

FOUND A 1/2" IRON PIN INSIDE OF A 2 1/2" IRON PIPE AS SHOWN ON PARTITION PLAT 1993-24, MARKING THE CENTER NORTH 1/16 CORNER OF SECTION 11.

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	LONG CHORD
C1	35°40'36"	116.22'	72.37'	517°23'02"E 71.20'
C2	54°17'47"	44.01'	41.70'	562°22'12"E 41.60'
C3	54°17'47"	74.01'	70.13'	562°22'12"E 67.54'

RECORD CURVE DATA PER THE PLAT OF BAKER'S ADDITION			
NO.	DELTA	RADIUS	LENGTH
C1	35°03'00"	115.72'	70.79'
C2	54°55'00"	43.27'	41.52'
C3	54°55'00"	73.27'	70.31'

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S 35°13'20" E	4.39' (N34°36' W 6.28')
L2	S 88°59'24" E	7.83' (S89°32'09" E 7.63') ROBERTS

**NARRATIVE**

THIS SURVEY WAS PERFORMED AT THE REQUEST OF DANIEL BIAMONTE TO LOCATE THE BOUNDARIES OF LOTS 4, 5 AND 6 IN BLOCK 4 IN BAKER'S ADDITION. A DEED OVERLAP OF APPROXIMATELY 16 FEET EXISTS WITH THE PROPERTY ADJOINING SAID LOTS ON THE SOUTH. I HAVE RESEARCHED THE CHAIN OF TITLE AS FAR BACK AS 1954 AT WHICH TIME BAKER'S ADDITION WAS THE SENIOR PARCEL. THIS SURVEY REFLECTS THIS. HOWEVER, FURTHER RESEARCH INTO THE HISTORY OF THE TWO PARCELS IS NEEDED TO BE CERTAIN OF THIS. THERE IS NO OCCUPATIONAL EVIDENCE TO INDICATE THE HISTORICAL LOCATION OF THE LINE.

THE PLAT OF BAKER'S ADDITION SHOWS THAT 1/2" IRON PINS WERE SET AT THE LOT CORNERS. I BELIEVE THAT THE 1/2" IRON PINS THAT WERE FOUND ARE THE ORIGINAL PINS. I HAVE HELD THE FOUND PINS AT THE N.W. AND N.E. CORNER OF LOT 2 FOR THE LOCATION AND ALIGNMENT OF THE SOUTH LINE OF CATHERINE STREET AND THE ALIGNMENT OF THE SOUTH LINE OF BLOCK 4. I HELD THE FOUND IRON PIN AT THE S.W. CORNER OF LOT 2 AND PROJECTED A LINE EASTERLY PARALLEL WITH THE SOUTH LINE OF CATHERINE STREET TO A POINT 360.00 FEET EAST OF THE NORTH SOUTH CENTERLINE OF SECTION 11, AS SHOWN ON THE PLAT OF BAKER'S ADDITION TO ESTABLISH THE S.E. CORNER OF LOT 6. THE N.E. CORNER OF LOT 6 WAS ESTABLISHED AT THE INTERSECTION OF A LINE DRAWN FROM THE S.E. CORNER OF LOT 6 PARALLEL WITH THE NORTH SOUTH CENTERLINE OF SECTION 6 AND THE SOUTH LINE OF CATHERINE STREET. THE SOUTHERLY DIMENSION OF LOTS 2, 3, 4, 5 AND 6 WERE COMPUTED USING SINGLE PROPORTION DISTANCE FROM THE FOUND 1/2" IRON PIN AT THE S.W. CORNER OF LOT 2 AND THE CALCULATED POSITION OF THE S.E. CORNER OF LOT 6. THE NORTHERLY DIMENSIONS OF LOTS 3, 4, 5 AND 6 WERE COMPUTED USING SINGLE PROPORTION DISTANCE FROM THE FOUND 1/2" IRON PIN AT THE N.E. CORNER OF LOT 2 AND THE CALCULATED POSITION OF THE N.E. CORNER OF LOT 6.

THIS SURVEY WAS PERFORMED USING ASHTECH SINGLE FREQUENCY REAL TIME GPS RECEIVERS HAVING STANDARD ERRORS OF 1 CM + 2 PPM TIMES BASE LINE LENGTH.

**BASIS OF BEARINGS**

S00°27'15"W ALONG THE WEST LINE OF THE S.W. 1/4 OF THE N.E. 1/4 OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, BETWEEN THE MONUMENT MARKING THE N.W. CORNER AND THE S.W. CORNER THEREOF, AS SHOWN ON THE PLAT OF BAKER'S ADDITION RECORDED IN VOLUME 7 OF TOWN PLATS AT PAGE 13 IN THE RECORDS OF UMATILLA COUNTY, OREGON.

**LEGEND**

- PROPERTY LINE
- PLATTED LOT LINE
- - - SECTION SUBDIVISION LINE
- - - EASEMENT LINE
- - - CENTERLINE
- ⊕ FOUND SURVEY MONUMENT AS NOTED
- ⊙ FOUND 1/2" SMOOTH IRON PIN PER THE PLAT OF BAKER'S ADDITION
- ⊗ FOUND A 5/8" IRON PIN WITH A YELLOW PLASTIC CAP AS SHOWN ON PARTITION PLAT 1999-24.
- SET A 5/8" X 30" REBAR WITH A YELLOW PLASTIC CAP STAMPED "TOMKINS SURVEYING" AND A BRASS WASHER STAMPED "WA19619 OR02820" ATTACHED.
- ⊕ CALCULATED POSITION NOTHING FOUND OR SET.
- (XOX) RECORD DIMENSION PER THE PLAT OF BAKER'S ADDITION
- [XOX] RECORD DIMENSION AS NOTED
- W WATER LINE
- SS SANITARY SEWER
- ⊕ SEWER MANHOLE
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊕ TELEPHONE JUNCTION BOX
- CONTOUR LINE 1' INTERVAL
- 460 INDEX CONTOUR LINE
- EDGE OF GRAVEL ROADWAY

**SURVEY REFERENCES**

PLAT OF BAKER'S ADDITION VOL. 7 OF TOWN PLATS, PG. 13  
 SURVEY FOR LLOYD CAMPBELL BY LAGIER, CS#99-119-B  
 SURVEY FOR FUSS GREENE BY ROBERTS, CS#99-64-B  
 PARTITION PLAT 1999-24 BY ROBERTS CS#99-88-B

**LEGAL DESCRIPTION**

LOTS 4, 5 AND 6 IN BLOCK 4 IN BAKER'S ADDITION TO THE CITY OF HERMISTON, UMATILLA COUNTY, OREGON.

**DEED OVERLAP NOTE**

THERE APPEARS TO BE A DEED OVERLAP OF APPROXIMATELY 16 FEET WITH THE SOUTH LINE OF LOTS 4, 5 AND 6 IN BLOCK 4 OF BAKER'S ADDITION WITH THE LANDS OWNED BY CARROL CAMPBELL. I HAVE MONUMENTED THE SOUTH LINE OF SAID LOTS 4, 5 AND 6 ACCORDING TO THE PLAT.

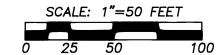
THE PLAT OF BAKER'S ADDITION IS DATED MAY, 1949. DURING MY RESEARCH FOR THIS SURVEY I FOLLOWED THE CHAIN OF TITLE FOR THE CAMPBELL PROPERTY AS FAR BACK AS 1954. AT WHICH TIME THE SAID CAMPBELL PARCEL WAS CONVEYED FROM SEAWARD TO JACKSON BY DEED RECORDED IN BOOK 229 AT PAGE 219 OF DEED RECORDS OF UMATILLA COUNTY. NO FURTHER RESEARCH INTO THE HISTORY OF BAKER'S ADDITION OR THE CAMPBELL PROPERTY WAS CONDUCTED. BASED ON THESE FACTS IT APPEARS THAT BAKER'S ADDITION IS THE SENIOR PARCEL. HOWEVER, FURTHER RESEARCH INTO THE TWO PARCELS IS RECOMMENDED TO CONCLUSIVELY RESOLVE THIS ISSUE. THERE IS NO OCCUPATIONAL EVIDENCE TO BEAR WITNESS TO THE HISTORICAL LOCATION OF THE LINE.

REGISTERED PROFESSIONAL LAND SURVEYOR

GREG E. FLOWERS  
 OREGON  
 JUNE 30, 1997  
 GREG E. FLOWERS  
 02820LS

RENEWS 12/31/99

10/5/99



A SURVEY LOCATED IN THE S.W. 1/4 OF THE N.E. 1/4 OF SECTION 11, TWP. 4 NORTH, RGE. 28 EAST, W.M., UMATILLA COUNTY, OREGON. BEING LOTS 4, 5 & 6 IN BLOCK 4 OF BAKER'S ADDITION TO THE CITY OF HERMISTON.

FOR: DAN BIAMONTE, P.O. BOX 536  
 IRRIGON, OREGON 97844

TOMKINS LAND SURVEYING, INC.

20 EAST POPLAR ST. SUITE 204  
 WALLA WALLA, WA. 99362  
 (509) 522-4843

115 WEST HERMISTON AV. SUITE 140  
 HERMISTON, OR. 97838  
 (541) 564-4448

DATE

SEPT., 1999

SCALE

1" = 50'

BIA92799.DWG

12.99

RR