

A SURVEY LOCATED IN THE SW 1/4 OF SECTION 19, T5S, R27E, W.M., MORROW COUNTY, OREGON

BASIS OF BEARINGS

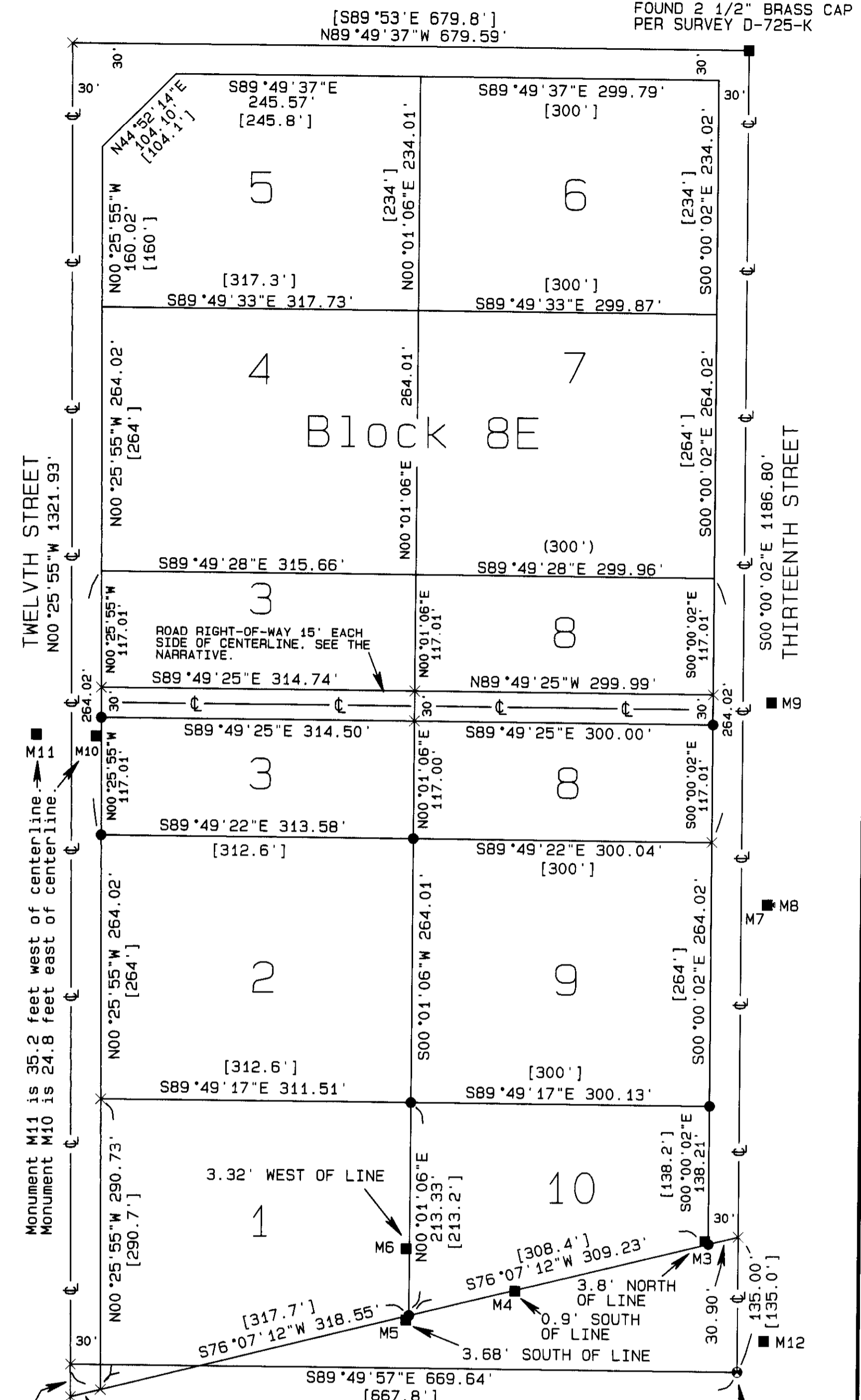
Bearings are based on GPS observations rotated 0°43'15" clockwise to true bearings around a point N7°16'14"E, 775.00' from the stone marking the Center South 1/16 of Section 19. Distances shown are true ground distances and were obtained by multiplying grid distances by a combined scale factor of 1.00003437.

MONUMENT TABLE

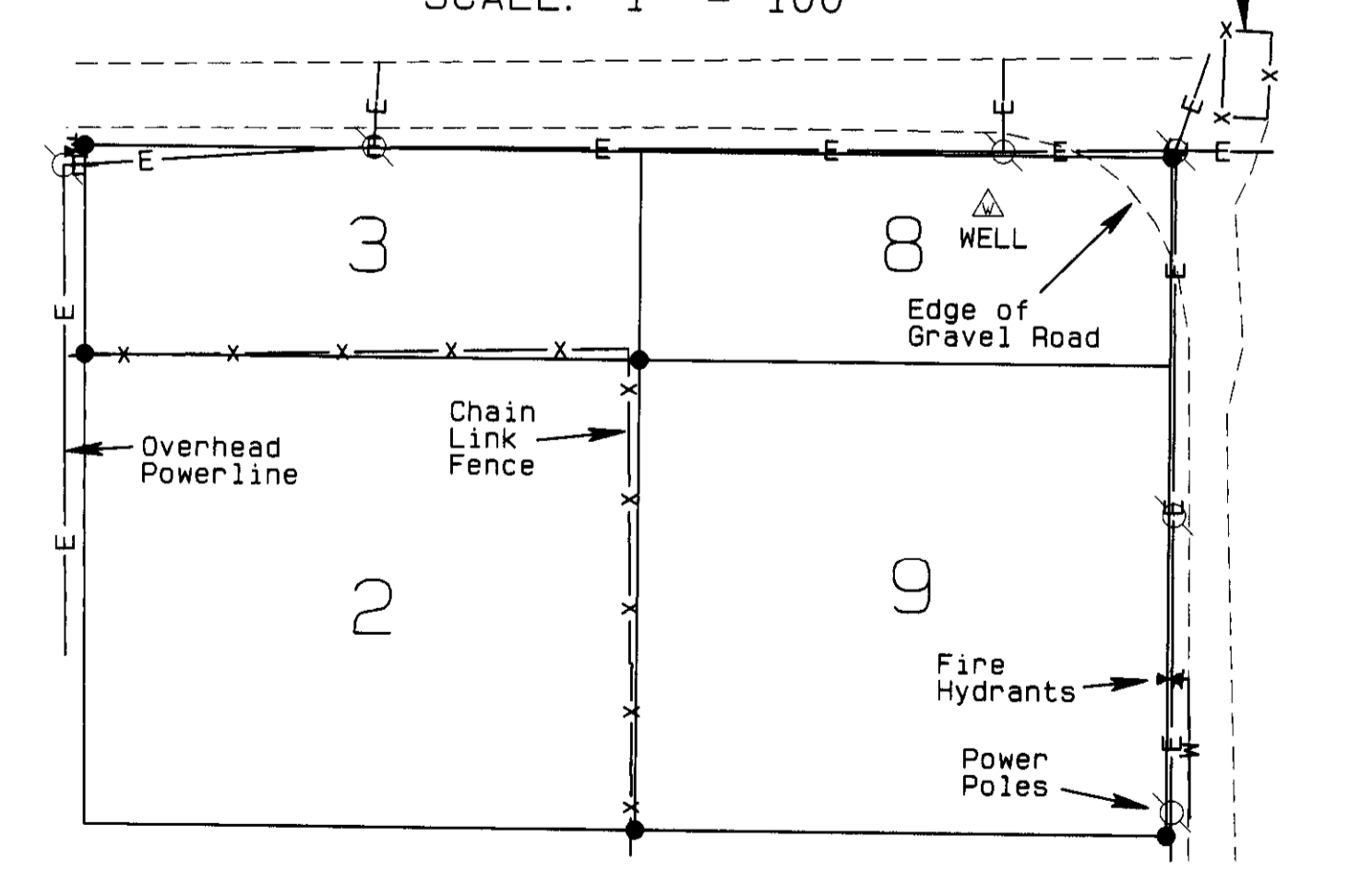
THE DIMENSIONS IN THIS TABLE ARE FROM THE MONUMENT STATED TO THE CORNER STATED.

| FROM MONUMENT No. | DESCRIPTION | DISTANCE | BEARING | TO CORNER |
|-------------------|---|----------|-------------|-------------------------|
| M1 | FOUND 1/2" REBAR OF UNKNOWN ORIGIN | 60.47' | N2°14'17"E | SW CORNER OF LOT 1 |
| M2 | FOUND 1/2" REBAR IN CONCRETE SHOWN ON SURVEY C-525-K | 97.73' | N39°31'52"E | SW CORNER OF LOT 1 |
| M3 | FOUND 1/2" REBAR PER SURVEY 258-K-182 | 4.67' | S49°15'34"E | SE CORNER OF LOT 10 |
| M4 | FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP PER SURVEY B-619-K | 109.19' | S76°35'04"W | SW CORNER OF LOT 10 |
| M5 | FOUND 5/8" REBAR PER SURVEY B-619-K | 5.45' | N33°39'19"E | SW CORNER OF LOT 10 |
| M6 | FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP PER SURVEY B-883-E-275 | 67.06' | S2°49'16"E | SW CORNER OF LOT 10 |
| M7 | FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP PER PARTITION PLAT 2003-12 | 83.96' | N41°47'22"W | NE CORNER OF LOT 9 |
| M8 | FOUND 2" IRON PIPE WITH BRASS SCREW & WASHER PER U.S.A.C.E SURVEY | 85.94' | N43°27'20"W | NE CORNER OF LOT 9 |
| M9 | FOUND 2 1/2" BRASS CAP ORIGIN UNKNOWN | 151.30' | S22°47'25"W | NE CORNER OF LOT 9 |
| M10 | FOUND 1/2" REBAR ORIGIN UNKNOWN | 98.82' | S03°26'06"E | NW CORNER OF LOT 2 |
| M11 | FOUND DESTROYED 1/2" REBAR | 119.54' | S33°30'02"E | NW CORNER OF LOT 2 |
| M12 | FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP PER PARTITION PLAT 2003-12 | 40.85' | S40°40'10"W | CENTER SOUTH 1/16 STONE |

DETAIL
SCALE: 1" = 100'



TOPOGRAPHIC DETAIL
SCALE: 1" = 100'



NARRATIVE OF SURVEY

This survey was performed at the request of Mr. Jake White. The purpose of the survey was to identify and monument the corners of the land described in Morrow County deed M-42131.

The legal description from Deed M-42131 includes a call for that portion of Lots 3 and 8, Block 8E, lying south of the Road right of way. There was no road across Lots 3 and 8 on the original plat. The road called for originated in 1948 as a reservation to Morrow County in a sale to F.E. Francis. (See Morrow County Deed Book 51, Page 38.) The County had gained title to Lots 3 and 8 by Tax Foreclosure and reserved this roadway in the subsequent sale to Francis. That right of way was described as being 15 feet on each side of the "CENTERLINE THROUGH" lots 3 and 8. That centerline is an east - west running line which allowed Washington Avenue to be extended across Block 8E.

The description of the road right of way apparently created some confusion in 1952 when the Army Corps of Engineers purchased the northerly portion of Block 8E. The deed from Evans to USA recorded in Book 70, Page 22 excepts the East 15 feet of Lot 3 and the West 15 feet of Lot 8, Block 8E. Also, the deed from Morrow County to USA recorded as M-2067 conveys that same East 15 feet of Lot 3 and West 15' of Lot 8 to the United States of America. This conveyance runs north - south along the "LINE BETWEEN" lots 3 and 8 and not along the "CENTERLINE THROUGH" those lots. Both deeds, Book 70, Page 22 and M-2067, further describe the 30 foot strip they intended to convey as that land "being acquired by the U.S. Department of the Army, Corps of Engineers". The Corps' purchase is described as that part of Lots 3 and 8 lying "northerly of the centerline of Washington Avenue East". This would restrict the conveyance to the north half of Lots 3 and 8 which also agrees with the stated acreage of the described tract of 0.09 of an acre. It is not clear from the deeds whether Morrow County intended to convey their road right of way to the Army Corps, or if they were only responding to the mistaken interpretation of where their 30 foot strip lay. In either case, that conveyance was limited to the north half of lots 3 and 8.

The east boundary of the Original Townsite of Irrigon is shown to be the East line of 12th Street. The west line of Tamblin's plat from 1935 is shown to be the centerline of 12th Street, although Tamblin does not show any found monuments which identified that centerline, nor did he show the west half of that street. In the Replat of Blocks 23 and 24 of the City of Irrigon, the narrative reports that in the 1960's, an unknown surveyor in an unrecorded survey for the City monumented the street intersections in the town. Those monuments have been found in many subsequent surveys and have been alternately held and rejected so that there are multiple monuments at many of the block corners in town, including those along 12th Street. Also, The Army Corps of Engineers surveyed and monumented the line associated with their purchase of land for the John Day Pool of the Columbia River in the early 1950's. The Corps' monuments have been held as control for the described purchase line but have been rejected as controlling the street centerlines in subsequent surveys in this area.

Among the record surveys in the area, only survey D-725-K has made an effort to re-establish the control monumentation shown on Tamblin's 1935 Plat. In survey D-725-K, Dave Krumbein found the original stone shown by Tamblin at the CS1/16th corner of Section 19. This stone is also on the centerline of East 13th Street. In survey B-856-K, Earl Ming reported finding this stone but still held some of the monuments along 12th Street to control his survey in lot 1 of Block 8E. This results in positions that are too far west. Given that 12th Street is the dividing line between the subdivisions, I held the monuments from survey D-725-K and established the lines for Block 8E as follows: The center west 1/16th of Section 19 has been washed out by the Columbia River. This point falls in a fairly new wire gabion retaining wall. I calculated the location of the west 1/4 corner at Krumbein's record bearing and distance from the BLM witness monument as shown on survey D-725-K. I then calculated the CW1/16th using Krumbein's record data. I calculated the location of the SW1/16th by double proportion. I held the original stone at the CS1/16th and Krumbein's brass cap at 13th and Riverside and calculated the north end of 12th street at Krumbein's record distance west of the brass cap at 13th and Riverside. Next I calculated the south end of 12th street by proportioning between the South 1/4 and W1/16th to 19/30 using Tamblin's original record. I then calculated the south line of Block 8E using the record distances north and south of the 1/6th line as shown on Tamblin's plat. This survey was performed with a Trimble R7/R8 RTK GPS system.

LEGEND

- FOUND STONE PER TAMBLIN'S SUBDIVISION PLAT
- SET A 5/8" x 24" IRON REBAR W/ A 1/8" ORANGE PLASTIC CAP STAMPED MTS AND 56295LS
- MONUMENT FOUND AS NOTED
- × COMPUTED POINT
- * FOUND 2" IRON PIPE WITH BRASS SCREW & WASHER PER U.S.A.C.E SURVEY
- (XX.XX) RECORD DIMENSIONS PER SURVEY D-725-K
- (XX.XX) RECORD DIMENSIONS PER TAMBLIN'S PLAT
- R1 PLAT OF IRRIGON, DEED BOOK Q, PAGE 381
- R2 TAMBLIN'S PLAT, BOOK 2 OF PLATS, PAGE 1, ALSO SURVEY C-1008-E
- R3 SURVEY B-258-K
- R4 SURVEY C-525-K
- R5 SURVEY B-619-K
- R6 SURVEY D-725-K
- R7 SURVEY B-856-K
- R8 SURVEY B-883-K
- R9 REPLAT OF BLOCKS 23 & 24 TO THE CITY OF IRRIGON
- R10 PARTITION PLAT 1999-4
- R11 PARTITION PLAT 2003-12
- R12 PARTITION PLAT 2006-7

REGISTERED PROFESSIONAL LAND SURVEYOR
STEPHEN K. HADDOCK
OREGON JULY 9, 2001
RENEWS 6-30-13

RECEIVED BY
Morrow County Surveyor
Date: 1-8-2013
Rec'd by: S.K.H.
No.: 2013-05C
Folder No.: 1665

SURVEY FOR
Mike & Jake White
95 Centerlane Drive
Burbank, WA 99323

PROJECT DATE: December 10, 2012
Project No. 12-22 SCALE: 1" = 300'

WITNESS TREE SURVEYING
Stephen K. Haddock, PLS, CFES
P.O. Box G, Pilot Rock, Oregon 97868
(541) 443-2922
www.witnesstreesurveying.com

LOCATION: Township 5 North, Range 27 East, Section 19, W.M., Morrow County, Oregon.