROM THE S.E. CORNER OF LOT 9 USING THE BEARINGS AND DISTANCES SHOWN ON THE PLAT. THE NORTH LINE OF LOT 9 WAS COMPUTED IN A SIMILAR FASHION BY TRAVERSING TO A POINT (S 54° E 80.6') FROM THE NORTHWEST CORNER OF SAID LOT 9. THE COURSES OF SAID LINES WERE THEN ADJUSTED USING THE COMPASS RULE AS SHOWN ON COUNTY SURVEY 97-054-B. THE HIGHWAY CENTERLINE WAS ESTABLISHED FROM THE FOUND BRASS CAP OFFSET MONUMENTS AS SHOWN, THE NORTHERLY MONUMENTS WERE TIED IN 1997 AS SHOWN ON COUNTY SURVEY NO. 97-054-B. THE HIGHWAY RIGHT OF WAY WAS ESTABLISHED AS SHOWN ON THE OREGON DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLANS. ALL LOTS ARE DIMENSIONED TO THE SECTION SUBDIVISIONAL LINES, NOT THE ROAD RIGHT OF WAY LINES, ON THE ORIGINAL PLAT. THEREFORE THE LOT AREAS INCLUDE THE ROAD. ALSO, THE POINT OF BEGINNING OF THE PARCEL DESCRIBED BY DEED RECORDED IN REEL 224, PAGE 1182 IS CALLED AS A POINT 249'± NORTH OF THE SOUTHWEST CORNER OF LOT 9, BEING THE NORTHWEST CORNER OF THE DICKERSON LANDS. THE DICKERSON LANDS ARE THE SOUTH 3.8 ACRES OF LOT 9 PER THE 1937 DEED BOOK 152 PAGE 547. THE PLAT DISTANCE ALONG THE SOUTH LINE OF LOT 9 (TO THE WEST SIDE OF THE STRIP SHOWN AS THE ROAD) IS 665.5' ± 249' = 165,709.5 S.F. 165,709.5 / 43,560 S.F. PER ACRE = 3.80 ACRES AS CALLED IN THE DEED. WE HAVE THEREFORE DETERMINED THAT PRIOR PLAT AND DEED HISTORY HAS HELD THAT LOT DIMENSIONS RUN TO THE WEST SIDE OF THE "ROAD". THE FENCE ON THE EAST SIDE OF THE SMART LANDS IS 40'± EAST OF THE EAST PROPERTY LINE. IT APPEARS CLEAR THAT WHOEVER CONSTRUCTED THE SMART LEGAL DESCRIPTION INTENDED THE LAND TO BE GRANTED FROM THE EAST LINE OF THE 40' ROAD. A CORRECTION DEED FROM THE ORIGINAL GRANTOR, OR A BOUNDARY LINE ADJUSTMENT, MUST BE PURSUED TO CORRECT THE DISCREPANCY.

THIS SURVEY WAS PERFORMED USING A TRIMBLE 5601 ROBOTIC TOTAL STATION HAVING STANDARD ERRORS OF 0.0001" ANGULAR AND 3 MM ± 2 PPM FOR DISTANCE AND TOPCON DUAL FREQUENCY GEODETIC GPS RECEIVERS IN RTK MODE HAVING STANDARD ERRORS OF 2 CM ± 3 PPM TIMES BASE LINE LENGTH.

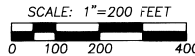
ALL MONUMENTS SHOWN WERE VISITED AT THE TIME OF THIS SURVEY IN OCTOBER OF 2006 AND APRIL 2007.

SURVEY REFERENCES
 PLAT OF GRANDVIEW ORCHARD TRACTS
 PLAT BOOK 4, PAGE 12
 SURVEY NO. 84-40-A
 SURVEY NO. 86-14-A
 SURVEY NO. 96-30-B
 SURVEY NO. 96-56-B
 SURVEY NO. 97-054-B
 SURVEY NO. 97-154-B
 SURVEY NO. 00-34-B
 SURVEY NO. 01-198-B
 OREGON STATE HIGHWAY DEPT.
 HIGHWAY 11 RIGHT OF WAY MAP

LEGEND

- PROPERTY LINE
- - - HIGHWAY CENTERLINE
- - - - HIGHWAY RIGHT OF WAY
- - - - PLATTED LOT LINE
- - - - SECTION OR 1/4 SECTION LINE
- FENCE
- ⊙ FOUND SURVEY MONUMENT AS NOTED
- ◆ SET 5/8"x30" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED "USKH INC 2820LS"
- FOUND 5/8" IRON REBAR PER SURVEY 01-198-B
- FOUND 5/8" IRON REBAR PER SURVEY 97-054-B
- 5/8" IRON REBAR SET PER DEED REEL 224 PG. 1182 FOR A PROJECT THAT THE OWNER IS WAITING TO COMPLETE
- ⊗ CALCULATED POSITION NOTHING FOUND NOTHING SET.
- (XOX)R1 RECORD DIMENSION PER THE PLAT OF GRANDVIEW ORCHARD TRACTS.
- (XOX)R2 RECORD DIMENSION PER SURVEY NO. 97-054-B
- (XOX)R3 RECORD DIMENSION PER SURVEY NO. 86-14-A
- (XOX)R4 RECORD DIMENSION PER DEED REEL 224 PG. 1182

BASIS OF BEARINGS
 N00°02'55" W ALONG THE WEST LINE OF SECTION 13 BETWEEN THE 1 1/2" ALUMINUM CAP AT THE S 1/16 AND THE 1 1/2" IRON PIN AT THE N.W. CORNER OF SECTION 13. AS SHOWN ON THE COUNTY SURVEY NO. 96-30-B.

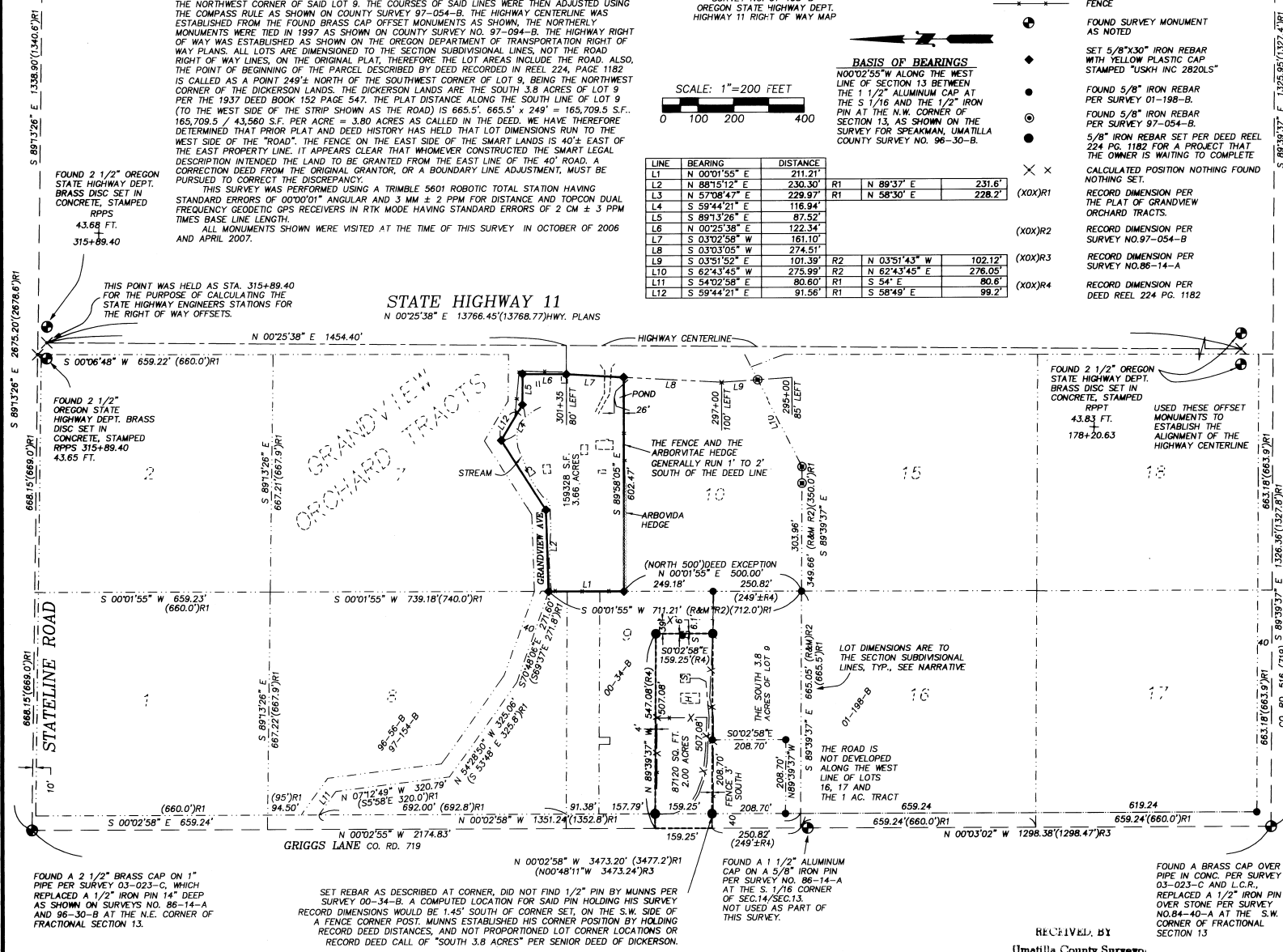


LINE	BEARING	DISTANCE			
L1	N 00°01'55" E	211.21'			
L2	N 89°15'12" E	230.30'	R1	N 89°37' E	231.6'
L3	N 57°08'47" E	229.97'	R1	N 58°30' E	228.2'
L4	S 59°44'21" E	116.94'			
L5	S 89°13'26" E	87.52'			
L6	N 00°23'38" E	123.34'			
L7	S 03°02'58" W	161.10'			
L8	S 03°03'05" W	274.51'			
L9	S 03°51'52" E	101.39'	R2	N 03°51'43" W	102.12'
L10	S 62°43'45" W	275.99'	R2	N 62°43'45" E	276.05'
L11	S 54°02'58" E	80.60'	R1	S 54' E	80.6'
L12	S 59°44'21" E	91.56'	R1	S 58°49' E	99.2'

FOUND 2 1/2" OREGON STATE HIGHWAY DEPT. BRASS DISC SET IN CONCRETE, STAMPED RPPS 43.68 FT. 315+89.40

THIS POINT WAS HELD AS STA. 315+89.40 FOR THE PURPOSE OF CALCULATING THE STATE HIGHWAY ENGINEERS STATIONS FOR THE RIGHT OF WAY OFFSETS.

STATE HIGHWAY 11
 N 00°25'38" E 13766.45'(13768.77)HWY. PLANS



FOUND 2 1/2" OREGON STATE HIGHWAY DEPT. BRASS DISC SET IN CONCRETE, STAMPED RPPS 43.83 FT. 178+20.63

USED THESE OFFSET MONUMENTS TO ESTABLISH THE ALIGNMENT OF THE HIGHWAY CENTERLINE

FOUND A 1 1/2" ALUMINUM CAP ON A 5/8" IRON PIN PER SURVEY NO. 86-14-A AT THE S 1/16 CORNER OF SEC.14/SEC.13. NOT USED AS PART OF THIS SURVEY.

FOUND A BRASS CAP OVER PIPE IN CONC. PER SURVEY 03-023-C AND L.C.R., REPLACED A 1/2" IRON PIN OVER STONE PER SURVEY NO. 84-40-A AT THE S.W. CORNER OF FRACTIONAL SECTION 13

REGISTERED PROFESSIONAL LAND SURVEYOR
Greg Flowers
 OREGON
 JUNE 30, 1997
 GREG E. FLOWERS
 02820LS
 RENEWS 12/31/07

Date Stamped: 5/29/07



Engineering • Land Surveying
 Planning • Materials Testing

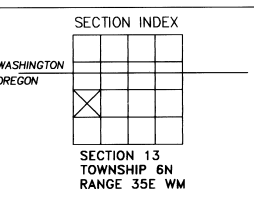
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 Fax: (509) 328-0423

5 North Colville St.
 Walla Walla, WA 99362
 Phone: (509) 522-4843
 Fax: (509) 522-1902

Project:
 A SURVEY OF A PORTION OF LOT 10 OF GRANDVIEW ORCHARD TRACT. LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 13, TOWNSHIP 6N RANGE 35E, WILLAMETTE MERIDIAN UMATILLA COUNTY, OREGON

Client
 WALT & DARLENE WILLIAMS



Project Mgr.	GREG FLOWERS
Drawn	G.E.F.
Checked	S.A.D.
Date	APRIL 17 2007
Scale	1" = 200 FEET
CAD File:	101700 WILLIAMS ROS.DWG
Sheet Contents:	RECORD OF SURVEY
Sheet No.:	1 OF 1
U.S.K.H. W.O.	#101700

RECEIVED BY
 Umatilla County Surveyor.
 Date 6-07
 No. 07-178-B