

NARRATIVE OF SURVEY

THE PURPOSE OF THIS SURVEY WAS TO LOCATE AND MONUMENT BOUNDARIES OF CERTAIN LANDS LOCATED BETWEEN SOUTH MAIN STREET AND OREGON-WASHINGTON HIGHWAY NO. 11, SOUTH OF S.E. 14TH AVENUE AND NORTH OF THE SECTION LINE BETWEEN SECTIONS 12 AND 13, T5N, R35E, W.M.

PORTIONS OF THE LANDS MONUMENTED ON THIS MAP ARE PROPOSED FOR A LAND PARTITION UNDER ZONING AND PLANNING REGULATIONS OF THE CITY OF MILTON-FREEWATER.

BEARINGS FOR THIS SURVEY ARE BASED ON THE LINE BETWEEN MONUMENTS AT THE S.E. AND S.W. CORNERS OF SECTION 12, T5N, R35E, W.M.

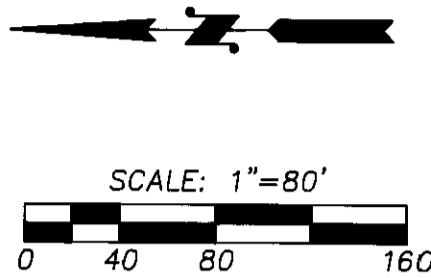
THE SURVEYED AREA INCLUDES PORTIONS OF THE NICHOL'S ADDITION PLAT, A SUBDIVISION PLAT RECORDED IN 1940. LITTLE EVIDENCE OF ORIGINAL MONUMENTATION FOR THIS PLAT WAS RECOVERED. IN FACT, THERE ARE FEW RECORDED SURVEYS IN THIS PORTION OF MILTON-FREEWATER. A NUMBER OF UNRECORDED SURVEY MONUMENTS WERE RECOVERED AND IN MOST CASES THESE UNRECORDED MONUMENTS WERE USED, TOGETHER WITH FOUND RECORDED MONUMENTS, TO DETERMINE THE LINES MONUMENTED ON THIS SURVEY.

THE EAST RIGHT-OF-WAY LINE OF OREGON-WASHINGTON HIGHWAY NO. 11 WAS DETERMINED BASED ON RECOVERED STATE HIGHWAY MONUMENTS AS SHOWN. I WAS UNABLE TO RECOVER USABLE STATE HIGHWAY MONUMENTS NORTH OF ENGINEER'S CENTERLINE STATION 16444.46 AHEAD, AND TANGENT AND CURVE DATA FOR THE RIGHT-OF-WAY WAS CALCULATED NORTH OF THIS STATION. IN THE LATE 1980'S PORTIONS OF SOUTH MAIN STREET AND S.E. 14TH AND S.E. 15TH STREETS WERE RECONSTRUCTED UNDER THE ADMINISTRATION OF THE STATE HIGHWAY DEPARTMENT. I WAS UNABLE TO FIND ANY USEFUL INFORMATION OR DOCUMENTATION OF THE RIGHT-OF-WAYS OF THESE STREETS AFTER CONTACTING THE LA GRANDE AND PENDLETON OFFICES OF THE STATE DEPARTMENT OF TRANSPORTATION.

THE RIGHT-OF-WAY OF SOUTH MAIN STREET WAS DETERMINED USING NICHOL'S ADDITION PLAT DATA, SUPPLEMENTED BY MEASUREMENTS SHOWN ON AN UNDATED PLAT MAP OF BLOCK 18, NICHOL'S ADDITION, BY FRANK B. HAYES, THEN COUNTY SURVEYOR. THIS MAP IS BELIEVED TO HAVE BEEN DRAFTED IN THE 1950'S. THE MARKED STONE MONUMENTS NOTED ON THE HAYES MAP HAVE BEEN REMOVED BY GRADING AND CONSTRUCTION. THE ANGLE POINT IN SOUTH MAIN STREET NEAR THE S.E. 16TH STREET INTERSECTION IS NECESSARY TO MATCH MONUMENTATION FOUND ALONG THE EAST SIDE OF SOUTH MAIN STREET, BETWEEN S.E. 16TH STREET AND S.E. 17TH STREET. TO DETERMINE THE INTERSECTION OF SOUTH MAIN STREET AND S.E. 18TH AVENUE, THE PLAT RECORD RIGHT ANGLE DISTANCE BETWEEN THE CENTERLINES OF S.E. 17TH STREET AND S.E. 18TH STREETS WAS HELD AT 276.00 FEET. THE LOCATION OF SOUTH MAIN STREET DETERMINED ON THIS SURVEY MATCHES WELL WITH MONUMENTS FOUND EAST OF MAIN STREET ON S.E. 17TH AND S.E. 18TH STREETS. THE ALIGNMENT OF SOUTH MAIN STREET ALSO MATCHES THE OLD WIRE FENCE SET IN A CONCRETE CURB LOCATED SOUTH OF S.E. 15TH STREET.

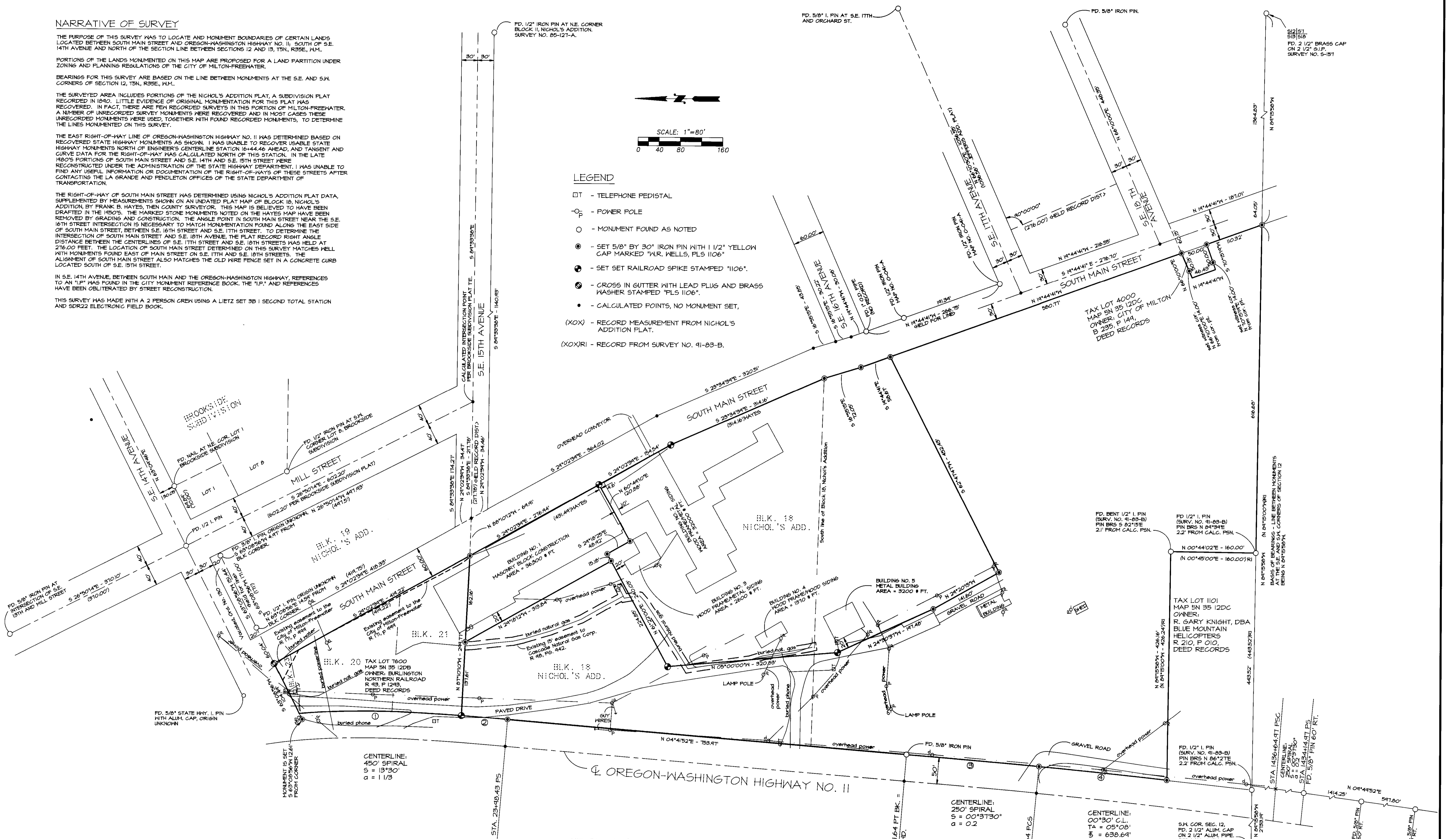
IN S.E. 14TH AVENUE, BETWEEN SOUTH MAIN AND THE OREGON-WASHINGTON HIGHWAY, REFERENCES TO AN "I.P." WAS FOUND IN THE CITY MONUMENT REFERENCE BOOK. THE "I.P." AND REFERENCES HAVE BEEN OBLITERATED BY STREET RECONSTRUCTION.

THIS SURVEY WAS MADE WITH A 2 PERSON CREW USING A LIETZ SET 3B 1 SECOND TOTAL STATION AND SDR22 ELECTRONIC FIELD BOOK.



LEGEND

- ⊕ - TELEPHONE PEDISTAL
- ⊙ - POWER POLE
- - MONUMENT FOUND AS NOTED
- ⊙ - SET 5/8" BY 30" IRON PIN WITH 1 1/2" YELLOW CAP MARKED "W.R. WELLS, PLS 1106"
- ⊙ - SET SET RAILROAD SPIKE STAMPED "1106"
- ⊙ - CROSS IN GUTTER WITH LEAD PLUG AND BRASS WASHER STAMPED "PLS 1106"
- - CALCULATED POINTS, NO MONUMENT SET,
- (XOX) - RECORD MEASUREMENT FROM NICHOL'S ADDITION PLAT.
- (XOX)R1 - RECORD FROM SURVEY NO. 91-83-B.



CURVE DATA

- CURVE NO:
- ① - 50' OUTSIDE OFFSET SPIRAL CURVE; LC = N 00°24'51"E 304.51'
 - ② - 50' OUTSIDE OFFSET SPIRAL CURVE; LC = N 04°31'48"E 371.12'
 - ③ - 50' OUTSIDE OFFSET SPIRAL CURVE; LC = N 04°54'23"E 250.55'
 - ④ - Δ = 01°12'11"; R = 11504.16; L = 241.68; LC = N 05°55'28"E 241.68'

RECEIVED BY
Umatilla County Surveyor
Date 9-92
No. 92-103-C

REGISTERED PROFESSIONAL LAND SURVEYOR
William R. Wells
OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106

WILLIAM R. WELLS, PLS
357 N.E. HWY. 11
P.O. BOX 1696
PENDLETON, OR 97801
PHONE: (503) 276-6362

DATE: 5/11/92
DR BY: MEQ
CK BY: WRW
NO: 91-119

PROJECT:
MONUMENTATION SURVEY IN PREPARATION FOR A LAND PARTITION FOR PORT OF UMATILLA WATERMILL FOODS SITE MILTON-FREEWATER, OR LOCATED IN SECTION 12, T5N, R35E, W.M., UMATILLA COUNTY, OREGON