

NARRATIVE

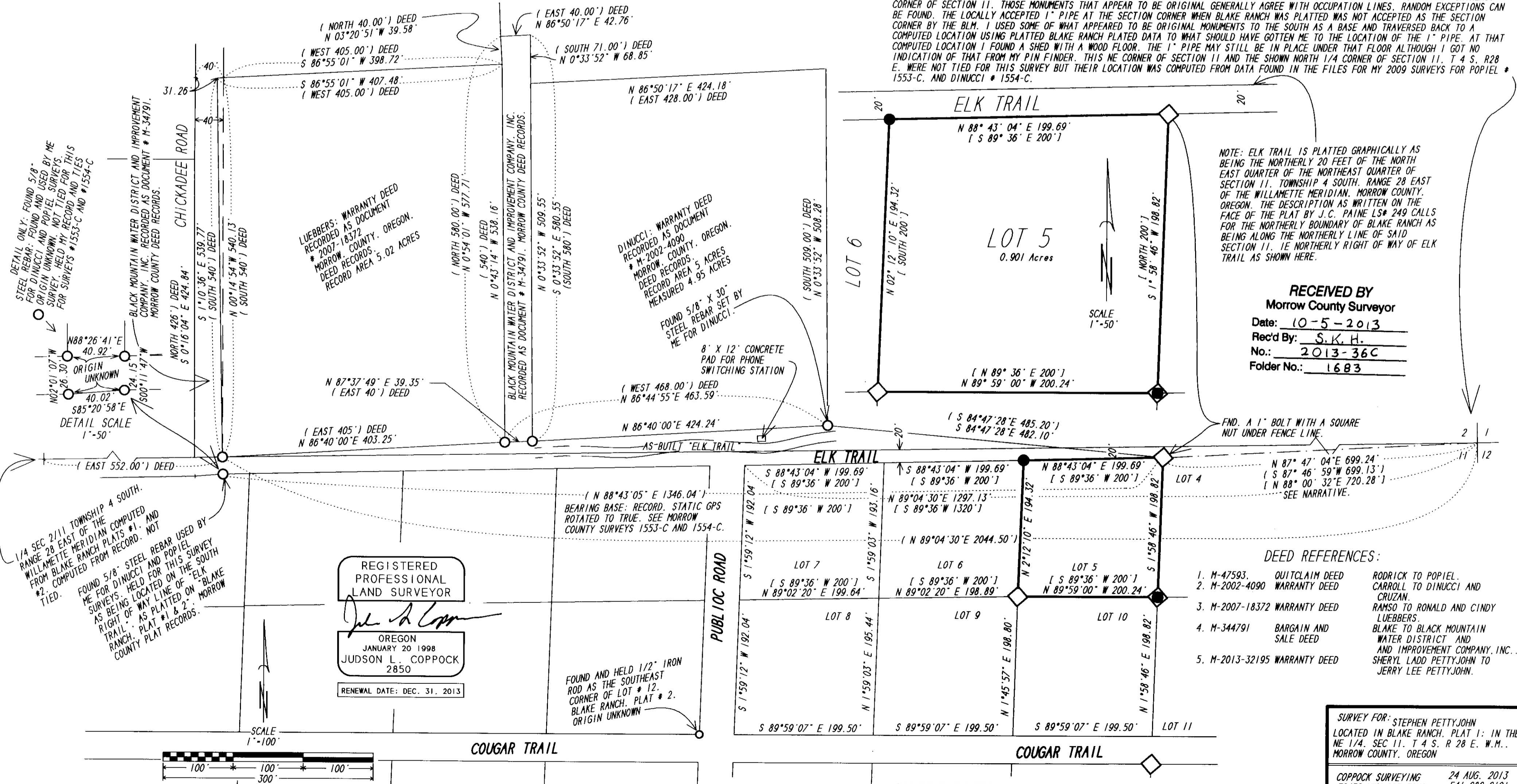
THE PURPOSE OF THIS SURVEY WAS TO SURVEY THAT TRACT OF LAND DESCRIBED IN THE WARRANTY DEED FROM SHERYL LADD PETTYJOHN TO JERRY LEE PETTYJOHN, DATED 14 MAY 2013 AND RECORDED AS DOCUMENT NUMBER 2013-32195 ON 16 MAY 2013 IN THE MORROW COUNTY, OREGON DEED RECORDS. DESCRIPTION AS WRITTEN ON THE WARRANTY DEED NOTED ABOVE READS AS FOLLOWS: LOT 5, BLAKE RANCH, PLAT NO. 1, IN THE STATE OF OREGON [MORROW COUNTY.] FURTHER DESCRIBED BY ME AS: LOT 5, BLAKE RANCH, PLAT NUMBER 1 AS PLATTED AND APPROVED ON 13 MAY, 1968 AND RECORDED AS DOCUMENT # 101808 MORROW COUNTY PLAT RECORDS ON 16 MAY, 1968 LYING WITHIN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON. BLAKE RANCH HAS A REPUTATION FOR BEING A DIFFICULT SUBDIVISION TO SURVEY, ALTHOUGH BLAKE RANCH, PLAT 1 AND PLAT 2 WERE PLATTED BY PAYNE LS 249. THERE IS NO INDICATION THAT ANY INTERNAL MONUMENTS WERE SET AS PART OF THAT PLATTING PROCESS. PAYNE DOES SHOW MONUMENTS AT THE EXTERIOR CORNERS OF BOTH BLAKE RANCH PLATS, BUT NO INDICATION ABOUT WHO SET THEM. LOOKING AT THE 1884 FIELD NOTES AND GLO PLAT OF THE SURVEY BY CAMPBELL, CONTRACT # 507, YOU WILL FIND THAT PAYNE HELD THE CAMPBELL BEARING OF N 89°36' W FOR THE NORTH LINE OF SECTION 11 AS THE THE BEARING OF THE NORTH LINES OF BLAKE RANCH, PLATS 1 AND 2. RUMOR HAS IT THAT THE INTERNAL MONUMENTS THAT WERE SET FOR BLAKE RANCH WERE NOT SET BY OR SUPERVISED BY A REGISTERED SURVEYOR. THERE ARE A LOT OF BOLTS OF VARIOUS SIZES WITH SQUARE NUTS ON THE TOP DRIVEN INTO THE GROUND OR SOMETIMES FOUND LEANING ON TREES. THOSE BOLTS ARE BELIEVED TO BE ORIGINAL MONUMENTS THAT MR. BLAKE CAUSED TO BE SET. MEASUREMENTS BETWEEN THOSE AND OTHER FOUND EVIDENCE WILL SHOW LITTLE CONSISTENCY IN THE MEASUREMENTS TAKEN BETWEEN THEM. BLAKE RANCH WAS SUBDIVIDED FROM A 1" IRON PIPE ACCEPTED AS THE NORTHEAST CORNER OF SECTION 11 AND USED AS THE NORTHEAST CORNER OF BLAKE RANCH, PLAT # 1. THE FOUND BOLTS WITH NUTS SEEM TO BEAR THIS OUT. THEN ALONG COMES THE BLM CONDUCTING A DEPENDENT RESURVEY. THEY DO NOT ACCEPT THE 1" IRON PIPE AS THE SECTION CORNER AND SET A NEW ONE WITH POSTED REFERENCE TREES ABOUT 23 FEET +/- EASTERLY OF THE 1" PIPE. THE BLM CAP WAS LONG GONE, REMOVED WHEN A CUT WAS MADE FOR A ROAD. THE DISTANCES SHOWN ON THE REFERENCE TAGS DO NOT REACH AN INTERSECTION POINT. WHEN I ASKED WOODY STARRETT IN 2002, WHO WAS LIVING THERE WHEN I WAS ATTEMPTING TO RESOLVE CONFLICTING EVIDENCE ABOUT THE 1" PIPE HE KNEW NOTHING. I HAD TRAVERSED BACK TO THAT CORNER USING WHAT I THOUGHT WAS ORIGINAL EVIDENCE FROM THE SOUTH SO I COULD CONDENSE THE SEARCH INTO A SMALL AREA AS AN AID IN THE RECOVERY OF THAT 1" PIPE. THAT TRAVERSE AND THE COMPUTATIONS INDICATED THAT THE 1" PIPE LOCATION WAS UNDER A SHED. WOODY TOLD ME THAT HE DIDN'T KNOW IF THE 1" PIPE WAS STILL THERE UNDER THE FLOOR. I DID NOT REMOVE THE FLOOR IN AN ATTEMPT TO RECOVER THE 1" PIPE. WOODY DID SAY THE OWNER OF THE ADJOINING LANDS DID NOT LIKE THE BLM CORNER AND BUILT A ROAD OVER IT. THAT ROAD REQUIRED ABOUT A 4 FOOT CUT WHERE THE BLM MONUMENT HAD BEEN. THERE WERE 3 BEARING TREE POSTERS WITH BLM IDENTIFICATION ON THEM. AN ATTEMPT TO MEASURE THE DISTANCE POSTED ON THEM DID NOT RESULT IN AN INTERSECTION. BECAUSE OF THAT, IT APPEARED THAT TWO WESTERLY BLM POSTERS HAD BEEN DISTURBED. I DID PLACE A BRIDGE SPIKE AS A REFERENCE POINT AND RECOVERABLE MARKER AT MY BEST GUESS WHERE THE BLM MIGHT HAVE BEEN. IT WAS WITHIN REASON IN THE NORTH-SOUTH POSITION BUT ABOUT 23 FEET +/- TOO FAR WEST BASED ON THE ABOVE NOTED TRAVERSE RUN AS AN ATTEMPT TO RECOVER THE 1" PIPE. YOU WILL FIND RODS AND REBAR MONUMENTS THAT APPEAR TO HAVE BEEN SET USING THE RECORD PLAT DATA WITH THE BLM MONUMENT. OFTEN IF YOU LOOK EAST ABOUT 25 FEET +/- YOU WILL FIND A BOLT WITH A NUT ON IT WHICH APPEAR TO HAVE BEEN SET USING THE 1" PIPE AND BELIEVED TO BE ORIGINAL MONUMENTS. LOTS OF THINGS WENT WRONG WITHIN BLAKE RANCH MAKING SURVEYING CHALLENGING WITH THE RESULTING OPINION THAT OCCUPATION AND A SPRINKLING OF MONUMENTS IS AS GOOD AS IT GETS. EVEN IF THERE IS LITTLE CONSISTENCY IN THE RELATIONSHIP TO THE RECORDED PLAT, I HELD THE FOUND MONUMENTS AS REPRESENTING THE ORIGINAL MONUMENTED POSITION AND USED PROPORTIONAL MEASUREMENT TO DETERMINE THE NEEDED MISSING CORNERS FOR THIS SURVEY. THE SHOWN NORTH SECTION LINE IS ONLY A LINE SHOWN FROM THE ABOVE NOTED BRIDGE SPIKE SET BY ME AS A REFERENCE AND THEN RUNNING WESTERLY THRU THE FOUND 5/8" STEEL REBAR AS SHOWN. I ONLY SHOW THIS LINE AS A REFERENCE. THE BEARING BASE OF THIS SURVEY IS BASED ON MY PREVIOUS WORK FOR POPIEL AND DINUCCI IN WHICH THEIR BEARING BASE WAS STATIC GPS ROTATED TO TRUE ON THE LINE HEREON LABELED AS "BEARING BASE".

BOUNDARY SURVEY FOR: JERRY PETTYJOHN, DESCRIBED IN THE DEED RECORDED AS DOCUMENT NUMBER 2013-32195 IN THE MORROW COUNTY DEED RECORDS AND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, MORROW COUNTY OREGON

LEGEND:

- 000 MEASURED OR COMPUTED FOR THIS SURVEY.
- ( 000 ) MEASURED OR COMPUTED FROM MY 2009 SURVEYS FOR POPIEL AND DINUCCI. # 1553-C AND 1554-C
- [ 000 ] COMPUTED FROM OR TAKEN DIRECTLY FROM PLAT NO. 1, BLAKE RANCH.
- SET A 5/8" X 30" STEEL REBAR WITH A PLASTIC CAP MARKED LS 2850 UNLESS OTHERWISE NOTED.
- ◆ RESET FOUND BUT DISTURBED 12" +/- X 3/4" BOLT WITH 1" FLATS ON ATTACHED NUT. BECAUSE OF UNDERGROUND WATER LINES AND VALVES TOO SHALLOW TO ALLOW THE SETTING OF 30" REBAR.
- ◇ FOUND AND HELD 3/4" OR 1" BOLTS WITH SQUARE NUTS THAT APPEAR TO BE UNDISTURBED WHICH I BELIEVE ARE ORIGINAL MONUMENTS SET FOR BLAKE RANCH, PLAT # 1.

I SET A BRIDGE SPIKE AT THE DISTANCE INTERSECTION FROM THE TWO WESTERLY BLM CORNER TAGS OF THE 3 THAT I FOUND, BUT THE DISTANCE ON THE EASTERN MOST TAG DOES NOT REACH EITHER OF THE DISTANCE ARCS OF THE OTHER TWO. I SET THAT SPIKE AND TIED IT DURING MY SEARCH AS A POINT LIKELY TO BE ON, OR VERY NEAR THE NORTH LINE OF SECTION 11. I DID NOT HAVE ENOUGH CONFIDENCE IN THOSE FOUND BLM CORNER TAGS TO MAKE ME BELIEVE THAT THEY HAD NOT BEEN DISTURBED SO I COULD USE THEM AS SOUND EVIDENCE TO RESET THE MISSING BLM SECTION CORNER MONUMENT. THERE ARE MONUMENTS LOCATED SOUTHERLY FROM WHERE THAT BLM MONUMENT MIGHT HAVE BEEN LOCATED THAT DO NOT AGREE WITH OCCUPATION LINES. THOSE MONUMENTS WERE PROBABLY SET BY USING THE BLM CORNER AS THE SECTION CORNER. I FOUND NO SURVEY RECORDS TO SUPPORT THAT OPINION. THERE ARE WHAT APPEARS TO BE ORIGINAL MONUMENTS SET FOR BLAKE RANCH AND THEY APPEAR TO BE BASED ON THE MONUMENT ACCEPTED LOCALLY AT THE TIME OF THE BLAKE RANCH PLATTING AS THE NORTHEAST CORNER OF SECTION 11. THOSE MONUMENTS THAT APPEAR TO BE ORIGINAL GENERALLY AGREE WITH OCCUPATION LINES. RANDOM EXCEPTIONS CAN BE FOUND. THE LOCALLY ACCEPTED 1" PIPE AT THE SECTION CORNER WHEN BLAKE RANCH WAS PLATTED WAS NOT ACCEPTED AS THE SECTION CORNER BY THE BLM. I USED SOME OF WHAT APPEARED TO BE ORIGINAL MONUMENTS TO THE SOUTH AS A BASE AND TRAVERSED BACK TO A COMPUTED LOCATION USING PLATTED BLAKE RANCH PLATED DATA TO WHAT SHOULD HAVE GOTTEN ME TO THE LOCATION OF THE 1" PIPE. AT THAT COMPUTED LOCATION I FOUND A SHED WITH A WOOD FLOOR. THE 1" PIPE MAY STILL BE IN PLACE UNDER THAT FLOOR ALTHOUGH I GOT NO INDICATION OF THAT FROM MY PIN FINDER. THIS NE CORNER OF SECTION 11 AND THE SHOWN NORTH 1/4 CORNER OF SECTION 11, T 4 S, R 28 E, WERE NOT TIED FOR THIS SURVEY BUT THEIR LOCATION WAS COMPUTED FROM DATA FOUND IN THE FILES FOR MY 2009 SURVEYS FOR POPIEL # 1553-C, AND DINUCCI # 1554-C.



NOTE: ELK TRAIL IS PLATTED GRAPHICALLY AS BEING THE NORTHERLY 20 FEET OF THE NORTH EAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON. THE DESCRIPTION AS WRITTEN ON THE FACE OF THE PLAT BY J.C. PAYNE LS# 249 CALLS FOR THE NORTHERLY BOUNDARY OF BLAKE RANCH AS BEING ALONG THE NORTHERLY LINE OF SAID SECTION 11. IE NORTHERLY RIGHT OF WAY OF ELK TRAIL AS SHOWN HERE.

RECEIVED BY  
Morrow County Surveyor  
Date: 10-5-2013  
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No.: 2013-36C  
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- DEED REFERENCES:
1. M-47593. QUITCLAIM DEED RODRICK TO POPIEL.
  2. M-2002-4090 WARRANTY DEED CARROLL TO DINUCCI AND CRUZAN.
  3. M-2007-18372 WARRANTY DEED RAMSO TO RONALD AND CINDY LUEBBERS.
  4. M-344791 BARGAIN AND SALE DEED BLAKE TO BLACK MOUNTAIN WATER DISTRICT AND AND IMPROVEMENT COMPANY, INC.
  5. M-2013-32195 WARRANTY DEED SHERYL LADD PETTYJOHN TO JERRY LEE PETTYJOHN.

SURVEY FOR: STEPHEN PETTYJOHN  
LOCATED IN BLAKE RANCH, PLAT 1; IN THE NE 1/4, SEC 11, T 4 S, R 28 E, W.M., MORROW COUNTY, OREGON

THIS SURVEY WAS PERFORMED USING A NIKON DTM-430 TOTAL STATION HAVING STANDARD ERRORS OF +/- 00°00'03" ANGULAR AND +/- 3MM + 3 PPM TIMES THE DISTANCE.

COPPOCK SURVEYING 24 AUG. 2013  
70458 HWY 207 ECHO 541-989-9101  
LEXINGTON, OR 97839  
Job No. 0713567