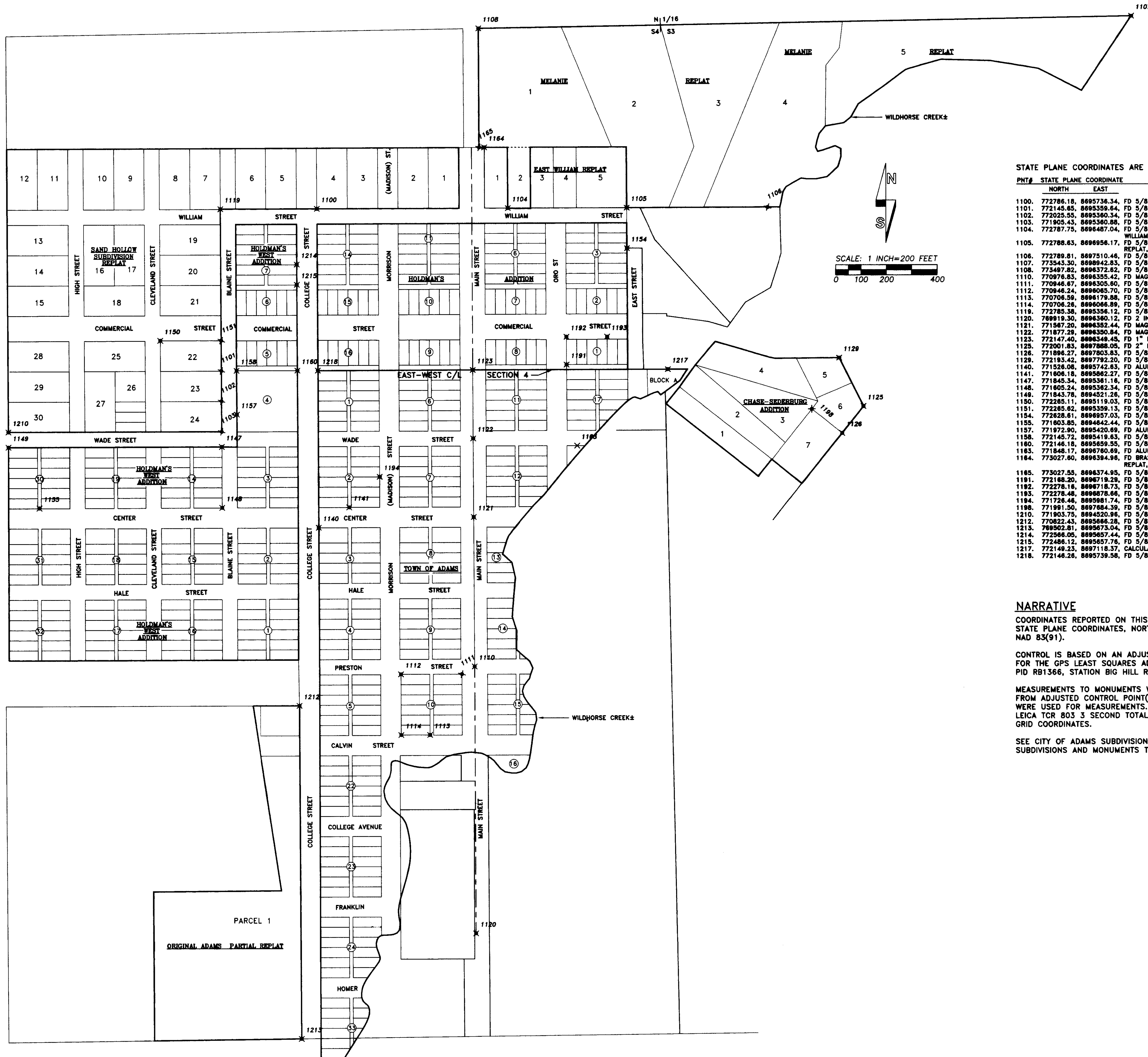


ADAMS SUBDIVISIONS BASE MAP



STATE PLANE COORDINATES ARE OREGON NORTH ZONE, INTERNATIONAL FEET, NAD 83(91).

PNT#	STATE PLANE COORDINATE		POINT DESCRIPTION
	NORTH	EAST	
1100.	772786.18	8695736.34	FD 5/8" REBAR, PLS 1106, SAND HOLLOW SUB, INITIAL PT, SW COR LOT 4.
1101.	772145.85	8695359.64	FD 5/8" REBAR, PLS 1106, SAND HOLLOW SUB, NE COR LOT 23.
1102.	772025.55	8695360.34	FD 5/8" REBAR, PLS 1106, SAND HOLLOW SUB, NE COR LOT 24.
1103.	771905.43	8695360.88	FD 5/8" REBAR, PLS 1106, SAND HOLLOW SUB, SE COR LOT 24.
1104.	772787.75	8696487.04	FD 5/8" REBAR, PLS 852, MELANIE REPLAT, ON S LINE LOT 1 & EAST WILLIAM REPLAT, SW COR LOT 2.
1105.	772788.63	8696956.17	FD 5/8" REBAR, PLS 852, MELANIE REPLAT, SW COR LOT 2 & EAST WILLIAM REPLAT, SE COR LOT 5 & HOLDMANS ADD, SE COR LOT 12 BLK 4.
1106.	772789.81	8697510.46	FD 5/8" REBAR, PLS 852, MELANIE REPLAT, ON S. LINE OF LOT 4.
1107.	773343.30	8698472.83	FD 5/8" REBAR, PLS 852, MELANIE REPLAT, NE COR LOT 5.
1108.	773497.82	8698372.62	FD 5/8" REBAR, PLS 852, MELANIE REPLAT, THE NW COR OF LOT 1.
1110.	770976.83	8696355.42	FD MAG. NAIL, PLS 2627, SN 07-13-B, TOWN OF ADAMS, INT MAIN & PRESTON.
1111.	770946.87	8696305.80	FD 5/8" REBAR, PLS 56295, SN 08-144-B, TOWN OF ADAMS, NE COR LOT 7, BLK 10.
1112.	770946.24	8696065.70	FD 5/8" REBAR, PLS 56295, SN 08-144-B, TOWN OF ADAMS, NW COR LOT 6, BLK 10.
1113.	770706.59	8696179.88	FD 5/8" REBAR, PLS 56295, SN 08-144-B, TOWN OF ADAMS, SE COR LOT 1, BLK 10.
1114.	770706.26	8696066.89	FD 5/8" REBAR, PLS 56295, SN 08-144-B, TOWN OF ADAMS, SW COR LOT 1, BLK 10.
1119.	772785.38	8695356.12	FD 5/8" REBAR, BENT, PLS 1106, SAND HOLLOW SUB, SE COR LOT 7.
1120.	789919.30	8696360.12	FD 2 INCH PIPE STREET MONUMENT, LS 348, SN 0-1122-C.
1121.	771587.20	8696352.44	FD MAG. NAIL, PLS 2627, SN 07-13-B, TOWN OF ADAMS, INT MAIN ST & CENTER ST.
1122.	771877.29	8696350.84	FD MAG. NAIL, PLS 2627, SN 07-13-B, TOWN OF ADAMS, INT MAIN ST & WADE ST.
1123.	772147.40	8696348.45	FD 1" PVC PIPE, SOUTH LINE OF HOLDMANS ADD, AT INT MAIN ST & N LINE TOWN OF ADAMS.
1128.	772001.83	8697888.05	FD 2" BC, PLS 933, CHASE-SEDERBURG ADD, INITIAL PT, EASTERLY ANGLE FT LOT 6.
1128.	771896.27	8697805.83	FD 5/8" REBAR, PLS 933, CHASE-SEDERBURG ADD, NE COR LOT 7.
1129.	772183.42	8697792.20	FD 5/8" REBAR, BENT, PLS 933, CHASE-SEDERBURG ADD, NE COR LOT 5.
1140.	771328.08	8695742.65	FD ALUM. CAP, PLS 933, TOWN OF ADAMS, NW COR LOT 5, BLK 5.
1141.	771606.18	8695862.27	FD 5/8" REBAR, PLS 1106, TOWN OF ADAMS, MID-BLOCK ALLEY, BLK 2.
1147.	771845.34	8695361.16	FD 5/8" REBAR, PLS 1106, SN 03-133-B, HOLDMANS W. ADD, NE COR LOT 7, BLK 14.
1148.	771605.24	8695362.34	FD 5/8" REBAR, PLS 1106, SN 03-133-B, HOLDMANS W. ADD, SE COR LOT 12, BLK 14.
1149.	771843.78	8694521.26	FD 5/8" REBAR, PLS 1106, SN 03-133-B, HOLDMANS W. ADD, NW COR LOT 6, BLK 30.
1150.	772285.11	8695119.03	FD 5/8" REBAR, PLS 1106, SAND HOLLOW SUB, NW COR LOT 22.
1151.	772285.62	8695359.13	FD 5/8" REBAR, BENT, PLS 1106, SAND HOLLOW SUB, NE COR LOT 22.
1154.	772282.81	8696957.03	FD 5/8" REBAR, PLS 852, HOLDMANS ADD, E LINE OF LOT 9 BLK 3.
1155.	771803.85	8694842.44	FD 5/8" REBAR, PLS 1106, AT MID-BLOCK ALLEY, BLK 30, HOLDMANS W. ADD.
1157.	771872.90	8695420.89	FD ALUM. CAP, PLS 933, ON W. LINE BLK 4, HOLDMANS W. ADD, SN 84-54-B.
1158.	772145.72	8695419.63	FD 5/8" REBAR, PLS 852, SN 03-58-B, HOLDMANS W. ADD, NW COR BLK 4.
1180.	772146.18	8695659.55	FD 5/8" REBAR, PLS 852, SN 03-58-B, NE COR BLK 4, HOLDMANS W. ADD.
1183.	771848.17	8696760.89	FD ALUM. CAP, PLS 933, SN 88-23-B, TOWN OF ADAMS, ON SOUTH LINE OF WADE ST.
1184.	773027.90	8696304.96	FD BRASS DISK, PLS 852, MELANIE REPLAT, INITIAL PT, ON S LINE LOT 1 & EAST WILLIAM REPLAT, INITIAL PT, NW COR LOT 1 & HOLDMANS ADD, NW COR LOT 6 BLK 5.
1185.	773027.55	8696374.95	FD 5/8" REBAR, PLS 852, MELANIE REPLAT, SW COR LOT 1.
1191.	772188.20	8696719.29	FD 5/8" REBAR, PLS 56295, SN 06-137-B, HOLDMANS ADD, SW COR LOT 6 BLK 1.
1192.	772278.16	8696718.73	FD 5/8" REBAR, PLS 56295, SN 06-137-B, HOLDMANS ADD, NW COR LOT 6 BLK 1 AFTER STREET VACATION.
1193.	772278.48	8696876.66	FD 5/8" REBAR, PLS 56295, SN 06-137-B, HOLDMANS ADD, NE COR LOT 3 BLK 1 AFTER STREET VACATION.
1194.	771726.46	8695981.74	FD 5/8" REBAR, PLS 1106, TOWN OF ADAMS, NE COR LOT 11, BLK 2.
1198.	771991.50	8697884.39	FD 5/8" REBAR, PLS 933, CHASE-SEDERBURG ADD, NW COR LOT 7.
1210.	771905.75	8694520.96	FD 5/8" REBAR, PLS 1106, HOLDMANS W. ADD, SW COR LOT 1, BK 29 & SAND HOLLOW SUB, SW COR LOT 30.
1212.	770822.43	8695666.28	FD 5/8" REBAR, PLS 2166, ADAMS REPLAT, NE COR PARCEL 1.
1213.	789502.81	8695673.04	FD 5/8" REBAR, PLS 2166, ADAMS REPLAT, SE COR PARCEL 1.
1214.	772568.05	8695657.44	FD 5/8" REBAR, PLS 56885, HOLDMANS W. ADD, SE COR LOT 10, BK 7.
1215.	772486.12	8695657.76	FD 5/8" REBAR, PLS 56295, HOLDMANS W. ADD, SE COR LOT 12, BLK 7.
1217.	772146.23	8697116.37	CALCULATED 1/4 CORNER FROM PREVIOUS TIES.
1218.	772146.26	8695739.58	FD 5/8" REBAR, PLS 348, SN 0-1122-C, TOWN OF ADAMS, NW COR.

NARRATIVE

COORDINATES REPORTED ON THIS BASE MAP AND ACCOMPANYING COORDINATE LIST ARE OREGON STATE PLANE COORDINATES, NORTH ZONE, INTERNATIONAL FEET UNITS ON THE ADJUSTMENT OF NAD 83(91).

CONTROL IS BASED ON AN ADJUSTED GPS TRAVERSE, MADE BY STATIC METHODS. STATIONS HELD FOR THE GPS LEAST SQUARES ADJUSTMENT WERE NAD 83(91) POSITIONS FOR STATION PENDLETON, PID R81366, STATION BIG HILL RESET, PID R81488 AND STATION ATHENA, PID R81314.

MEASUREMENTS WITHIN SUBDIVISIONS WERE MADE BY GPS RTK MEASUREMENTS FROM ADJUSTED CONTROL POINT(S) NEAR THE PROJECT AREA. TRIMBLE 5700 GEODETIC GPS UNITS WERE USED FOR MEASUREMENTS. IN AREAS WHERE GPS SIGNAL WAS OBSCURED BY VEGETATION, A LEICA TCR 803 3 SECOND TOTAL STATION WAS USED AND TIES WERE CONVERTED TO STATE PLAN GRID COORDINATES.

SEE CITY OF ADAMS SUBDIVISION CONDITION REPORT FOR ADDITIONAL INFORMATION ON THE SUBDIVISIONS AND MONUMENTS TIED IN THE CITY OF ADAMS.

Prepared by
 Penatilla County Surveyors
 Date 06-11
 Drawn By KA
 No. 11-66-C

REGISTERED PROFESSIONAL LAND SURVEYOR <i>Willi R. Wells</i>	WELLS SURVEYING 1 SW NYE AVENUE, SUITE B P.O. BOX 1696 PENDLETON, OREGON PHONE: (541) 278-6362	PROJECT: ADAMS SUBDIVISION TIES GRAPHIC POINT LOCATIONS & POINT LIST
OREGON JULY 22, 1977 WILLIAM R. WELLS 1106 RENEWS 6/30/12	DATE: 10/10 DR. BY: JMW/DMT CK. BY: WRW	LOCATED IN SECTIONS 3 AND 4, TOWNSHIP 3 NORTH, RANGE 34 EAST, W.M., UMATILLA COUNTY, OREGON. NO: 10-1282

**WELLS SURVEYING
LAND SURVEYING AND PLANNING**

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- PROPERTY SURVEYING
- SUBDIVISION AND PLATTING
- CADASTRAL SURVEYING
- TOPOGRAPHIC SURVEYING
- CONSTRUCTION SURVEYING
- GLOBAL POSITIONING SURVEYING

REGISTERED PROFESSIONAL LAND SURVEYOR IN OREGON, WASHINGTON, ALASKA AND IDAHO

February 25, 2011

CITY OF ADAMS SUBDIVISION CONDITION REPORT

Certain existing monuments in eight subdivisions in Adams were recovered and tied. Our Contract with Umatilla County called for recovery and observation of at least two monuments in each subdivision.

Oregon State Plane coordinate values, NAD (83-91), are reported on the attached coordinate list. The accompanying base map also shows coordinates of tied monuments.

TOWN OF ADAMS, HOLDMAN'S ADDITION AND HOLDMAN'S WEST ADDITION:

Town of Adams was platted in May, 1883.

Holdman's Addition was platted in June, 1883.

Holdman's West Addition was platted in July, 1884.

Recommendations for further surveying and monumentation in the above three plat areas:

The above three subdivisions share common monuments which still exist and a number of surveys and newer plats have used the existing common monuments as their basis.

1. Monuments in Main Street are well documented and should apply to all three subdivisions to determine North-South alignment of North-South streets, blocks and lots. Positions for some of the East-West Streets intersecting Main Street are monumented. Missing East-West Street intersections along Main Street are calculated by single proportion between existing monuments. There is an angle break in the Main Street monuments at Preston Street. North of Preston Street monuments in Main are in a reasonably straight line. The pipe monumenting the Bradley Stone, 1057 feet South of Preston is a couple of minutes of angle off from Main Street monuments to the North. Hold the Southerly projection of Main Street monuments North of Preston when determining North-South street and lot/block alignment in the portion of the Town of Adams Plat West of Main Street. The Replat of a portion of the Town of Adams, recorded in Book 13, Page 25, holds the discussed Southerly extension of Main Street monuments.

2. Street, lot and block lines West of Main Street should be held parallel with the East-West centerline of Section 4 as defined by the old plat monument at Main Street and the 5/8" rebar perpetuating the SW Corner of Holdman's Addition, remonumented on Survey No. Q-1122-C. There are record surveys where East-West street, lot and block lines were held perpendicular to Main Street because of statements on the old plats that North-South and East-West lines are perpendicular to one another.

3. Street, lot and block lines East of Main Street and North of the East-West centerline of Section 4 should be held parallel with the East-West centerline of Section 4 as defined by the old plat monument at Main Street and the 5/8" rebar perpetuating the SW Corner of Holdman's Addition, remonumented on Survey No. Q-1122-C. This method is in conformance with the Melanie Replat, East William Replat and recent record surveys. Using this method, the platted alley in Holdman's Addition, immediately North of the East-West centerline of Section 4 will vary slightly in width East of Main Street. The reason for the variation is because of the angle break in the East-West centerline of Section 4 at the monument in Main Street.

4. Street, lot and block lines East of Main Street and South of the East-West centerline of Section 4 should be held parallel with the East-West centerline of Section 4 as defined by the old plat monument at Main Street and the brass cap at the 1/4 Corner between Sections 3 and 4. There are record surveys where East-West street, lot and block lines were held perpendicular to Main Street because of statements on the old plats that North-South and East-West lines are perpendicular to one another.

Monuments and coordinate positions tied and held in the Plats of the Town of Adams, Holdman's Addition and Holdman's West Addition show on the accompanying base map.

CHASE-SEDERBURG ADDITION, RECORDED 1993. RECOVERED AND TIED MONUMENTS:

Initial Point at the SE corner of Lot 6 was found undisturbed, # 1125, a 2 1/2" brass cap.
5/8" rebar plat monument at the NE corner of Lot 5 was found bent, #1129.
5/8" rebar plat monument at the SW corner of Lot 6, #1126.
5/8" rebar plat monument at the NW corner of Lot 6, #1198.

The plat distances between the recovered monuments, (including the tie from the Initial Point to the calculated position of the 1/4 corner between Sections 3 and 4, fit reasonably well. However, the observed angles between monuments vary from record angles, indicating disturbance of some rebar monuments.

REPLAT OF A PORTION OF THE ORIGINAL TOWN OF ADAMS, RECORDED IN 1993. RECOVERED MONUMENTS HELD:

True Point of Beginning per plat, at the SE Corner of "Parcel 1", a 5/8" rebar, # 1213.
The NE Corner of Parcel 1, a 5/8" rebar plat monument, #1212.

The face of this plat calls it a Minor Partition, but it's a subdivision replat and is recorded in Book 13, Page 25, Record of Town Plats.

The West line of said Parcel 1 was established parallel with the Southerly extension of pre-existing monuments in Main Street, North of Preston Street. Unusual methods were used to reestablish alignment of vacated East-West streets and blocks in the Original Town of Adams Plat-----see plat.

SAND HOLLOW SUBDIVISION, RECORDED IN 1999. RECOVERED AND TIED MONUMENTS:

Initial point at SW corner of Lot 4, found undisturbed, # 1100, a 5/8" rebar.
5/8" rebar plat monument at the SW corner of Lot 7, found disturbed by 0.2', # 1119.
5/8" rebar plat monument at the NE corner of Lot 22, # 1151.
5/8" rebar plat monument at the NW corner of Lot 22, # 1150.
5/8" rebar plat monument at the SE corner of Lot 22, # 1101.
5/8" rebar plat monument at the NE corner of Lot 23, # 1102.
5/8" rebar plat monument at the SE corner of Lot 24, # 1103.
5/8" rebar plat monument at the SW corner of Lot 30, # 1210.

All monuments were found undisturbed except # 1119. Undisturbed monuments can be used to calculate mapping positions of the other lot corners in the subdivision.

The Sand Hollow Subdivision is a replat of portions of Holdman's and Holdman's West Addition. East-West lot and street locations are parallel to the line running East and West through the center of Section 4, from the monument at Main Street to the 5/8" rebar at the SW corner of Holdman's Addition, as shown on the plat. North-South lot and street locations are parallel with monuments found in Main Street centerline and the Northerly projection of said centerline.

EAST WILLIAM REPLAT, RECORDED IN 1999. RECOVERED AND TIED MONUMENTS:

Initial point at NW corner of Lot 1, found undisturbed, a brass cap in concrete, # 1164.
5/8" rebar plat monument at the SW corner of Lot 2, # 1104.
5/8" rebar plat monument at the SE corner of Lot 5, # 1105.

All monuments were found undisturbed and can be used to calculate mapping positions of other lot corners in the subdivision.

East William Replat is a replat of Blocks 4 and 5 of Holdman's Addition. East-West lot and street locations are parallel to the line running East and West through the center of Section 4, from the monument at Main Street to the 5/8" rebar at the SW corner of Holdman's Addition as shown on the plat. North-South lot locations are parallel with monuments found in Main Street centerline and the Northerly projection of said centerline.

MELANIE REPLAT, RECORDED IN 2004. RECOVERED AND TIED MONUMENTS:

Initial point at NE corner of Lot 1, East William Replat, found undisturbed, a brass cap in concrete, # 1164.
5/8" rebar plat monument at the SW corner of Lot 1, # 1165.
5/8" rebar plat monument at the SW corner of Lot 2, East William Replat and on the South line of Lot 1, # 1104.
5/8" rebar plat monument at the SW corner of Lot 2, # 1105.
5/8" rebar plat monument on the South line of Lot 4, # 1106.
5/8" rebar plat monument at the NW corner of Lot 1, # 1108.
5/8" rebar monument at the NE corner of Lot 5, # 1107.

All monuments were found undisturbed and can be used to calculate mapping positions of other lot corners in the subdivision.

Melanie Replat is a replat of Lot 2 of East Williams Replat and several Partition Plat Parcels. Portions of the South lines of Lots 1 and 2 abut the North line of East William Replat. A portion of the West line of Lot 2 abuts the East line of Lot 5 of East William Replat. There is an angle point in the North line of the plat, at the N1/16th corner common to Sections 3 and 4. The West line of Lot 1 abuts County Road No. 745, which is on the Northerly projection of monuments found in Main Street. William Street is laid out parallel to the line running East and West through the center of Section 4, from the monument at Main Street to the 5/8" rebar at the SW corner of Holdman's Addition, as shown on the plat of East William Replat.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

William R. Wells

OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106

renews 6-30-12

ADAMSSPC.ASC

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