

SURVEYOR'S NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE BOUNDARY OF THE SUBJECT TRACTS A & B AS DEPICTED HEREON.

THE WEST QUARTER CORNER OF SECTION 4 WAS NOT FOUND DUE TO ONGOING ROAD WORK IN THE VICINITY. THE POSITION OF THE WEST QUARTER CORNER WAS ESTABLISHED BY A BEST FIT SOLUTION USING DISTANCES FROM THE MONUMENT REFERENCES RECOVERED FROM HADDOCK'S CORNER RESTORATION FORM (R5). THE POSITION OF THE FOUND 5/8" REBAR WITH RED PLASTIC CAP (MONUMENT #8) HAS CONFLICTING ASSOCIATED BEARING AND DISTANCE INFORMATION BETWEEN THE REFERENCE MONUMENT AND THE FOUND BEARING OBJECT TAG. THIS MONUMENT WAS NOT USED TO REESTABLISH THE WEST QUARTER CORNER POSITION. SIMILARLY, THE POSITION OF THE 5/8" REBAR WITH RED PLASTIC CAP (MONUMENT #19) HAS CONFLICTING ASSOCIATED BEARING AND DISTANCE INFORMATION BETWEEN THE CORNER AND THE FOUND BEARING OBJECT TAG. THE OBJECT TAG WAS NOT USED TO REESTABLISH THE CORNER POSITION. BOTH OF THESE TAGS CONTAIN THE SAME DISTANCE OF 55.66. THE ORIGINATION OR INTENT OF THE TAGS AND THAT DISTANCE IS UNCLEAR AS BOTH BEARINGS LISTED ON SAID TAGS AGREE WITH THE MONUMENTS THEY ARE MARKING.

THE WEST LINE OF THE SOUTHWEST QUARTER WAS THEREBY ESTABLISHED BY HOLDING THE COMPUTED WEST QUARTER CORNER AND THE FOUND SOUTHWEST SECTION CORNER OF SAID SECTION 4.

THE U.S.R.S. FEED CANAL CENTERLINE WAS ESTABLISHED BY HOLDING RECORD BEARINGS AND DISTANCES PER U.S.R.S. MAPS AND WELLS'S RECORD OF SURVEY (R2) ROTATED ABOUT SAID ESTABLISHED WEST LINE OF THE SOUTHWEST QUARTER. A DISCREPANCY EXISTS BETWEEN THE DEED CALLS AND THE RECORD U.S.R.S. FEED CANAL FOR THE LOCATION OF THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF THE CANAL AND THE INTERSECTION WITH THE WEST LINE OF SECTION 4. THE DEED CALLS FOR A DISTANCE OF 133 FEET BUT THE RECORD CANAL MAP COMPUTES TO 127.25 FEET, THE CANAL MAP WAS HELD OVER THE DEED FOR THE CANAL LOCATION.

DISCREPANCIES EXIST FOR DESCRIPTIONS OF THE RIGHT-OF-WAY LOCATION FOR IRWIN ROAD, AKA COUNTY ROAD 1178 (BEING A COMBINATION OF OLD COUNTY ROAD 758 & OLD COUNTY ROAD 298) ALONG THE NORTHWESTERLY BOUNDARY OF THE SURVEYED PROPERTY. THE FINAL ORDER FOR ROAD 758 DESCRIBES A CENTERLINE BEING 20 FEET SOUTHERLY OF AND PARALLEL WITH THE SOUTHEASTERLY RIGHT-OF-WAY FOR THE U.S.R.S. FEED CANAL. THE CENTERLINE DESCRIPTION PREPARED BY THE COUNTY SURVEYOR IN THE FIELD NOTES FOR ROAD NO. 758 PLACES THE ROAD WITHIN THE CANAL RIGHT-OF-WAY, AND SURVEY NO. 14-012-C IN 2013 BY WELLS SHOWS IRWIN ROAD RIGHT-OF-WAY BEING THE SOUTHEASTERLY 40 FEET OF THE U.S.R.S. FEED CANAL RIGHT-OF-WAY. THE PHYSICAL LOCATION OF IRWIN ROAD MOST CLOSELY MATCHES THE RIGHT-OF-WAY AS DEPICTED BY WELLS BUT FALLS OUTSIDE OF THAT BOUNDARY AT THE APPROACH OFF OF HIGHWAY 395 AND AS THE ROAD HEADS EAST ALONG THE E-W MID SECTION LINE. THIS SURVEY IS BEING PERFORMED IN CONJUNCTION WITH A TOPOGRAPHIC SURVEY FOR HARMS ENGINEERING FOR A FUTURE RELOCATION/REDESIGN OF IRWIN ROAD TO MATCH UP WITH THE INTERSECTION OF STANFIELD ROAD WEST OF HIGHWAY 395. A NEW ROAD ALIGNMENT AND CORRESPONDING RIGHT-OF-WAY ARE INTENDED TO BE DEDICATED FOR SAID REDESIGN AND OLD RIGHT-OF-WAY NO LONGER IN USE WOULD BE VACATED. THIS SURVEY POINTS OUT THE POTENTIAL FOR VARIOUS "RIGHTS-OF-WAY" LOCATIONS FOR IRWIN ROAD AND DOES NOT PURPORT TO SPECIFY WHICH, IF ANY, IS CORRECT, SEE ROAD DETAIL THIS SHEET.

THE WEST LINE OF THE SUBJECT PROPERTY (BEING THE EAST RIGHT-OF-WAY LINE OF HIGHWAY 395) WAS ESTABLISHED BY HOLDING THE FOUND CENTERLINE MONUMENT PER ODOT HIGHWAY PLANS (R3) FOR STATIONING AND OFFSET AS WELL AS FOUND MONUMENTS OF RECORD FOR PARCEL 2 OF PARTITION PLAT 1992-9 (R1), AND THE COMPUTED RIGHT-OF-WAY PER (R2).

THE CENTER OF SECTION WAS ESTABLISHED BY BEARING-BEARING INTERSECTION BETWEEN THE NORTH AND SOUTH QUARTER CORNERS AND THE EAST AND WEST QUARTER CORNERS. NOTE: A BEARING OBJECT TAG WAS FOUND ATTACHED TO A POWER POLE ±484 FEET NORTHERLY OF THE COMPUTED POSITION BUT WAS ILLEGIBLE, OF UNKNOWN ORIGIN, AND WAS NOT TAKEN INTO CONSIDERATION FOR THE POSITION OF THE CENTER OF SECTION (SEE MONUMENT NOTE #5).

THE CENTERLINE OF THE FURNISH DITCH CANAL WAS ESTABLISHED BY GRANT BOUNDARY METHOD USING THE GEOMETRY PER (R4) BETWEEN THE PROPORTIONED INTERSECTIONS OF SAID CENTERLINE WITH THE EAST-WEST MID SECTION LINE OF THE SOUTHWEST QUARTER OF SECTION 4 AND THE RECORD (R4) DISTANCE ALONG THE NORTH-SOUTH MID SECTION LINE OF SAID SOUTHWEST QUARTER. THE NORTHWESTERLY RIGHT-OF-WAY OF SAID FURNISH DITCH WAS OFFSET 50.00 FEET NORTHWESTERLY FROM SAID CENTERLINE. TWO MONUMENTS WERE FOUND, MARKING ANGLE POINTS OF SAID RIGHT-OF-WAY, AND WERE HELD FOR THE RIGHT-OF-WAY BY DEFLECTING THE COMPUTED OFFSET LINE THROUGH SAID FOUND MONUMENTS. A DISCREPANCY EXISTS BETWEEN THE DEED CALLS FOR THE CANAL RIGHT-OF-WAY AND MY COMPUTED POSITION FOR SAID RIGHT-OF-WAY PER THE RECORD MAP. IT APPEARS THAT THE INTENT FROM THE DEED IS TO FOLLOW THE CANAL RIGHT-OF-WAY AS THE COURSES MATCH THE CENTERLINE BEARINGS OF RECORD FOR THE FURNISH DITCH CANAL BUT THE DISTANCES DO NOT MATCH WHAT I COMPUTE FOR THE DISTANCES ALONG THE RIGHT-OF-WAY. FURTHERMORE, THE DEEDS LEAVE OFF A COURSE OF THE CANAL AS IT EXTENDS TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4. PER THE MAP GEOMETRY, THE CENTERLINE OF THE CANAL DEFLECTS THROUGH SAID EAST LINE, HOWEVER, THE RIGHT OF WAY, WHEN MEASURED AT RIGHT ANGLES, WOULD NOT DUE TO ITS ANGULAR RELATIONSHIP TO SAID EAST LINE. THE MAP IS UNCLEAR AS IT DOES NOT GRAPHICALLY DEPICT THE RIGHT-OF-WAY DEFLECTION AT THE ANGLE POINT IN QUESTION. ALL OF THE DEED DESCRIPTIONS FOR THIS QUARTER SECTION ORIGINATE FROM INLAND IRRIGATION COMPANY, AN IRRIGATION PURVEYOR FOUNDED BY W. J. FURNISH, FOR WHOM THE CANAL IS NAMED. A MONUMENT (#18) OF UNKNOWN ORIGIN WAS FOUND AT THE ANGLE POINT POSITION IN QUESTION ALONG SAID RIGHT-OF-WAY AND WAS HELD TO CONTROL THE RIGHT-OF-WAY POSITION CREATING THE ANGLE POINT LEFT OFF OF THE DEED. IN RESEARCHING THE CHAIN OF TITLE, DEED RECORDED IN REEL 81, PAGE 97 BOUNDS TO THE "SOUTHWEST CORNER OF PREGNITZ LAND". SAID PREGNITZ LAND IS THE REAL PROPERTY DESCRIBED IN DEED RECORDED IN REEL 67, PAGE 350 FROM THE INLAND IRRIGATION COMPANY TO C. W. PRIEGNITZ. SAID SOUTHWEST CORNER MATCHES MY POSITION FOR THE CANAL RIGHT-OF-WAY INTERSECTION WITH THE NORTH-SOUTH MID SECTION LINE OF THE SOUTHWEST QUARTER OF SECTION 4 AND IS HELD TO CONTROL THE SOUTHEAST CORNER OF TRACT B OF THIS SURVEY. THIS SURVEY ELECTS TO HOLD THE FURNISH DITCH DIMENSIONS, THE FOUND MONUMENTS ALONG THE CANAL RIGHT-OF-WAY AND THE BOUNDS CALL TO THE SOUTHWEST CORNER OF THE PRIEGNITZ LAND, OVER THE CONFLICTING DEED COURSES TO CONTROL THE BOUNDARY OF SAID PROPERTY.

THE SOUTH LINE OF THE SUBJECT PROPERTY WAS ESTABLISHED BY HOLDING FOUND MONUMENTS OF RECORD PER (R1).

THE EAST LINE OF THE SUBJECT PROPERTY WAS ESTABLISHED BY HOLDING THE NORTH-SOUTH MID-SECTION LINE OF THE SOUTHWEST QUARTER.

THE EAST LINE OF PARCEL 1 OF PARTITION PLAT 1992-9 (R1) WAS ESTABLISHED BY HOLDING THE NORTH-SOUTH MID-SECTION LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER.

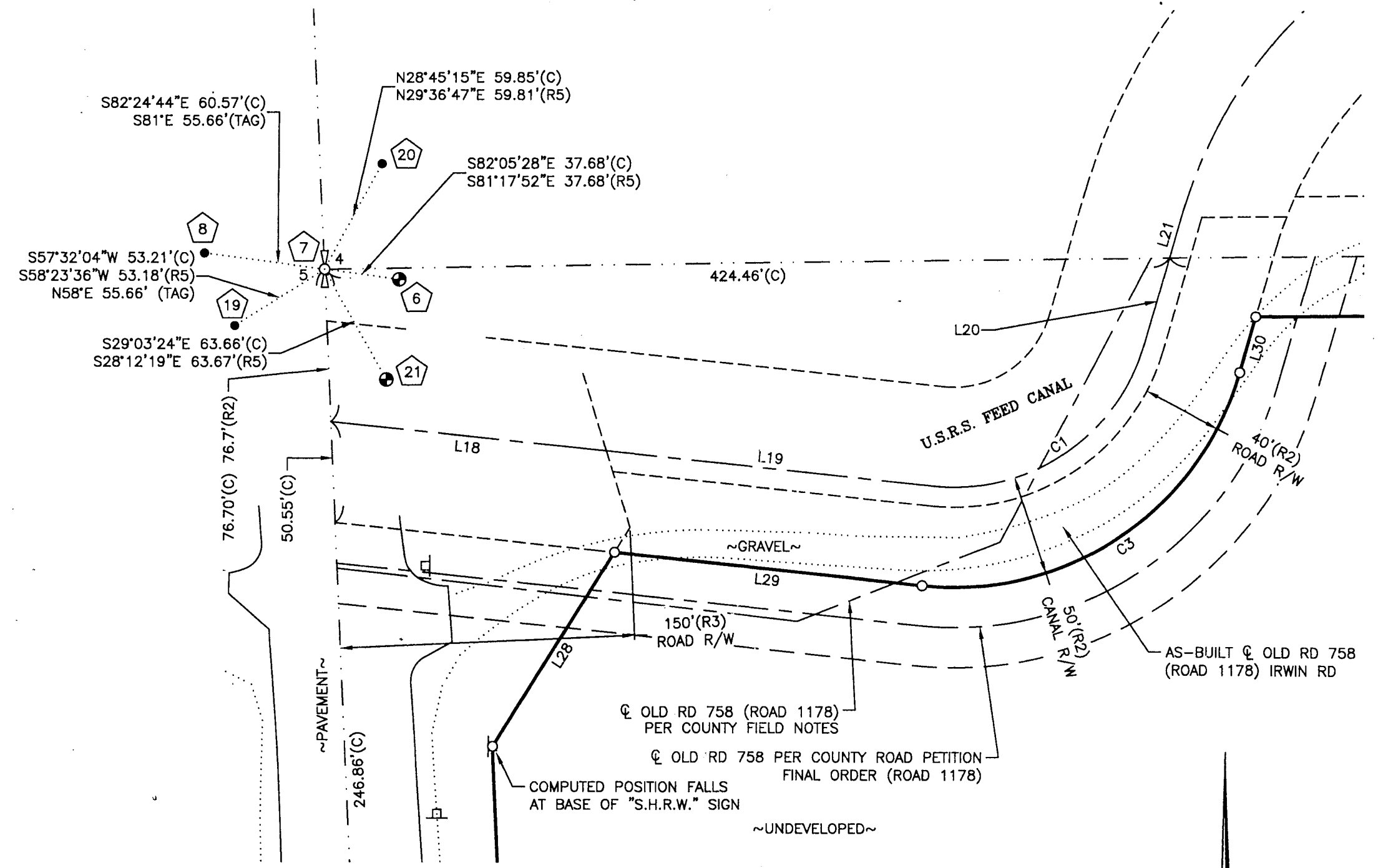
THE NORTHEAST CORNER OF PARCEL 2 OF PARTITION PLAT 1992-9 (R1) WAS ESTABLISHED BY DISTANCE-DISTANCE INTERSECTION FROM THE FOUND NORTHWEST AND SOUTHEAST CORNERS OF SAID PARCEL 2.

MONUMENT NOTES

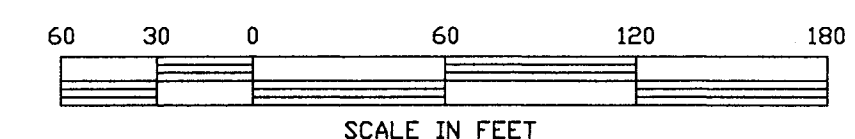
#	MONUMENT DESCRIPTION
1	FND. 2-1/2" BRASS CAP IN MON CASE STAMPED "1984 LS 933" ±0.6' BELOW GROUND IN C EDWARDS ROAD
2	FND. 2-1/2" BRASS CAP STAMPED "1995 LS 951" ±0.8' BELOW GROUND
3	FND. 2-1/2" BRASS CAP STAMPED "1995 LS 951" ±0.4' BELOW GROUND ±3.0' NORTH OF C STAGE GULCH ROAD
4	FND. 2-1/2" BRASS CAP STAMPED "2010 LS 43406" FLUSH WITH GROUND AT WEST-SOUTH FENCE CORNER W/SCRIBED STONE ADJACENT NORTHWEST W/T-POST ±1.0' NORTH
5	NOT FOUND, NOT SET, FND. BEARING OBJECT TAG ILLEGIBLE N5°41'52"W 483.98' ON POWER POLE
6	FND. 2-1/2" BRASS CAP STAMPED "WC 1998 PLS 852" FLUSH WITH GROUND W/BEARING OBJECT TAG "N18°18'W 37.68"
7	NOT FOUND, NOT SET, COMPUTED POINT LIES IN NEW ASPHALT
8	FND. 5/8" REBAR W/RED PLASTIC CAP STAMPED "ORPLS 43406" W/BEARING OBJECT TAG "S81°E 55.66" ON STOP SIGN
9	FND. 3" BRASS CAP IN MON CASE STAMPED "OSHD CON 647+31.32 PT" ±0.1' BELOW GROUND
10	FND. 5/8" REBAR W/YELLOW PLASTIC CAP STAMPED "EDWARDS LS 951" ±0.6' BELOW GROUND ±8.5 EAST OF T-POST
11	FND. 5/8" REBAR W/SMASHED YELLOW PLASTIC CAP ±0.2' BELOW GROUND ±5.0' SOUTH OF DEAD TREE ±13.5' WEST OF HOUSE
12	FND. 5/8" BENT REBAR FLUSH WITH GROUND
13	FND. 5/8" BENT REBAR ±0.2' BELOW GROUND
14	FND. 5/8" REBAR W/MELTED YELLOW PLASTIC CAP ±0.4' BELOW GROUND IN WOOD PILE
15	FND. 5/8" REBAR W/CHEWED YELLOW PLASTIC CAP ±0.2' ABOVE GROUND
16	FND. 2-1/2" BRASS CAP ON 1-1/2" PIPE STAMPED "UMATILLA COUNTY SURVEYOR" ±0.6' ABOVE GROUND
17	FND. 2-1/2" BRASS CAP STAMPED "1998 LS 852" ±1.2' BELOW GROUND AT EAST EDGE OF GRAVEL ROAD
18	FND. 1-1/4" IRON ROD, ORIGIN UNKNOWN
19	FND. 5/8" REBAR W/ RED PLASTIC CAP STAMPED "HADDOCK SURVEYING, ORLS852"
20	FND. 5/8" REBAR W/ RED PLASTIC CAP STAMPED "HADDOCK SURVEYING, ORLS852"
21	FND. 2-1/2" ODOT BRASS DISK IN NE BRIDGE ABUTMENT

RECORD OF SURVEY

A PORTION OF THE NW 1/4 OF THE SW 1/4 OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 29 EAST, W.M., UMATILLA COUNTY, OREGON



ROAD DETAIL



REGISTERED PROFESSIONAL LAND SURVEYOR
Brenton A. Griffitts
 OREGON
 MARCH 09, 2021
 BRENTON A. GRIFFITTS
 93754PLS
 RENEWS: 06/30/2023 REV: 11/19/21 BAG

DATE: 11/22/2021

RECEIVED BY
 Umatilla County Surveyor
 Date: 11/30/21
 Rec'd By: CT
 No.: 21-122-6

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 1455 COLUMBIA PARK TRAIL
 RICHLAND, WA. 99352
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CLIENT	HARMS ENGINEERING		JOB	26021
PROJECT	RECORD OF SURVEY			
	PTN NW1/4 SW1/4 SEC 4, T.3N., R29E., W.M.			
DRN. BY	MPL	SCALE	1"=60'	F. B. NO. BK 869
APPROVED	BAG	DATE	09/15/2021	ACAD VER - C3021
				FILE: 26021.DWG
				SHEET 2 OF 2