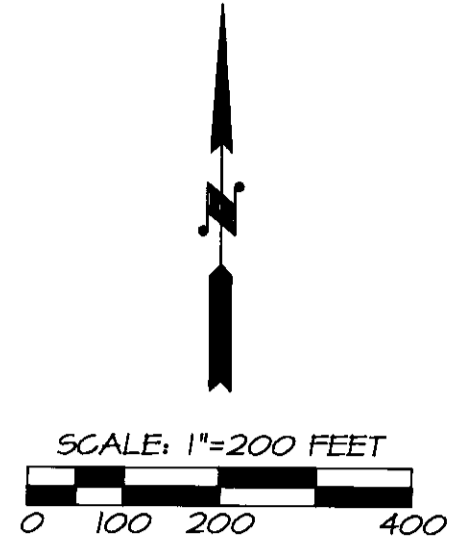


# RECORD OF SURVEY

JULY, 2000



BASIS OF BEARINGS: CITY OF PENDLETON GRID COORDINATE SYSTEM.

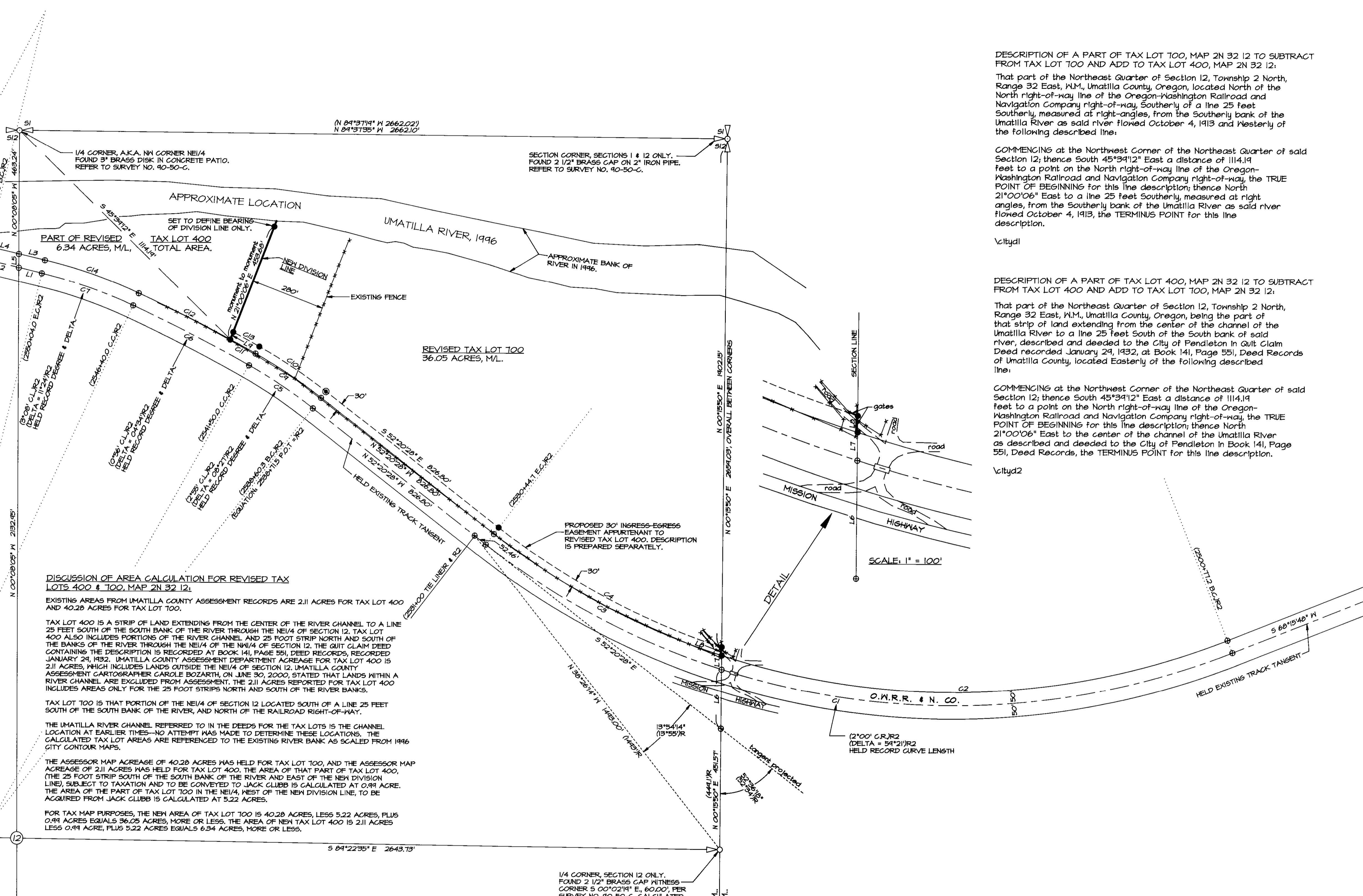
- LEGEND**
- PUBLIC LAND SURVEY CORNER FOUND AS NOTED.
  - 
  - SET RAILROAD SPIKE IN ROCK OUTCROP STAMPED "X 1106".
  - CALCULATED POINT ONLY, NOT SET OR FOUND.
  - RECORD DIMENSION, SURVEY NO. 40-50-C.
  - RECORD DIMENSION FROM O.J.R.R. & N. CO. RIGHT-OF-WAY AND TRACK MAP DATED JUNE 30, 1918, REVISED DEC. 31, 1921, OR NEWER VERSION OF MAP SHOWING REALIGNED TRACK, (FOUND AT CITY ENGINEERING DEPT. MAP FILE), MID RIGHT-OF-WAY AND TRACK MAP WAS FOUND AT COUNTY ASSESSOR'S OFFICE.
  - RECORD DIMENSION FROM O.J.R.R. & N. CO. RIGHT-OF-WAY AND TRACK MAP DATED JUNE 30, 1918, REVISED DEC. 31, 1921.
  - EXISTING FENCE PERTINENT TO SURVEY.

**LINE TABLE**

NO.	BEARING	DISTANCE	RECORD DIMENSION
L1	N 76°45'28" W	88.55'	
L2	N 76°45'28" W	130.05'	
L3	N 76°45'28" W	100.44'	
L4	N 76°45'28" W	118.16'	
L5	N 00°08'05" W	51.39'	
L6	N 00°15'50" E	221.44'	(226.6')R
L7	N 00°15'50" E	52.39'	
L8	N 00°15'50" E	31.48'	
L9	N 21°00'06" E	30.24'	

**CURVE TABLE**

NO.	DELTA	RADIUS	LENGTH	LONG CHORD
C1	59°23'44"	2862.60'	2987.51'	N 82°02'20" W 2836.41'
C2	39°31'09"	2812.60'	1939.37'	S 88°01'23" W 1801.74'
C3	19°52'35"	2812.60'	975.71'	N 82°18'45" W 970.82'
C4	19°40'52"	2782.60'	955.83'	S 62°10'54" E 951.14'
C5	8°27'00"	1964.43'	289.71'	N 56°33'58" W 289.45'
C6	4°34'00"	6135.83'	489.29'	N 63°04'28" W 489.16'
C7	11°24'00"	1828.59'	363.83'	N 71°03'28" W 363.23'
C8	14°29'00"	954.93'	241.39'	N 89°30'58" W 240.75'
C9	8°27'00"	2014.43'	297.09'	S 56°33'58" W 296.82'
C10	8°27'00"	2044.43'	301.51'	S 56°33'58" E 301.24'
C11	0°59'59"	6188.83'	107.98'	N 61°17'27" W 107.98'
C12	3°34'01"	6188.83'	385.29'	N 63°34'27" W 385.23'
C13	1°02'05"	6218.83'	112.30'	S 61°18'30" E 112.29'
C14	11°24'00"	1878.59'	373.78'	N 71°03'28" W 373.16'



**DISCUSSION OF AREA CALCULATION FOR REVISED TAX LOTS 400 & 100, MAP 2N 32 12.**

EXISTING AREAS FROM UMATILLA COUNTY ASSESSMENT RECORDS ARE 2.11 ACRES FOR TAX LOT 400 AND 40.28 ACRES FOR TAX LOT 100.

TAX LOT 400 IS A STRIP OF LAND EXTENDING FROM THE CENTER OF THE RIVER CHANNEL TO A LINE 25 FEET SOUTH OF THE SOUTH BANK OF THE RIVER THROUGH THE NE1/4 OF SECTION 12. TAX LOT 400 ALSO INCLUDES PORTIONS OF THE RIVER CHANNEL AND 25 FOOT STRIP NORTH AND SOUTH OF THE BANKS OF THE RIVER THROUGH THE NE1/4 OF SECTION 12. THE QUIT CLAIM DEED CONTAINING THE DESCRIPTION IS RECORDED AT BOOK 141, PAGE 551, DEED RECORDS, RECORDED JANUARY 29, 1932. UMATILLA COUNTY ASSESSMENT DEPARTMENT ACRES FOR TAX LOT 400 IS 2.11 ACRES, WHICH INCLUDES LANDS OUTSIDE THE NE1/4 OF SECTION 12. UMATILLA COUNTY ASSESSMENT CARTOGRAPHER CAROLE BOZARTH, ON JUNE 30, 2000, STATED THAT LANDS WITHIN A RIVER CHANNEL ARE EXCLUDED FROM ASSESSMENT. THE 2.11 ACRES REPORTED FOR TAX LOT 400 INCLUDES AREAS ONLY FOR THE 25 FOOT STRIPS NORTH AND SOUTH OF THE RIVER BANKS.

TAX LOT 100 IS THAT PORTION OF THE NE1/4 OF SECTION 12 LOCATED SOUTH OF A LINE 25 FEET SOUTH OF THE SOUTH BANK OF THE RIVER, AND NORTH OF THE RAILROAD RIGHT-OF-WAY.

THE UMATILLA RIVER CHANNEL REFERRED TO IN THE DEEDS FOR THE TAX LOTS IS THE CHANNEL LOCATION AT EARLIER TIMES—NO ATTEMPT WAS MADE TO DETERMINE THESE LOCATIONS. THE CALCULATED TAX LOT AREAS ARE REFERENCED TO THE EXISTING RIVER BANK AS SCALED FROM 1946 CITY CONTOUR MAPS.

THE ASSESSOR MAP ACRES OF 40.28 ACRES WAS HELD FOR TAX LOT 100, AND THE ASSESSOR MAP ACRES OF 2.11 ACRES WAS HELD FOR TAX LOT 400. THE AREA OF THAT PART OF TAX LOT 400, (THE 25 FOOT STRIP SOUTH OF THE SOUTH BANK OF THE RIVER AND EAST OF THE NEW DIVISION LINE), SUBJECT TO TAXATION AND TO BE CONVERTED TO JACK CLUBB IS CALCULATED AT 0.99 ACRE. THE AREA OF THE PART OF TAX LOT 100 IN THE NE1/4, WEST OF THE NEW DIVISION LINE, TO BE ACQUIRED FROM JACK CLUBB IS CALCULATED AT 5.22 ACRES.

FOR TAX MAP PURPOSES, THE NEW AREA OF TAX LOT 100 IS 40.28 ACRES, LESS 5.22 ACRES, PLUS 0.99 ACRES EQUALS 36.05 ACRES, MORE OR LESS. THE AREA OF NEW TAX LOT 400 IS 2.11 ACRES LESS 0.99 ACRE, PLUS 5.22 ACRES EQUALS 6.34 ACRES, MORE OR LESS.

**NARRATIVE**

THE SURVEY WAS MADE AT THE REQUEST OF THE CITY OF PENDLETON TO LOCATE A NEW DIVISION LINE BETWEEN TAX LOTS 400 AND 100, MAP 2N3212. THE BOUNDARY ADJUSTMENT REQUEST IS TO BE PROCESSED THROUGH THE UMATILLA COUNTY PLANNING DEPARTMENT.

THE SURVEY REQUIRED LOCATION OF THE NORTH RIGHT-OF-WAY LINE OF THE OREGON-WASHINGTON RAILROAD AND NAVIGATION COMPANY RIGHT-OF-WAY. THE RIGHT-OF-WAY LINES WERE RECONSTRUCTED WITH REFERENCE TO RIGHT-OF-WAY AND TRACK MAP DATED JUNE 30, 1918. THIS MAP WAS FOUND AT THE COUNTY ASSESSOR'S OFFICE AND IS THE BASIS FOR STATIONING SHOWN ON ASSESSMENT MAPS. ANOTHER RAILROAD MAP WAS LOCATED IN THE CITY ENGINEERING DEPARTMENT. THE MAP LOCATED AT THE CITY ENGINEERING DEPARTMENT IS A MORE RECENT MAP WITH NO DATE IDENTIFICATION. IT SHOWS TRACK REALIGNMENTS WITHIN THE EXISTING RIGHT-OF-WAY AND IS OF HELP WHEN USED WITH THE 1918 MAP. CURVE ELEMENTS HELD IN RECONSTRUCTING THE RIGHT-OF-WAY LINES ARE SHOWN ON THIS SURVEY ALONG WITH RECORD AND MEASURED DATA. ARC DEFINITION WAS USED FOR ALL CIRCULAR CURVES DEFINING THE RAILROAD CENTERLINE AND RIGHT-OF-WAY. IT SHOULD BE NOTED THAT THE EXISTING TRACK ALIGNMENT CENTERLINE VARIES FROM THE RIGHT-OF-WAY CENTERLINE IN SOME AREAS.

THE SURVEY WAS MADE WITH A 2 PERSON CREW USING LEICA 391 GEODETIC GPS RECEIVERS OPERATED IN REAL TIME KINEMATIC MODE. BASIS OF BEARING IS THE CITY OF PENDLETON GRID COORDINATE SYSTEM.

DESCRIPTION OF A PART OF TAX LOT 100, MAP 2N 32 12 TO SUBTRACT FROM TAX LOT 100 AND ADD TO TAX LOT 400, MAP 2N 32 12:

That part of the Northeast Quarter of Section 12, Township 2 North, Range 32 East, N.M., Umatilla County, Oregon, located North of the North right-of-way line of the Oregon-Washington Railroad and Navigation Company right-of-way, Southerly of a line 25 feet Southerly, measured at right-angles, from the Southerly bank of the Umatilla River as said river flowed October 4, 1913 and Westerly of the following described line:

COMMENCING at the Northwest Corner of the Northeast Quarter of said Section 12; thence South 45°34'12" East a distance of 1114.14 feet to a point on the North right-of-way line of the Oregon-Washington Railroad and Navigation Company right-of-way, the TRUE POINT OF BEGINNING for this line description; thence North 21°00'06" East to a line 25 feet Southerly, measured at right angles, from the Southerly bank of the Umatilla River as said river flowed October 4, 1913, the TERMINUS POINT for this line description.

DESCRIPTION OF A PART OF TAX LOT 400, MAP 2N 32 12 TO SUBTRACT FROM TAX LOT 400 AND ADD TO TAX LOT 100, MAP 2N 32 12:

That part of the Northeast Quarter of Section 12, Township 2 North, Range 32 East, N.M., Umatilla County, Oregon, being the part of that strip of land extending from the center of the channel of the Umatilla River to a line 25 feet South of the South bank of said river, described and deeded to the City of Pendleton in Quit Claim Deed recorded January 29, 1932, at Book 141, Page 551, Deed Records of Umatilla County, located Easterly of the following described line:

COMMENCING at the Northwest Corner of the Northeast Quarter of said Section 12; thence South 45°34'12" East a distance of 1114.14 feet to a point on the North right-of-way line of the Oregon-Washington Railroad and Navigation Company right-of-way, the TRUE POINT OF BEGINNING for this line description; thence North 21°00'06" East to the center of the channel of the Umatilla River as described and deeded to the City of Pendleton in Book 141, Page 551, Deed Records, the TERMINUS POINT for this line description.

REGISTERED PROFESSIONAL LAND SURVEYOR  
*William R. Wells*  
OREGON  
JULY 22, 1977  
WILLIAM R. WELLS  
1106  
RENEWS 6/30/02

WILLIAM R. WELLS, PLS  
357 N.E. HWY. 11  
P.O. BOX 1696  
PENDLETON, OR 97801  
PHONE: (541) 276-6362

PROJECT:  
BOUNDARY ADJUSTMENT SURVEY FOR:  
CITY OF PENDLETON

DATE: 06/00 DR. BY: WRW  
CK. BY: WRW NO. 00-112

LOCATED IN THE NE1/4 OF SECTION 12, T2N, R32E, W.M., UMATILLA COUNTY, OREGON

7-00  
KE  
00-157-C

WTRP&D