

**NARRATIVE OF SURVEY**

This survey was performed at the request of Mr. Ray Atterberry. The purpose of the survey was to locate and monument the corners of the tracts described in Morrow County deed M-06098 as shown hereon. The Atterberry tracts were originally sold as a single property as described in Morrow County Deed M-06097. Deed M-06097 was executed on January 3rd, 1967 but not recorded until January 3, 1973. Deed M-06098 divided the Atterberry tract as north 1/2 and south 1/2 of the original tract.

The Atterberry property lies in an area locally known as Blake Ranch. The Blake Ranch partnership was formed in 1944 by Earl and Margaret Blake. The partnership owned lands in sections 2, 3, 10, 11, 12 and elsewhere. As stated above, the Atterberry property was conveyed in January of 1967. The Atterberry legal description is by aliquot part. In May and October of 1968 the Blakes recorded Blake Ranch plat 1 and Blake Ranch plat 2. These plats are in the N1/2 of the NE1/4 of Section 11. Both plat legal descriptions cite running along the north line of Section 11 and use the bearing from the GLO plat. Where the Blake Ranch plats were recorded subsequent to the signing of the Atterberry deed, the Atterberry boundary will be located based on the section monumentation and not influenced by either of the Blake plats.

All of the deeds for the properties immediately adjacent to the Atterberry property on the west, south, and east sides cite cardinal bearings and distances of 330'x660'. This situation raises the question of whether the Blakes meant to convey these properties as aliquot parts. A review of the Blake Ranch plats shows that Blake Ranch plat 2 has an east - west record distance of 1300 feet while Blake Ranch plat 1 has an east - west record distance of 1320 feet. These distances do not add up to the GLO record of 2625.48 feet nor are they split evenly as required in a section subdivision. The Blake Ranch plats lie in the N1/2 of the NE1/4 of Section 11. The Atterberry property and adjoiners are in the S1/2 of the NE1/4 of Section 11. With the exception of the Atterberry tract, the property descriptions south of Blake Ranch plat 1 add up to 1320 feet east to west and the properties south of Blake Ranch plat 2 add up to 1300 feet east to west. This makes it clear that the adjoiner descriptions were not intended to be aliquot parts so must be located based on the junior-senior rights of each individual property using the deed dimensions. In the S1/2 of the NE1/4 of Section 11, properties west of Eagle road hold the center 1/4 as a point of commencement. Properties east of Eagle road hold the east one quarter corner, and the deed to Eagle Road calls for the SE corner of Section 11 as the controlling point. None of the deeds in the area call for adjoiners, monuments, or the Blake Ranch plats. This leaves the inevitable gaps and overlaps that will have to be resolved on a case by case basis.

For this survey, the Atterberry properties were calculated as the aliquot parts cited in deed M-06098. The NE1/4 of the section was subdivided following the 2009 manual of instructions. Monuments were set at the corner points using a combination of RBS RTK GPS receivers and closed loop traverse using a Trimble 5601 robotic total station. For more information concerning the question of junior-senior rights versus aliquot parts see sheet 2 of this map.

- LEGEND**
- SET A 2 1/2" X 30" IRON PIPE OR FOUND AS NOTED. SEE THE CORNER CERTIFICATE.
  - SET A 1" X 24" IRON REBAR W/A 2" ALUMINUM CAP. SEE THE CORNER CERTIFICATE.
  - SET A 5/8" X 24" IRON REBAR W/A 1 1/8" ORANGE PLASTIC CAP STAMPED WTS AND 56295LS OR AS NOTED.
  - FOUND MONUMENT AS NOTED
  - FOUND 2" AL CAP ON 2" AL PIPE REPORTED ON R12.
  - HELD POINT FROM R12
  - FOUND IRON PIPE AS NOTED
  - COMPUTED POINT
  - (XX.XX) RECORD DATA FROM R1 UNLESS OTHERWISE NOTED
- R1 GLO CONTRACT #176 DATED JULY 20, 1872 BY GEORGE WILLIAMS
- R2 GLO CONTRACT #507 DATED JUNE 28, 1884 BY FRANK W. CAMPBELL
- R3 COUNTY SURVEY 1163-A
- R4 PLAT OF BLAKE RANCH NO. 1 BOOK 2, PAGE 31 - MAY 1968
- R5 PLAT OF BLAKE RANCH NO. 2 BOOK 2, PAGE 33 - OCT. 1968
- R6 COUNTY SURVEY B-1140-E
- R7 COUNTY SURVEY 1265-A
- R8 COUNTY SURVEY 1500-C
- R9 COUNTY SURVEY 1553-C
- R10 COUNTY SURVEY 1554-C
- R11 COUNTY SURVEY 1683-C
- R12 COUNTY SURVEY 1760-D
- R13 COUNTY SURVEY 1834-C
- R14 COUNTY SURVEY 1836-C
- R15 COUNTY SURVEY 1837-C
- R16 COUNTY SURVEY 1851-C
- R17 COUNTY SURVEY 1899-B

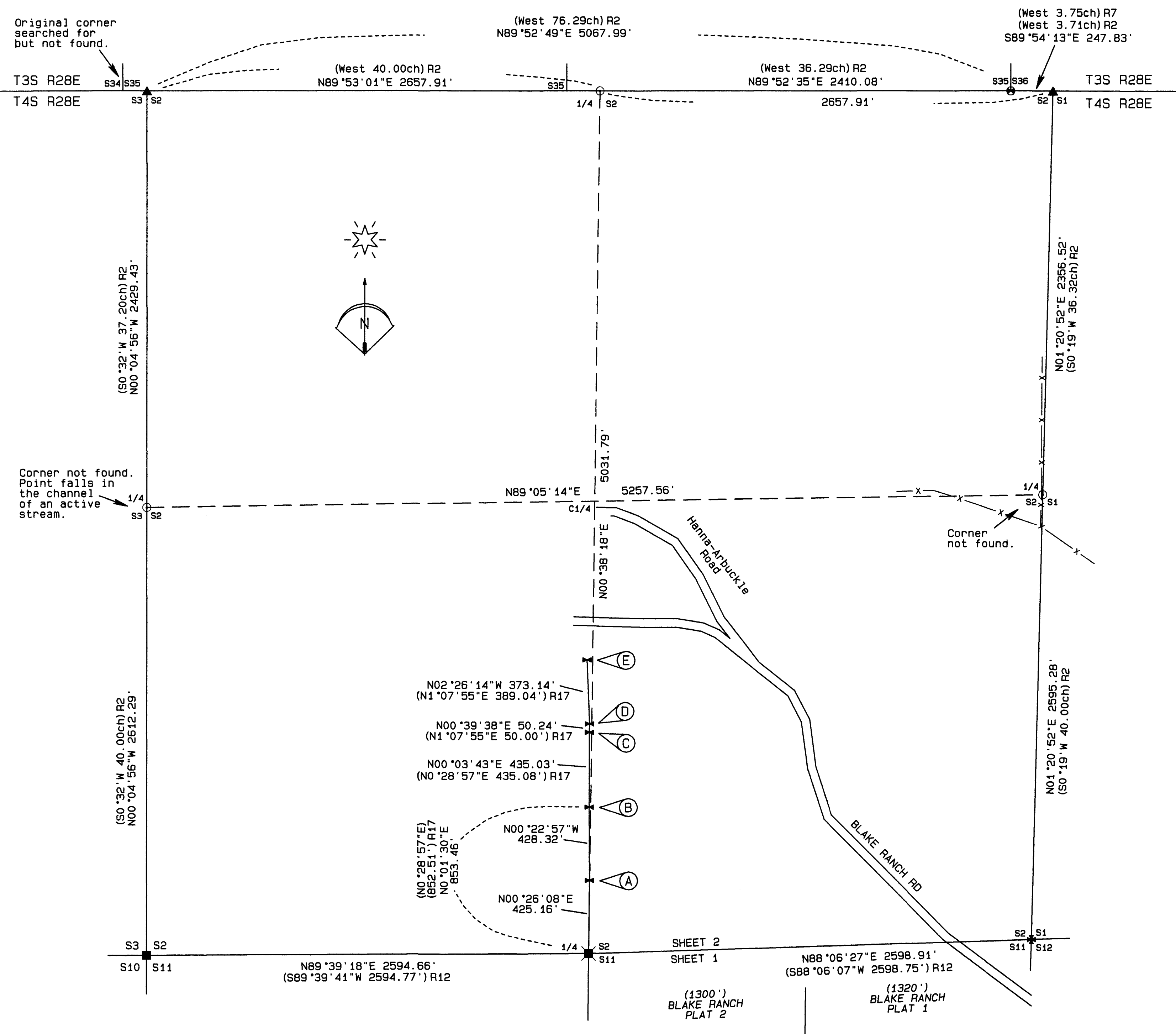
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Morrow County Surveyor  
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Folder No.: 1957

**BASIS OF BEARINGS**  
Bearings are based on GPS observed NAD83 grid bearings rotated 0°50'37" clockwise to true bearings. Distances are true ground. To convert to grid apply a combined scale factor of 0.99968416.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Stephen K. Haddock*  
JULY 5, 2001  
STEPHEN K. HADDOCK  
56295LS  
RENEW 6-30-23

**SURVEY FOR**  
Mr. Ray Atterberry  
18200 Reed Circle  
Sandy, OR 97055  
LOCATION: NE1/4 Section 11, T4S, R28E, W.M., Morrow County, Oregon

August 23, 2021  
Project No. 21-22  
SCALE: 1" = 100'  
**WITNESS TREE SURVEYING**  
Stephen K. Haddock, PLS, CFedS  
P.O. Box 6  
Pilot Rock, Oregon 97868  
(541) 443-2922

A SURVEY IN SECTION 2, T4N, R28E, W.M.,  
MORROW COUNTY, OREGON

## NARRATIVE CONTINUED FROM SHEET 1

In an effort to determine the Blake's intent when using calls for the section lines or center of section lines in their deeds, descriptions in sections 2 and 11 were reviewed. As stated on sheet 1, the Blake Ranch plats 1 and 2 present a total east-west dimension of 2620 feet divided 1320 feet on the east (plat 1) and 1300 feet on the west (plat 2). A composite of the Blake Ranch area is shown in the Blake Ranch Detail on this page. The east-west dead distances were added up along each east-west line on the detail where an asterisk is shown, including along the south line of Section 2. In each case the overall east-west distance is 2620 feet which confirms that the descriptions are not based on surveyed dimensions nor were they intended to be aliquot parts. Therefore, those properties not lying inside the two platted additions are to be located by the process of junior-senior rights.

In 1969, the Blakes sold the SW1/4 of section 2 by its aliquot part description. Since that date several deeds have been recorded in the SE1/4 of section 2 that call for the center of section line as a controlling line. Deed M-22426 calls for the line that "runs between the north and south quarter corners". The north line of section 2 was originally run in 1872 by U.S. Deputy surveyor George Williams as part of the exterior line of Township 3 South, Range 28 East. Township 4 South, Range 28 East was not subdivided until 1884. In 1884 the line between townships 3 and 4 South was resurveyed by U.S. Deputy Surveyor Frank Campbell. Mr. Campbell found the corners by Mr. Williams to be out of tolerance for Township 4 South so established new corners for Township 4 South by running along the existing township line. Mr. Campbell established new points for the NE and NW corners of Section 2 but did not find the previous 1/4 corner to section 35. Mr. Campbell did not set a monument for the new corner point for the north 1/4 corner of Section 2, nor did he reestablish the south 1/4 corner to section 35.

In July of 2020, Mr. Russell Lawrence performed survey 1899-B in Section 2 in which he reports the position of several monuments of unknown origin near the north-south center line of Section 2. (See the monument notes A - E on this sheet.) On map 1899-B, Mr. Russell states that he spent 8 hours searching for the 1872 Williams monument on the north section line. However, Mr. Lawrence makes no mention of the 1884 original survey of Township 4 South by Campbell. After having correctly calculated the north 1/4 position based on the found GLO corners on the north line of section 2, I compared the monuments shown as A - E on this map with the true center of section line and determined that they do not present a single straight line or point to any point in particular as the center 1/4 or north 1/4. Also, as stated on sheet 1, the deeds in this area make no calls for monuments or for adjoiners (except for a call to the county road) so that each property will have to be located according to junior-senior rights using dimensions given in each deed. The latitude for the N1/4 of section 2 was calculated on the latitudinal arc holding the NW corner of section 2 and the SE corner of section 35 and the departure for the N1/4 corner was calculated at mid-point between the NW and NE corners of section 2 as per the 2009 BLM manual of instructions.

## LEGEND

- SET A 2 1/2" BRASS CAP ON A 2 1/2" X 30" IRON PIPE. SEE THE CORNER CERTIFICATE.
- ▲ SET A 1" X 24" IRON REBAR W/ A 2" ALUMINUM CAP. SEE THE CORNER CERTIFICATE.
- SET A 5/8" X 24" IRON REBAR W/ A 1 1/8" ORANGE PLASTIC CAP STAMPED WTS AND 56295LS OR AS NOTED.
- ✱ FOUND MONUMENT AS NOTED.
- FOUND 2" AL CAP ON 2" AL PIPE REPORTED ON R12.
- ✱ HELD POINT FROM R12.
- FOUND IRON PIPE AS NOTED.
- COMPUTED POINT.

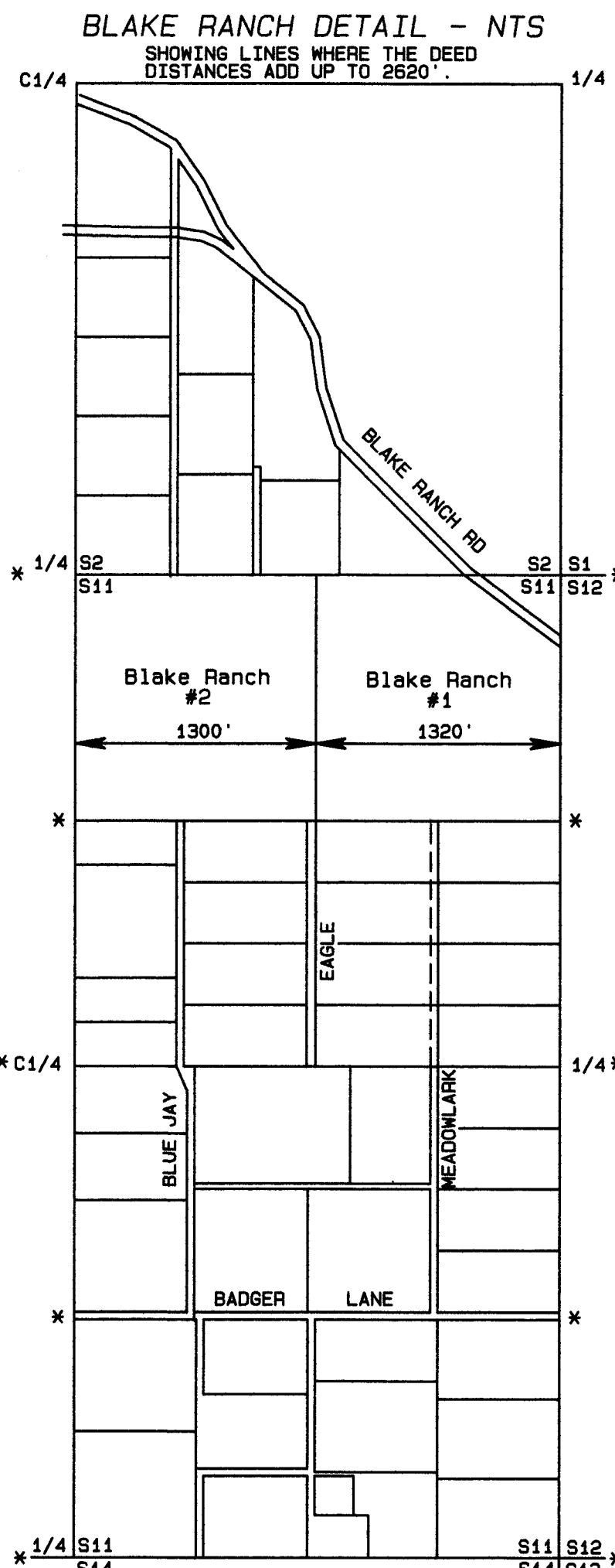
(XX-XX) RECORD DATA FROM R1 UNLESS OTHERWISE NOTED

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LAND SURVEYOR  
  
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## MONUMENT NOTES

- (A) Found 5/8" rebar driven flush 1.5' west of the true center of section line. A second 5/8" rebar lies S7°06'30"E 0.33' & up 12 inches. Owner Mark Lovgren pointed out the pin set flush as his true corner.
- (B) Found 5/8" rebar up 0.5' and 9.2 feet west of the true center of section line. This pin is shown on survey R17. Origin unknown.
- (C) Found 5/8" rebar 13.5' feet west of the true center of section line. This pin is shown on survey R17. Origin unknown.
- (D) Found 5/8" rebar 13.5' feet west of the true center of section line. This pin was set by survey R17 to monument an adjusted property line for the lands to the east of the center of section line.
- (E) Found 5/8" rebar 33.5' feet west of the true center of section line. This pin is shown on survey R17 but the origin is unknown.

SHEET 2 OF 2

SURVEY FOR		August 23, 2021	
Mr. Raymond Atterberry 18200 Reed Circle Sandy, OR 97055		Project No. 21-23	Scale 1"=400'
LOCATION: Section 2, T4S, R28E, W.M., Morrow County, Oregon		WITNESS TREE SURVEYING Stephen K. Haddock, PLS, CFedS P.O. Box 6 Pilot Rock, Oregon 97868 (541) 443-2922	