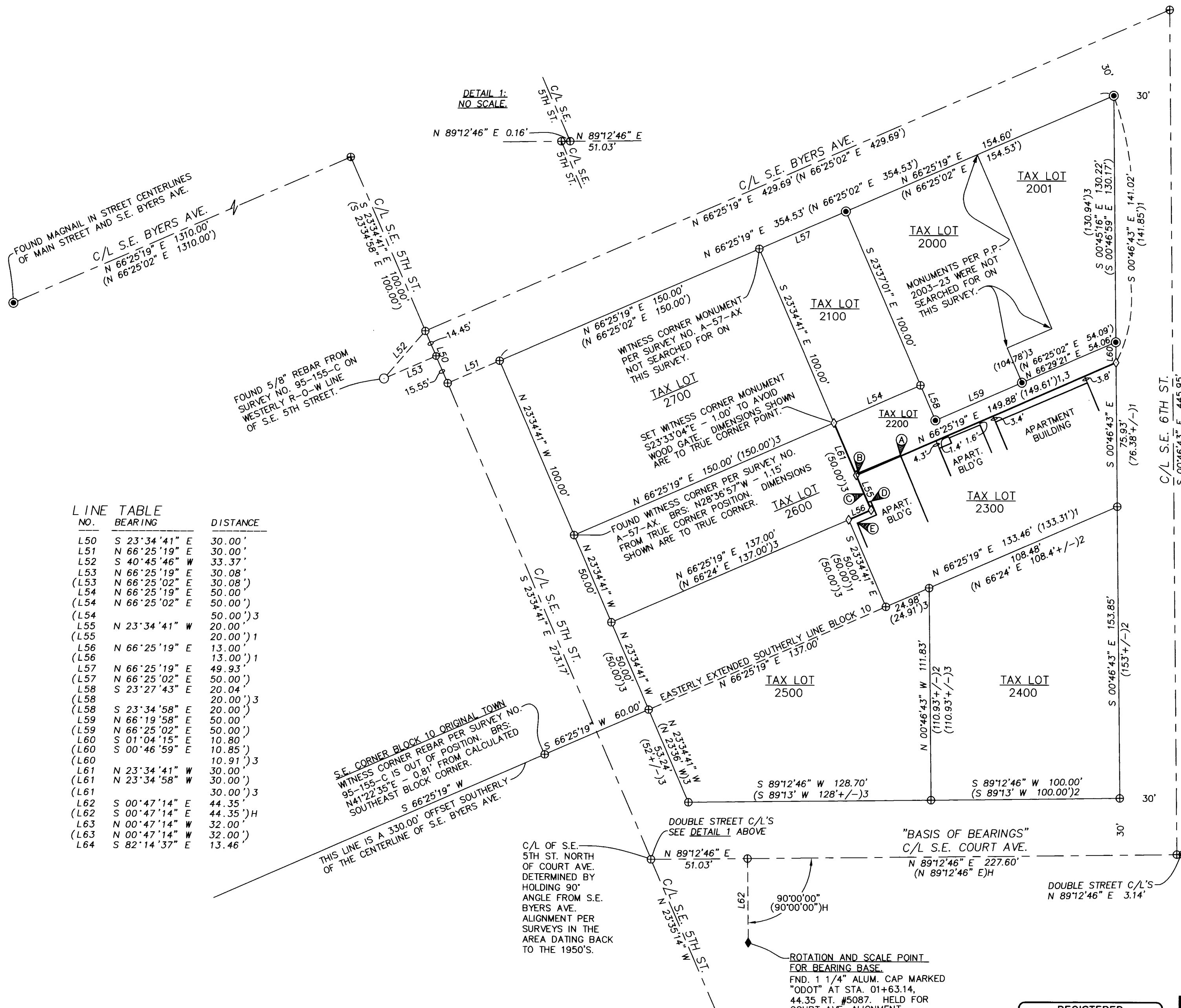


RECORD OF SURVEY
 FOR PROPERTY SITUATED IN THE SW1/4 OF THE SW1/4 OF SECTION 2,
 TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON.
 NOVEMBER, 2021.



SCALE: 1"=40 FEET
 0 20 40 80

"BASIS OF BEARINGS IS THE C/L OF S.E. COURT AVE. PER SURVEY NO. 16-101-B. ROTATE COUNTER-CLOCKWISE 1°13'35" AND SCALE (C.F.) 0.999885387 ABOUT THE POINT NEAR THE INTERSECTION OF S.E. COURT AVE. & S.E. 5TH STREET TO OBTAIN GRID BEARINGS & DISTANCES.



LEGEND

- ◇ - SET 5/8" X 16" REBAR WITH 1 1/4" BLUE PLASTIC CAP MARKED "WELLS SURVEYING PLS 54657" OR AS NOTED. THE REBAR WAS CUT SHORTER TO AVOID BURIED POWER LINES WHICH ARE SHALLOW ACCORDING TO PACIFIC POWER.
- - MONUMENT FOUND AS NOTED.
- - FOUND MONUMENT PER PARTITION PLAT NO. 2003-23.
- ◆ - FOUND ODOT MONUMENT AS NOTED PER SURVEY NO. 16-101-B.
- ⊕ - CALCULATED POINT ONLY. NOTHING FOUND OR SET ON THIS SURVEY.
- (XOX)D - RECORD DEED DIMENSION.
- (XOX)H - RECORD DIMENSION PER ODOT SURVEY NO. 16-101-B.
- (XOX)1 - RECORD DIMENSION FROM DEED INST. NO. 2021-7160628.
- (XOX)2 - RECORD DIMENSION FROM DEED INST. NO. 2018-6760836.
- (XOX)3 - RECORD DIMENSION FROM DEED INST. NO. 2021-7240511.
- Ⓐ - BUILDING CORNER ENCLOSES 0.5' ONTO LOT 2200.
- Ⓑ - BUILDING CORNER ENCLOSES 0.7' ONTO LOT 2200.
- Ⓒ - THE WESTERLY BUILDING LINE IS ALONG THE PROPERTY LINE.
- Ⓓ - BUILDING CORNER IS 1.7' FROM THE PROPERTY LINE.
- Ⓔ - BUILDING CORNER IS 3.4' FROM THE PROPERTY LINE.

LINE TABLE

NO.	BEARING	DISTANCE
L50	S 23°34'41" E	30.00'
L51	N 66°25'19" E	30.00'
L52	S 40°45'46" W	33.37'
L53	N 66°25'19" E	30.08'
(L53)	N 66°25'02" E	30.08'
L54	N 66°25'19" E	50.00'
(L54)	N 66°25'02" E	50.00'
(L54)	N 66°25'02" E	50.00')3
L55	N 23°34'41" W	20.00'
(L55)	N 23°34'41" W	20.00')1
L56	N 66°25'19" E	13.00'
(L56)	N 66°25'19" E	13.00')1
L57	N 66°25'19" E	49.93'
(L57)	N 66°25'02" E	50.00'
L58	S 23°27'43" E	20.04'
(L58)	S 23°27'43" E	20.04')3
(L58)	S 23°34'58" E	20.00'
L59	N 66°19'58" E	50.00'
(L59)	N 66°25'02" E	50.00'
L60	S 01°04'15" E	10.80'
(L60)	S 00°46'59" E	10.85'
(L60)	S 00°46'59" E	10.91')3
L61	N 23°34'41" W	30.00'
(L61)	N 23°34'58" W	30.00'
(L61)	N 23°34'58" W	30.00')3
L62	S 00°47'14" E	44.35'
(L62)	S 00°47'14" E	44.35')H
L63	N 00°47'14" W	32.00'
(L63)	N 00°47'14" W	32.00')
L64	S 82°14'37" E	13.46'

S.E. CORNER BLOCK 10 ORIGINAL TOWN WITNESS CORNER REBAR PER SURVEY NO. 95-155-C IS OUT OF POSITION. BRG: N41°22'35"E - 0.81' FROM CALCULATED SOUTHEAST BLOCK CORNER.

THIS LINE IS A 330.00' OFFSET SOUTHERLY OF THE CENTERLINE OF S.E. BYERS AVE.

DOUBLE STREET C/L'S SEE DETAIL 1 ABOVE

ROTATION AND SCALE POINT FOR BEARING BASE. FND. 1 1/4" ALUM. CAP MARKED "ODOT" AT STA. 01+63.14, 44.35 RT. #5087. HELD FOR COURT AVE. ALIGNMENT.

FND. 1" COPPER DISK MARKED "ODOT" AT STA. 09+54.00 30.00 LT. #5090.

FND. 1" COPPER DISK MARKED "ODOT" AT STA. 09+40.75 32.00 LT. #5088. HELD FOR COURT AVE. ALIGNMENT.

NARRATIVE

THIS SURVEY WAS MADE AT THE REQUEST OF RODNEY BULLINGTON TO SURVEY A PORTION OF PROPERTY OWNED BY HIM. A PORTION OF THIS AREA WAS PREVIOUSLY SURVEYED IN PARTITION PLAT NO. 2002-23 AS NOTED. AS NOTED IN THE VARIOUS ADJOINING DEEDS TAX LOT 2200 IS AN EASEMENT FOR ALLEYWAY, DRIVEWAY, AND PASSWAY APPURTENANT TO ADJUTING TRACTS OF LAND. THIS SURVEY WAS MADE WITH A LEICA GS14 GPS RECEIVER OPERATED OVER THE OREGON REALTIME GNSS NETWORK, AND A LEICA TPC 803 TOTAL STATION. CONTROLLING MONUMENTS WERE VERIFIED BY MULTIPLE GPS MEASUREMENTS AND CORNER SETS WERE SET BASED ON A CLOSED INSTRUMENT TRAVERSE.

RECEIVED BY
 Umatilla County Surveyor
 Date: 1/19/22
 Rec'd By: CT
 No.: 22-001-B

REGISTERED PROFESSIONAL LAND SURVEYOR

 OREGON
 NOVEMBER 29, 2010
 JASON M. WELLS
 54657PLS
 RENEWS 6/30/22

WELLS SURVEYING
 200 SE HAILEY SUITE 108
 P.O. BOX 1696
 PENDLETON, OR 97801
 PHONE: (541) 276-6362

DATE: 11/21	DR. BY: JMW
CK. BY: JMW	NO: 21-1807

PROJECT: \UMACOCOMRIE2021ROT
 BOUNDARY SURVEY FOR:
 BULLINGTON PROPERTIES LLC.

LOCATED IN THE SW1/4 OF THE SW1/4 OF SECTION 11, CITY OF PENDLETON, UMATILLA COUNTY, OREGON.