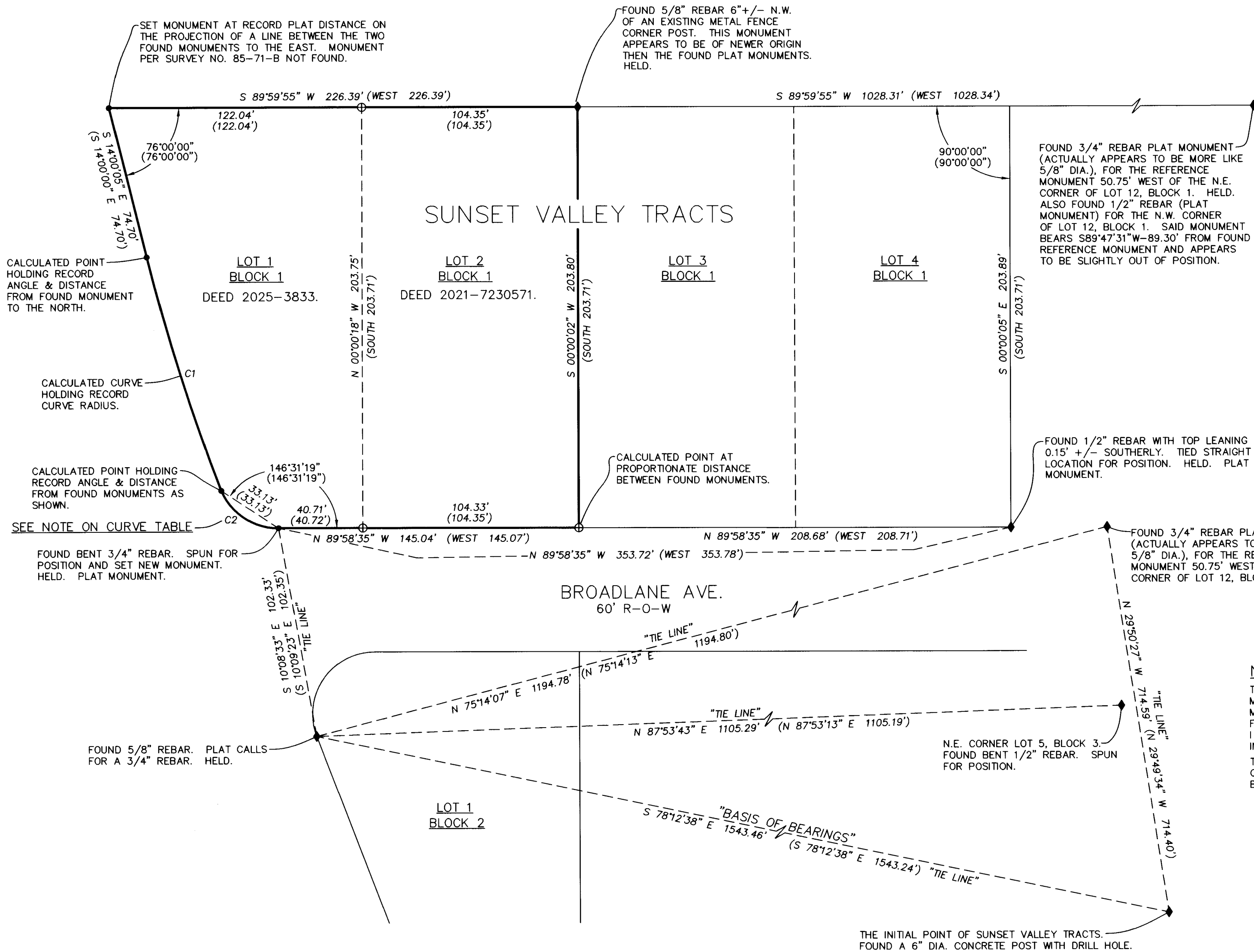


RECORD OF SURVEY

LOTS 1 AND 2, BLOCK 1, SUNSET VALLEY TRACTS, BOOK 8, PAGE 22.
LOCATED IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 2 NORTH,
RANGE 32 EAST, W.M., CITY OF PENDLETON, UMATILLA COUNTY, OREGON.
JULY, 2025.



SCALE: 1"=40 FEET
0 20 40 80
"BASIS OF BEARINGS" IS THE SUNSET VALLEY TRACTS PLAT, BOOK 8, PAGE 22, AS SHOWN.



CURVE TABLE

NO	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG
C1	7°00'05"	970.00'	118.53'	118.46'	N 17°30'51" W
C2	7°00'00"	970.00'	118.51'		
	71°05'33"	30.00'	37.22'	34.88'	N 54°28'04" W

NOTE FOR CURVE C2:
THE ARC LENGTH CURVE DIMENSION PER THE MAP OF SUNSET VALLEY TRACTS IS UNREADABLE. BASED ON OTHER RECORD PLAT INFORMATION IT APPEARS THE CURVE IS INTENDED TO BE A 30.00' RADIUS CURVE. I FIT A 30.00' RADIUS CURVE HOLDING THE TWO MONUMENTS ON EACH SIDE THEREOF. THE FITTED CURVE IS NOT A TANGENT CURVE.

NARRATIVE
THIS SURVEY WAS MADE AT THE REQUEST OF JOSH SEVERIN, THE OWNER OF THE PROPERTIES. MONUMENTS FOUND AND HELD ARE NOTED. AS SHOWN THERE ARE SLIGHT DIFFERENCES IN MEASURED VERSUS RECORD DIMENSIONS BETWEEN FOUND MONUMENTS. I DID NOT SEARCH FOR EVERY PROPERTY CORNER MONUMENT ALONG THE NORTH LINE OF THE SUBDIVISION AS I COULD NOT GET AHEAD OF SEVERAL PROPERTY OWNERS, AND SOME PROPERTIES HAD DOGS IN THE BACK YARDS.
THIS SURVEY WAS MADE WITH A LEICA GS14 REALTIME GPS RECEIVER OPERATED OVER THE OREGON REALTIME GNSS NETWORK. CONTROLLING TIES AND CORNER SETS WERE VERIFIED BY MULTIPLE GPS OBSERVATIONS.

RECEIVED BY
Umatilla County Surveyor
Date: 8/19/25
Rec'd By: CT
No.: 25-068-B

- LEGEND
- SET 5/8"x30" REBAR WITH 1 1/4" BLUE PLASTIC CAP MARKED "WELLS SURVEYING PLS 54657."
 - ◆ FOUND ORIGINAL PLAT MONUMENT OR OTHER MONUMENT AS NOTED.
 - ⊕ CALCULATED POINT ONLY. NOTHING FOUND OR SET.
 - (XOX) RECORD DIMENSION PER THE PLAT OF SUNSET VALLEY TRACTS, BOOK 8, PAGE 22.

REGISTERED PROFESSIONAL LAND SURVEYOR
Jason M. Wells
OREGON
NOVEMBER 29, 2010
JASON M. WELLS
54657PLS
RENEWS 6/30/26

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

DATE: 07/25	DR. BY: JMW
CK. BY: JPW	NO: 25-1906

PROJECT: \JOSHSEVERIN2025ROT

BOUNDARY SURVEY FOR:
SEVERIN

LOTS 1 AND 2, BLOCK 1, SUNSET VALLEY TRACTS TO THE CITY OF PENDLETON, UMATILLA COUNTY, OREGON.