

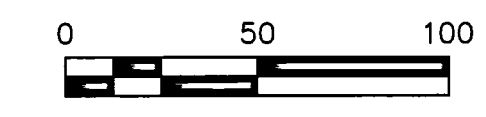
(N 80°22'42" E 659.75')10-75-B  
 (N 80°23'21" E 659.75')

FOUND A 5/8" IRON PIN WITH A YELLOW PLASTIC CAP PER SURVEY 85-78-C.

**A SURVEY LOCATED IN THE NW 1/4 OF SECTION 14 AND THE NE 1/4 OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON**

**BASIS OF BEARINGS**

N 80°41'58" E ALONG THE CENTERLINE OF COLUMBIA BLVD BETWEEN WILLAMETTE AVENUE AND UMATILLA AVENUE AS SHOWN ON COUNTY SURVEY 02-188-C.



**LEGEND**

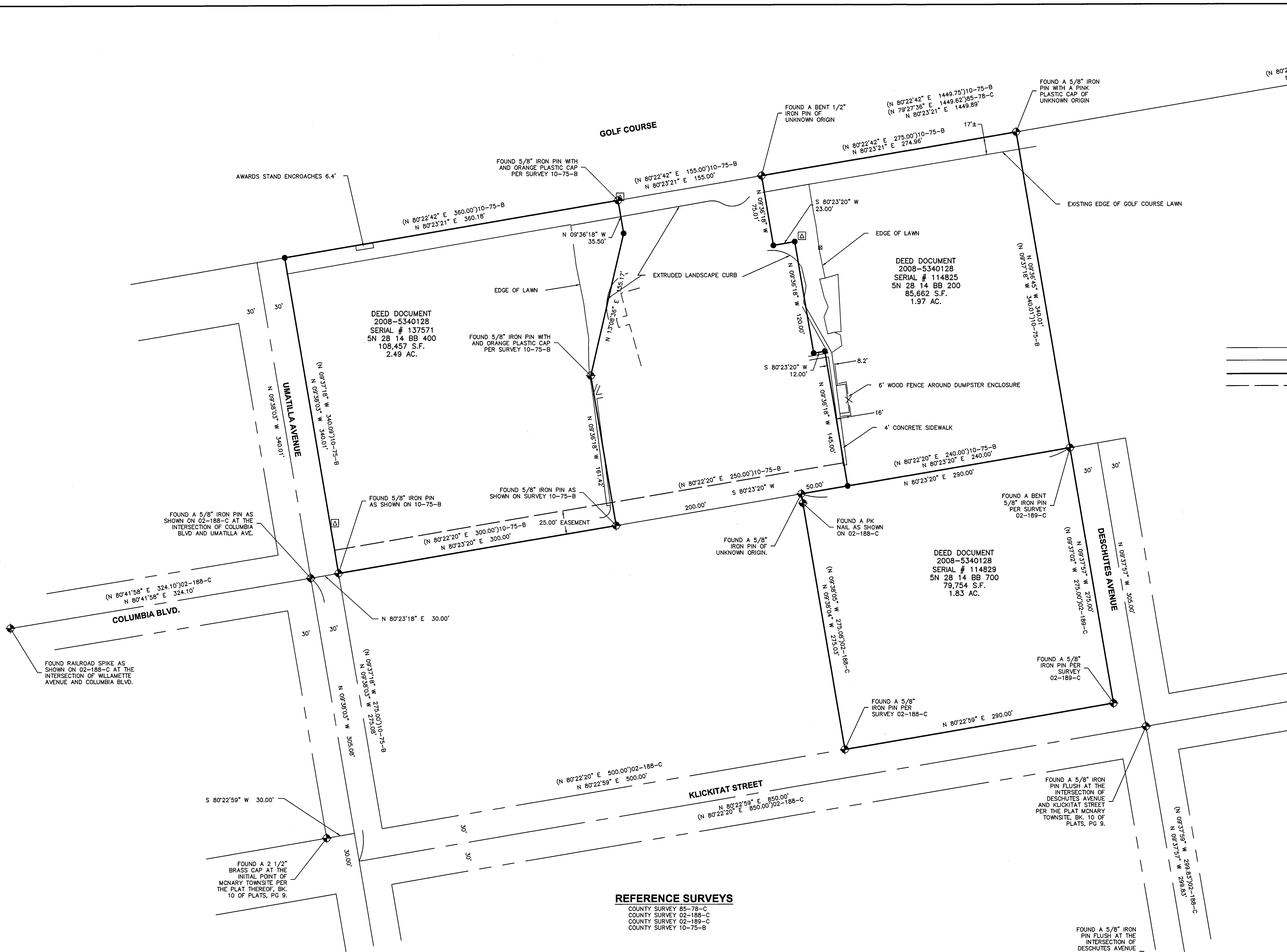
- RIGHT-OF-WAY CENTERLINE
- RIGHT-OF-WAY LINE
- SURVEYED DEED LINE
- - - EASEMENT
- ⊕ FOUND SURVEY MONUMENT AS NOTED
- SET A 5/8"x30" IRON REBAR WITH A YELLOW PLASTIC CAP STAMPED "2820"
- ⊠ ELECTRICAL TRANSFORMER
- ⊞ TELEPHONE RISER
- (XXXXX) RECORD DIMENSION AS NOTED

**NARRATIVE**

THIS SURVEY WAS PREPARED AT THE REQUEST OF UMATILLA LAND INVESTMENTS, LLC TO SURVEY AND MARK THE BOUNDARIES OF TAX LOTS 200, 400 AND 700 AS SHOWN ON MAP 5N2814B8 AND DESCRIBED BY DEED RECORDED AS DOCUMENT NUMBER 2008-5340128 IN THE DEED RECORDS OF UMATILLA COUNTY OREGON. TAX LOT 400 WAS SURVEYED IN 2010 BY WITNESS TREE SURVEYING AS SHOWN ON COUNTY SURVEY 10-75-C. I RECOVERED ALL OF THE MONUMENTS SET DURING THIS SURVEY WITH THE EXCEPTION OF 2 AS SHOWN HEREON. THE WEST LINE OF TAX LOT 700 WAS SURVEYED BY ME AS SHOWN ON COUNTY SURVEY 02-188-C AND THE EAST LINE OF TAX LOT 700 WAS SURVEYED BY ME AS SHOWN ON COUNTY SURVEY 02-189-C ALL FOUR CORNERS OF THIS TAX LOT WAS RECOVERED AS SHOWN. I FOUND A 1/2" IRON PIN AT THE NW CORNER OF TAX LOT 200 AND A 5/8" IRON PIN AT THE NE CORNER OF TAX LOT 200. I DID NOT FIND ANY RECORD OF THE ORIGIN OF THESE TWO SURVEY MONUMENTS. HOWEVER, THEY WERE IN THE PROPER LOCATION SO I HAVE HELD THEM FOR THE CORNER POSITIONS. THE WEST LINE OF TAX LOT 200 WAS MARKED AT THE RECORD DEED DIMENSIONS BEGINNING AT THE FOUND NORTHWEST CORNER OF TAX LOT 700 AND RUNNING EAST ALONG THE NORTH LINE OF TAX LOT 700 50 FEET AND THEN NORTH RECORD ANGLES AND DISTANCES ALONG THE WEST LINE OF TAX LOT 200 TO THE INTERSECTION OF THE SOUTH LINE OF THE GOLF COURSE AS ESTABLISHED BY COUNTY SURVEY 85-78-C.

THE GOLF COURSE APPEARS TO BE MAINTAINING A STRIP ALONG THE NORTHERLY BOUNDARY OF TAX LOT 400 AND TAX LOT 200 AS SHOWN. LANDSCAPING, SIDEWALKS AND DUMPSTER ENCLOSURES ASSOCIATED WITH IMPROVEMENTS ON TAX LOT 300 WHICH IS LOCATED BETWEEN TAX LOT 200 AND TAX LOT 400 ENCROACHES AS SHOWN.

THIS SURVEY WAS PERFORMED USING TRIMBLE R6 DUAL FREQUENCY RTK GPS RECEIVERS HAVING STANDARD ERRORS OF 8 MM + 1 PPM TIMES BASELINE LENGTH. ALL MONUMENT SHOWN WERE VISITED AT THE TIME OF THIS SURVEY IN JULY 2017.



DEED DOCUMENT  
 2008-5340128  
 SERIAL # 137571  
 5N 28 14 BB 400  
 108,457 S.F.  
 2.49 AC.

DEED DOCUMENT  
 2008-5340128  
 SERIAL # 114825  
 5N 28 14 BB 200  
 85,662 S.F.  
 1.97 AC.

DEED DOCUMENT  
 2008-5340128  
 SERIAL # 114829  
 5N 28 14 BB 700  
 79,754 S.F.  
 1.83 AC.

**REFERENCE SURVEYS**

- COUNTY SURVEY 85-78-C
- COUNTY SURVEY 02-188-C
- COUNTY SURVEY 02-189-C
- COUNTY SURVEY 10-75-B

**RECEIVED BY**

Umatilla County Surveyor  
 Date: 8/14/17  
 Rec'd By: CT  
 No.: 17-102-C

REGISTERED PROFESSIONAL LAND SURVEYOR

*Greg E. Flowers*  
 OREGON  
 JUNE 30, 1997  
 GREG E. FLOWERS  
 02820LS

RENEWS 12/31/17  
 9/5/2017



PBS Engineering and Environmental Inc.  
 5 N Corville St, Ste 200  
 Walla Walla, WA 99362  
 509.956.3026  
 pbsusa.com

CLIENT: UMATILLALAND INVESTMENTS, LLC	PROJECT NO.: 62488 47788
SURVEYOR: GREG E. FLOWERS	DATE: 07/25/2017
CALC BY: GEF	DRAWN BY: GEF
SECTION: 14	TOWNSHIP: 5 NORTH
CITY: McNARY	COUNTY: UMATILLA
SCALE: 1" = 50'	RANGE: 28 EAST
	SHEET 1 OF 1