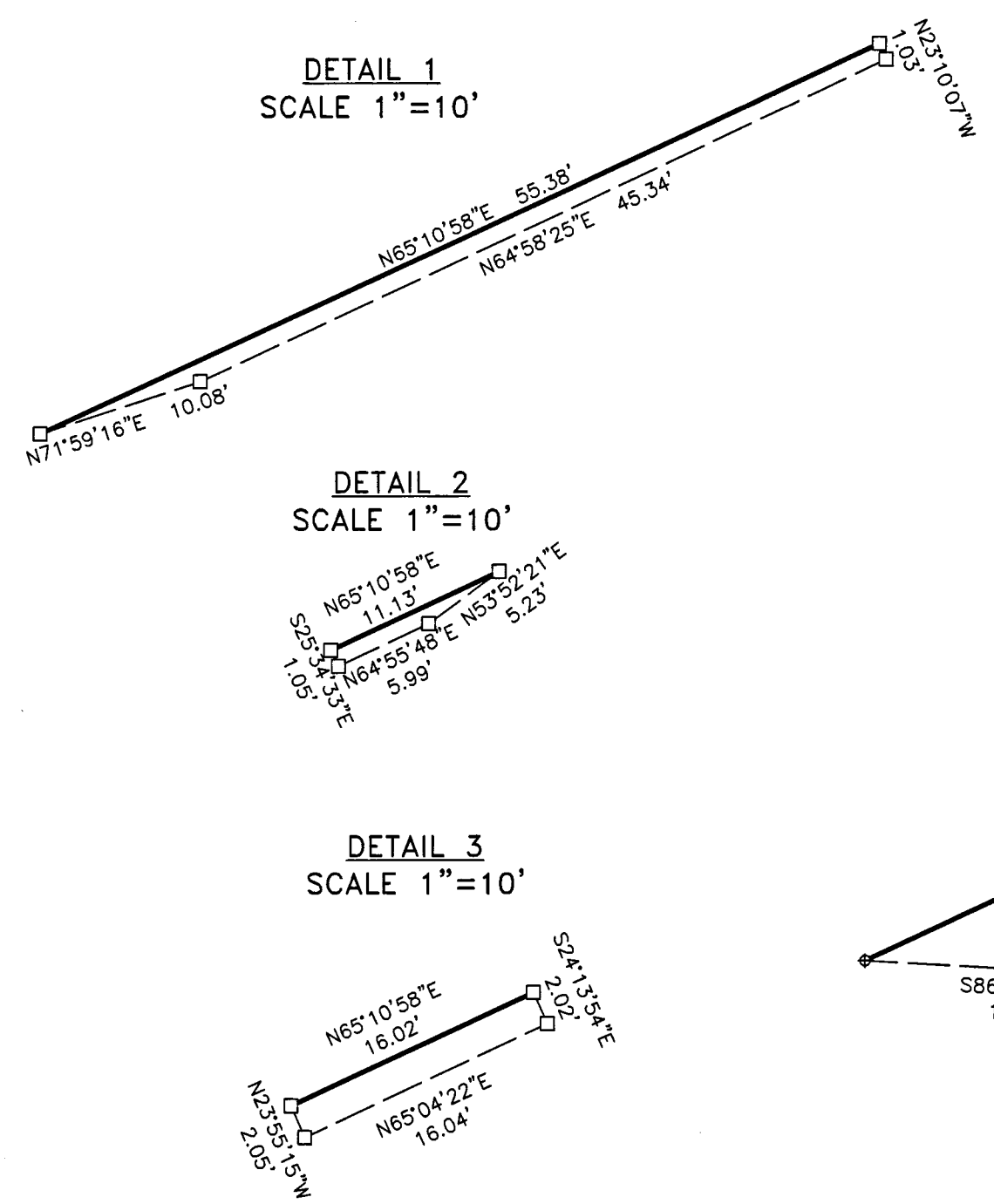
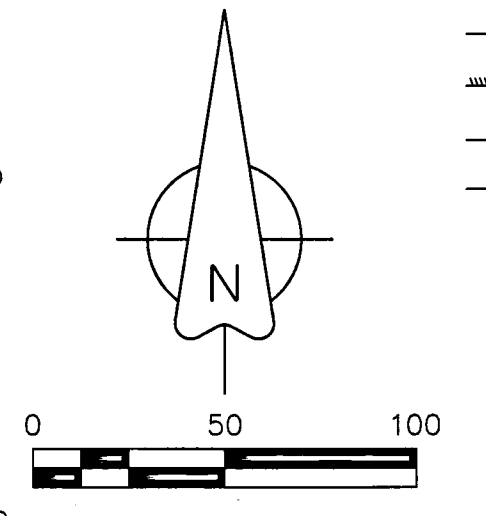


A TOPOGRAPHIC AND BOUNDARY SURVEY

LOCATED IN THE BLOCK 47, 48 AND 49 OF RESERVATION ADDITION TO THE CITY OF PENDLETON, SITUATED IN THE SOUTH HALF OF THE SW 1/4 OF THE NE 1/4 AND THE SE 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 33 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON



- LEGEND**
- DEED BOUNDARY
 - RIGHT-OF-WAY LINE
 - RIGHT-OF-WAY CENTERLINE
 - CONCRETE CURB AND GUTTER
 - EDGE OF CONCRETE
 - SA --- SANITARY SEWER LINE
 - W --- DOMESTIC WATER LINE
 - T --- COMMUNICATIONS LINE
 - ST --- STORM WATER LINE
 - OHP --- OVERHEAD POWER
 - X --- EXISTING FENCE
 - BUILDING LINE
 - RAILROAD TRACK
 - 1058 --- CONTOUR LINE
 - FOUND SURVEY MARKER AS SHOWN ON SURVEY 18-080-B
 - FOUND ODOT 1 1/4" ALUMINUM CAP PER SURVEY 16-101-B
 - ◆ FOUND 2 1/2" BRASS DISK AT THE INTERSECTION OF SW DORION AND SW 2ND AND SW EMIGRANT AND SW 2ND AND SHOWN ON SURVEY 16-101-B
 - SET A 5/8" X 30" IRON REBAR WITH A YELLOW PLASTIC CAP STAMPED "WA 19619 - OR 2820" ATTACHED.
 - ▲ SET A MAG NAIL WITH A BRASS WASHER STAMPED "OR 2360" ATTACHED. (SEE NOTE)
 - ◆ COMPUTED POSITION NOTHING FOUND OR SET.
 - (XXX) RECORDED DIMENSION AS NOTED.



BASIS OF BEARINGS
 OREGON COORDINATE SYSTEM NORTH ZONE GRID BEARING OF N24°48'47"W ALONG THE NORTHEASTERLY RIGHT-OF-WAY OF SW 10TH STREET BETWEEN THE FOUND 5/8" IRON PIN AS SHOWN ON SURVEY 18-080-B 150.30' NORTHWESTERLY OF THE NORTHWESTERLY RIGHT OF WAY OF SW DORION AVENUE AND THE FOUND NAIL AND WASHER AS SHOWN ON SURVEY 18-080-B MARKING THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY OF SW 10TH STREET AND THE NORTHWESTERLY RIGHT-OF-WAY OF SW EMIGRANT AVENUE. TO ACHIEVE THE BEARING SHOWN ON SURVEY 18-080-B OF N23°36'26"W FOR THIS LINE A COUNTER CLOCKWISE ROTATION OF 1'12"21" IS REQUIRED.

THE DISTANCES SHOWN ON THE SURVEY ARE GROUND LENGTHS COMPUTED FROM GRID BY APPLYING A COMBINED GRID TO GROUND SCALE FACTOR OF 1.00085406536244.

VERTICAL DATUM
 THE VERTICAL DATUM FOR THIS SURVEY IS NAVD88 DETERMINED BY REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS TAKEN WHILE CONNECTED TO THE WASHINGTON STATE REFERENCE NETWORK USING SPECTRA PRECISION DUAL FREQUENCY GPS RECEIVERS HAVING NETWORK RTK ACCURACIES OF 8 MM + 0.5 MM HORIZONTAL AND 15 MM + 0.5 MM VERTICAL.

MONUMENT NOTE
 IT WAS DISCOVERED AFTER THE SURVEY WAS COMPLETED THAT BRASS WASHERS MARKED "OR 2360" WERE INADVERTENTLY USED. THESE WERE WASHERS BELONGING TO MY LONG TIME ASSOCIATE PAUL TOMKINS WHO PASSED AWAY SHORTLY BEFORE THE COMPLETION OF THIS SURVEY. THIS SURVEY WAS ENTIRELY DONE BY ME OR UNDER MY DIRECT SUPERVISION.

NARRATIVE

THIS SURVEY WAS MADE AT THE REQUEST OF PENDLETON GRAIN GROWERS (PGG) TO SURVEY AND MONUMENT THEIR PROPERTY LOCATED IN BLOCKS 47, 48 AND 49 OF RESERVATION ADDITION TO THE CITY OF PENDLETON. THE PROPERTY INCLUDED THE PORTIONS OF VACATED 11TH STREET AND VACATED 12TH STREET ADJACENT TO BLOCKS 47, 48 AND 49 AND THE SOUTHWESTERLY 30 FEET OF VACATED 10TH STREET ADJACENT TO BLOCK 49 WHICH WERE VACATED BY ORDINANCE 244 IN JUNE OF 1882, A COPY OF THAT ORDINANCE WAS RECORDED IN AUGUST 1955 AT BOOK 227, PAGE 346 DEED RECORDS. THE DESCRIPTION OF THE PGG PARCELS INCLUDES "THAT PORTION OF VACATED SW 10TH STREET (FORMERLY KNOWN AS STAR STREET) WHICH LIES NORTHEASTERLY OF AND ADJACENT TO THAT PORTION OF THE NORTHEAST LINE OF BLOCK 49". THE PROPERTY ON THE NORTHEASTERLY SIDE OF SW 10TH STREET WAS CONVEYED BY PGG AND INCLUDED THE PORTION OF SW 10TH STREET ADJACENT THERETO, I HAVE TAKEN THIS TO MEAN THAT PGG CONVEYED THE NORTHEASTERLY HALF OF SW 10TH AND RETAINED THE SOUTHWESTERLY HALF. SW 10TH STREET BETWEEN SW DORION AND SW EMIGRANT IS A FULLY DEVELOPED STREET INCLUDING CURB, GUTTER, SIDEWALK AND UTILITIES. THE ASSESSORS MAP INDICATES THAT THERE IS A PUBLIC RIGHT-OF-WAY ABOUT 30 FEET OF THE VACATED RIGHT-OF-WAY. NO RECORDED DOCUMENT OTHER THAN THE VACATION OF SW 10TH STREET WAS FOUND TO VALIDATE THAT THIS IS TRULY A PUBLIC STREET.

PGG GRANTED PERMANENT EASEMENTS FOR HIGHWAY RIGHT-OF-WAY PURPOSES TO THE STATE OF OREGON DEPARTMENT OF TRANSPORTATION AS DESCRIBED BY INSTRUMENT NUMBER 2009-5480273 RECORDED MARCH 6, 2009 AND AS SURVEYED AND MONUMENT BY SURVEY 16-101-B AND SHOWN HEREON.

THE ALIGNMENT OF SW DORION WAS ESTABLISHED BY HOLDING THE FOUND SURVEY MONUMENTS MARKING THE NORTHWESTERLY AND SOUTHEASTERLY RIGHT-OF-WAY AND THE MONUMENT MARKING THE CENTERLINE INTERSECTION OF SW 4TH STREET AND SW DORION AVENUE. THE ALIGNMENT OF SW EMIGRANT NORTHEASTERLY OF SW 10TH STREET WAS ESTABLISHED BY HOLDING THE FOUND NAIL AND WASHER MARKING THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY OF SW 10TH AND THE NORTHWESTERLY RIGHT-OF-WAY OF SW EMIGRANT AND THE BRASS CAP MONUMENT MARKING THE CENTERLINE INTERSECTION OF SW 4TH STREET AND SW EMIGRANT AVENUE. THE CENTER LINE OF SW EMIGRANT AVENUE SOUTHWESTERLY OF SW 10TH STREET WAS ESTABLISHED FROM INFORMATION SHOWN ON SURVEY 14-034-C. THE SOUTHWESTERLY RIGHT-OF-WAY OF SW 13TH STREET WAS HELD AS A LINE THROUGH THE FOUND ODOT MONUMENT NOTED AS POINT NO. 5020 ON SURVEY 16-101-B PARALLEL WITH SW 10TH STREET.

THIS SURVEY WAS MADE BY A TWO PERSON CREW USING SPECTRA PRECISION DUAL FREQUENCY GPS RECEIVERS OPERATED IN REAL TIME KINEMATIC MODE. ALL MONUMENTS SHOWN WERE VISITED APRIL THROUGH JUNE 2019.

RECEIVED BY
 Umatilla County Surveyor
 Date: 12/31/19
 Rec'd By: CT
 No.: 19-125-C

REGISTERED PROFESSIONAL LAND SURVEYOR
 Greg E. Flowers
 OREGON
 JUNE 30, 1997
 GREG E. FLOWERS
 02820LS

RENEWS 12/31/19
 12/13/2019



PBS Engineering and Environmental Inc.
 5 N Colville St, Ste 200
 Walla Walla, WA 99362
 509.956.3028
 pbsusa.com

CLIENT: PENDLETON GRAIN GROWERS	PROJECT NO.: 22483.008
SURVEYOR: GREG E. FLOWERS	DATE: 05/14/2019
CALC BY: GEF	DRAWN BY: GEF
SECTION: 10	TOWNSHIP: 2 NORTH
CITY: PENDLETON	COUNTY: UMATILLA
	RANGE: 32 EAST
	SHEET 1 OF 1