

ASPEN CONSTRUCTION AND DEVELOPMENT LLC
 WARRANTY DEED 2022-7480067
 RECORDED OCTOBER 6, 2022
 OFFICE OF COUNTY RECORDS,
 UMATILLA COUNTY, OR.

SUBJECT TO BLANKET EASEMENT
 BOOK 135, PAGE 305

LINE	BEARING	DISTANCE
L1	N 01°03'56" W	119.90'
L1(S3)	S 00°23'52" W	119.88'
L2	N 88°57'30" E	158.26'
L2(D2)	N/A	158.50' M/L
L3	N 88°56'04" E	157.70'
L3(D2)	N/A	158.50' M/L
L4	S 88°57'30" W	100.03'
L4(S3)	N 89°37'07" W	100.00'
L5	S 00°56'46" E	37.17'
L6	N 02°19'19" E	339.49'
L7	S 14°01'16" W	92.33'
L8	S 52°53'35" W	61.24'
L9	S 01°13'08" E	30.00'

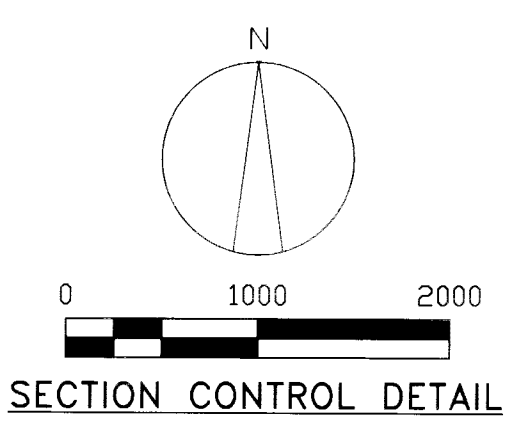
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	695.11'	141.93'	141.69'	S 08°10'17" W	11°41'57"
C2	575.11'	390.18'	382.74'	N 33°27'25" E	38°52'19"
C3	480.78'	156.81'	156.12'	S 43°32'57" W	18°41'15"

MONUMENT TABLE

- ① W1/4 CORNER OF SECTION 19. HELD 5/8" REBAR WITH YELLOW PLASTIC CAP PER SURVEY NO. 95-159-B.
- ② SW CORNER OF SECTION 19. HELD 2-1/2" BRASS CAP PER SURVEY NO. 97-141-C.
- ③ E1/4 CORNER OF SECTION 19. HELD 2-1/2" BRASS CAP PER SURVEY NO. 97-141-C.

LEGEND

- ⊕ SECTION OR QUARTER SECTION CORNER.
- FOUND AND HELD SECTION OR QUARTER SECTION CORNER AS NOTED. SEE MONUMENT TABLE.
- FOUND AND HELD 5/8" REBAR WITH RED PLASTIC CAP PER SURVEY 06-492-B.
- ⊙ FOUND AND HELD 1" BRASS DISK IN MONUMENT BOX PER SURVEY 14-027-B.
- SET 5/8" X 30" STEEL REBAR WITH 1-1/4" PINK PLASTIC CAP, MARKED "KENNY LS 89374"
- SET MAG NAIL WITH ALUMINUM WASHER, MARKED "KENNY LS 89374"
- ⊗ CALCULATED POSITION ONLY. NOTHING FOUND OR SET.
- ⊕ MONUMENT IDENTIFIER. SEE MONUMENT TABLE.
- ROAD CENTERLINE
- - - APPARENT PAMBRUN ROAD RIGHT-OF-WAY BASED UPON AS-BUILT LOCATION OF PAVEMENT. SEE NARRATIVE.



SURVEY NARRATIVE

THIS SURVEY IS BEING PERFORMED AT THE REQUEST OF TIM SPRENGER OF ASPEN CONSTRUCTION AND DEVELOPMENT LLC. THE PURPOSE IS TO MARK THE BOUNDARY OF THAT PROPERTY DESCRIBED UNDER WARRANTY DEED 2022-7480067, BEING DESCRIBED AS FOLLOWS:

TOWNSHIP 4 NORTH, RANGE 35 EAST, W.M.
 SECTION 19: ALL THAT PORTION OF LOT 3 LYING WESTERLY OF THE WEST LINE OF THAT TRACT OF LAND CONVEYED TO THE CITY OF ATHENA BY DEED RECORDED IN BOOK 31, PAGE 536, DEED RECORDS.
 EXCEPTING THEREFROM THAT TRACT OF LAND CONVEYED TO PACIFIC POWER AND LIGHT COMPANY BY DEED RECORDED IN BOOK 225, PAGE 217, DEED RECORDS
 EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE COUNTY ROAD RIGHT-OF-WAY.

THE SUBJECT PROPERTY IS BOUNDED ON THE NORTH BY THE SOUTHERLY RIGHT-OF-WAY OF HIGHWAY NO. 334 (FORMERLY OLD COUNTY ROAD NO. 24), ON THE WEST BY THE WEST LINE OF SECTION 19, AND ON THE SOUTH & EAST BY THE WESTERLY LINE OF THAT TRACT DESCRIBED UNDER BOOK 31, PAGE 563, AND THAT TRACT DESCRIBED UNDER BOOK 225, PAGE 217 (RECORDS D1 & D2).

THE MOST SOUTHERLY CORNER OF THE SUBJECT PROPERTY IS CALLED AS BEING THE MEANDER CORNER OF WILD HORSE CREEK ON THE RANGE LINE. I MADE SEARCH FOR THE ORIGINAL MEANDER STONE BUT NO EVIDENCE WAS FOUND. THE STONE WAS LIKELY REMOVED BY FARMING ACTIVITY MANY YEARS AGO. I HOLD THE CENTER OF WILD HORSE CREEK AND APPLY RECORD DISTANCE OF 75 LINKS (49.50 FEET) NORTHERLY PER S1 TO COMPUTE THE MISSING MEANDER CORNER. RESULTING LOCATION OF THE CORNER COINCIDES WELL WITH RECORD GLO CALLS TO THE SOUTHWEST CORNER OF SECTION 19. REVIEW OF HISTORICAL RECORDS, DISCUSSION WITH LOCAL OFFICIALS AND PROPERTY OWNERS, AND VISUAL INSPECTION INDICATE THE CREEK LOCATION IS UNCHANGED.

PAMBRUN ROAD RIGHT-OF-WAY AS MAPPED IN THIS SURVEY HAS BEEN COMPUTED BASED UPON ITS CURRENT AS-CONSTRUCTED LOCATION. EDGE OF PAVEMENT WAS MEASURED, AND CENTERLINE COMPUTED BY AVERAGING OF MEASUREMENTS. I CAN FIND NO ESTABLISHMENT DOCUMENTS THAT COINCIDE WITH ITS CURRENT LOCATION. UMATILLA COUNTY PUBLIC WORKS RECORDS INDICATE THIS ROAD ORIGINATES FROM OLD COUNTY ROAD NO. 176 (R2); HOWEVER, THE ROAD LOCATION PER R2 IS LOCATED SOUTH OF THE OLD RAILROAD TRACKS AND DOES NOT COINCIDE WITH THE CURRENT AS-CONSTRUCTED LOCATION. UMATILLA COUNTY PUBLIC WORKS ALSO HAS A MAP ON FILE FOR THIS ROAD LOCATED IN "BOX T" OF THE UMATILLA COUNTY SURVEY RECORDS. THIS MAP MORE CLOSELY CORRELATES TO THE ROADS PHYSICAL LOCATION BUT STILL HAS SIGNIFICANT DIFFERENCES IN SOME LOCATIONS. I ALSO CANNOT FIND ESTABLISHMENT DOCUMENTS THAT RELATE TO THE MAP FOUND IN "BOX T". I HOLD THE ROADS PHYSICAL LOCATION AND THE WIDTH AS STATED IN THE PETITION FOR OLD ROAD 176 (60 FEET) AND RECOMMEND THAT ROAD LEGALIZATION OR DEDICATION BE CONSIDERED.

THIS SURVEY WAS PERFORMED USING TWO TOPCON HIPER LITE+ GNSS UNITS OPERATED USING RTK METHODS, AND A TOPCON GT-603 ROBOTIC TOTAL STATION. THE BASIS OF BEARING IS NAD 83(11) OREGON NORTH STATE PLANE AS ESTABLISHED BY GNSS MEASURE. DISTANCES ARE GROUND, INTERNATIONAL FEET.

RECORDS OF REFERENCE

- D1: WARRANTY DEED, MEANDER TO CITY OF ATHENA, BOOK 31, PAGE 563, DEED RECORDS, UMATILLA COUNTY, OR.
- D2: WARRANTY DEED, MELVILLE/KEANE/JOHNS/SMITH/BEAMER TO PACIFIC POWER & LIGHT COMPANY, BOOK 225, PAGE 217, DEED RECORDS, UMATILLA COUNTY, OR.
- S1: EXTERIOR TOWNSHIP/RESERVATION SURVEY BY CURRIN & NOLAND, SPECIAL CONTRACT DATED MAY 4, 1887.
- S2: RECORD OF SURVEY NO. 97-141-C, DATED JUNE 9, 1997.
- S3: RECORD OF SURVEY NO. 06-492-B, FILED AUGUST OF 2006.
- S4: RECORD OF SURVEY NO. 21-045-B, FILED APRIL 20, 2021.
- S5: PLAT OF C.A. ROSE'S ADDITION, BOOK 1, PAGE 117, PLATS, UMATILLA COUNTY, OR.
- R1: OLD COUNTY ROAD NO. 24, UMATILLA COUNTY PUBLIC WORKS RECORDS.
- R2: OLD COUNTY ROAD NO. 176, UMATILLA COUNTY PUBLIC WORKS RECORDS.

RECEIVED BY
 Umatilla County Surveyor
 Date 5/2/23
 Rec'd By CT
 No 23-039-B

REGISTERED
**PROFESSIONAL
 LAND SURVEYOR**

 OREGON
 JAN 12, 2016
 MATTHEW PATRICK KENNY
 89374PLS
 RENEWS: 6-30-23

KENNY LAND SURVEYING
 P O BOX 447, HEPPNER, OR 97836
 541 379 0242
 www.kennylandsurveying.com

BOUNDARY SURVEY LOCATED IN LOT 3 OF SECTION 19,
 T4N. R35E, W.M., CITY OF ATHENA, UMATILLA COUNTY, OREGON.

CLIENT: **ASPEN CONSTRUCTION & DEVELOPMENT, LLC**

PROJECT: 22-37 DR: MPK CH: MPK DATE: MAY 2, 2023 SHEET 1 OF 1