

**SURVEYOR'S CERTIFICATE:**


I, DAVID P. BAALMAN, A REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THE BOUNDARY AS SHOWN IS BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES, AND COURSES ARE HEREON CORRECTLY SHOWN AND THAT THE CORNERS HAVE BEEN STAKED ON THE GROUND AS SHOWN ON THE MAP IN ACCORDANCE WITH ORS CHAPTER 209 AS REVISED. THE LANDS BEING SURVEYED ARE MORE PARTICULARLY DESCRIBED AS STATED IN THE SURVEYED LEGAL DESCRIPTION:

**SURVEYED LEGAL DESCRIPTION:**

(REFERENCE CORPORATION WARRANTY DEED RECORDED IN BOOK 27, PAGE 132-134, UMATILLA CO. DEED RECORDS)

LOTS 1, 2, 3, 13 AND 14 OF BLOCK 83 OF RESERVATION ADDITION (PLATTED AS RESERVE ADDITION) TO THE TOWN, NOW CITY OF PENDLETON, UMATILLA COUNTY, OREGON, LYING NORTHERLY OF THE UNION PACIFIC RAILROAD (FORMERLY OREGON WASHINGTON RAILROAD & NAVIGATION COMPANY) RIGHT-OF-WAY.

TOGETHER WITH ALL THAT PORTION OF VACATED MATLOCK (10TH) STREET IN ORDINANCE NO. 1461.

REGISTERED PROFESSIONAL LAND SURVEYOR  
  
 OREGON  
 NOVEMBER 13, 2012  
 DAVID P. BAALMAN  
 86848PLS  
 RENEWS: 12/31/2021

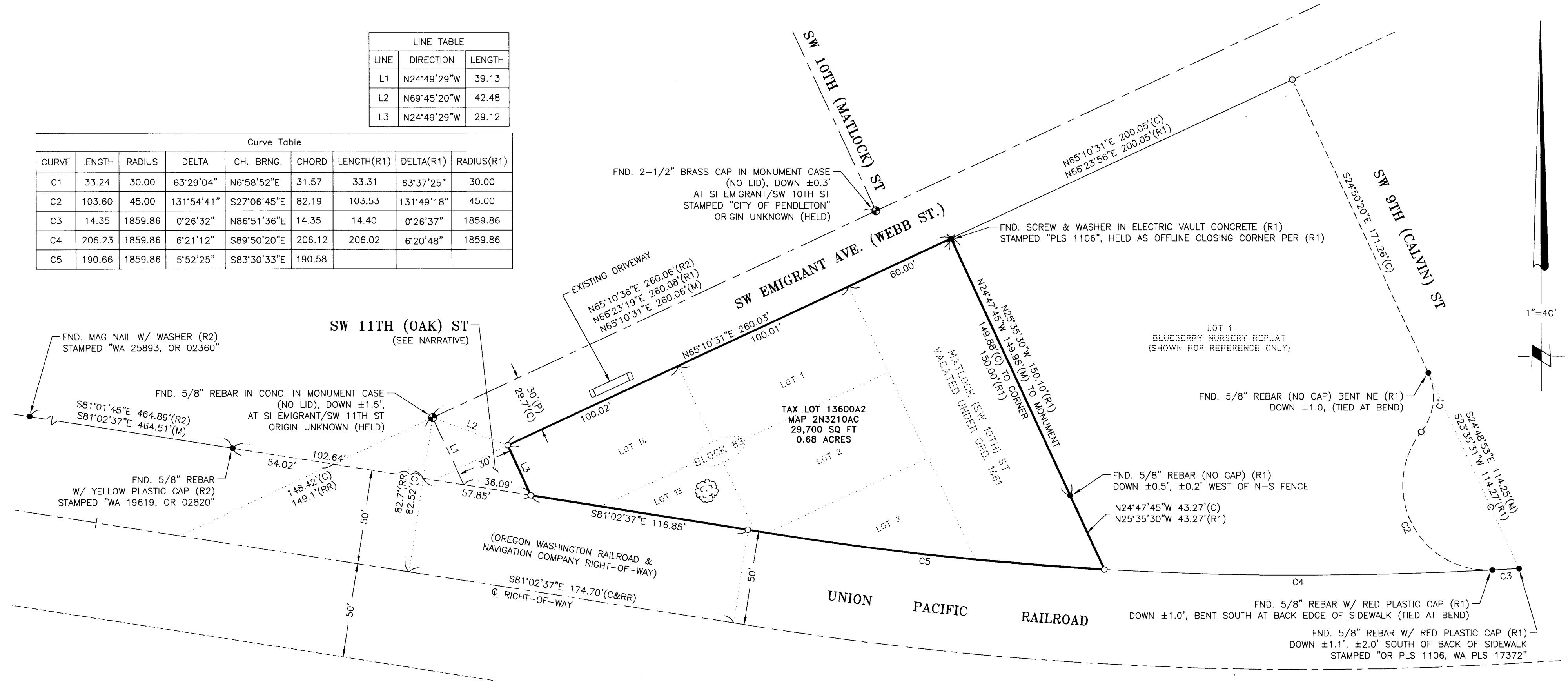
4-2-2020

**RECORD OF SURVEY**

LOTS 1, 2, 3, 13 & 14, OF BLOCK 82, RESERVATION ADDITION TO THE TOWN, NOW THE CITY OF PENDLETON  
 LOCATED IN THE SW 1/4 OF THE NE 1/4 AND IN THE NW 1/4 OF THE SE 1/4 OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M. CITY OF PENDLETON, UMATILLA COUNTY, OREGON

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N24°49'29"W	39.13
L2	N69°45'20"W	42.48
L3	N24°49'29"W	29.12

Curve Table								
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CHORD	LENGTH(R1)	DELTA(R1)	RADIUS(R1)
C1	33.24	30.00	63°29'04"	N6°58'52"E	31.57	33.31	63°37'25"	30.00
C2	103.60	45.00	131°54'41"	S27°06'45"E	82.19	103.53	131°49'18"	45.00
C3	14.35	1859.86	0°26'32"	N86°51'36"E	14.35	14.40	0°26'37"	1859.86
C4	206.23	1859.86	6°21'12"	S89°50'20"E	206.12	206.02	6°20'48"	1859.86
C5	190.66	1859.86	5°52'25"	S83°30'33"E	190.58			



**NARRATIVE:**

THE PURPOSE OF THIS RECORD OF SURVEY IS TO ESTABLISH THE PROPERTY LINES AND SET ANY MISSING PROPERTY CORNERS FOR THE SUBJECT PARCEL, INDICATED IN CORPORATION WARRANTY DEED RECORDED IN BOOK 27, PAGE 132-134, UMATILLA CO. DEED RECORDS, AT THE REQUEST OF TOBY CARLSON.

MONUMENTS WERE SEARCHED FOR AT ALL EXTERIOR CORNERS OF THE SUBJECT PARCEL. FOUND MONUMENTS SHOWN HEREON WERE HELD FOR THE TRUE BOUNDARY OF THE SUBJECT PARCEL. THESE MONUMENTS ORIGINATE FROM RECORDED SURVEYS REFERENCED AS R1, R2 AND RR. MISSING CORNER POSITIONS ALONG THE EXTERIOR BOUNDARY OF THE SUBJECT PROPERTY WERE EITHER COMPUTED BY THE RECORD LEGAL DESCRIPTIONS OR SURVEYS OF RECORD AS STATED BELOW.

NO MONUMENT WAS FOUND AT THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY. POSITION WAS RESET ON THE PROJECTION OF THE MONUMENTS FOUND ON THE EAST LINE OF SAID PROPERTY AT THE RECORD DISTANCE OF 43.27' IN (R1). THE NORTH LINE OF THE SUBJECT PROPERTY WAS ESTABLISHED PARALLEL WITH THE MEASURED CENTERLINE OF EMIGRANT AVENUE FROM THE NORTHEAST CORNER AS COMPUTED FROM THE FOUND MONUMENTS ALONG SAID EAST LINE.

THE CENTERLINE OF THE RAILROAD R/W WAS ESTABLISHED AT A 50.00 FEET OFFSET FROM THE FOUND MONUMENTS FROM (R1) AND (R2). THE START OF THE CURVE FOUND WITHIN THE BOUNDARIES OF LOT 13, BLOCK 83, RESERVE ADDITION WAS ESTABLISHED AT THE PROJECTION OF THE R/W CENTERLINE 174.70' PAST THE PERPENDICULAR INTERSECTION OF A LINE DRAWN FROM THE MONUMENT AT THE SI OF EMIGRANT AND SW 11TH (OAK) ST TO THE R/W C, AS SHOWN ON (RR).

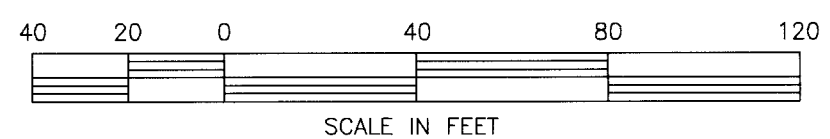
THE PHYSICAL LOCATION OF THE CENTERLINE OF THE MAIN RAIL IS CONSISTENT WITH THE MONUMENTS OF RECORD AND OUR COMPUTED RIGHT-OF-WAY CENTERLINE.

THE CENTERLINE OF SW 11TH (OAK) ST WAS ESTABLISHED AT RIGHT ANGLES TO THE MEASURED CENTERLINE OF EMIGRANT AVENUE AS SHOWN HEREON. NO VACATION DOCUMENTATION FOR THIS PORTION OF 11TH ST LYING SOUTHERLY OF EMIGRANT AVENUE RIGHT-OF-WAY AND LYING NORTHERLY OF THE UNION PACIFIC RAILROAD (FORMERLY OREGON WASHINGTON RAILROAD & NAVIGATION COMPANY) RIGHT-OF-WAY WERE FOUND TO EXIST. SAID PORTION OF SW 11TH ST IS BELIEVED TO STILL BE PUBLIC R/W.

**NOTES:**

- BASIS OF BEARING IS GRID, OREGON STATE PLANE, NAD\_83(2011), NORTH ZONE BASED ON GPS OBSERVATIONS. DISTANCES SHOWN HEREON ARE "GROUND" SCALED FROM GRID USING A COMBINED FACTOR OF 0.99988500 FROM LATITUDE: 45°40'02.0"N LONGITUDE: 118°47'39.8"W.
- = DENOTES SET 5/8"x30" REBAR WITH PINK PLASTIC CAP STAMPED "RSI DPB, 86848PLS".
- = DENOTES FOUND MONUMENT AS NOTED.
- = DENOTES MONUMENT NOT FOUND OR SET.
- (M) = MEASURED PER THIS SURVEY  
 (R1) = RECORD PER BLUEBERRY NURSERY REPLAT BY WILLIAM WELLS, JUNE 24, 2014 (14-096-B)  
 (R2) = RECORD PER SURVEY BY GREG FLOWERS, DECEMBER 23, 2019 (19-125-C)  
 (RR) = RECORD PER OWR&NC PENDLETON R/W MAP, SHEET 1, MARCH 1903, (PG 298, RECORDS OF UMATILLA CO. SURVEYOR)
- EQUIPMENT AND PROCEDURES: MULTI FREQUENCY GNSS RECEIVERS USING REAL TIME KINEMATIC METHODS.
- INTERIOR LOT LINES SHOWN FOR REFERENCE ONLY.

RECEIVED BY  
 Umatilla County Surveyor  
 Date: 4/13/20  
 Rec'd By: CT  
 No.: 20-035-0



**RSI ROGERS SURVEYING INC., P.S.**  
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CLIENT	TOBY CARLSON		JOB	06120
PROJECT	BOUNDARY SURVEY PTN BLK 83, RESERVE ADDITION			
DRN. BY	BAG	SCALE	1" = 40'	F. B. NO. 861
APPROVED	DPB	DATE	2/21/20	ACAD VER - C3D19
				FILE: 06120.dwg
				SHEET 1 OF 1

REV: NONE