

CS 5649

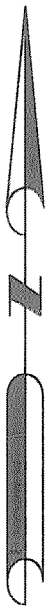
CS 5649

RECORD OF SURVEY

FOR
PAUL EPLER

SITUATED IN THE SOUTHEAST ONE-QUARTER
OF SECTION 34 T.5N. R.4W. W. M.,
COLUMBIA COUNTY, OREGON

SCALE: 1" = 50' MAY 27, 2009



NARRATIVE

PURPOSE: TO ESTABLISH THE BOUNDARY TO THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER F2009-002544, CLERK'S RECORDS, COLUMBIA COUNTY, OREGON.

BASIS OF BEARING: HELD BEARING OF S89°29'43"E BETWEEN FOUND MONUMENTS AT "A" AND "B" PER S.N. 4212.

THE EAST LINE OF THE PROPERTY WAS SURVEYED TWICE, IN SURVEY NUMBER B-86 AND 4212.

IN SURVEY NUMBER B-86 THE SOUTH ONE-QUARTER CORNER FOR SECTION 34 WAS HELD FOR CONTROL OF THE DEED DISTANCE OF 585.5 FEET TO ESTABLISH THE WEST LINE OF DOCUMENT NUMBER 91-02242 WHICH WAS COMMON TO THE EAST LINE OF PROPERTY DESCRIBED IN BOOK 250, PAGE 373. SURVEY NUMBER 4212 DETERMINED THE CORRECT LOCATION OF THE SOUTH ONE-QUARTER OF SECTION 34 FROM TIES MADE IN SURVEY NUMBER 203 BY (L.J. VAN ORSHOVEN IN 1924) FROM THE NORTH ONE-QUARTER OF SECTION 3. THIS CORRECTION CAUSED A DIFFERENCE OF 7.96 FEET EASTERLY FOR THE CORRECTION OF THE SOUTH ONE-QUARTER CORNER OF SECTION 34 AS ESTABLISHED IN THE MORRIS SURVEY NUMBER (L-1073).

THIS DIFFERENCE IS THE REASON FOR THE TWO SETS OF MONUMENTS ON THE EAST SIDE OF THE SUBJECT PROPERTY. SURVEY NUMBER B-86 USED THE SOUTH ONE-QUARTER SET BY MORRIS IN SURVEY NUMBER L-1073 AND SURVEY NUMBER 4212 USED A CALCULATED POSITION BASED ON THE REFERENCES NOTED IN SURVEY NUMBER 203.

THERE MAY BE A CLAIM BY THE TRACT TO THE EAST (DOCUMENT NUMBER 91-02242) TO THE OLD LINE ESTABLISHED IN SURVEY NUMBER B-86 AS IT WAS IN EVIDENCE FOR APPROXIMATELY SIX YEARS. THE NEW LINE ESTABLISHED IN SURVEY NUMBER 4212 HAS BEEN IN EVIDENCE FOR APPROXIMATELY TWELVE YEARS. THE TWO PARTIES MAY WANT TO CONSIDER A PROPERTY LINE AGREEMENT TO CLEAR UP ANY AMBIGUITY IN THE LOCATION OF THIS LINE.

SOUTH LINE: HELD MONUMENT FOUND AT "A" AND "B" PER SURVEY NUMBER 4212.

NORTH LINE: HELD MONUMENT FOUND AT "D" ESTABLISHED IN SURVEY NUMBER 4212 AND A LINE PARALLEL WITH LINE "A"- "B". HELD DEED DISTANCE OF 256.00 FEET TO ESTABLISH THE NORTHWEST CORNER AT "E". FOUND A FOUR FOOT BY ONE-INCH IRON PIPE DRIVEN OVER A 5/8-INCH IRON ROD BADLY BENT. SET NEW CORNER.

WEST LINE: HELD MONUMENT SET AT "E" AND FOUND MONUMENT AT "F".

REFERENCES

- (1) RECORD PER S.N. 4212
- (2) RECORD PER S.N. B-86
- (3) RECORD PER S.N. 4911
- (4) RECORD PER DOC. NO. 2009-002544
- (5) RECORD PER PLAT OF NICKERSON RIDGE ESTATES
- (6) RECORD PER S.N. 203

DEEDS

DOC. NO. 2009-002544
DOC. NO. 91-02242
BK. 250, PG. 373

SURVEYS

203
B-86
4212
4911
L-1073

PLATS

NICKERSON RIDGE ESTATES, PLAT BOOK 5, PAGE 60
PARTITION PLAT NO. 2008-032

DETAIL "A"
SCALE 1"=30'

LEGEND

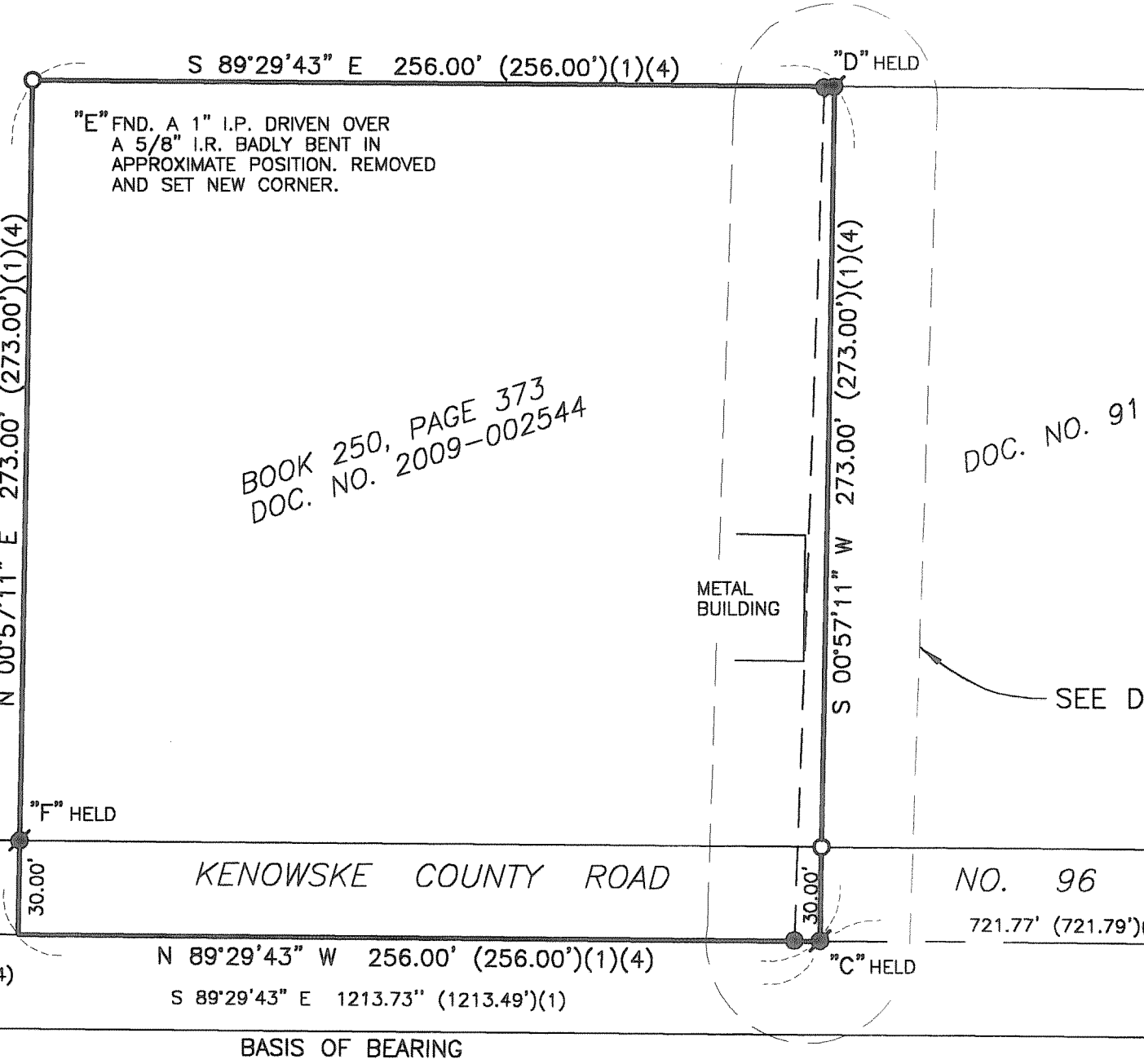
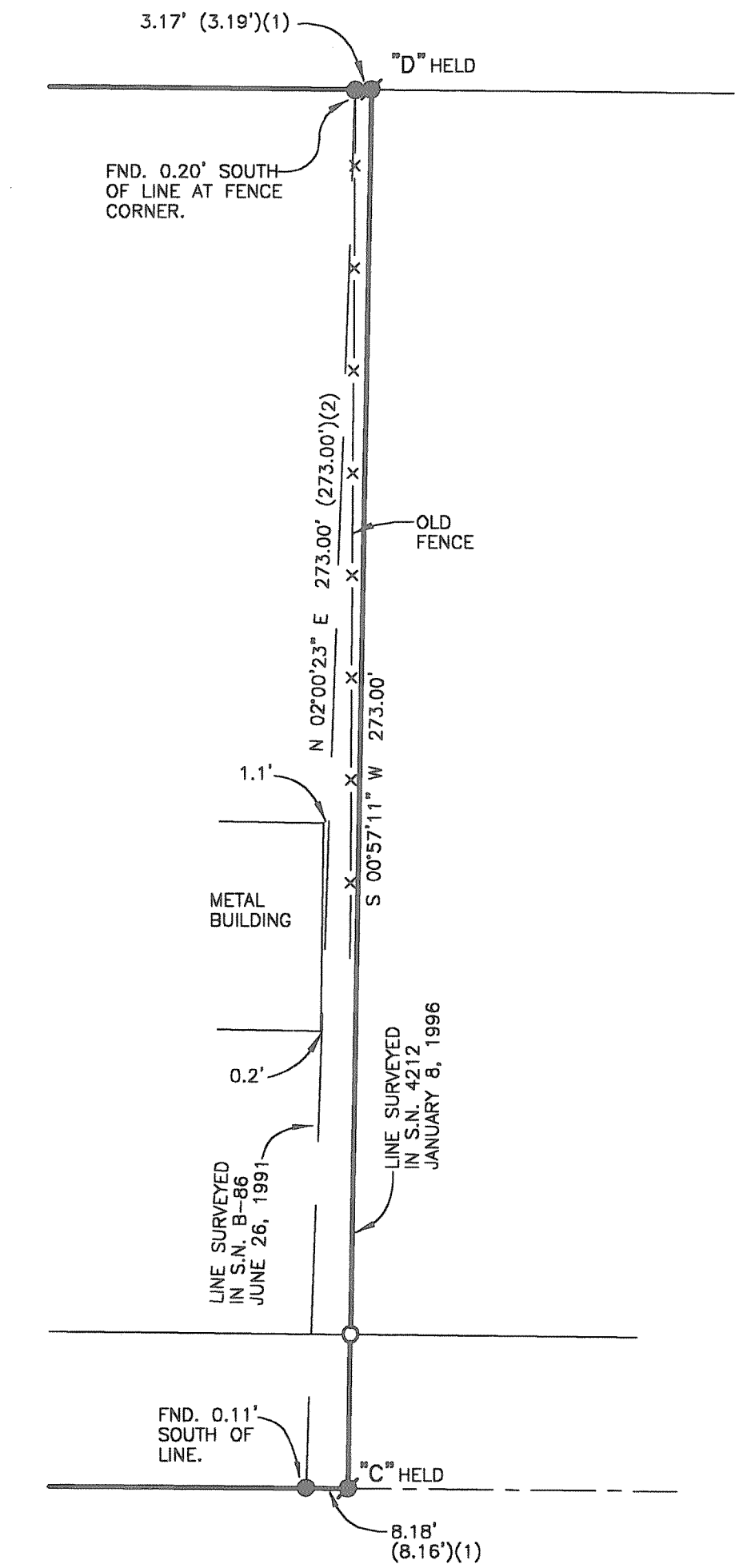
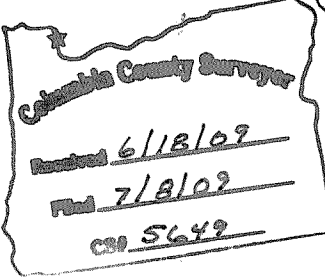
- DENOTES SET 5/8" X 30" I.R. W/YPC STAMPED "SPEAR PLS 2221".
- DENOTES FND. 5/8" I.R. W/YPC STAMPED "KEENON LS 1080" PER SURVEY NUMBER B-86 OR AS OTHERWISE NOTED.
- DENOTES FND. 5/8" I.R. W/YPC STAMPED "KEENON LAND SERVICES INC." PER SURVEY 4212.
- S.N. SURVEY NUMBER
- FND. FOUND
- I.R. IRON ROD
- I.P. IRON PIPE
- W/YPC WITH YELLOW PLASTIC CAP
- DOC. NO. DOCUMENT NUMBER
- CAL. PT. CALCULATED POINT
- BK. PG. BOOK AND PAGE

SPEAR SURVEYING SERVICES
947 NE BIRCHAIRE LN.
HILLSBORO, OR 97124
(503) 648-2879

REGISTERED
PROFESSIONAL
LAND SURVEYOR

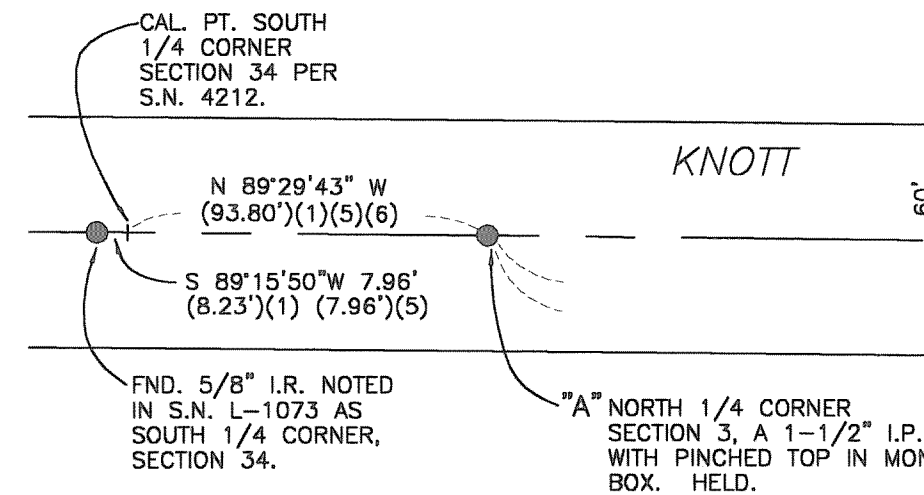
Charles E. Spear
OREGON
JULY 17, 1988
CHARLES E. SPEAR
2221

RENEWABLE 6/30/10



DOC. NO. 91-02242

SEE DETAIL "A"



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