

NARRATIVE

THIS SURVEY WAS CONDUCTED AT THE REQUEST OF TADD AND LESLIE WETHERELL, OWNERS OF THE LAND DESCRIBED IN DEED INSTRUMENT NUMBER 20171771, DEED RECORDS OF GRANT COUNTY, OREGON. THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE BOUNDARY BY AGREEMENT, DESCRIBED IN DEED INSTRUMENT NO. 20241621. THE BOUNDARY BY AGREEMENT DOCUMENT WAS RECORDED DUE TO AMBIGUITIES AND UNCERTAINTIES IN THE DEED DESCRIPTIONS.

A SEARCH WAS MADE OF AVAILABLE RECORDS. I FOUND A 1974 CADASTRAL SURVEY BY THE U.S. BUREAU OF LAND MANAGEMENT RECORDED AS RECORD MAP OF SURVEY NO. 768 AND A 1979 SURVEY BY BARRY BARBOUR RECORDED AS SURVEY NUMBER 620. I MADE FIELD MEASUREMENTS TO LOCATE PERTINENT MONUMENTS FROM THESE SURVEYS. THE MONUMENTS ARE ACCEPTED AND UTILIZED AS CONTROL FOR THIS SURVEY.

THE INTENT OF THE DEEDS FOR TADD AND LESLIE WETHERELL'S PROPERTY AND THE ADJACENT PROPERTY OWNED BY MICHAEL AND SHANNON WETHERELL (DEED INSTRUMENT NUMBERS 20112541 AND 20120340) WAS THAT EACH TRACT WOULD ENCOMPASS EXISTING CABINS AND ALSO LIE NORTHERLY OF AN EXISTING ROADWAY. WHEN THE DEED DESCRIPTIONS WERE SURVEYED ON THE GROUND, BOTH TRACTS END UP BEING APPROXIMATELY 30 FEET NORTH AND 66 FEET WEST FROM THEIR INTENDED LOCATIONS. THE ERROR APPEARS TO BE AN INCORRECT DISTANCE TIE AND BEARING ROTATION FROM THE E1/4 CORNER OF SECTION 10.

I SHIFTED BOTH TRACTS OF LAND SOUTH, 30.66 FEET AND EAST, 66.02. BOTH TRACTS WERE THEN ROTATED 04°12'14" CLOCKWISE ABOUT THE NORTHWEST CORNER OF THE TADD AND LESLIE WETHERELL TRACT TO MATCH THE EXISTING ROADWAY. THE TRACT OF LAND TO THE EAST, OWNED BY RANDALL CLOUGH (DEED INSTRUMENT NUMBER 941485) APPEARS TO HAVE A SENIOR RIGHT TO THE MICHAEL AND SHANNON WETHERELL TRACT AND REMAINS UNCHANGED. THE MICHAEL AND SHANNON WETHERELL TRACT, HAVING A JUNIOR RIGHT, LOSES A PORTION OF THAT TRACT DUE TO AN OVERLAP, AS SHOWN.

I SET NEW PINS ACCORDING TO THE EVIDENCE FOUND AND AS OUTLINED HEREIN. GOD BLESS AMERICA.

BASIS OF BEARINGS

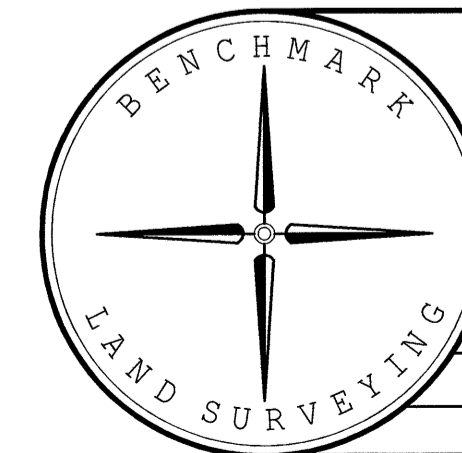
GEODITIC NORTH
 BASED ON GPS OBSERVATIONS
 NEAR THE E1/4 COR. SEC. 10

REFERENCES

RECORD MAP OF SURVEY NO.'S 620 & 768
 DEED RECORD INSTRUMENT NO.'S 941485, 20112541, 20120340,
 20171771 & 20241621

LEGEND

- FOUND 2 1/2" GALV. IRON PIPE WITH ATTACHED BLM BRASS CAP MARKED FOR CORNER POSITION AND "1974" FROM A SEPT. 1974 BLM SURVEY
- FOUND 2 1/2" GALV. IRON PIPE WITH ATTACHED BRASS CAP MARKED FOR CORNER POSITION AND "OR PLS 1051 - 1979" FROM SURVEY NO. 620
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED BENCHMARK SURVEYING
- () DEED RECORD BEARING AND DISTANCE
- 1[] RECORD BEARING AND DISTANCE: SURVEY 620
- ▨ PORTION OF MICHAEL AND SHANNON WETHERELL TRACT OVERLAPPING THE CLOUGH TRACT LOST DUE TO JR.-SR. RIGHTS



BENCHMARK LAND SURVEYING
 217 N. CANYON BLVD. JOHN DAY, OREGON
 541-575-1251 ~ benchmarkl.s.com

BOUNDARY BY AGREEMENT SURVEY
 SITUATED IN THE SE1/4NE1/4 & NE1/4SE1/4
 SECTION 10, T.9S., R.35-1/2 E., W.M.,
 GRANT COUNTY, OREGON

| | | |
|---------------|---------------------------|-----------|
| SURVEYED FOR | TADD AND LESLIE WETHERELL | |
| SURVEYED BY | MCS | 8/27/2024 |
| SCALE: 1"=30' | DRAWN BY: MCS | |

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

MCS
 OREGON
 JULY 9, 2002
 MICHAEL C. SPRINGER
 #70918

EXPIRES: 6/30/2026

RECEIVED AND FILED
 GRANT COUNTY SURVEYOR

OCT 8 2024

BY: *MCS*