

REFERENCE MATERIAL

RECORDS OF UMATILLA COUNTY, OREGON

DEED BOOK 175, PAGE 498
 DEED BOOK 190, PAGE 581
 DEED BOOK 275, PAGE 652
 DEED BOOK 291, PAGE 482
 DEED BOOK R-8, PAGE 1434
 DOCUMENT NO. 1996-224698
 INSTRUMENT NO. 2003-4500261
 INSTRUMENT NO. 2004-4620458
 INSTRUMENT NO. 2008-5410135

COUNTY SURVEY 0-741-C (1950)
 COUNTY SURVEY NO. 91-75-C
 COUNTY SURVEY NO. 95-179-B
 COUNTY SURVEY NO. 01-85-C
 COUNTY SURVEY NO. 04-136-B

MISCELLANEOUS RECORDS

OREGON DEPT. OF TRANSPORTATION DWG. 58-15-16 WESTON-ELGIN HIGHWAY PROJECT NO. 37A, GRADING AND SURFACING COMPLETED 1930, RECONSTRUCTION AND SURFACING COMPLETED 1940

OREGON DEPT. OF TRANSPORTATION DWG. 58-35-7 WESTON MTN.-UNION CO. LINE SECTION, WESTON-ELGIN HIGHWAY, JAN. 1950, REVISED SEPT., 1953

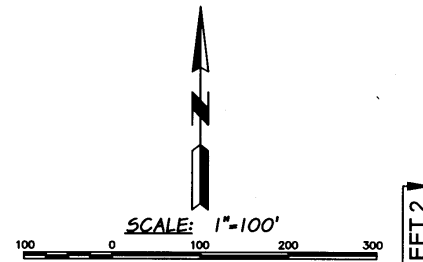
OREGON DEPT. OF TRANSPORTATION DWG. 10B-16-17 TOLLGATE SECTION, WESTON-ELGIN HIGHWAY, LOCATED LINE, REVISED AUGUST, 2003

RECORDED DOCUMENT GUARANTEE REPORT NO. 87412, PREPARED BY FIRST AMERICAN TITLE INSURANCE CO. OF OREGON, SEPT. 8, 2010, (PIONEER TITLE CO., PENDELTON, OREGON)

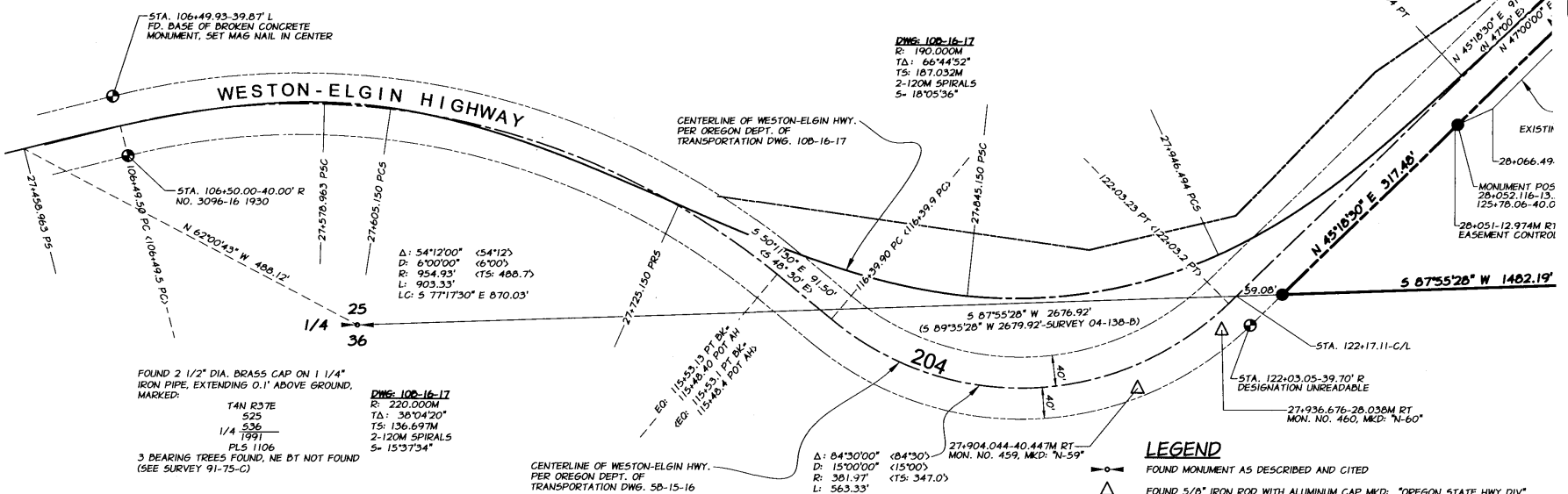
BASIS OF BEARINGS AND SURVEY METHODS

THE BEARINGS SHOWN ON THIS SURVEY MAP ARE BASED ON OREGON DEPARTMENT OF TRANSPORTATION DRAWING 10B-16-17 LOCATED LINE-TOLLGATE SECTION, WESTON-ELGIN HIGHWAY, APRIL, 2003, REVISED AUGUST, 2003".

THIS SURVEY WAS CONDUCTED USING A TRIMBLE 5600 TOTAL STATION WITH STANDARD DEVIATIONS OF 0'00'03" ANGULAR AND +3PPM DISTANCE, AND A TOPCON GP5 SYSTEM CONSISTING OF LEGACY-H AND HIPER DUAL FREQUENCY RECEIVERS WITH A STANDARD DEVIATION OF 1 CM-1.0 PPM.



SEE SHEET 2



SURVEY NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF THE WALLA WALLA VALLEY ACADEMY, FOR THE PURPOSE OF MARKING THE BOUNDARIES OF THE LANDS DESCRIBED IN UMATILLA COUNTY DEED BOOK 275, PAGE 652, AS DESCRIBED, THESE LANDS ARE BOUNDED ON THE SOUTH AND EAST BY THE SOUTH AND EAST LINES OF SECTION 25, T.4N., R.37E., THE NORTHERLY BOUNDARY IS THE NORTH LINE OF THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 25, AND THE WESTERLY BOUNDARY IS THE EASTERLY RIGHT-OF-WAY LINE OF THE ELGIN-WESTON HIGHWAY (OREGON HIGHWAY NO. 204).

THE EXTERIOR AND INTERIOR LINES OF SECTION 25 ARE DEPICTED ON UMATILLA COUNTY SURVEY NO. 04-136-B. WE ESTABLISH THESE LINES OF SEC. 25 BASED ON THE MONUMENTS SHOWN AS FOUND, AND BY THE RECORD PROJECTION OF THE LINES AS NOTED.

THE CURRENT ALIGNMENT OF THE WESTON-ELGIN HWY. AS SHOWN ON ODOT DWG. 10B-16-17 WAS DEVELOPED FOR THE PURPOSE OF LOCATING THE PERMANENT SLOPE AND DRAINAGE STRUCTURE EASEMENTS WHICH ENCLUMBER THE PROPERTY BEING SURVEYED. SEVERAL CONTROL MONUMENTS WERE FOUND AT RANDOM LOCATIONS ALONG THE ROADWAY AND ARE TYPICALLY COMPRISED OF 5/8" IRON RODS WITH ALUMINUM CAPS. THESE MONUMENTS ARE DESCRIBED, INCLUDING COORDINATE POSITIONS, ON DWG. 10B-16-17, HOWEVER, THE PHYSICAL MONUMENT MARKINGS ARE DIFFERENT THAN THE DESIGNATIONS GIVEN ON THE DRAWING, USING THE RECORD CENTERLINE ALIGNMENT AND OUR PHYSICAL TIES TO THESE CONTROL MONUMENTS, THE UNSCALED RECORD ALIGNMENT WAS POSITIONED AS SHOWN BY A LEAST SQUARES-BEST FIT COMPUTATION. THE STATIONING, CURVE DATA, AND TANGENT BEARINGS SHOWN FOR THE CURRENT ALIGNMENT OF THE WESTON-ELGIN HWY. ARE IDENTICAL WITH THE CORRESPONDING VALUES LISTED ON DWG. 10B-16-17. THE FOUND CONTROL MONUMENTS USED IN THIS COMPUTATION ARE DESCRIBED HEREON, ALONG WITH THEIR PHYSICAL AND DRAWING DESIGNATIONS, AND WITH THE STATION AND OFFSET FROM THE RESULTING ALIGNMENT TO OUR SURVEY POSITION FOR THE MONUMENT. THE STATIONING DIMENSIONS FOR THE MONUMENT IS GIVEN IN METRIC UNITS, WHICH MAY BE CONVERTED TO UNITS OF INTERNATIONAL FEET BY DIVIDING THE METRIC VALUE BY 0.3048. THE TWO LOCATIONS LABELED AS "EASEMENT CONTROL POINT" ARE DEFINED IN DEED NO. 2005-4500261 (PERMANENT EASEMENT FOR SLOPES) AND DO NOT REPRESENT THE INTERSECTION OF THE SLOPE EASEMENT LINE WITH THE ORIGINAL HIGHWAY RIGHT-OF-WAY LINE.

IN OUR RESEARCH, WE FIND THAT THE RIGHT-OF-WAY OF THE WESTON-ELGIN HIGHWAY IS FIRST DOCUMENTED ON DWG. 58-15-16 (1930, AND IS FIRST REFERRED TO IN THE DESCRIPTION OF ADJOINING PROPERTIES IN DEED BOOK 175, PAGE 498 (1945). WHILE THE DETERMINATION OF THE LOCATION OF THIS ORIGINAL ALIGNMENT AND RIGHT-OF-WAY IS ESSENTIAL FOR THE PURPOSES OF THIS SURVEY, AND ITS LOCATION IS ALSO INVOLVED IN THE DESCRIPTION AND AREA DETERMINATION OF THE SLOPE AND DRAINAGE EASEMENTS OBTAINED BY THE STATE OF OREGON ON THE PARCEL WHICH IS THE SUBJECT OF THIS SURVEY, ODOT DWG. 10B-16-17 OFFERS NO OBVIOUS INFORMATION WITH WHICH TO RELATE THIS ORIGINAL ALIGNMENT TO THE NEW ALIGNMENT SHOWN ON DWG. 10B-16-17. BASED ON PRIOR EXPERIENCE IN SIMILAR SITUATIONS, A DILIGENT SEARCH WAS MADE AT THE PC AND PT LOCATIONS ALONG THE ORIGINAL RIGHT-OF-WAY. ALSO, THE FEDERAL HIGHWAY ADMINISTRATION-BUREAU OF PUBLIC ROADS (VANCOUVER, WASHINGTON) WAS CONTACTED FOR ADDITIONAL INFORMATION. NO INFORMATION WAS AVAILABLE FROM THE FEDERAL HIGHWAY ADMINISTRATION, BUT SEVERAL MONUMENTS WERE FOUND WHICH APPEAR TO BE RELATED TO THE ORIGINAL ALIGNMENT. (NOTE: ON DWG. 10B-16-17, FOUND MONUMENTS NUMBERED 453 AND 201273 ARE SHOWN, BUT THEIR SIGNIFICANCE RELATIVE TO THE ORIGINAL ALIGNMENT IS NOT EXPLAINED. MONUMENT NO. 453 APPEARS TO BE THE SAME MONUMENT WE HAVE FOUND AT STA. 106+50-40' RT. MONUMENT NO. 201273 HAS BEEN REMOVED BY CONSTRUCTION.)

THE ORIGINAL WESTON-ELGIN ALIGNMENT IN THIS AREA IS RESOLVED AS FOLLOWS: THE ORIGINAL CENTERLINE AND RIGHT-OF-WAY ALIGNMENT IS COMPUTED ACCORDING TO DWG. 58-15-16 AND DWG. 58-35-7. THIS ORIGINAL EASTERLY RIGHT-OF-WAY LINE IS FORCED TO PASS THROUGH THE MONUMENT FOUND AT RESULTING STA. 106+50.00-40.00' RT AND THE MONUMENT FOUND AT RESULTING STA. 147+13.06-40.00' RT. IN ORDER TO MEET THESE CONSTRAINTS, THE RECORD ANGULAR ALIGNMENT IS HELD AND THE TANGENT FROM STA. 139+80.90 PT TO STA. 143+07.23 PC IS LENGTHENED 2.73'.

THE LOCATION OF THE PACIFIC POWER AND LIGHT CO. TRANSMISSION LINE EASEMENT (DEED BOOK 291, PAGE 482) IS BASED ON FIELD MEASUREMENTS TO THE EXISTING STRUCTURES AT THE POWER LINE CROSSING OF THE HIGHWAY EAST OF THE SUBJECT PROPERTY, AND AT THE POWER LINE ANGLE POINT IN THE NORTHERLY PORTION OF THE SUBJECT PROPERTY. THE RECORD ANGLE IN THE POWER LINE WAS HELD AND CONFIRMED BY A MEASUREMENT TO THE POWER LINES RUNNING WESTERLY OF THE SUBJECT PROPERTY. THE ADDITIONAL POWER LINES ARE DEPICTED AS THEY CURRENTLY EXIST ON THE SUBJECT PROPERTY.

LEGEND

- FOUND MONUMENT AS DESCRIBED AND CITED
- △ FOUND 5/8" IRON ROD WITH ALUMINUM CAP MKD: "OREGON STATE HWY DIV" THE "MON. NO." INDICATED HEREON REFERS TO ODOT DWG. 10B-16-17, THE "MKD" DESIGNATIONS INDICATED ARE THE ACTUAL MARKINGS ON THE MONUMENT.
- FOUND AN 8" DIAMETER CONCRETE MONUMENT, WITH 3" DIAMETER BRASS CAP, MARKED: "US DEPT. OF AGRICULTURE". MARKINGS MAY ALSO INCLUDE A MONUMENT NUMBER AS SHOWN HEREON. MONUMENTS WHICH ARE DAMAGED ARE DESCRIBED HEREON.
- SET 5/8" X 30" IRON ROD (CONCRETE REINFORCING ROD), WITH 1/2" DIA. ALUMINUM CAP, MKD: "APA OR2849 WA41295".
- FOUND EXISTING UTILITY POLE WITH GUY ANCHOR
- DP— EXISTING OVERHEAD ELECTRICAL LINE
- () RECORD INFORMATION FROM CITED DOCUMENT
- < > RECORD INFORMATION FROM OREGON DEPT. OF TRANSPORTATION DRAWINGS 58-15-16 AND 58-35-7
- EXISTING ROADWAY

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
 JAN. 20, 1998
 MICHAEL B. ROSADA
 02849 LS
 RENEWS 12/31/12
 DATED: 10-08-11

MAP OF SURVEY

LOCATED IN THE SE1/4, SECTION 25,
 T. 4 N., R. 37 E. W.M.
 UMATILLA COUNTY, OREGON

FOR: WALLA WALLA VALLEY ACADEMY
 300 SW ACADEMY WAY
 COLLEGE PLACE, WA 98324

SCALE: 1"=100'

DATE: SEPTEMBER, 2011

JOB NO. W7521-115

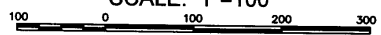
anderson berry
 & Associates, Inc.
 ENGINEERING SURVEYING NATURAL RESOURCES
 1801 N. FIR STREET, LA GRANDE, OR, 97850

SHEET 1/3

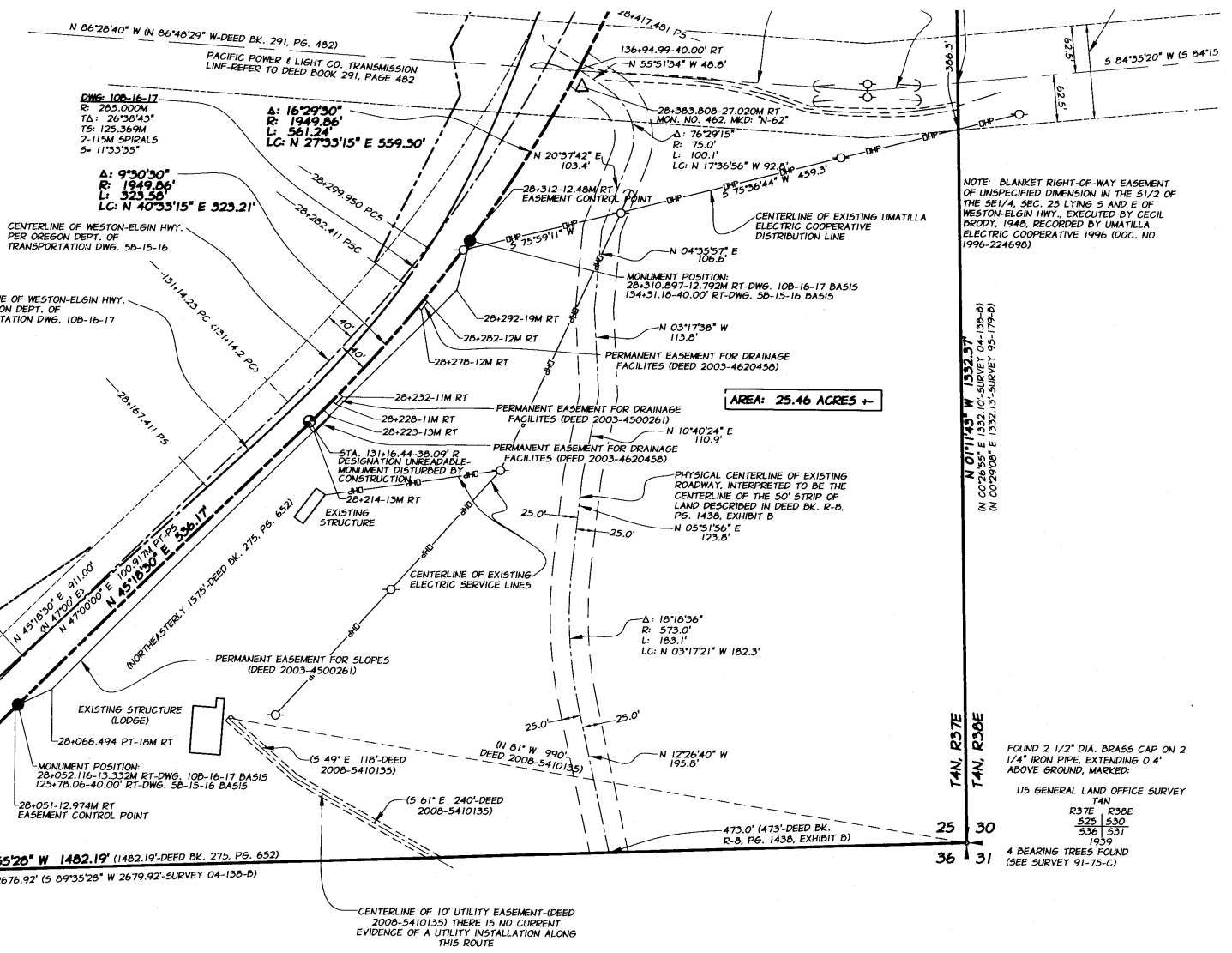
40-11
 11-40-8

SEE SHEET 3

SCALE: 1"=100'



SEE SHEET 1



NOTE: BLANKET RIGHT-OF-WAY EASEMENT OF UNSPECIFIED DIMENSION IN THE 51/2 OF THE SE1/4, SEC. 25 LYING 5 AND E OF WESTON-ELGIN HWY., EXECUTED BY CECIL BRODY, 1948, RECORDED BY UMATILLA ELECTRIC COOPERATIVE 1996 (DOC. NO. 1996-224698)

N 07°14'3\"/>

T4N, R37E
T4N, R38E
25 30
36 31

FOUND 2 1/2\"/>

US GENERAL LAND OFFICE SURVEY
T4N
R37E R38E
525 530
536 531
1939
4 BEARING TREES FOUND
(SEE SURVEY 91-75-C)

REGISTERED PROFESSIONAL LAND SURVEYOR

Michael B. Posada
OREGON
JAN. 20, 1998
MICHAEL B. POSADA
12249 LS

RENEWS 12/31/12
DATE: 10-05-11

MAP OF SURVEY
LOCATED IN THE SE1/4, SECTION 25,
T. 4 N., R. 37 E. W.M.
UMATILLA COUNTY, OREGON
FOR: WALLA WALLA VALLEY ACADEMY
300 SW ACADEMY WAY COLLEGE PLACE, WA 99324

SCALE: 1"=100'
DATE: SEPTEMBER, 2011
JOB NO. W7521-115

anderson
class associates, inc.
DANIELSON BLDG. SUITE 100
1801 N. FR. STREET, LA GRANGE, OR, 97005

SHEET
2/3

Date: 10-11
Drawn By: KA
11-10-8

NOTE:

MON. NO. 207 IS N 01°11'43" W 500.50' AND N 08°48'17" E 0.54' FROM THE S 1/16 CORNER OF SECTIONS 25 AND 30, T4N, R37E AND 30E, MON. NO. 215 IS N 01°11'43" W 581.97' AND N 08°48'17" E 0.62' FROM THE S 1/16 CORNER OF SECTIONS 25 AND 30. THESE DIMENSIONS ARE LOCATIVE IN NATURE AND ARE NOT INTENDED TO DEFINE THE RELATIONSHIP OF THESE MONUMENTS TO THE SECTION LINE SINCE THIS SURVEY DID NOT INCLUDE A PHYSICAL MEASUREMENT TO THE 1/4 CORNER OF SECTIONS 25 AND 30

26+602.771-39.404M LT.
MON. NO. 463, MKD: "N-63"

26+583.547-9.165M LT.
ORIGIN UNKNOWN, MKD: "P 137"

NORTH LINE OF THE SOUTH 1/2 OF THE SE 1/4, SEC. 25, BY PROJECTION AT RECORD ANGLE FROM THE EAST LINE OF SEC. 25 (SEE SURVEY 04-138-B)

Δ: 26°00'00" (26°00')
D: 3200.00' (3200)
R: 1909.86' (TS: 441.0')
L: 666.67'
LC: N 32°18'30" E 859.25'

Δ: 16°29'30"
R: 1949.66'
L: 561.24'
LC: N 27°33'15" E 559.30'

Δ: 119°41'00" (119°41')
D: 14°00'00" (14°00')
R: 409.26' (TS: 704.4.0')
L: 854.88'
LC: S 79°09'00" W 707.72'

STA. 147+21.49-C/L

STA. 147+29.43-39.83' L
NO. 3096-21 1930

26+744.183-45.985M LT.
MON. NO. 464, MKD: "N-64"

STA. 147+13.06-40.00' R
NO. 3096-22 1930

T4N, R37E
T4N, R38E
N 01°11'43" W PROTECTED DIRECTION OF SECTION LINE

DWG. 108-16-17
R: 190.000M
TA: 119°58'43"
TS: 394.197M
2-120M SPIRALS
S- 18°05'36"

CENTERLINE OF WESTON-ELGIN HWY.
PER OREGON DEPT. OF TRANSPORTATION DWG. 108-16-17

5 1/16

N 07°58'35" E 367.10'

N 88°34'14" E 741.64'

FD. 5/8" IRON ROD WITH YELLOW PLASTIC CAP, MARKED: "OR PLS 1106 WA PLS 17372" (SURVEY 04-138-B)

N 19°18'30" E 32.85'

89°10'18"
(89°10'18"-SURVEY 04-138-B)

CENTERLINE OF WESTON-ELGIN HWY.
PER OREGON DEPT. OF TRANSPORTATION DWG. 58-15-16

(125'-DEED BK. 291, PG. 482)

383.57'-PI TO R/W INTERSECTION AT STA. 136+93.27-40.00' RT.

S 84°35'20" W 119.76'

26+417.461 PS

136+94.99-40.00' RT

N 55°51'34" W 48.8'

(291, PG. 482)

S 84°35'20" W (S 84°15'32" W-DEED BK. 291, PG. 482)

PACIFIC POWER & LIGHT CO. TRANSMISSION LINE-REFER TO DEED BOOK 291, PAGE 482

26+383.808-27.020M RT
MON. NO. 462, MKD: "N-62"

Δ: 76°29'15"
R: 75.0'
L: 100.1'
LC: N 17°36'56" W 92.4'

NOTE: BLANKET RIGHT-OF-WAY EASEMENT OF UNSPECIFIED DIMENSION IN THE S 1/2 OF THE SE 1/4, SEC. 25 LYING S AND E OF WESTON-ELGIN HWY., EXECUTED BY CECIL BRODY, 1948, RECORDED BY UMATILLA ELECTRIC COOPERATIVE 1996 (DOC. NO. 1996-224696)

MONUMENT POSITION:
26+310.897-12.732M RT-DWG. 108-16-17 BASIS
134+31.18-40.00' RT-DWG. 58-15-16 BASIS

N 04°35'57" E 106.6'

N 03°17'38" W 113.8'

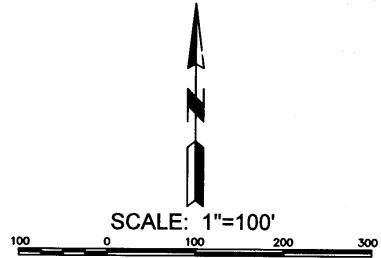
PERMANENT EASEMENT FOR DRAINAGE FACILITIES (DEED 2003-462045B)

PERMANENT EASEMENT FOR DRAINAGE FACILITIES (DEED 2003-4500261)

N 10°40'24" E 110.9'

AREA: 25.46 ACRES +-

SEE SHEET 2



MAP OF SURVEY	
LOCATED IN THE SE 1/4, SECTION 25, T. 4 N., R. 37 E. W.M.	
UMATILLA COUNTY, OREGON	
FOR: WALLA WALLA VALLEY ACADEMY 300 SW ACADEMY WAY	COLLEGE PLACE, WA 99324
SCALE: 1"=100'	SHEET 3/3
DATE: SEPTEMBER, 2011	Anderson ASSOCIATES, INC. <small>ENGINEERS, SURVEYORS, PLANNERS, ARCHITECTS 1901 N. 7th STREET, LA GRANDE, OR. 97850</small>
JOB NO. W7521-115	

REGISTERED PROFESSIONAL LAND SURVEYOR

Michael B. Posada

OREGON
JAN. 20, 1998
MICHAEL B. POSADA
02949 LS

RENEWS 12/31/12

DATE: 10-05-11

Date 11-11
Drawn by KA
Check by 11-11-00-B