

# RECORD OF SURVEY

## LEGEND

- SET 5/8" X 24" IRON REBAR WITH 1/4" RED PLASTIC CAP MARKED "ORPLS 1106 WAPLS 17372."
  - ⊙ CORNER FALLS ON TREE ROOT OR IN CONCRETE, SET 3/4" BRASS WASHER WITH LEAD PLUG. WASHER IS STAMPED "PLS 1106".
  - ⊙ FOUND 5/8" REBAR WITH PLASTIC CAP PER SURVEY NO. 01-102-B.
  - FOUND MONUMENT AS NOTED.
  - ⊕ CALCULATED POINT ONLY, NOT FOUND OR SET.
  - INDICATES FENCE LINE.
  - (XOX)P RECORD DIMENSION PER PLAT OF HAZEL ADDITION.
  - (XOX)D RECORD DIMENSION PER RECORD DEED DESCRIPTION.
  - (XOX)R RECORD DIMENSION PER SURVEY NO. 02-284-B.
  - (XOX) RECORD DIMENSION PER SURVEY NO. 01-102-B.
- LOT NUMBERS REFER TO THE PLAT OF HAZEL ADDITION, RECORDED AUGUST 9, 1890, IN BOOK 2, RECORD OF TOWN PLATS.

## NOTES

PROPERTY SURVEYED IS DESCRIBED IN DEED TO CLEAR CREEK CATTLE COMPANY, RECORDED AS INSTRUMENT NO. 1999-3480070 AT REEL 348, PAGE 0070, UMATILLA COUNTY MICROFILM RECORDS. THIS DEED DOES NOT SPECIFY ANY EASEMENTS OF RECORD.

THE PREVIOUS DEED TO THE PROPERTY, FROM THE HARRIS FOUNDATION TO WHITNEY AND ASSOCIATES, INC., RECORDED AS INSTRUMENT NO. 96-215948 AT REEL 286, PAGE 0108, UMATILLA COUNTY MICROFILM RECORDS, INDICATES TWO EASEMENTS AFFECT THE PROPERTY:

1. A "BLANKET" EASEMENT OVER AND ACROSS THE WHOLE PROPERTY, GRANTED TO PACIFIC NORTHWEST BELL TELEPHONE COMPANY, RECORDED AS INSTRUMENT NO. 79-49785 AT REEL 47, PAGE 881, UMATILLA COUNTY MICROFILM RECORDS.

2. AN EASEMENT FOR UTILITIES OVER AND ACROSS THE PREMISES FORMERLY INCLUDED WITHIN THE BOUNDARIES OF THAT TRACT OF LAND FROM CITY OF PENLETON, RECORDED IN BOOK 210, PAGE 387, DEED RECORDS OF UMATILLA COUNTY, IF ANY SUCH EXIST. THIS EASEMENT AFFECTS THE SOUTH 10 FEET OF THE PROPERTY.

REFER TO OWNERS TITLE POLICY FOR OTHER EASEMENTS OF RECORD.

## NARRATIVE

THIS SURVEY WAS MADE AT THE REQUEST OF GARY JELUM OF CLEAR CREEK CATTLE COMPANY. THE PURPOSE OF THE SURVEY WAS TO LOCATE THAT TRACT OF LAND DESCRIBED IN DEED RECORDED AS INSTRUMENT NO. 1999-3480070.

WE HELD MONUMENTS RECOVERED FROM SURVEY NO. 01-102-B TO DETERMINE PART OF THE WEST RIGHT-OF-WAY LINE OF SW 20TH STREET, AND TO CALCULATE THE NORTH LINE OF LOT 24, HAZEL ADDITION. WE HELD RAILROAD SPIKES AT THE INTERSECTION OF SW 20TH AND SW COURT AND AT THE INTERSECTION OF SW 17TH AND COURT, TO DETERMINE THE ALIGNMENT OF SW COURT AVENUE. WE HELD THE RECORD EAST-WEST PLAT DIMENSION OF 336.04 FEET FOR LOTS 24 THROUGH 26 AND PROPORTIONALLY CALCULATED THE LIMITS OF LOTS 24 THROUGH 26. WE THEN USED RECORD DEED DIMENSIONS FOR VARIOUS DEEDED TRACTS WITHIN LOT 26 TO PROPORTIONALLY DIVIDE LOT 26 INTO ITS DEEDED PARTS. JUNIOR-SENIOR RELATIONSHIPS LIKELY EXIST BETWEEN THE VARIOUS TRACTS MAKING UP LOT 26, BUT SINCE THE EAST-WEST DIMENSION OF LOT 26 IS THE RECORD PLAT DIMENSION AND THE NORTH-SOUTH DIMENSION OF LOT 26 IS ONLY 0.01' DIFFERENT FROM RECORD, WE DID NOT INVESTIGATE JUNIOR-SENIOR RELATIONSHIPS.

THIS SURVEY WAS MADE BY A 2 PERSON CREW USING A LEICA TPC 803, 3 SECOND TOTAL STATION BY A COMBINATION OF CLOSED TRAVERSES AND RADIAL TIES. MONUMENTS WERE SET BY RADIAL METHODS AND VERIFIED BY SEPARATE OBSERVATIONS TO DIFFERENT BACK SIGHTS.

RECEIVED BY  
 Umatilla County Surveyor  
 7-07  
 By KR  
 No. 07-195-B

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
  
*Will. R. Wells*  
 OREGON  
 JULY 22, 1977  
 WILLIAM R. WELLS  
 1106  
 RENEWS 6/30/08

WILLIAM R. WELLS, PLS  
 2602 N.E. RIVERSIDE PLACE  
 P.O. BOX 1696  
 PENLETON, OR 97801  
 PHONE: (541) 276-6362

DATE: JUNE, 2007 DR. BY: JMW  
 CK. BY: WRW NO: 07-1130

PROJECT: VCCOLDWELL  
 BOUNDARY SURVEY FOR:  
 CLEAR CREEK CATTLE COMPANY  
 A PORTION OF LOT 26, HAZEL ADDITION,  
 AND OTHER LANDS ABUTTING  
 S.W. COURT AVENUE.  
 LOCATED IN THE W1/2 OF SECTION 10,  
 T2N., R32E., W.M., CITY OF PENLETON,  
 UMATILLA COUNTY, OREGON

