

# RECORD OF SURVEY

Township 4 North, Range 28, East, W.M., Northeast 1/4 of Southeast 1/4 of Section 9  
City of Hermiston, Umatilla County, Oregon

For:  
Stuart Rice, Rice Ventures, LLC  
Last Chance Tavern  
240 West Orchard Avenue &  
Farm Grounds Coffee Shop  
236 SW 11TH Street  
Hermiston, Oregon 97838

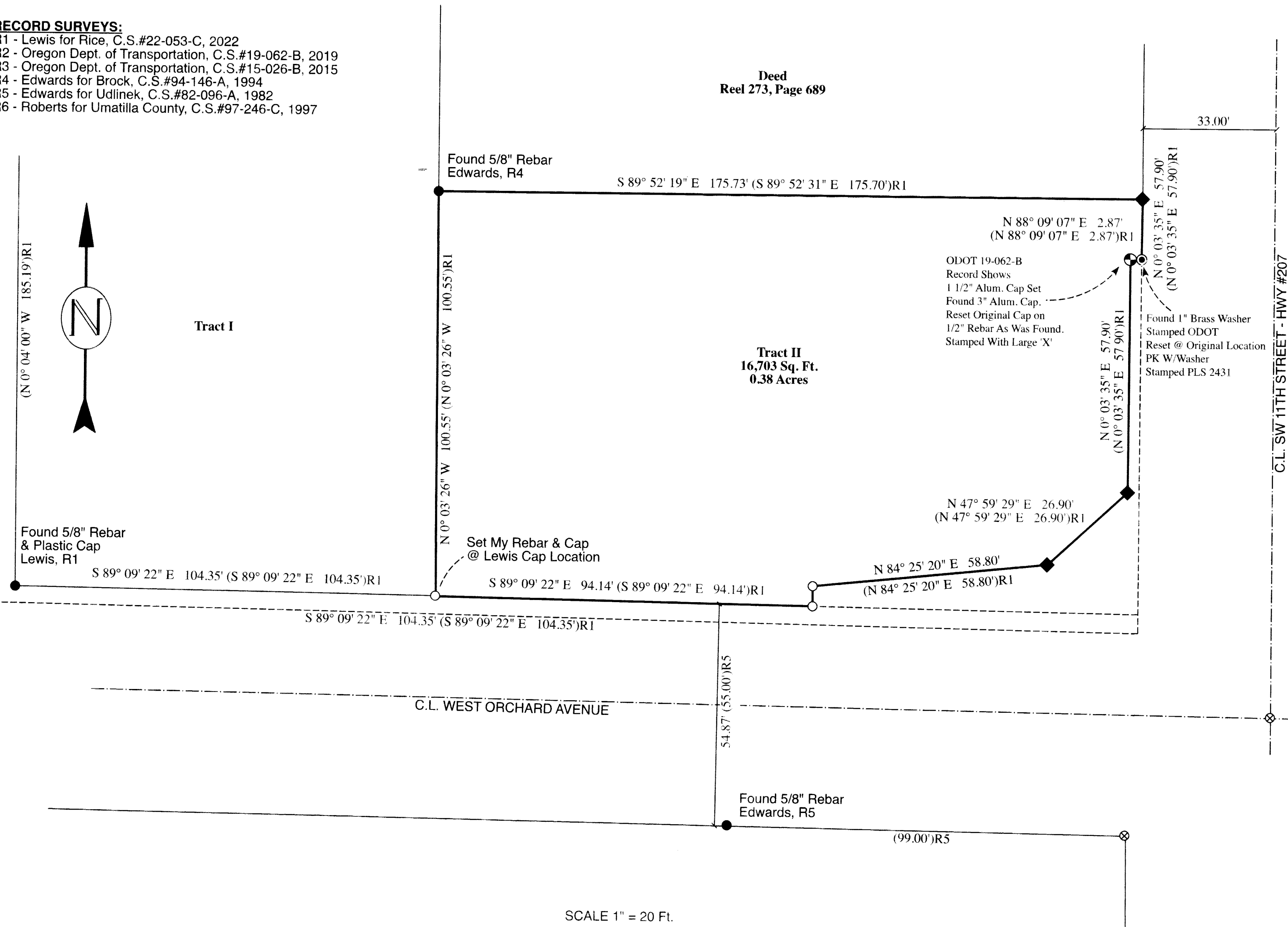
**DEED: 2017-6610110**  
Tracts I & II

**RECORD SURVEYS:**

- R1 - Lewis for Rice, C.S.#22-053-C, 2022
- R2 - Oregon Dept. of Transportation, C.S.#19-062-B, 2019
- R3 - Oregon Dept. of Transportation, C.S.#15-026-B, 2015
- R4 - Edwards for Brock, C.S.#94-146-A, 1994
- R5 - Edwards for Udlinek, C.S.#82-096-A, 1982
- R6 - Roberts for Umatilla County, C.S.#97-246-C, 1997

**SURVEYOR'S NARRATIVE:**

The purpose of this survey was to re-establish the corners of the Rice Property that were destroyed by construction. I had previously surveyed the property to develop construction plans for the new Last Chance Tavern and the Farmers Ground Coffee shop for Mr. Rice and Kneer Construction. Upon completion of the new developments, a few of the property and ODOT monuments had been removed and I am now replacing those lost. This survey is based on surveys by Lewis and the Oregon Department of Transportation. I have held the locations from my previous survey which matched that of Lewis. My Bearing Base was that of Lewis' survey, along the North Line of West Orchard Avenue. The Bearing was GPS generated between the monuments and was correlated to all of the Record Monuments along that line. The contractor had saved the ODOT Aluminum Cap and I set it back in it's corresponding location prior to the construction. None of the smaller ODOT Aluminum caps were recovered so I placed my surveyors Yellow Plastic Cap at those locations. One of Lewis' monuments was destroyed and I have, again, place my Plastic Cap in its place. This survey was completed with a Trimble GPS RTK Total Station.



Deed  
Reel 273, Page 689

Tract II  
16,703 Sq. Ft.  
0.38 Acres

RECEIVED BY  
Umatilla County Surveyor  
Date: 11/21/23  
Rec'd By: CT  
No.: 23-103-B



- LEGEND**
- SET MONUMENTS - 5/8" X 30" Iron Rebar W/ Yellow Plastic Caps Stamped - L.S. #2431
  - ⊕ Set 3" Alum Cap, Per ODOT
  - ⊙ Set PK & Washer Stamped PLS 2431
  - Found Monuments - as Noted
  - ⊗ Calculated Point - Not Set
  - ◆ Found 1 1/2" Alum. Cap, Per ODOT
  - SURVEYED BOUNDARY
  - - - Street Center Line
  - (000)R0 Record - Per Reference Noted

SCALE 1" = 20 Ft.  
October, 2023

ENGINEERING - LAND SURVEYING - WATER RIGHTS  
**R. V. McKINNIS ENGINEERING**  
79980 Prindle Loop Road  
Hermiston, Oregon 97838  
(541) -567-2017