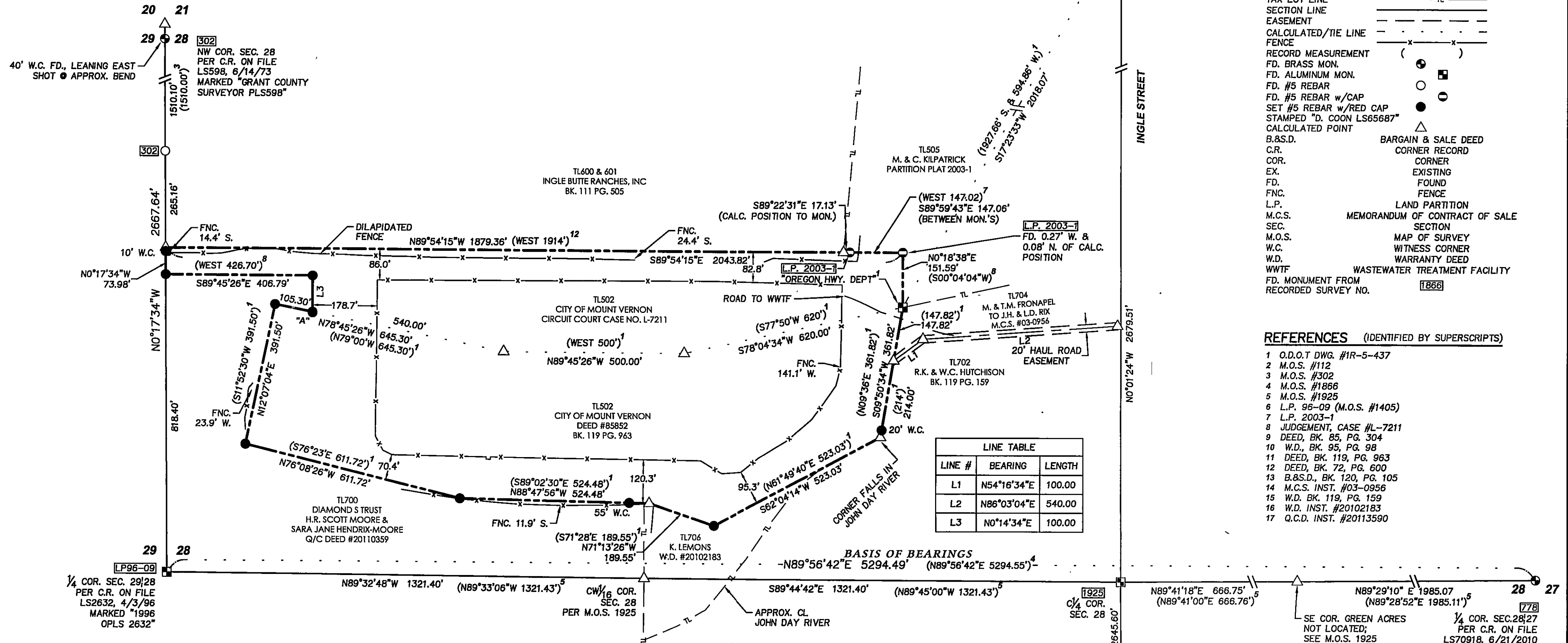


MAP OF SURVEY ~ BOUNDARY RETRACEMENT

WITHIN THE $\frac{1}{2}$ NW $\frac{1}{4}$ OF SECTION 28,
TOWNSHIP 13 SOUTH, RANGE 30 EAST, W.M.
GRANT COUNTY, OREGON



NARRATIVE

PURSUANT TO ORS 209.250, THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATION OF LINES AND CORNERS ESTABLISHED OR REESTABLISHED FOR THIS SURVEY, MADE AT THE REQUEST OF THE CITY OF MOUNT VERNON, WHICH WAS COMPLETED TO RETRACE AND MONUMENT THE BOUNDARY LINES FOR THE CITY'S WASTEWATER TREATMENT FACILITY, IN A PART OF THE $\frac{1}{2}$ NW $\frac{1}{4}$ SECTION 28, T. 13 S., R. 30 E., W.M., GRANT COUNTY, OREGON.

A) AVAILABILITY/CONDITION OF REFERENCE MONUMENTS

MONUMENTS AT THE NE, $\frac{1}{4}$ E, $\frac{1}{4}$ S, AND $\frac{1}{4}$ C CORNERS WERE FOUND AND HELD AS THE CONTROLLING POSITIONS FOR THEIR RESPECTIVE CORNERS. THOSE MONUMENTS FOUND ON THE EXTERIOR BOUNDARIES OF THE SECTION HAVE HISTORICALLY BEEN USED AS CONTROLLING POSITIONS FOR THE CORNERS. THE $\frac{1}{4}$ SHOWN HEREON IS CALCULATED PER M.O.S. #1925. AN ASPHALT PATCH WAS WITNESSED AT THIS LOCATION ON THURSDAY, OCTOBER 13, 2011. THE MONUMENT WAS NOT EXCAVATED AT THAT TIME. THE OREGON HIGHWAY DEPARTMENT ALUMINUM CAP FOUND NEAR THE NORTHEAST CORNER OF THE PROPERTY WAS HELD AS THE CORRECT AND INTENDED POSITION FOR THE POINT OF BEGINNING OF THE SUBJECT TRACT.

AT LOCATION LABELED "A", A $\frac{5}{8}$ " SMOOTH IRON PIN WAS FOUND S06°07'25"E 2.30' OF THE CALCULATED POSITION, AT A DILAPIDATED ROCK JACK AND BRACED CORNER POST. IT WAS NOT ACCEPTED AS THE PROPERTY CORNER AS NO RECORD WAS FOUND INDICATING ITS SOURCE OR REASON FOR POSITION.

B) INCONSISTENCIES OF OCCUPATION IN RELATION TO THE SURVEYED LINES

FENCES TIED OUT AROUND THE SURVEYED LINES ARE DIMENSIONED AS SHOWN HEREON. THE DILAPIDATED FENCE (BARBED WIRE) ALONG THE NORTH PROPERTY LINE WAS BROKEN AND DOWN IN SEVERAL PLACES. THE PERIMETER CHAIN LINK FENCE AROUND THE LAGOONS IS SHOWN AND DIMENSIONED.

THE ROAD WHICH ACCESSES THE WWTF DOES NOT APPEAR TO BE COVERED BY ANY EASEMENT OF RECORD.

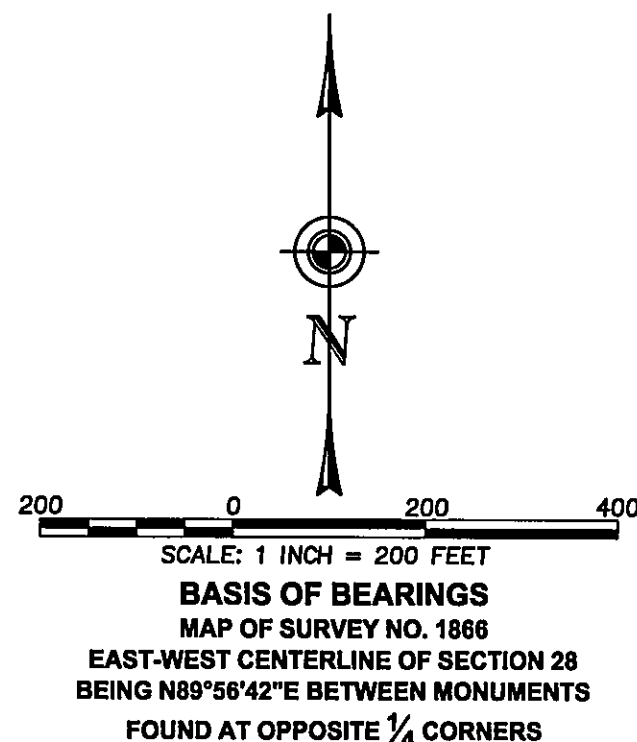
C) DISCREPANCIES IN EXISTING DEEDS

THE CITY OF MOUNT VERNON ACQUIRED THE SUBJECT TRACT VIA DEED (BOOK 119, PG. 963) AND CONDEMNATION (CIRCUIT COURT CASE NO. L-7211). THE NORTH LINE OF THE PROPERTY WAS HELD BASED ON THE CONTROLLING CALL TO THE DEED FILED IN BOOK 72, PG. 600, AND WAS INTERPRETED TO RUN ON THE SAME BEARING AS THE NORTH LINE OF THE SECTION. THE WEST, SOUTH, AND EAST LINES WERE HELD BASED ON THE CONTROLLING CALLS FOUND IN THE DEEDS. THE DEED CALLS WERE ROTATED TO MATCH THE BEARING FROM THE FOUND OREGON HIGHWAY DEPARTMENT ALUMINUM CAP AND THE MONUMENT FOUND AT THE $\frac{1}{4}$ CORNER.

AN APPARENT TYPOGRAPHICAL ERROR WAS FOUND IN W.D. #20102183: A DISTANCE OF 361.32' SHOULD POSSIBLY HAVE BEEN 361.82'.

D) RANDOM ERROR IN MEASUREMENTS

MEASUREMENTS TAKEN DURING THE COURSE OF THIS SURVEY WERE FROM A LEICA SYSTEM 500 GPS RECEIVER USING REAL-TIME KINEMATIC METHODS. UNCERTAINTIES DUE TO RANDOM ERROR IN THESE MEASUREMENTS ARE LESS THAN 0.10 FEET. AN AVERAGE PROJECTION SCALE FACTOR OF 0.9999811619 AND AN AVERAGE ELEVATION SCALE FACTOR OF 0.99998664157 WAS USED TO SCALE OREGON NORTH ZONE STATE PLANE COORDINATES FROM GRID TO GROUND.



RECEIVED AND FILED
GRANT COUNTY SURVEYOR

OCT 21 2011

BY: *[Signature]*

SURVEYORS CERTIFICATION

(ORS 92.070)

I, DEAN J. COON, A REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT, AT THE REQUEST OF THE CITY OF MOUNT VERNON, THE SURVEY SHOWN HEREON WAS COMPLETED BY ME OR UNDER MY SUPERVISION FROM 04/19/11 THROUGH 10/13/11, THAT THE LANDS SHOWN HEREON WERE SURVEYED, MARKED WITH PROPER MONUMENTS, AND ARE TRULY AND ACCURATELY REPRESENTED HEREON.

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]

OREGON
JANUARY 8, 2002
DEAN J. COON
65687LS

RENEWAL DATE: 12/31/11

PREPARED FOR:
CITY OF MOUNT VERNON

HOLLADAY ENGINEERING CO.
ENGINEERS • CONSULTANTS

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208-642-3304 208-642-2159 (fax)
hec@holladayengineering.com



JOB NO: MV11-0312A	CADD FILE: MV11-0312 BDRY.dwg	DATE: 10/17/11	SHEET 1 OF 1
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