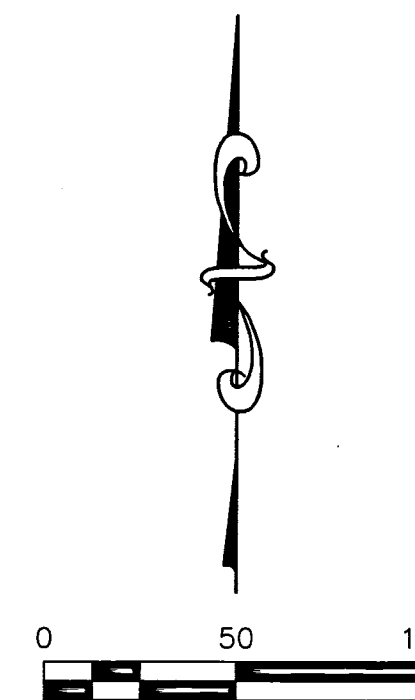
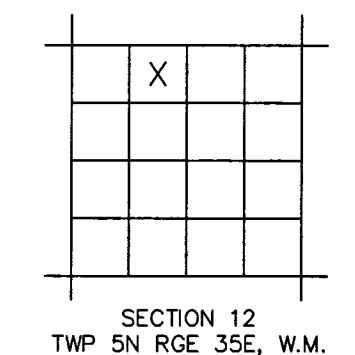


A RECORD OF SURVEY OF LANDS OWNED BY VALERIE J SCOTT, LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SEC. 12, T.5N, R.35E, W.M., BEING A PART OF THE CITY OF MILTON FREEWATER, OREGON.



SECTION DIAGRAM



LEGEND

- SURVEYED PROPERTY BOUNDARY
- DEED OR PLAT LINE
- STREET CENTERLINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- EXISTING FENCE
- EXISTING BUILDING (AS NOTED)
- INGRESS & EGRESS EASEMENT OF RECORD
- SET 5/8" IRON REBAR WITH YELLOW CAP "OR 02820"
- SET MAG NAIL WITH WASHER "OR 02820"
- FOUND SURVEY MONUMENT AS DESCRIBED
- FOUND PROPERTY PIN AS DESCRIBED
- CALCULATED POINT, NOTHING FOUND OR SET
- MEASURED DISTANCE (RECORD DISTANCE)

BASIS OF BEARINGS
 I HAVE HELD COORDINATE VALUES FOR MONUMENTS AT THE INTERSECTION OF 7TH AND MILL AND A R.R. SPIKE ON THE EAST END OF 7TH ST., AS GIVEN ON SURVEY 05-014-C & HELD PREVIOUSLY ON SURVEY 17-110-R.

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF VALERIE J SCOTT, OWNER, TO LOCATE PROPERTY LINES AND AN INGRESS AND EGRESS EASEMENT OVER AND ACROSS TAX LOT 500. MONUMENTATION IN THIS AREA WAS PREVIOUSLY TIED BY PAUL W.P. TOMPKINS & GREG FLOWERS PER SURVEY 17-110R & 05-014-C RESPECTIVELY.

THERE IS A CONTESTED 25-FOOT STRIP THAT PROVIDES ACCESS TO MILL STREET FOR THE SCOTT RESIDENCE, TAX PARCEL 400 AND TAX PARCEL 600. THE 25-FOOT STRIP IS OWNED IN FEE BY SCOTT, HOWEVER THE WESTERLY 150 FEET IS ENCUMBERED BY AN EASEMENT FOR INGRESS AND EGRESS. THE WESTERLY 120 FEET BENEFITING TAX PARCEL 600 AND THE WESTERLY 150 FEET BENEFITING TAX PARCEL 400. BOTH TAX LOT 400 AND TAX LOT 600 DEED CLEARLY STATE "FOR THE PURPOSE OR INGRESS AND EGRESS". I HAVE EXAMINED HISTORICAL RECORDS AND COULD NOT FIND ANY EVIDENCE THAT THE EASEMENT GRANTED ANY RIGHT OTHER THAN INGRESS AND EGRESS.

THIS SURVEY WAS PERFORMED IN OCTOBER, 2018, AS A REAL TIME KINEMATIC SURVEY USING DUAL FREQUENCY RECEIVERS WITH A PRECISION OF ONE CENTIMETER ± 1 PPM. MONUMENTS WERE VISITED AT THAT TIME.

MONUMENT CASE FOUND, 6" DEEP. DID NOT RE-OPEN, HELD POSITION FOR BAR IN CASE PER SURVEY 05-14-C. NO EVIDENCE OF NAIL SHOWN ON PARTITION PLAT 2016-10.

5/8" REBAR 5" DEEP AT CL OF 7TH AND MILL (GROVER) ST. SEE SURVEY 05-14-C. NO EVIDENCE OF NAIL SHOWN ON PARTITION PLAT 2016-10.

REGISTERED PROFESSIONAL LAND SURVEYOR

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

RENEWS 12/31/19
 4/9/2019

RECEIVED BY
 Umatilla County Surveyor
 Date: 4/9/19
 Rec'd By: CT
 No.: 19-035-C



PBS Engineering and Environmental Inc.
 5 N Colville St, Ste 200
 Walla Walla, WA 99362
 509.856.3026
 pbsusa.com

CLIENT: VALERIE J SCOTT	PROJECT NO.: 67373
SURVEYOR: GREG E. FLOWERS	DATE: 03/28/2019
CALC BY: GEF	DRAWN BY: TRT
SCALE: 1" = 50'	
SECTION: NW4 S12	TOWNSHIP: 5N
RANGE: 35E	
CITY: MILTON, FREEWATER	COUNTY: UMATILLA
SHEET 1 OF 1	