

RECORD OF SURVEY

LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP
2 NORTH, RANGE 32 EAST, W.M., CRESTVIEW ADDITION TO THE
CITY OF PENDLETON, UMATILLA COUNTY, OREGON.
AUGUST, 2022.

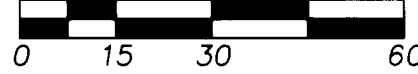
NARRATIVE

THIS SURVEY WAS MADE AT THE REQUEST OF THE ALEXANDER'S, THE OWNERS OF THE PROPERTY. THE PROPERTY IS DESCRIBED AS LOT 3, BLOCK 5, CRESTVIEW ADDITION IN WARRANTY DEED RECORDED AS INSTRUMENT NO. 2020-7070251, UMATILLA COUNTY DEED RECORDS. MONUMENTS FOUND AND HELD ARE NOTED. IT APPEARS AS NOTED HEREIN THAT THERE IS A DIMENSIONAL ERROR IN THE PLAT ALONG THE EASTERLY LINE. IT CAN BE SEEN WHEN COMPARING THE OVERALL DIMENSION OF THE EASTERLY LINE OF CRESTVIEW ADDITION, WITH THE SUMMED UP LOT DIMENSIONS AND THE MEASUREMENT PER THIS SURVEY. SEE "BASIS OF BEARINGS" OF THIS SURVEY. THE OVERALL BOUNDARY OF CRESTVIEW ADDITION DOES CLOSE ON PAPER WHEN USING THE OVERALL MEASUREMENTS. I DID NOT TRY TO PIN POINT OR RECONCILE THE ERROR. IT COULD BE PARTLY THE FACT THAT THE EAST LINE OF CRESTVIEW ADDITION IS THE WEST LINE OF SHERWOOD HEIGHTS ADDITION AND THE LOTS DO NOT SHARE COMMON CORNERS ALTHOUGH THEY ARE WITHIN 2 FEET +/- OF EACH OTHER NORTH OF S.W. JAY AVENUE. WHEN CRESTVIEW ADDITION WAS SURVEYED IN 1956, SHERWOOD HEIGHTS ADDITION HAD ALREADY BEEN PLATTED FOR 6 YEARS +/- AND THERE IS NO MENTION OF FINDING ANY OF THE EXISTING MONUMENTS FOR SHERWOOD HEIGHTS ADDITION.

THIS SURVEY WAS MADE WITH A ONE PERSON CREW USING A LEICA GS14 REALTIME GPS RECEIVER OPERATED OVER THE OREGON REALTIME GNSS NETWORK. CONTROLLING TIES AND MONUMENTS SET WERE VERIFIED BY SEPARATE OBSERVATIONS.



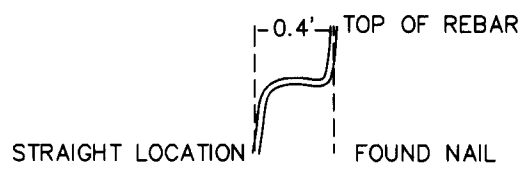
SCALE: 1"=30 FEET



FOUND 2 1/4" PIPE, THE "INITIAL POINT" OF CRESTVIEW ADDITION.

FOUND 5/8" REBAR PLAT MONUMENT AT NORTHEAST CORNER OF LOT 1 BLOCK 4, CRESTVIEW ADDITION.

THE TOP 8" OF THE REBAR IS BENT AS SHOWN IN THE DIAGRAM BELOW. I HELD THE TOP OF THE REBAR AS IT FITS THE RECORD PLAT DIMENSIONS WELL. IN DIGGING FOR THE STRAIGHT LOCATION OF THE REBAR, I FOUND A 4" NAIL WITH FLAGGING 6" IN THE GROUND AT THE PROJECTION OF THE TOP OF THE REBAR. THE ORIGIN OF THE NAIL IS UNKNOWN.



THERE IS AN ERROR IN THE PLAT DIMENSIONS AS SHOWN, SOMEWHERE BETWEEN THESE TWO MONUMENTS.

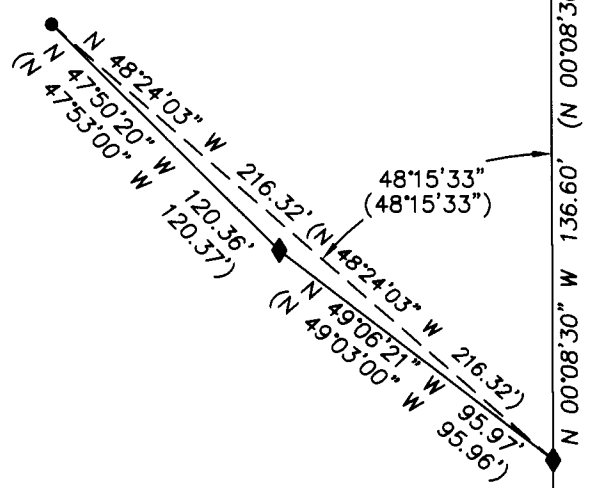
"BASIS OF BEARINGS" N 00°08'30" W 1053.87' (N 00°08'30" W 1054.16') OVERALL PLAT (N 00°08'30" W 1053.15') LOT DIMENSIONS PLAT

NEAR THE S.E. CORNER LOT 8, BLOCK 4, FOUND 5/8" REBAR OUT OF POSITION (PROBABLY DISTURBED BY POWER POLE INSTALL). FROM THIS REBAR I ALSO FOUND A 1/2" REBAR OUT OF POSITION BRS: N31°10'E - 0.6'.

CALCULATED CORNER POSITION HOLDING RECORD DISTANCE ALONG THE EAST LINE OF CRESTVIEW ADDITION (THE BASIS OF BEARINGS LINE OF THIS SURVEY). THE CORNER POSITION FALLS ON THE EAST SIDE OF A CYCLONE FENCE AND UNDER A RAILROAD TIE RETAIN WALL. I WAS NOT ABLE TO SEARCH FOR THE PLAT MONUMENT WITHOUT REMOVING EITHER THE FENCE OR THE RETAIN WALL. I SET A 5.00' WITNESS CORNER ON LINE AS SHOWN.

CALCULATED CORNER POSITION HOLDING THE RECORD ANGLE FROM THE EAST LINE OF CRESTVIEW ADDITION (THE BASIS OF BEARINGS LINE OF THIS SURVEY), AND THE RECORD DISTANCE FROM THE FOUND MONUMENT AT THE SOUTHEAST CORNER OF LOT 3. SEE DIAGRAM BELOW.

DIAGRAM NOT TO SCALE.



FOUND 1 1/2" PIPE OUT OF POSITION. ORIGIN UNKNOWN.

LOT 4 BLOCK 5 CRESTVIEW ADD.

WOOD FENCE & CONCRETE RETAIN WALL IS SOUTHERLY OF PROPERTY LINE.

FOUND A 5/8" REBAR AT THE BASE OF A 90° FENCE ANGLE POST. HELD FOR PLAT MONUMENT. ALSO FOUND A 5/8" REBAR OUT OF POSITION. BEARS S23°39' W 0.6' FROM HELD MONUMENT. ORIGIN UNKNOWN.

LOT 1 BLOCK 1 PARKVIEW ADD. SURVEY NO. 02-172-B.

FOUND 5/8" REBAR IN CONCRETE FENCE POST BASE AS DEPICTED ON SURVEY NO. 02-172-B.

LOT 2 BLOCK 1 PARKVIEW ADD. SURVEY NO. 02-172-B.

LEGEND

- SET 5/8"X30" REBAR WITH 1 1/4" BLUE PLASTIC CAP MARKED "WELLS SURVEYING PLS 54657".
- MONUMENT DESCRIBED AS NOTED.
- ⊙ FOUND MONUMENT FROM SURVEY NO. 02-172-B.
- ⊕ CALCULATED POINT ONLY. NOTHING FOUND OR SET.
- ◆ FOUND A 5/8" REBAR PER THE PLAT OF CRESTVIEW ADDITION, RECORDED IN BOOK 8, PAGE 20, UMATILLA COUNTY PLAT RECORDS.
- (XOX) RECORD DIMENSION PER THE PLAT OF CRESTVIEW ADDITION, RECORDED IN BOOK 8, PAGE 20, UMATILLA COUNTY PLAT RECORDS.
- (XOX)H RECORD DIMENSION PER SURVEY NO. 02-172-B.
- x—x— INDICATES EXISTING FENCE LINE.

RECEIVED BY
Umatilla County Surveyor
Date: 8/16/22
Rec'd By: CT
No.: 22-089-B

REGISTERED PROFESSIONAL LAND SURVEYOR
Jason M. Wells
OREGON
NOVEMBER 29, 2010
JASON M. WELLS
54657PLS
RENEWS 6/30/24

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

DATE: 08/22 DR. BY: JMW
CK. BY: JPW NO: 22-1823

PROJECT: \\\YLEALEXANDER2022ROT

BOUNDARY SURVEY FOR:

ALEXANDER

LOT 3, BLOCK 5, CRESTVIEW ADD., TO THE CITY OF PENDLETON.