

SURVEYOR'S NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO LOCATE AND MONUMENT THE BOUNDARY OF THE GRAY TRACT DESCRIBED BELOW BECAUSE OF CONSTRUCTION ACTIVITIES TAKING PLACE ON THE ADJOINING TRACT TO THE WEST AND KNOWING THE EXACT LOCATION OF THEIR WEST PROPERTY LINE BECAME IMPORTANT TO THE GRAY'S. ALSO THERE WAS A NEED TO DETERMINE THE LOCATION OF THE 12 FOOT WIDE UNIMPROVED ROAD CROSSING GRAY'S PROPERTY. NOW BEING USED BY THE OWNER OF THE ADJOINING TRACT TO THE WEST FOR INGRESS AND EGRESS.

DESCRIPTION FROM SAID DOCUMENT RECORDED AS DOCUMENT NUMBER 2006-16704.

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, IN TOWNSHIP 4 SOUTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF MORROW, STATE OF OREGON; THENCE EAST ALONG THE EAST-WEST CENTERLINE OF THE SOUTH HALF OF SAID SECTION 27, A DISTANCE OF 712.6 FEET; THENCE NORTH 325 FEET; THENCE EAST 312 FEET; THENCE SOUTH 325 FEET, MORE OR LESS, TO SAID EAST-WEST CENTERLINE; THENCE WEST ALONG SAID EAST-WEST CENTERLINE, A DISTANCE OF 312 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

THE ABOVE DEED DESCRIPTION APPEARS TO BE BASED ON STAEBLER'S 1968 SURVEY WHERE HE SHOWS THAT THE EAST-WEST CENTERLINE OF THE SOUTH HALF OF SAID SECTION 27 AS BEING S 88°18'34" W 2555.46 FEET. THE LATER SURVEYS BY FERGUSON AND KRUMBEIN USE S 88°23'31" W 2553.27 FEET FOR THE SAME LINE BECAUSE OF THE REJECTION OF STAEBLER'S MONUMENTS. I HELD FERGUSON'S AND KRUMBEIN'S LOCATIONS FOR THIS LINE. USING FERGUSON'S RECORD BEARINGS, DISTANCES AND HIS RECOVERED MONUMENTS AS SHOWN ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON AS THE BASIS OF THIS SURVEY USING FERGUSON'S WORK ALONG THIS LINE, THIS LINE IS THE LOCATION OF THE UMATILLA NATIONAL FOREST BOUNDARY AND THAT BOUNDARY IS A COMMON LINE WITH THE SOUTH LINE OF THE ABOVE DESCRIBED GRAY'S TRACT.

DON STAEBLER SET THE EXTERIOR CORNERS OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON DURING A SURVEY, DATED 12 JUNE 1968. FERGUSON WHILE DOING A SURVEY FOR THE UMATILLA NATIONAL FOREST TO LOCATE AND POST THEIR BOUNDARY, DATED AUGUST 1984 REJECTED STAEBLER'S 1968 MONUMENTS AFTER TALKING TO STAEBLER ABOUT HIS METHODS. DISCOVERED THAT STAEBLER HAD NOT RAN A CLOSED LOOP TRAVERSE ALONG THE FOREST BOUNDARY LINE. FERGUSON SET NEW MONUMENTS BASED ON HIS 1984 WORK FOR THE EXTERIOR CORNERS OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 27 USING 30" X 2 1/2" ALUMINUM PIPES WITH 2 1/2" ALUMINUM CAPS. KRUMBEIN ALSO DID A SURVEY FOR CUTSFORTH PARK, LOCATED WITHIN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 27, T 4 S, R 28 E, W.M., DATED 23 AUGUST 1984 BASED ON THE MONUMENTS SET BY FERGUSON FOR HIS 1984 SURVEY FOR THE UMATILLA NATIONAL FOREST. FERGUSON IS NOW IN THE PROCESS OF SURVEYING A PART OF THE BOUNDARY OF CUTSFORTH PARK FOR MORROW COUNTY AND I AM USING TWO OF THOSE NEW MONUMENTS SHOWN AS FOUND FOR THIS SURVEY.

I RECOVERED A 2" ID GALVANIZED PIPE SET BY STAEBLER, SHOWN ON HIS SURVEY AS THE SOUTHEAST CORNER OF THE PETERSON TRACT. THIS PIPE IS UNSTABLE BECAUSE OF TREE GROWTH, SOFT SOIL AND A STEEP SLOPE. I TIED A POINT OVER THE BOTTOM OF THE LEANING PIPE AS THE BEST INDICATOR OF WHERE THE TOP OF THE PIPE WAS ORIGINALLY LOCATED. THE BASE OF THIS PIPE IS 3.1 FEET SOUTH OF THE NATIONAL FOREST BOUNDARY AND 0.4' WEST OF THE COMPUTED LOCATION FOR THE SOUTHEAST CORNER OF THE PETERSON TRACT AS SHOWN ON STAEBLER'S SURVEY AND ADJUSTED TO FERGUSON'S 84 SURVEY. I USED THE FOUND 2" PIPE AS THE SOUTHERLY TERMINUS OF A LINE RUNNING NORTHERLY AND PARALLEL TO FERGUSON'S BEARING FOR THE WEST LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 27, TO IT'S INTERSECTION WITH THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 27, T 4 S, R 28 E, W.M. ALSO BEING THE BOUNDARY OF THE UMATILLA NATIONAL FOREST AS LOCATED BY FERGUSON.

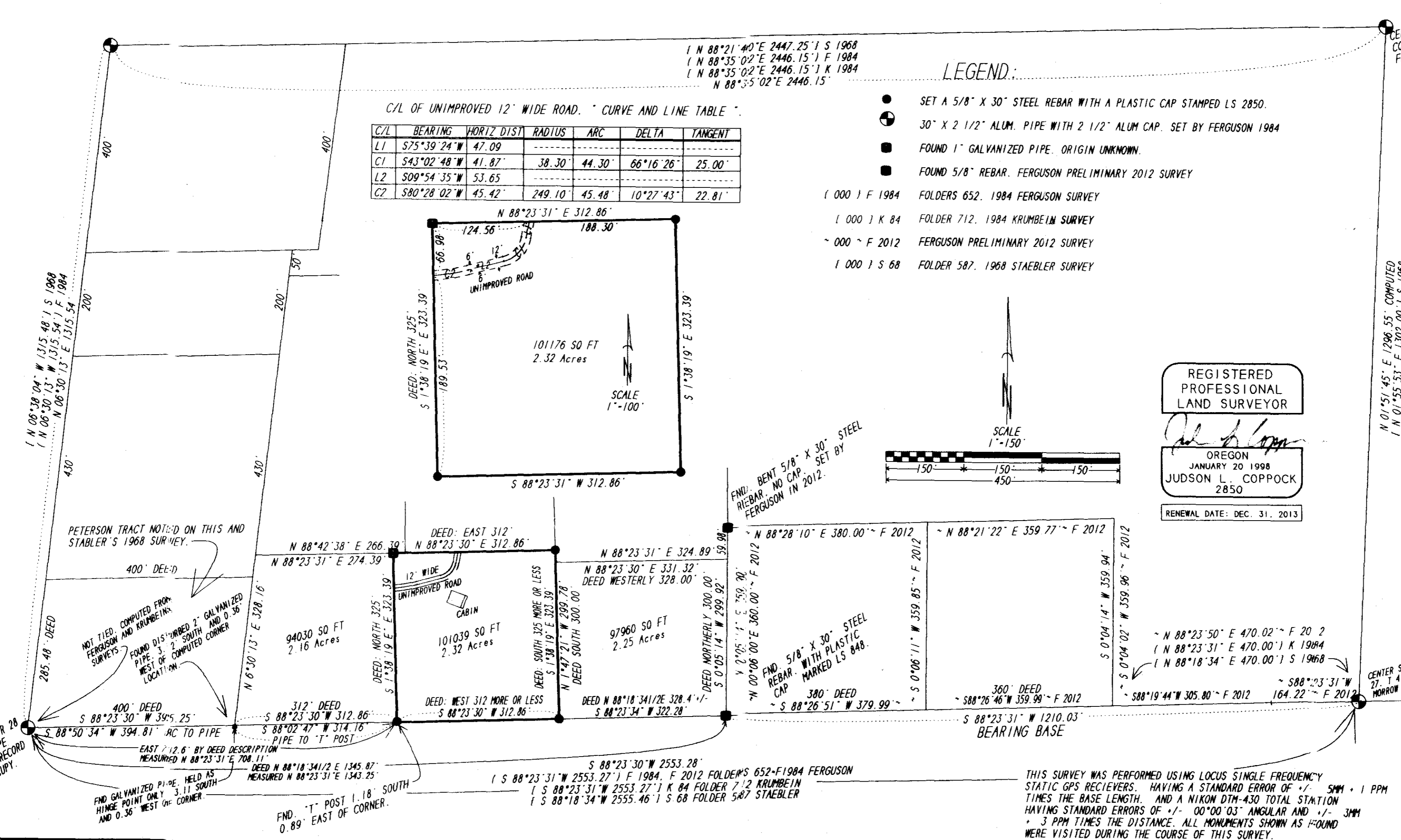
I THEN USED THAT COMPUTED SOUTHEAST CORNER OF THE PETERSON TRACT AS AN END POINT OF A LINE RUNNING EASTERLY ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 27, T 4 S, R 28 E, W.M., TO THE 5/8" STEEL REBAR SET BY FERGUSON DURING HIS IN PROGRESS 2012 SURVEY FOR MORROW COUNTY AS SHOWN. I USED THAT LINE TO SINGLE PROPORTION THE LOCATIONS OF THE SOUTH PROPERTY CORNERS OF THE GRAY TRACT.

MR. GRAY AND I WERE SHOWN A STEEL "T" POST BY GRAY'S WESTERLY NEIGHBOR AND TOLD THAT HE THOUGHT IT WAS HIS SOUTHEAST CORNER. MR. GRAY INDICATED TO ME LATER, THAT HE HAD NO CONFIDENCE IN THAT POST REPRESENTING THEIR COMMON CORNER. "T" POSTS ARE OFTEN USED TO PROTECT OR TO BE A VISIBLE MARK A NEARBY MONUMENT OR AS A WAY TO MARK A LINE AS THE UMATILLA NATIONAL FOREST SERVICE HAS THEIR LINE POSTED HERE. THERE IS ONE OF THEIR LINE POSTS NEAR THIS "T" POST. I HAVE NEVER SEEN A SURVEYOR USE FULL LENGTH "T" POSTS AS PROPERTY CORNERS. THEY TYPICALLY CUT THEM AT 24" OR SO AND DRIVE THEM FLUSH OR NEAR FLUSH WITH THE SURFACE OF THE GROUND AND THEN DESCRIBE WHAT WAS SET ON THEIR FILED SURVEY. I FOUND NO RECORD OF ANY OF GRAY'S CORNERS BEING SET. I FOUND NO RECORD OF THIS "T" POST HAVING BEEN SET. FOUND OR USED BY ANY SURVEYOR AS A PROPERTY CORNER. SINCE MR. GRAY DID NOT ACCEPT THE "T" POST AS HIS CORNER, NOR DID THERE APPEAR TO BE ANY AGREEMENTS THAT THE "T" POST HAD BEEN ACCEPTED AS A COMMON CORNER BY PREVIOUS OWNERS, NOR ANY OLD FENCE LINES OR OTHER OLD EVIDENCE INDICATING THAT THE "T" POST HAD EVER BEEN RELIED ON AS A COMMON BOUNDARY CORNER. I REJECTED THAT "T" POST AS MARKING THE PROPERTY CORNER. IT SHOULD BE NOTED THAT THAT "T" POST IS INSIDE THE UMATILLA NATIONAL FOREST BOUNDARY AS POSTED IN 1984 BY FERGUSON.

I WAS SHOWN A 1" ID GALVANIZED PIPE THAT MR. GRAY HAD BEEN TOLD WAS HIS NORTHWEST CORNER BUT QUESTIONED AND NOTED AT THE TIME THAT HIS WESTERLY NEIGHBOR HAD USED IT AS SUCH INDICATED BY A STRING LINE AND OTHER ACTIVITIES IN DEVELOPING HIS PROPERTY. I HELD AND ACCEPTED THAT 1" PIPE AS THE NORTHWEST CORNER OF GRAY'S TRACT AFTER COMPARING ITS LOCATION WITH THE RECORD. OTHER RECOVERED EVIDENCE AND THE ACTIVITIES OF ALL 3 JOINING NEIGHBORS.

FROM THE ABOVE NOTED 1" PIPE AT THE NORTHWEST CORNER OF GRAY'S TRACT AND USING MY PROPORTIONED LOCATION FOR THE SOUTHEAST CORNER OF GRAY'S TRACT, I DID A BEARING-BEARINGS INTERSECTION USING A LINE RUNNING EASTERLY FROM THE NOTED 1" PIPE AT GRAY'S NORTHWEST CORNER, PARALLEL TO THE FOREST BOUNDARY AND A LINE RUNNING NORTHERLY FROM THE PROPORTIONED SOUTHEAST CORNER OF GRAY'S TRACT, PARALLEL TO GRAY'S WEST LINE TO THEIR INTERSECTION. AT THAT INTERSECTION, I SET THE NORTHEAST CORNER OF GRAY'S TRACT.

I HAD SET CONTROL INTENDED TO BE USED FOR SETTING THE SOUTHWEST CORNER OF GRAY'S TRACT WELL CLEAR OF GRADING AND BUILDING ACTIVITIES BUT WHEN NEEDED, I WAS UNABLE TO FIND IT. I DID A TWO POINT RESECTION FROM OTHER KNOWN POINTS AND USED THE RESULTING COORDINATES FOR THE INSTRUMENT LOCATION TO SET THE SOUTHWEST CORNER OF GRAY'S TRACT.



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