

C-LP-234-79

SECTION SUBDIVISION OF SECTION 19
AND MINOR LAND PARTITION OF A TRACT
OF LAND LOCATED IN SECTION 19, TOWNSHIP
14 SOUTH, RANGE 16 EAST, WM.,
CROOK COUNTY, OREGON.

SURVEY FOR

DAN AND BETH TOOLEY
ROUTE 1 BOX 771
PRINEVILLE, OREGON 97754
PHONE: 447-6792

SURVEY BY

ARMSTRONG SURVEYING AND ENGINEERING INC.
378 EAST SECOND STREET
PRINEVILLE, OREGON 97754
PHONE: 447-7791

LEGAL DESCRIPTION - PARCEL ONE

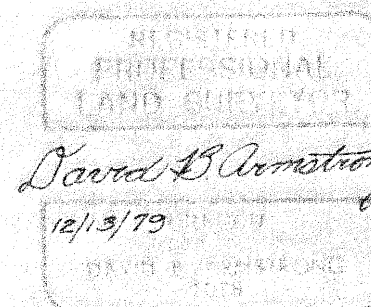
IN SECTION 19, TOWNSHIP 14 SOUTH, RANGE 16 EAST, OF THE WILLAMETTE MERIDIAN A PARCEL OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS. BEGINNING AT A POINT WHICH IS THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19; THENCE NORTH ALONG THE EASTERN BOUNDARY OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19 A DISTANCE OF 500 FEET; THENCE WEST ALONG A LINE PARALLEL TO THE SOUTHERN BOUNDARY OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19 A DISTANCE OF 500 FEET; THENCE SOUTH ALONG A LINE PARALLEL TO THE EASTERN BOUNDARY OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19 A DISTANCE OF 500 FEET; THENCE EAST ALONG A LINE WHICH IS THE SOUTHERN BOUNDARY OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19 A DISTANCE OF 500 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION - PARCEL TWO

THE NORTH THIRTYTHREE (33) FEET OF THE SOUTH ONE HALF OF THE SOUTHWEST ONE QUARTER OF SECTION 19, TOWNSHIP 14 SOUTH, RANGE 16 EAST, WILLAMETTE MERIDIAN, CROOK COUNTY, OREGON.

SURVEY CERTIFICATION

I, DAVID B. ARMSTRONG, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH THE MONUMENTS SHOWN THE LAND SHOWN HEREON AND THAT THIS MAP CORRECTLY REPRESENTS SAID SURVEY. SEE SURVEY NARRATIVE FOR ADDITIONAL DETAILS.



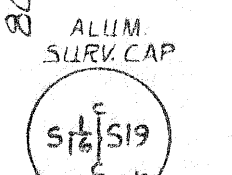
W.O. 79-259

(D.I.D. RECORD: S 89°48'E ~ 2641.4' — S 89°57'W ~ 2496.3')
(G.L.O. RECORD: N 89°47'E ~ 5152.62')
S. 89°43'28"E ~ 5131.85'

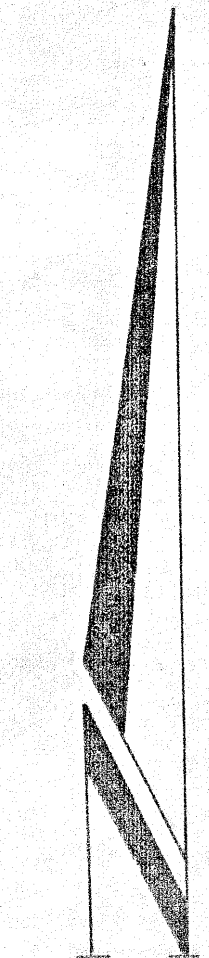
NOTE:
TESTIMONY FROM TWO LOCAL LAND OWNERS INDICATE THAT THEY REMOVED THIS FENCE AND THAT SAID FENCE EXTENDED TO THE WEST R.O.W. OF MCKAY ROAD AND HAS ALWAYS BEEN ACCEPTED AS BEING THE SECTION LINE.

NAIL WASHER LS1026 IN RP
FOUND R.R. SPIKE BEARING S. 10°33'E, 15.24 DISTANCE
SET 5/8" IR. AT THE INTERSECTION OF FENCE LINE EXTENDED FROM THE WEST & THE CENTERLINE OF MCKAY ROAD.
CENTER OF BOTTOM HINGE BOLT IN GATE.

NAIL/BRASS WASHER LS1026 IN RP
NAIL/BRASS WASHER LS1026 IN RP
NAIL/BRASS WASHER LS1026 IN RP



20 DIA. TUNIPER NAIL / BRASS WASHER LS1026



SCALE
1" = 500'

DECEMBER 11, 1979

LEGEND

- - MONUMENT FOUND AS NOTED.
- - SET 5/8" X 24" IR. / PK. MKD. ARMSTRONG LS1026 OR WITH ALUM. SURV. CAP AS NOTED.
- **** - FENCE LINE.
- () - DENOTES RECORD DATA.

STATE OF OREGON, }
COUNTY OF CROOK, }
I CERTIFY that the within instrument of writing was received for record on the 21st day of DEC A.D. 19 79, and recorded in Surveys # 577 of said County.
David B. Armstrong
County Surveyor

APPROVED
William P. ...
SECRETARY, CROOK COUNTY PLANNING COMMISSION

12/13/79
DATE

FD. 3/4" I.P.

110 79-259

Rec'd 12/21/79
BBA

ARMSTRONG SURVEYING & ENGINEERING, INC.

378 E. SECOND STREET
PRINEVILLE, OREGON 97754
(503) 447-7791

**SURVEY NARRATIVE
FOR**

**SECTION SUBDIVISION OF SECTION 19
AND MINOR LAND PARTITION C-LP-234-79,
A TRACT OF LAND LOCATED IN SECTION
19, TOWNSHIP 14 SOUTH, RANGE 16 EAST,
WILLAMETTE MERIDIAN, CROOK COUNTY, OREGON.**

PROJECT LOCATION

Project located as described and lying approximately 1 1/4 miles North of the city of Prineville. Subject property lies approximately 1/4 mile West of McKay Road on Lidstrom Road.

CLIENT

Dan and Beth Tooley
Route 1 Box 771
Prineville, Oregon 97754
Phone: 447-6792

PROJECT PERSONEL

Project Surveyor- David B. Armstrong, LS 1026
Project Instrumentman- William S. DeGroot, LS 1633
Project Headchainman- Shelby H. Griggs

Project Narrative

We were employed by Dan and Beth Tooley to survey a tract of land located in the NE 1/4 of the SW 1/4 of said Section 19 and partition it from a road described as the North 33 feet of the South 1/2 of the Southeast one quarter of Section 19, Township 14 South, Range 16 East, W.M., Crook County, Oregon.

We began this survey by researching the deeds of subject parcel at the Crook County Clerks office and researching the Crook County Surveyors office for all surveys of record affecting subject parcel. We researched the original Government Land Office (G.L.O.) Survey records at the Bureau of Land Management, Prineville District Office in Prineville and obtained a copy of said survey record. We also found that the exterior boundaries of said Section 19 were surveyed in 1919 by the Ochoco Irrigation District (O.I.D.) and we obtained a map of their survey to use in our retracement survey.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

David B. Armstrong

12/13/79 OREGON
AUGUST 22, 1975
DAVID B. ARMSTRONG
1026

STATE OF OREGON, }
COUNTY OF CROOK, } ss
I CERTIFY that the within instrument of writing
was received for record on the 21TH day of DEC
A.D. 19 79, and recorded in Surveys # 577
of said County.
David B. Armstrong

County Surveyor

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We found several surveys based on the South one quarter corner and Southeast section corner of said Section 19. These two corners were well established and accepted by surveyors and the adjoining owners in the area. We found a survey which subdivided Section 20, T. 14 S., R. 16 E., WM., the section adjoining said Section 19 to the East, surveyed by Emile P. Bachand dated February 1970 (Revised February 1975). No surveys in Section 19 were found.

It became apparent, upon reading the legal description of subject parcel, that said Section 19 would require subdividing from the exterior boundaries to determine the "Southeast corner of the Northeast Quarter of the Southwest Quarter of said Section 19" which point is the same as the Southeast corner of subject parcel and the legal Center-South 1/16 corner of said Section 19. We began the survey at the Southeast corner of said Section 19 and backsighted the One Quarter Corner of Sections 29 and 30 to the south as a basis of bearings for our survey. These two corners are identical to those shown on the map of survey of 'SECTION SUBDIVISION AND BOUNDARY SURVEY OF BARNES BUTTE ESTATES SUBDIVISION IN S. 29, T. 14 S., R.16 E., W.M., CROOK COUNTY, OREGON' filed May 10, 1978 by David B. Armstrong, LS 1026, and assume the same bearing as shown on said map. Retracing North along the section line between Sections 19 and 20, which very nearly follows the centerline of McKay Road, as built, we tied in pertinent road and fence improvement locations as ^{we} proceeded. The distances to said improvements from said Southeast corner of Section 19 are as follows: at 1315.3 feet, intersect a well established fence from the West along the North boundary of Lidstrom Road; at 2630.6 feet, intersect a well established fence from the West; at 3946.0 feet, intersect a well established fence from the West; and at 5261.27 feet, intersect a fence line projected from the West approximately one-quarter of a mile. We talked with Mr. James Zimmerlee, an adjacent land owner in Section 18, who indicated that the old fence formerly ran along the Section line between Sections 18 and 19 and along the North edge of the existing dirt road all the way East to McKay Road and that Mr. Dick Gurney tore it out when he bought the SE 1/4 of the SE 1/4 of said Section 18, an adjacent parcel which he added to his present land ownership thus eliminating the need for a boundary fence. A conversation with Mr. Dick Gurney confirmed this fact and added that he left the last fence post in at the East end of said old fence line which is on the West right of way fence line of McKay Road. Based upon this testimony and the very close agreement with the distances of this mile and each successive one quarter mile improvement features found to the Ochoco Irrigation District Survey, we determine the said Northeast corner of said Section 19 should be placed at the intersection of said old fence line projected from the West and the centerline of McKay Road as built. It is very commonly accepted that McKay Road follows and has always intended to follow, when constructed, the Section lines North from Main Street in Prineville. Early Ochoco Irrigation survey records show there to be a stone found in the center of McKay Road as it then existed in 1919. From said Northeast corner of Section 19, as we determined it, we found a railroad spike in the pavement bearing South 10° 33' East, 15.24 feet distance, set by Emile P. Bachand, as indicated by him in our conversation, for the Northwest corner of Section 20 which he subdivided in 1970.

C. S. 577
12/21/79

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Retracing West along the North line of said Section 19 we follow along a straight and well established fence line. The North 1/4 Corner of said Section 19 is lost, having fallen in an O.I.D. canal. The Northwest corner is an old fence corner of longstanding at which location we found the original G.L.O. stone measuring 20"x 12"x5" on the rough surfaces of which we found no marks. This section corner was further marked by a 5/8" dia. iron rod of which we find no record of. Based upon the physical evidence found, we accept this position as the original section corner.

Retracing South along the West line of said Section 19 we found the West 1/4 Corner to fall in a cultivated field and determined it to be lost. Continuing retracement South we come to the Southwest corner area of said Section 19 at which location we find an old long established two way fence intersection of fences bearing South and East. The area to the North and West is under cultivation and the fence lines are raised on a berm rising several feet above the surrounding cultivated field elevation, attesting to its longevity, having evolved into this state from years of plowing. Upon further investigation we found a 3/4" iron pipe at the said fence intersection of which we have no record of; however, this iron pipe monument is harmoniously related to the type of monuments found at other section corners and 1/4 section corners in Section 30 to the South. We accept this fence corner position as a perpetuation of the original section corner position and the best remaining available evidence of the original section corner as it formerly existed.

Retracing East along the South boundary of said Section 19 we find the said 3/4" iron pipe of long use and acceptance at the location of the South 1/4 Corner of said Section 19. This said iron pipe falls in a fence line extending South and one extending East. An old fence from the North intersects at a point ten feet to the East of said iron pipe. The position of said iron pipe falls close to the O.I.D. record and at proportioned position between the said section corners to the East and West. The only unusual condition found with said pipe was that it fell approximately eight feet North of a straight line between said section corners. We accept the said pipe as the 1/4 Corner between Section 19 and 30 according to the facts as stated. We continue retracing Easterly to the Southeast corner of said Section 19 and the point of beginning.

Based upon our survey of the exterior boundaries and corners as we found them we proceeded to subdivide said Section 19 and found that the subdivisional lines as computed were harmonious to fence lines and roads between ownership within the section. We surveyed and monumented the subject parcel and road as shown on the map of survey and found no other unusual conditions to exist and this concludes this narrative.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

David B. Armstrong

12/13/79 OREGON
AUGUST 22, 1975
DAVID B. ARMSTRONG
1026

STATE OF OREGON, }
COUNTY OF CROOK, } ss

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David B. Armstrong

County Surveyor