

N.E. FIFTH AVENUE

BASIS OF BEARINGS

N89°36'43"E ALONG THE CENTERLINE OF N.E. FIFTH AVENUE AS SHOWN ON SURVEY 97-041-B.

LEGEND

- BLUE MTN. GROWERS PROPERTY BOUNDARY
- - - SECTION OR SECTION SUBDIVISION LINE
- STREET CENTERLINE
- - - RIGHT OF WAY LINE
- CONCRETE WALL
- FENCE LINE
- ⊙ FOUND SURVEY MONUMENT AS DESCRIBED
- FOUND 3/4" PIPE OR 1/2" REBAR SET BY STREAMER PER SURVEY 93-001-B
- ⊙ FOUND 5/8" REBAR WITH YELLOW CAP SET BY TOMKINS PER SURVEY 93-69-B.
- x CALCULATED POINT, NOT FOUND OR SET
- ( R1 ) RECORD DIMENSION PER PLAT OF RICHEY'S ADDN.
- ( R2 ) RECORD DIMENSION PER SURVEY 93-69-B.
- SET 5/8" X 30" REBAR WITH PLASTIC YELLOW CAP STAMPED "TOMKINS SURVEYING" AND BRASS WASHER STAMPED "WA25893 OR2360", ATTACHED.

LINE TABLE

NO.	BEARING	DISTANCE
L1	S 83°33'27" E	57.40'
L2	N 88°13'31" E	46.76'
L3	S 01°03'07" E	26.15'
L4	S 37°05'46" E	71.16'
L5	S 89°01'09" W	41.87'
L6	S 01°03'07" E	68.20'
L7	S 00°55'18" E	118.31' (R2)
L8	S 88°36'47" W	10.00'
L9	N 89°37'56" E	105.00'
L10	S 01°03'07" E	75.00'
L11	S 89°37'56" W	105.00'
L12	N 01°03'07" W	75.00'
L13	N 89°37'56" E	105.00'
L14	S 89°37'56" W	105.00'
L15	S 59°03'28" W	49.94' (R&M R1)
L16	S 59°03'28" W	35.20'
L17	S 59°03'28" W	77.79'
L18	S 00°55'18" E	53.74'
L19	N 88°46'43" E	134.59'
L20	N 88°38'59" E	60.00'
L21	S 01°03'07" E	40.00'
L22	S 01°03'07" E	40.00'
L23	S 01°03'07" E	50.00'

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF THE BLUE MOUNTAIN GROWERS, INC. TO LOCATE PROPERTY CORNERS AND TO CHECK THE ACCURACY OF PIPES AND PINS SET BY STREAMER IN 1992 BY SURVEY 93-001-B. IN THE ANALYSIS OF MR. STREAMER'S SURVEY, I FOUND THAT THERE WERE SEVERAL INSTANCES WHEREIN HE SHOWED THE BLUE MTN. GROWERS AS OWNING LAND NOT COVERED IN THEIR DEEDS. I HAVE MADE NOTES IN EACH OF THESE AREAS. I ALSO FOUND THAT MR. STREAMER'S PINS AND PIPES WERE SOMEWHAT RANDOMLY IN CONFLICT WITH ONE ANOTHER. IN CASES WHERE MR. STREAMER'S PIPES AND PINS WERE MORE THAN 0.5' OUT OF POSITION, I HAVE RE-ESTABLISHED THE CORNER PIN; IN CASES LESS THAN 0.5 FT. I HAVE NOT RESET THE PINS.

THIS SURVEY WAS PERFORMED USING A SOKKIA AUTOMATIC TOTAL STATION HAVING STANDARD ERRORS OF 3 MILLIMETERS ± 2 PARTS PER MILLION AND 0°00'02"

SURVEY REFERENCES

- 93-001-B
- 93-69-B
- 97-041-B
- PLAT OF RICHEY'S ADDITION

DEED REFERENCES

- REEL 226 PAGE 1376
- REEL 165 PAGE 1654
- REEL 178 PAGE 477
- REEL 157 PAGE 1679
- REEL 104 PAGE 998
- REEL 36 PAGE 811
- REEL 185 PAGE 841
- BOOK 164 PAGE 501
- BOOK 171 PAGE 566
- BOOK 169 PAGE 530

DESIGNED BY  
 Drawn by: *6-97*  
 Checked by: *KK*  
 No. *97-110-B*

A SURVEY LOCATED IN THE N.E. 1/4 OF THE S.E. 1/4 OF SECTION 2, AND THE N.W. 1/4 OF THE S.W. 1/4 OF SEC. 1, TWP. 5 NORTH, RGE. 35 EAST, W.M., UMATILLA COUNTY, OREGON

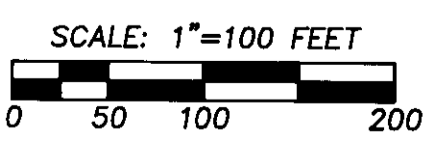
FOR: BLUE MOUNTAIN GROWERS 231 E. BROADWAY MILTON FREEWATER, OR

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON  
 JULY 26, 1988  
 PAUL W.P. TOMKINS  
 2380

PAUL W.P. TOMKINS, LAND SURVEYOR  
 20 EAST POPLAR ST. SUITE 204  
 WALLA WALLA, WA. 99362  
 (509) 522-4843

DATE:  
 APRIL, 1997  
 SCALE:  
 1" = 100'



PAID BY: *6/30/98*  
*5/15/97*