utility easement situated on that parcel of land described in Union Co. Microfilm Deed Number 83134, being a portion of the SE 1/4 of the SW 1/4 of section 34, T.2S., R.38E., W.M. The survey was performed during February, 1988.

As you review the documents listed in the Reference Material section of this map, you will see that confusion and conflict exist with the surveys in the area. This confusion and conflict appears to result from two locations existing for the South 1/4 corner of section 34 and from inconsistent approaches to surveys in the area. For example, the positions of several block corners of the plats of the Original Town Of Island City, Caviness Addition and Sterling's Second Addition have been established by recent surveys along the South line of section 34. Survey 39-65 establishes locations in Sterling's Second Add. and in the area North of Blocks 23 and 26 based on record plat and deed dimensions and utilizes the South section line from the 3/4" Iron Pipe 1/4 corner and also the N/S centerline of section 34 for alignment. Survey 24-72 continues the procedures adopted by Survey 39-65. Surveys 85-77, 41-81, 44-83, and 27-85 incorporate an inconsistent mix of record and proportional measurements and alignments of the south line of section 34 from both 1/4 corners to establish positions in blocks 25, 28, and 29 of Sterling's Second Add. If all of these existing survey locations are utilized, the following combination of dimensions result:

The south line of Block 21, Sterling's Second Add. would be the record distance of 240' wide,

The south line of Block 24, Sterling's Second Add. would be 244.78' wide,

The south lines of Blocks 25 and 28, Sterling's Second Add. would be 238.65' wide.

The history of deeds for property in this area include a patent to John Spence for the SE 1/4 of the SW 1/4 of sec. 34 and the subsequent sale of this parcel to M. Sterling. Sterling platted "Sterling's Second Addition to Island City" and sold that area lying North of Sterling's Second Add. to the Island City Mercantile and Milling Company. The Island City Mercantile and Milling Co. was responsible for the divisions and deeds of the parcels which I have numbered 1 through 4 and which are located immediately North of Blocks 23 and 26 of Sterling's Second Add. These parcels 1 through 4 are described by reference to the corners of Blocks 22, 23 and 26.

It is apparent that the Island City Mercantile and Milling Co. was conveying several parcels of land out of it's larger ownership. We have found no evidence in the records or in the field which would dispute the intent of the Island City Mercantile and Milling Co. or which would support a survey procedure of altering the deeded dimensions of Parcels 1 through 4. Therefore, since the deeded dimensions of Parcels 1 through 4 should not be changed and since these parcels are described by reference to the-Blocks in Sterling's Second Add., it becomes apparent that the dimensions shown on the plat of Sterling's Second Add. must be

In our opinion, the procedures used in Surveys 39-65 and 24-72 maintain the dimensions shown on the plat of Sterling's Second Add. and will provide for the location of property intended by the Island City Mercantile and Milling Co. Also, in our opinion, the platting of Sterling's Second Add. established the SW corner of the SE 1/4 of the SW 1/4 of section 34 at a point 1320.00' West from the 3/4" Iron Pipe 1/4 corner and along the south line of section 34. The current location of the surveyed midpoint of the line between the 3/4" Iron Pipe 1/4 corner and the SW corner of section 34 is 0.99' East from a point 1320' West of the 3/4" Iron Pipe 1/4 corner (Refer to Survey 41-81). This close agreement of old and new survey positions is supportive of the correctness of the positions and dimensions shown on the plat of Sterling's Second Add.

We realize that the procedures which our survey perpetuates are in conflict with other surveys in the area, however, it must be apparent from the explanation given herein that it is impossible to adhere to all of the survey locations

existing in this area. Our survey cannot and does not desire to provide a solution to all existing and potential conflicts between surveys and surveyors who have or will perform surveys in this area. We feel that our survey procedures are reasonable to utilize for surveys in Sterling's Second Add. and for certain areas adjoining the North boundary of this subdivision since they allow for the acceptance of numerous existing survey positions and conform to the descriptions of the subdivided and deeded areas involved.

REGISTERED **PROFESSIONAL** LAND SURVEYOR My A. Kangri GREGON O GARY L. LANGLITZ

PROJECTED LINE TO C51/16 CORNER, SEC. 34, PER SURVEY 24-72

> BASIS OF BEARINGS N 80°57'22"W between monuments as shown as computed from Union County Survey 44-83.

> > LEGEND

- Found %" Iron Rod set by Survey 39-65 (Symbol position is exaggerated).
- Found Monument as described (Symbol . position is exaggerated).
- Set 5/8" Iron Rod (Concrete reinforcing rod) with yellow plastic cap marked AP&A.
- Information from cited record.
- Parcel Number (Refer to Survey Narrative).

## REFERENCE MATERIAL

Union County Survey Records: Survey No. 41-81 Survey No. 39-65 Survey No. 44-83 Survey No. 24-72 Survey No. 27-85 Survey No. 85-77 Remonum. Rec. 97-85R Survey No. 25-80

Union County Deed Records:

Deed Book E, Pg. 504 (Patent to John Spence for the SE% of the SW%, Sec. 34, T2S,R38E, 1868)

Deed Book A, Pg. 322, (Spence to Sterling, the SE% of the SW% of Sec. 34, 1868),

Deed Book K, Pg. 249, (Sterling to Island City Mercantile and Milling Co., lands North of Sterling's 2nd. Addition, 1886),

Conveyances by Island City Mercantile and Milling Co.:

Deed Book 28, Pg. 95, 1898 Parcel 1 Deed Book 28, Pg. 96, 1898 Parcel 2 Parcel 3 Deed Book 34, Pg. 413, 1901 Parcel 4 Deed Book 46, Pg. 547, 1908

Miscellaneous Deeds: Microfilm Document Numbers 50135, 50529, 57357, 83134, 87083,

Union County Subdivision Records: Sterling's Second Addition to Island City, (on file in Plat Cabinet A-92),

## UNION COUNTY SURVEYOR

Date Received 3-16-88 Date Filed 3-16-88 BY G. LANGUTZ DEPUTY File No. 9-88

LOCATED IN THE SE 1/4 OF THE SW 1/4, SECTION 34, T25 R38E, WILLAMETTE MERIDIAN, AND IN STERLING'S SECOND ADDITION TO ISLAND CITY, UNION COUNTY, OREGON

FOR: GENERAL TELEPHONE OF THE NORTHWEST P.O. BOX 1003 EVERETT, WA. 98206

CALE:

JOB NO

2702-90

1"=100" FEB. 1988

LA GRANDE, ORE. & WALLA WALLA, WASH

9-88