



NARRATIVE OF SURVEY

THIS SURVEY WAS PERFORMED AT THE REQUEST OF ENGINEERING NORTHWEST, LLC. THE PURPOSE OF THE SURVEY WAS TO LOCATE AND MONUMENT THE BOUNDARY OF THE LANDS OF DENNIS E. AND CONNIE R. BURKE DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED IN UMATILLA COUNTY MICROFILM REEL 801, PAGE 78 AND TO PROVIDE TOPOGRAPHIC INFORMATION FOR USE IN PROJECT PLANNING OF FUTURE DEVELOPMENT OF THE BURKE PROPERTIES AS SHOWN HEREON.

THE EASTERLY BOUNDARY OF THESE THREE TRACTS ARE ALL DESCRIBED AS RUNNING ALONG THE WESTERLY HIGHWAY RIGHT OF WAY LINE. THERE HAVE BEEN SEVERAL SURVEYS ALONG THIS ROUTE, BY ODOT AND OTHERS, EACH WITH SLIGHTLY DIFFERENT STATIONING. THIS ISSUE WAS SPECIFICALLY ADDRESSED IN ODOT SURVEY 17-012-B. TO ESTABLISH THE HIGHWAY RIGHT OF WAY I HELD THE RECORD CENTERLINE CURVE DATA PROVIDED ON ODOT SURVEY 17-012-B AND HELD THE FOUND ODOT MONUMENTS AS SHOWN ON THIS MAP.

THE DESCRIPTION FOR EACH OF THE THREE TRACTS CONTAIN CALLS FOR IRON MONUMENTS AT THE CORNERS. THE DATA CITED IN THESE DESCRIPTIONS ARE THE SAME AS THE DATA SHOWN ON SURVEYS Q-576-AX AND Q-584-AX BY VERL FRALEY, MR. FRALEY'S SURVEYS ARE NOT DATED SO IT IS IMPOSSIBLE TO CONFIRM WHETHER THE MONUMENTS CALLED FOR IN THE DEEDS ARE THOSE SET BY FRALEY. SURVEY 97-249-B REFERENCES THE FRALEY SURVEYS BUT CALLS THE FOUND MONUMENTS OF UNKNOWN ORIGIN EVEN THOUGH HOLDING THEM AS THE MONUMENTS CALLED FOR IN THE DEEDS. I CONCUR THAT THE FOUND MONUMENTS ARE IN FACT THOSE CALLED FOR IN THE DEEDS AND HAVE THEREFORE HELD THEM AS CONTROLLING FOR THIS SURVEY.

THE DESCRIPTION FOR TRACT 3 CALLS FOR RUNNING ALONG THE SOUTH LINE OF THE NE1/4 OF THE NE1/4. THAT LINE AS DETERMINED BY THE FOUND IRON MONUMENTS OVERLAPS THE TRUE 1/16TH LINE BY 3' MORE OR LESS. IT APPEARS THAT THIS OVERLAP IS DUE TO THE FACT THAT THE LEGAL DESCRIPTIONS ALSO INDICATE THAT ALL THREE TRACTS ARE LAID OUT AT RIGHT ANGLES TO THE SECTION LINE AS OPPOSED TO FOLLOWING A CORRECT SUBDIVISION OF THE SECTION. THIS OVERLAP IS NOTED IN BOTH SURVEYS 97-249-B AND 00-046-B. I HAVE HELD THE TRUE 1/16TH LINE AS DID SURVEYS 97-249-B AND 00-046-B.

THE MONUMENT FROM SURVEY 00-046-B NEAR THE SOUTHEAST CORNER OF TRACT 3 WAS SET ON A HIGHWAY RIGHT OF WAY LINE THAT WAS DETERMINED BY THE DEED RATHER THAN BY THE ODOT MONUMENTS ALONG THIS LINE. THIS MONUMENT FALLS ABOUT 1 FOOT EASTERLY OF THE RIGHT OF WAY LINE AS MONUMENTED. I HELD THIS MONUMENT TO REPRESENT THE TRUE 1/16TH SECTION LINE BUT NOT THE RIGHT OF WAY LINE.

THIS SITE HAS A SIGNIFICANT AMOUNT OF ABANDONED MACHINERY AND OTHER FORMS OF DEBRIS. THIS SURVEY MAKES NO REPRESENTATION AS TO THE EXISTENCE OF ANY PETROLEUM TANKS, ABOVE OR BELOW GROUND AS IDENTIFICATION OF THOSE STRUCTURES WAS BEYOND THE SCOPE OF THIS SURVEY. ALSO, IT DOES NOT APPEAR THAT CITY SEWER OR WATER ARE PROVIDED TO THESE PROPERTIES.

THIS SURVEY WAS PERFORMED WITH A TRIMBLE GPS BASE ROVER PAIR OPERATING IN RTK MODE. MONUMENTS WERE SET ON 7-19-22.

REFERENCE DEEDS

Table with columns: BOOK/REEL, PAGE. Lists various deed references such as B163, P34; B168, P550; B180, P203; B189, P524; B193, P307; B196, P303; B210, P621; B210, P634; B231, P475; B233, P269; B288, P536; B329, P25; B334, P413; B353, P213; B353, P214; R76, P1068; R81, P295; R81, P1414; R91, P878; R216, P1786; R302, P299; R341, P352; R371, P339; R601, P78.

CURVE TABLE

Table with columns: CURVE No., ARC, DELTA, RADIUS, CHORD, BEARING. Lists curve data for C1 through C6 and SP1 through SP2.

CONTROL POINT DATA

Table with columns: POINT, NORTHING, EASTING, ELEVATION, DESCRIPTOR. Lists control points CNTRL 1 and CNTRL 2.

CATCH BASIN DATA

Table with columns: BASIN #, RIM E1., I.E. IN, I.E. OUT. Lists catch basin data for CB1, CB2, and CB3.

FEATURE NOTES

- (A) BARRICADE MADE OUT OF 6" PIPE CONCRETE FILLED BOLLARDS AND STEEL GUARD RAIL.
(B) HISTORIC AERIAL IMAGERY INDICATES A POTENTIAL OF SIX DRAIN FIELDS. ONLY TWO CLEANOUTS WERE FOUND. CONFIRMATION OF ADDITIONAL DRAIN FIELD STRUCTURES BEYOND THOSE SHOWN HEREON IS BEYOND THE SCOPE OF THIS SURVEY.
(C) BURNED OUT REMAINS OF PRIOR BUILDING. A SMALL STREAM OF WATER RUNNING OFF THE SLAB INDICATES WATER SUPPLY TO THE BUILDING IS STILL ACTIVE.
(D) THIS SMALL SHED CONTAINS A PRESSURE TANK AND ELECTRICAL COMPONENTS FOR A PUMP. THE SOURCE OF THE POWER IS UNKNOWN. THE VALVE BOX, WHICH CONSISTS OF A 50" PIPE BURIED ON END, CONTAINS PIPING. THE EXTENT OF THE WATER SYSTEM IS UNKNOWN.
(E) THE MAILBOX STAND CONTAINS EIGHT MAILBOXES. THERE APPEARS TO ONLY BE FOUR PERMANENT STRUCTURES ON THE SITE AT THIS TIME. COMPLETE OCCUPANCY STATUS IS UNCONFIRMED.
(F) THIS POWER POLE CONTAINS A METER BASE AND CONDUIT DROP TO AN UNDERGROUND POWER LINE. THE DESTINATION OF THE UNDERGROUND POWER IS UNKNOWN.
(G) THE ASSOCIATED PRESSURE TANKS FOR THIS WELL SIT EXPOSED ABOVE GROUND ON A CONCRETE SLAB. CONNECTIONS INDICATE SERVICE TO THREE TEMPORARY STRUCTURES. HOWEVER, THE EXTENT OF THE SYSTEM IS UNKNOWN.
(H) THE CURRENT DEED TO THESE PROPERTIES CITES AS AN ENCUMBRANCE A UTILITY EASEMENT GRANTED TO JAMES LANGDON AND HIS WIFE BY BERT MONTIGUE AND HIS WIFE. THE EXCEPTION LANGUAGE CITES THE DEED FROM THE MONTIGUES TO THE LANGDONS AS RECORDED ON DECEMBER 17, 1975 IN BOOK "353". NO PAGE NUMBER IS GIVEN. TWO DEEDS FROM THE MONTIGUES TO THE LANGDONS WERE RECORDED ON THAT DAY. THE FIRST IN BOOK 353, PAGE 213 AND THE SECOND ONE RECORDED AT THE SAME TIME IN BOOK 353, PAGE 214. DEED BOOK 353, PAGE 214 IS A CONVEYANCE OF TWO SEPARATE TRACTS THAT NOW COMPRISE WHAT IS SHOWN ON THIS MAP AS TAX LOT 800. EACH OF THESE TRACT DESCRIPTIONS RESERVE A 5 FOOT UTILITY EASEMENT ALONG THE WEST LINE THEREBY CREATING TWO SEPARATE EASEMENTS. THE DEED IN BOOK 353, PAGE 213 ALSO CREATES A 5' UTILITY EASEMENT. HOWEVER, THAT EASEMENT CANNOT BE DEFINITELY LOCATED ONLY BEING DESCRIBED AS 5 FEET WIDE AND RUNNING FROM NORTH TO SOUTH ACROSS WHAT IS SHOWN AS TAX LOT 900.
(I) TAX LOT 1000 WAS FORMERLY THE SITE OF THREE MOBILE HOMES. THE EXISTENCE AND / OR EXTENT OF A DOMESTIC WATER SUPPLY SYSTEM IS UNKNOWN.
(J) REMAINS OF AN IRRIGATION DITCH MAY BE SEEN WESTERLY AND SOUTHERLY OF THE SW CORNER OF TAX LOT 1000 BUT NO OTHER INDICATIONS OF IRRIGATION DITCHES WERE FOUND.

LEGEND

- FOUND 2 1/2" ODOT BRASS CAP IN CONCRETE PROJECT CONTROL POINT OR AS NOTED
SET A 5/8" x 24" IRON REBAR W/ A 1 1/8" ORANGE PLASTIC CAP STAMPED WTS AND 56295LS
FOUND IRON MONUMENT AS PER DEED
FOUND 5/8" IRON REBAR WITH YELLOW PLASTIC CAP FROM CS 97-249-B OR CS 00-46-B
TELEPHONE PEDESTAL
SANITARY SEWER CLEANOUT
POWER POLE
GUY ANCHOR
WELL HEAD WITH PRESSURE SYSTEM & ELECTRIC CONTROLS
TREE LARGER THAN 12" DBH
COMPUTED POINT
SUBSURFACE PRESSURE TANKS
WEST LINE OF ODOT EASEMENTS. SEE R76 PAGE 1068 AND R81 PAGE 295
HIGHWAY CURB FLOW LINE AND STORM DRAIN
OVERHEAD POWER LINE
UNDERGROUND GAS LINE
UNDERGROUND PHONE LINE
UTILITY EASEMENT LINE
FENCE LINES
EDGE OF GRAVEL DRIVEWAY
PAVED HIGHWAY APPROACH APRON
CB1 STORM SYSTEM CATCH BASIN
R1 COUNTY SURVEY Q-576-AX
R2 COUNTY SURVEY Q-584-AX
R3 ODOT MAP 98-17-8
R4 COUNTY SURVEY 88-24-C
R5 COUNTY SURVEY 97-249-B
R6 COUNTY SURVEY 00-46-B
R7 COUNTY SURVEY 04-52-A
R8 COUNTY SURVEY 16-009-B
R9 COUNTY SURVEY 17-12-B
D RECORD DEED

RECEIVED BY

Umatilla County Surveyor
Date:
Rec'd By:
No.:

I HEREBY CERTIFY THAT THIS MAP REPRESENTS A TRUE AND CORRECT SURVEY PERFORMED UNDER MY DIRECT SUPERVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR
Stephen K. Haddock
OREGON JULY 9, 2001
STEPHEN K. HADDOCK
56295LS
RENEWS 6-30-23

DATUM & CONTOUR INTERVAL

THE PROJECT DATUM IS AN ASSUMED LOCAL GRID. THE CONTOUR INTERVAL IS 1 FOOT.

BASIS OF BEARINGS

BEARINGS ARE BASED ON NAD83 OREGON STATE PLANE GRID BEARINGS ROTATED 0°51'26" CLOCKWISE TO OBTAIN TRUE BEARINGS. A COMBINED SCALE FACTOR OF 0.9999460859 WAS APPLIED TO GRID DISTANCES TO OBTAIN TRUE GROUND DISTANCES.

MAP PREPARED BY: DANIEL P. TITCOMB MAP CHECKED BY S.K.H.

SURVEY FOR

Engineering Northwest, LLC
372 SW 1st, Avenue
Ontario, OR 97914

PROJECT DATE: July 9, 2022

Project No. 22-11 SCALE: 1" = 40'

WITNESS TREE SURVEYING

Stephen K. Haddock, PLS, CFedS
P.O. Box 6
Pilot Rock, Oregon 97868
(541) 443-2922

RECEIVED BY

Umatilla County Surveyor
Date: 8/1/22
Rec'd by: CT
No.: 22-082-C

6" x 6" rebar from survey 97-249-B in concrete at base of fence corner post. The fence has been disturbed.
CORNER DETAIL 1
N.T.S.

CORNER DETAIL 2
N.T.S.

Calculated record position based on survey 97-249-B.
FOUND 1/2" IRON REBAR SEE DEED AND (R5)

Deed lines overlap. See the narrative.

LANDS OF HAWKINS REEL 371, PAGE 399

LANDS OF EDMISTON REEL 341, PAGE 352