

RECORD OF SURVEY

LEGEND

- - SET 5/8" BY 24" REBAR WITH 1 1/4" RED PLASTIC CAP MARKED "OR PLS1106 WAPLS 17372", UNLESS OTHERWISE NOTED--SEE SET MONUMENT NOTES.
- ⊙ - FOUND ODOT 1 1/4" ALUM. CAP ON 5/8" REBAR PER SURVEY NO. 16-101-B UNLESS OTHERWISE NOTED.
- - MONUMENT FOUND AS NOTED.
- x - COMPUTED POINT ONLY, NOT SET OR FOUND.
- ⓪ - INDICATES LOT NUMBWE, BLOCK 50 OR 51 RESERVATION (RESERVE) ADDITION.
- (XOX) - RECORD DIMENSION, S.N. 14-035-B.
- (XOX)2 - RECORD DIMENSION, S.N. 97-137-B.
- S.N. - INDICATES RECORD SURVEY NUMBER RECORDED AT THE UMATILLA COUNTY SURVEYORS OFFICE.
- x--- - CHAIN LINK FENCE.

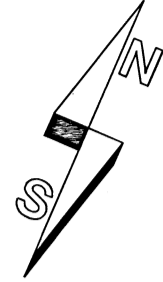
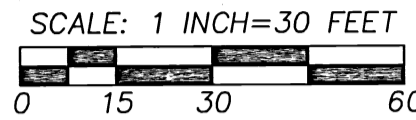
NOTES:

RECORD DIMENSIONS FOR LOTS IN BLOCKS 50 AND 51 OF RESERVE ADDITION ARE 50 FEET BY 100 FEET AT RIGHT ANGLES. THE RECORD BEARINGS FOR THE LOT LINES ARE N 66°24' E AND S 23°36' E.
RESERVATION ADDITION WAS PLATTED AS RESERVE ADDITION.

FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP PER S.N. 00-229-B.

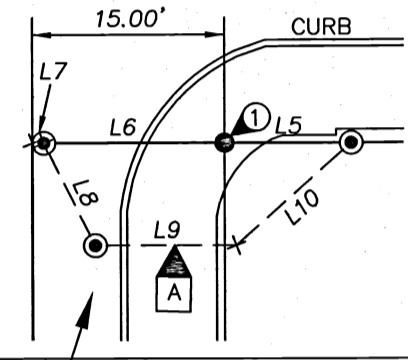
ENCUMBRANCE & EASEMENT NOTES:

- ▲ A - PERMANENT EASEMENT FOR RIGHT-OF-WAY PURPOSES TO STATE OF OREGON, DEPARTMENT OF TRANSPORTATION, INST. NO. 2009-5480269, OFFICE OF RECORDS.
- ▲ B - 15 FOOT EASEMENT FOR RIGHT-OF-WAY ACCESS TO LOT 12, BLOCK 51, RESERVATION ADDITION. BOOK 335, PAGE 361, DEED RECORDS.
- ▲ C - 15 FOOT NON-EXCLUSIVE UTILITY EASEMENT GRANTED TO THE CITY OF PENDLETON, REEL 106, PAGE 1412, MICROFILM RECORDS. THIS EASEMENT HAS THE SAME FOOTPRINT AS RIGHT-OF-WAY EASEMENT DESCRIBED IN BOOK 335, PAGE 361.
- ▲ D - LOCATION OF 30 FOOT INGRESS-EGRESS EASEMENT, APPURTENANT TO BIMART PROPERTY, DISCLOSED IN WARRANTY DEED RECORDED AS INST. NO. 1998-3380346, OFFICE OF RECORDS.
- ▲ E - LOCATION OF 36 FOOT WIDE CROSS EASEMENT FOR ROAD, RECORDED IN INST. NO. 1998-3390455, OFFICE OF RECORDS.
- ▲ F - GENERAL LOCATION OF UNRECORDED JOINT PARKING LOT AGREEMENT BETWEEN BI-MART AND PGG, (NOW LARRY BURD). INGRESS-EGRESS TO THE JOINT PARKING AREA ARE NOT SPECIFIED IN THE AGREEMENT.



SET MONUMENT NOTES:

- ① - SET BRASS WASHER STAMPED "PLS 1106" WITH SCREW & LEAD PLUG IN DRILLED HOLE IN CONCRETE SIDEWALK.
- ② - SET BRASS WASHER STAMPED "PLS 1106" WITH SCREW & LEAD PLUG IN DRILLED HOLE IN CONCRETE POST SUPPORT FOR WITNESS TO CORNER POINT, BEARS S 23°36'48" E, 0.60' FROM ACTUAL CORNER POINT.
- ③ - SET BRASS WASHER STAMPED "PLS 1106" WITH SCREW & LEAD PLUG IN DRILLED HOLE IN CONCRETE POST SUPPORT FOR WITNESS TO CORNER POINT, BEARS S 66°23'49" W, 1.00' FROM ACTUAL CORNER POINT.
- ④ - SET 5/8" REBAR WITH RED PLASTIC CAP AT CORNER POINT. THERE IS A BENT 5/8" REBAR, THE TOP OF WHICH BEARS 21" E, 0.45' FROM CORNER POINT REBAR. THE BENT REBAR MARKS NOTHING.



FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP PER S.N. 05-179-B.

(N 66°24'28" E)2
N 66°23'11" E 484.99'
SW DORION AVENUE

NARRATIVE

THIS SURVEY WAS MADE AT THE REQUEST OF MR. LARRY BURD TO MONUMENT PORTIONS OF FOUR TRACTS OWNED BY HIM IN BLOCK 50 OF RESERVATION ADDITION. THE TRACTS ARE PARTS OF PLATTED LOTS 1, 2, 13 AND 14 OF BLOCK 50. CONTROLLING MONUMENTS HELD IN MAKING THIS SURVEY ARE NOTED.

THE TRACTS INCLUDE PORTIONS OF VACATED 9TH STREET AND VACATED 10TH STREET. THE TRACTS ARE SUBJECT TO SEVERAL EASEMENTS AND OR AGREEMENTS, AS NOTED ON THIS SURVEY MAP.

SW 9TH STREET AND SW 10TH STREET ADJACENT TO THE TRACTS WERE VACATED BY ORDINANCE 244 IN JUNE OF 1892. A COPY OF THAT ORDINANCE WAS RECORDED IN AUGUST, 1955 AT BOOK 227, PAGE 346, DEED RECORDS. THE WESTERLY HALF OF THE RIGHT-OF-WAY OF SW 9TH STREET, (30.00 FEET) IS ATTACHED TO THE EAST SIDE OF LOTS 1 AND 2. THE PORTION OF VACATED 10TH STREET TO ATTACH TO THE WEST LINES OF LOTS 13 AND 14 IS AN UNRESOLVED ISSUE. WHEN LOTS 13 AND 14 WERE CONVEYED FROM PENDLETON GRAIN GROWERS, INC. TO MR. BURD, PENDLETON GRAIN GROWERS OWNED ALL OF THE VACATED RIGHT-OF-WAY OF SW 10TH STREET AS WELL AS LOTS ABUTTING VACATED 10TH STREET ON THE WEST SIDE. PENDLETON GRAIN GROWERS COULD HAVE SOLD ANY PORTION PART OF VACATED 10TH STREET THEY WISHED. NORMALLY, HALF THE VACATED RIGHT-OF-WAY, (30.00 FEET) WOULD ATTACH TO THE WEST SIDE OF LOTS 13 AND 14. THE DEED FROM PENDLETON GRAIN GROWERS TO MR. BURD FOR THE WEST HALF OF LOTS 13 AND 14 STATES "ALSO INCLUDING THAT PORTION OF VACATED SW 10TH STREET, (FORMERLY KNOWN AS STAR STREET), WHICH LIES SOUTHWESTERLY OF AND ADJACENT TO THAT PORTION OF BLOCK 50 DESCRIBED HERINABOVE". NOW, THIS PORTION OF SW 10TH STREET IS A FULLY DEVELOPED CITY STREET WITH BURIED AND ABOVE GROUND UTILITIES, AN ASPHALT SURFACE AND CURBS, GUTTERS AND SIDEWALKS. THE CURRENT DEED FOR THE BI-MART PROPERTY INCLUDES THE EASTERLY 15 FEET OF VACATED SW 10TH STREET. THE COUNTY ASSESSOR MAP APPEARS TO SHOW A PUBLIC RIGHT-OF-WAY OVER ABOUT 30 FEET OF VACATED SW 10TH STREET CENTERED ON THE OLD STREET CENTERLINE. I INQUIRED OF PIONEER TITLE COMPANY REGARDING THE SITUATION AND PIONEER WAS UNABLE TO FIND ANY RECORD DOCUMENT EXCEPT THE VACATION DOCUMENT. FOR THIS SURVEY, I'VE INCLUDED THE EASTERLY 15.00 FEET OF VACATED 10TH STREET TO CONFORM WITH THE BI-MART DEED BUT THE ISSUE REQUIRES FURTHER INVESTIGATION AND A RESOLUTION FOR ALL OF THE PUBLIC IMPROVEMENTS IN A VACATED RIGHT-OF-WAY.

THIS SURVEY WAS MADE BY CLOSED TRAVERSE AND RADIAL TIES WITH A TRIMBLE S6 THREE SECOND TOTAL STATION. CONTROLLING MONUMENTS AND NEW MONUMENTS SET WERE VERIFIED BY REDUNDANT OBSERVATIONS.

LINE NO.	BEARING	DISTANCE
L1	S 66°23'34" W	30.00'
L2	S 66°23'34" W	30.00'
L3	S 23°36'49" E	30.00'
L4	S 23°36'49" E	30.00'
L5	S 66°23'11" W	9.91'
L6	S 66°23'11" W	14.09'
L7	S 66°23'11" W	0.91'
L8	S 50°13'39" E	8.93'
L9	N 66°23'11" E	11.00'
L10	N 24°48'48" E	12.03'

RECEIVED BY
Umatilla County Surveyor
Date: 9/17/2018
Recd By: TMA
No.: 18-080-B

REGISTERED PROFESSIONAL LAND SURVEYOR

WILLIAM R. WELLS
OREGON
JULY 22, 1977
1106
RENEWS 6/30/20

WELLS SURVEYING
200 SE HAILEY SUITE 108
P.O. BOX 1696
PENDLETON, OR 97801
PHONE: (541) 276-6362

DATE: 08/19 DR. BY: WRW
CK. BY: WRW NO: 18-1698

PROJECT: \L BURD

SURVEY FOR:

MR. LARRY BURD

LOTS 1, 2, 13 AND 14, BLOCK 50, RESERVATION ADDITION, SITUATED IN THE NE1/4 OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M. CITY OF PENDLETON, UMATILLA COUNTY, OREGON

SW 10TH STREET
N 23°36'26" W 180.12'
"BASIS OF BEARINGS"

SW 10TH STREET
VACATED, ORD. NO. 244
(S 23°34'52" E)380.21'
S 23°36'26" E

"BASIS OF BEARINGS"

15 FOOT PORTION OF VACATED RIGHT-OF-WAY CONVEYED TO LU LU, LLC, IN BARGAIN AND SALE DEED RECORDED AS INST. NO. 2012-5990303, OFFICE OF RECORDS.

FOUND CONCRETE NAIL IN SIDEWALK PER S.N. 97-137-B, HELD FOR LINE ONLY.