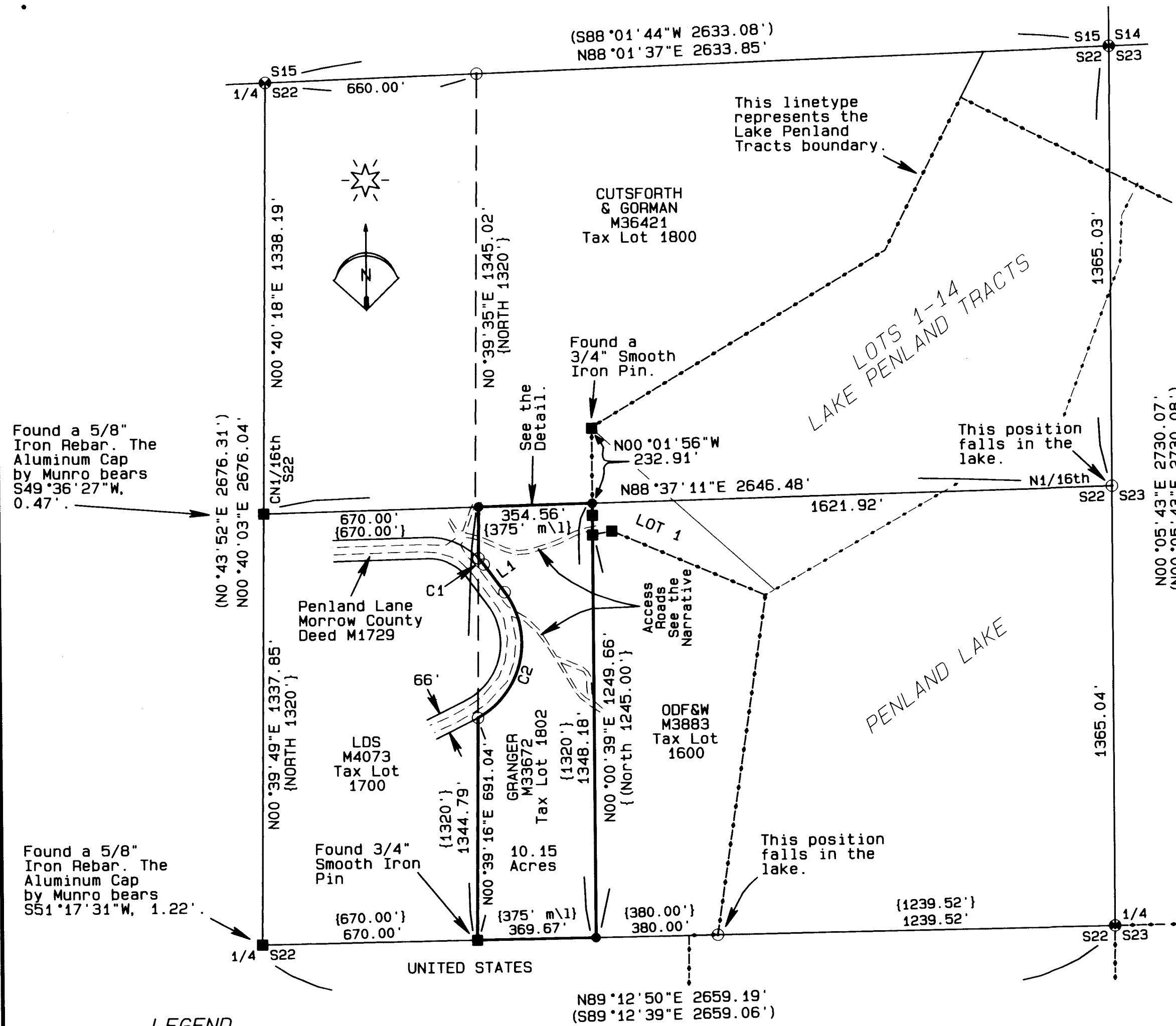
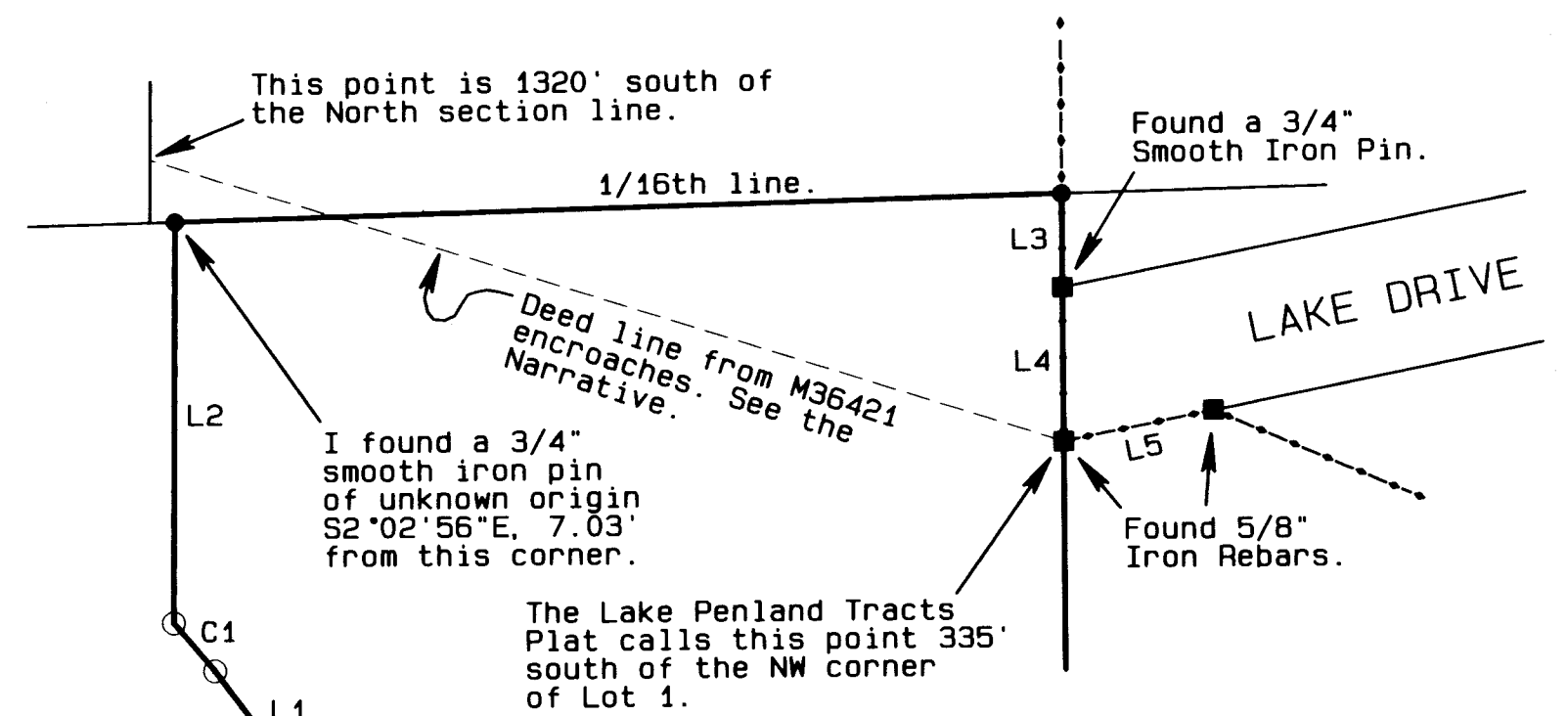


NE1/4, SECTION 22, T5S, R28E, W.M., MORROW COUNTY, OREGON



LINE AND ENCROACHMENT DETAIL



NARRATIVE OF SURVEY

This survey was performed at the request of Mr. Dick Granger. The purpose of the survey was to monument the corners of his land as shown hereon and to clear and post the lines on the ground. Five foot steel fence posts were set along the line at distances not exceeding 300 feet.

This section was subdivided in 1973 by Mr. Don Staebler. In 1988, Mr. Scott Munro, in a survey for the US Forest Service, rejected the Staebler monuments because Mr. Staebler did not say in his map how he determined the positions of the corners. Mr. Munro set a second set of monuments for the center north 1/16th and the center quarter corners representing the same corner positions established by Mr. Staebler. I have held the Staebler monuments because they were set first and also because the legal descriptions of the tracts in this quarter section were developed from the Staebler survey before the Munro monuments were in existence.

A portion of the west line of the Granger property is the County Road. The deed for the roadway calls for a Forest Service map as "exhibit A" but does not include the map. I found a copy of the map in the Morrow County Road Records. The cited map is a part of a construction plan set and the survey shown on the map is a preliminary route survey with no curve data given. The plans say that the radius of curvature was supposed to be a minimum of 250 feet. A survey of the "as built" road shows that the radius requirement and "p-line" route were not entirely followed. The map also says that property lines were only projected. Because of these facts, I held the "as-built" road alignment and the cited right of way width of 66 feet to determine the location of the Granger property line.

There are two access routes that cross the Granger property. The northmost route is used to access Lake Drive in the Lake Penland Tracts. I did not search the record to find out if this route has a recorded easement. The second route is used for access to the Department of Fish and Game lands. This route was originally the County Road before the lake was built. The U.S. Forest Service also obtained a right of way over this route in 1932. The County vacated their right of way on this road when the lake was built. I did not search the record to find out if the Forest Service Right of Way was ever abandoned.

The legal description for the Granger property (Tax Lot 1802) has an ambiguity in that it calls for the NE property corner to be at a point on the west line of Tax Lot 1600. However, it does not identify a specific location. The description does call for both the east and west lines of the Granger property to be 1320 feet in length. Tax Lot 1800 also has an ambiguity. While it specifically calls for the most southerly property line to begin at a point 335 feet south of the Northwest corner of Lot 1, Lake Penland Tracts, it also identifies the same line as running "west" to a point 1320 feet south of the north line of the section. Since both deeds call for their west lines to be 1320 feet in length, I assume that they did not intend to leave a gap or overlap and I have held the 1/16th line as being the intended boundary line. This is also in agreement with the Granger's deed which includes the phrase "according to the Morrow County Assessor's Office" in the description.

If the specific calls for a point 335 feet south of the Northwest corner of Lot 1 and for a point 1320 feet south of the section line were held, the south line of Tax Lot 1800 would have both a gap and an overlap as shown in the detail. Due to the fact that both properties were in common ownership when the land was sold to the Grangers, I have held the Granger description as having the senior right for the location of the true property line.

I found an iron pin and a steel fence post near the northwest corner of the Granger property. There is a timber cruiser's tag on a nearby tree that says this pin was "found by retracement" but there is no indication of who set it. Aside from this pin, I did not find any evidence on the ground that would indicate where the boundary between the Granger property and Tax Lot 1800 was believed to be.

LEGEND

- FOUND A BRASS CAP ON A 2" IRON PIPE BY LEONARD CARTER. SEE R1.
- FOUND A MONUMENT SET BY STAEBLER IN THE PENLAND PRAIRIE SURVEY AS NOTED.
- SET A 5/8" x 24" IRON REBAR W/ A 1 1/8" ORANGE PLASTIC CAP STAMPED WTS AND 56295LS
- COMPUTED POINT, NOTHING SET.
- (xxxx) RECORD DIMENSION FROM R2 & R3
- {xxxx} RECORD DEED DIMENSION
- R1 LEONARD CARTER GLO SPECIAL INSTRUCTIONS GROUP No. 228 DATED MARCH 23, 1938
- R2 COUNTY SURVEY D-925-E BY DON STAEBLER
- R3 PLAT OF LAKE PENLAND TRACTS FILE No. 110018.
- R4 COUNTY SURVEY D-874-K BY FAYETTE S. MUNRO
- R5 US FOREST SERVICE MAP FOR PENLAND PRAIRIE ROAD S-539

BASIS OF BEARINGS

THE EAST LINE OF THE NE1/4 OF S22 BEING N00°05'43"E AS PER SURVEY D-925-E.

LINE TABLE

LINE No.	BEARING	DISTANCE
L1	N36°41'47"W	107.55'
L2	N00°39'16"E	159.41'
L3	S00°01'56"E	37.43'
L4	S00°01'56"E	61.09'
(L4)	NORTH	61.16'
L5	N78°46'49"E	61.13'
(L5)	N78°50'00"E	61.16'

CURVE TABLE

CURVE No.	ARC	DELTA	RADIUS	CHORD	BEARING
C1	25.30'	06°48'19"	213.00'	25.28'	N40°05'56"W
C2	451.67'	98°23'55"	263.00'	398.18'	N12°30'10"E

Morrow County Survey
 Date Aug 25 2010
 Rec'd By SKB
 No. 1581-C

REGISTERED PROFESSIONAL LAND SURVEYOR
 Stephen K. Haddock
 OREGON
 JULY 9, 2001
 STEPHEN K. HADDOCK
 56295LS
 RENEWS 6-30-11

SURVEY FOR MR. DICK GRANGER 5109 DU BOIS DRIVE VANCOUVER, WA 98661	PROJECT DATE: July 8, 2010	
	Project No. 10-05	SCALE: 1" = 300'
LOCATION: NE1/4, S22, T5S, R28E, W.M., MORROW COUNTY, OREGON.	WITNESS TREE SURVEYING Stephen K. Haddock, PLS P.O. Box 6 Pilot Rock, Oregon 97868 (541) 443-2922	

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