

RECORD OF SURVEY

A BOUNDARY SURVEY OF THE CURRENT TAX LOTS 2500 & 3000 OF ASSESSOR'S MAP 2N3211AA, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION II, T2N, R32E, W.M., CITY OF PENDLETON, UMATILLA COUNTY, OREGON.



SCALE 1"=100'



BASIS OF BEARING

BEARING BASE -- CO. SURVEY 96-139-C RB8 TO RB14, RESERVE ADD.

LEGEND

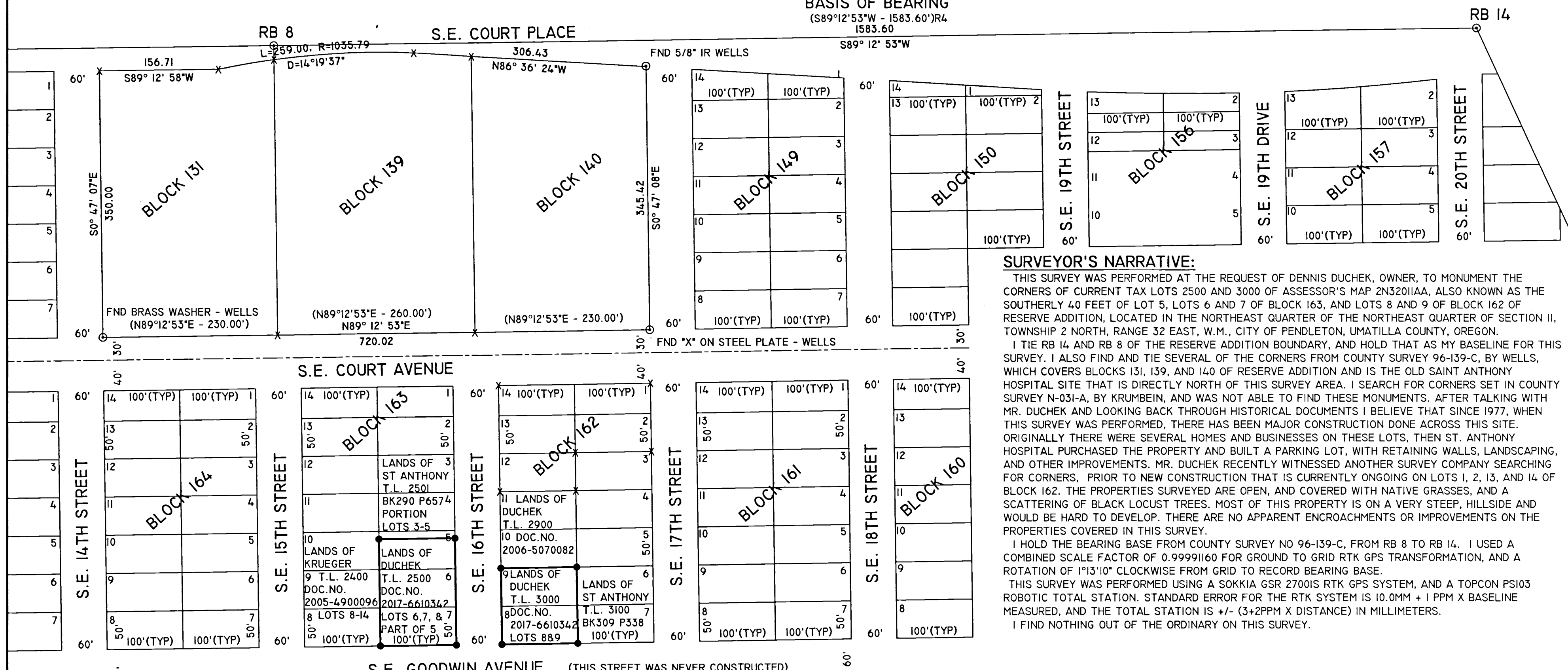
- SET 5/8"X 30" IRON REBAR W/ RED PLASTIC CAP STAMPED ORPLS43406LS/WAPLS44338
FOUND MONUMENT, AS NOTED.
CALCULATED POSITION, CORNER NOT FOUND.
REFERENCE DOCUMENT -- SEE REFERENCES.
RECORD CENTERLINE OF S.E. COURT AVENUE
PROPERTY BOUNDARY

REFERENCES: NOTE: UMATILLA COUNTY DEED RECORDS = UCDR.

- (R1) ASSESSOR'S MAP 2N3211AA
(R2) RESERVE ADDITION PLAT, BOOK I, PAGE 88, UMATILLA COUNTY PLAT RECORDS.
(R3) COUNTY SURVEY NO. N-31-A, KRUMBEIN FOR ST. ANTHONY HOSPITAL, 1977.
(R4) COUNTY SURVEY NO. 96-139-C, WELLS FOR SELLEN CM, 1996.
(D1) WARRANTY DEED, BOOK 290, PAGE 657, UCDR, GALLOGY TO ST. ANTHONY HOSPITAL, 1967, T.L.2501 2N3211AA.
(D2) QUITCLAIM DEED, DOC.NO. 2006-5070082, UCDR, DUCHEK TO DUCHEK, 2006, T.L. 2900 2N3211AA.
(D3) PERS. REPRESENTATIVE'S DEED, DOC.NO. 2005-4900096, UCDR, KRUEGER TO KRUEGER, 2005, T.L. 2400 2N3211AA.
(D4) STATUTORY WARRANTY DEED, DOC.NO. 2017-6610342 UCDR, ST. ANTHONY HOSPITAL TO DUCHEK, 2017, T.L. 2500 & 3000 2N3211AA.
(D5) DEED, BOOK 309, PAGE 338, UCDR, DOHERTY TO ST. ANTHONY HOSPITAL, 1974, T.L. 3100 2N3211AA.

BASIS OF BEARING

(S89°12'53"W - 1583.60')R4 1583.60



SURVEYOR'S NARRATIVE:

THIS SURVEY WAS PERFORMED AT THE REQUEST OF DENNIS DUCHEK, OWNER, TO MONUMENT THE CORNERS OF CURRENT TAX LOTS 2500 AND 3000 OF ASSESSOR'S MAP 2N32011AA, ALSO KNOWN AS THE SOUTHERLY 40 FEET OF LOT 5, LOTS 6 AND 7 OF BLOCK 163, AND LOTS 8 AND 9 OF BLOCK 162 OF RESERVE ADDITION, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION II, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., CITY OF PENDLETON, UMATILLA COUNTY, OREGON.
I TIE RB 14 AND RB 8 OF THE RESERVE ADDITION BOUNDARY, AND HOLD THAT AS MY BASELINE FOR THIS SURVEY. I ALSO FIND AND TIE SEVERAL OF THE CORNERS FROM COUNTY SURVEY 96-139-C, BY WELLS, WHICH COVERS BLOCKS 131, 139, AND 140 OF RESERVE ADDITION AND IS THE OLD SAINT ANTHONY HOSPITAL SITE THAT IS DIRECTLY NORTH OF THIS SURVEY AREA. I SEARCH FOR CORNERS SET IN COUNTY SURVEY N-031-A, BY KRUMBEIN, AND WAS NOT ABLE TO FIND THESE MONUMENTS. AFTER TALKING WITH MR. DUCHEK AND LOOKING BACK THROUGH HISTORICAL DOCUMENTS I BELIEVE THAT SINCE 1977, WHEN THIS SURVEY WAS PERFORMED, THERE HAS BEEN MAJOR CONSTRUCTION DONE ACROSS THIS SITE. ORIGINALLY THERE WERE SEVERAL HOMES AND BUSINESSES ON THESE LOTS, THEN ST. ANTHONY HOSPITAL PURCHASED THE PROPERTY AND BUILT A PARKING LOT, WITH RETAINING WALLS, LANDSCAPING, AND OTHER IMPROVEMENTS. MR. DUCHEK RECENTLY WITNESSED ANOTHER SURVEY COMPANY SEARCHING FOR CORNERS, PRIOR TO NEW CONSTRUCTION THAT IS CURRENTLY ONGOING ON LOTS 1, 2, 13, AND 14 OF BLOCK 162. THE PROPERTIES SURVEYED ARE OPEN, AND COVERED WITH NATIVE GRASSES, AND A SCATTERING OF BLACK LOCUST TREES. MOST OF THIS PROPERTY IS ON A VERY STEEP, HILLSIDE AND WOULD BE HARD TO DEVELOP. THERE ARE NO APPARENT ENCROACHMENTS OR IMPROVEMENTS ON THE PROPERTIES COVERED IN THIS SURVEY.
I HOLD THE BEARING BASE FROM COUNTY SURVEY NO 96-139-C, FROM RB 8 TO RB 14. I USED A COMBINED SCALE FACTOR OF 0.99991160 FOR GROUND TO GRID RTK GPS TRANSFORMATION, AND A ROTATION OF 1°13'10" CLOCKWISE FROM GRID TO RECORD BEARING BASE.
THIS SURVEY WAS PERFORMED USING A SOKKIA GSR 2700IS RTK GPS SYSTEM, AND A TOPCON PS103 ROBOTIC TOTAL STATION. STANDARD ERROR FOR THE RTK SYSTEM IS 10.0MM + 1 PPM X BASELINE MEASURED, AND THE TOTAL STATION IS +/- (3+2PPM X DISTANCE) IN MILLIMETERS.
I FIND NOTHING OUT OF THE ORDINARY ON THIS SURVEY.

ROBERT D. ENGLISH, ORPLS43406LS

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JANUARY 11, 2005 ROBERT DOUGLAS ENGLISH 43406LS

RENEWAL DATE: 12/31/19

DATE: 12/12/17 DWN. BY: RDE

SCALE: 1"=100' CHK. BY: RDE

JOB NO. 2017-054 REV. DATE: 00/00/00

DWG NO. DUCHEKROS.DWG

RECORD OF SURVEY FOR: DENNIS & JULIE DUCHEK 516 S.E. 16TH STREET PENDLETON, OREGON 97801

SURVEY ONE,LLC P.O. BOX 382 PENDLETON OR, 97801 PH:541-276-2055 FAX:541-276-3480

RECEIVED BY Umatilla County Surveyor Date: 1/12/18 Rec'd By: CT No.: 18-002-B