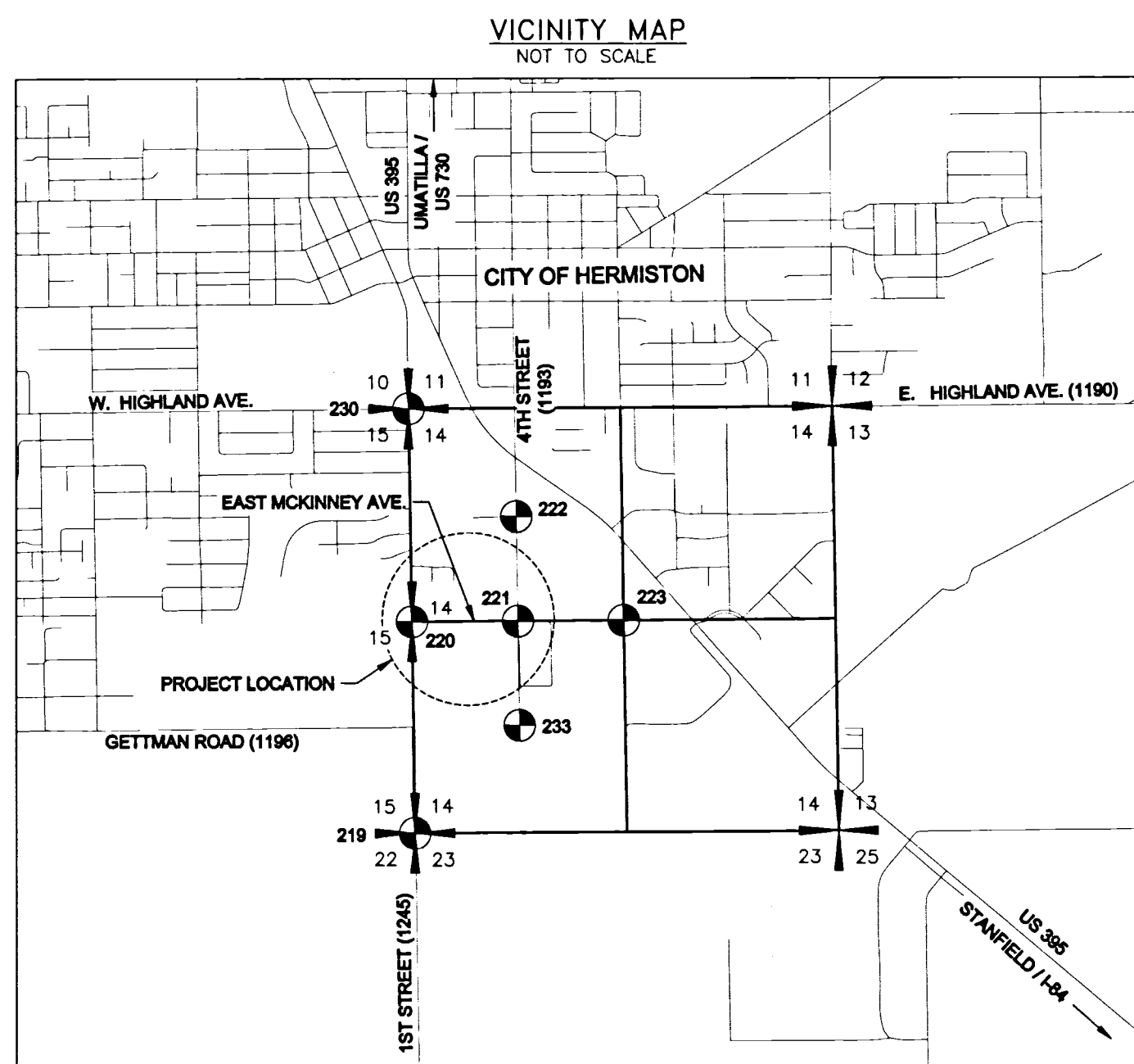


RIGHT-OF-WAY SURVEY FOR THE PUBLIC ROAD KNOWN AS EAST MCKINNEY AVENUE

LOCATED IN THE NW 1/4 & SW 1/4 OF SECTION 14, TOWNSHIP 4 NORTH,
RANGE 28 EAST, W.M., CITY OF HERMISTON, UMATILLA COUNTY, OREGON



NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF THE UMATILLA COUNTY BOARD OF COMMISSIONERS AND BOARD ORDER NO. RD2019-07, REGARDING THE STATUS OF MCKINNEY AVENUE AS A PUBLIC ROAD. PROPERTY OWNERS SUBMITTED A PETITION IN ACCORDANCE WITH ORS 368.073 IN AN EFFORT TO GAIN PUBLIC ROAD STATUS AND PURSUE IMPROVEMENT OPTIONS. HISTORICALLY, IN VARIOUS DEED RECORDS, SURVEYS, AND TAX MAPS MCKINNEY AVENUE HAS BEEN SHOWN AS A 40.00-FOOT WIDE ROAD, 20.00 FEET ON EACH SIDE OF THE CENTERLINE. ALTHOUGH NOT MENTIONED IN THE PETITION, IT WAS THE INTENT OF THE PETITIONERS TO ACQUIRE THE 40-FOOT RIGHT-OF-WAY HISTORICALLY SHOWN. ALL REFERENCES AND MAPS SHOWING THE 40-FOOT ROAD NEVER PROVIDED DOCUMENTATION OF DEDICATION OR CREATION, AND NOTHING OF THE LIKE COULD BE LOCATED IN THE RECORD. HISTORICAL IMAGERY AND MAP DATA PROVES THAT MCKINNEY AVENUE HAS HAD LONG TERM USE (AT LEAST 60 YEARS). OVER THE YEARS MULTIPLE PARTITION PLATS AND PUBLIC DEDICATIONS HAVE BEEN MADE ALONG THIS CORRIDOR CREATING A PUBLIC ROAD OF VARYING WIDTH. THE PURPOSE OF THIS SURVEY IS TO LOCATE MCKINNEY AVENUE AS REQUESTED AND DESCRIBED IN THE BOARD ORDER (RD2019-07). THE DESCRIPTION READS AS FOLLOWS:

A 40.00-FOOT WIDE STRIP LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, LYING BETWEEN THE WESTERLY RIGHT-OF-WAY MARGIN OF COUNTY ROAD NUMBER 1193, BEING 25.00 FEET WESTERLY AND AT RIGHT ANGLES TO THE CENTERLINE THEREOF, AND THE EASTERLY RIGHT-OF-WAY MARGIN OF COUNTY ROAD NUMBER 1245, BEING 25.00 FEET EASTERLY AND AT RIGHT ANGLES TO THE CENTERLINE THEREOF, FURTHER DESCRIBED AS FOLLOWS: THE SOUTH 20.00 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 14; TOGETHER WITH THE NORTH 20.00 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 14; TOGETHER WITH AND SUBJECT TO PUBLIC ROADS AS DEDICATED PER PARTITION PLAT 1990-07, RECORDED UNDER DOCUMENT NUMBER 1990-157072, UMATILLA COUNTY RECORDS; PARTITION PLAT 1994-18, RECORDED UNDER DOCUMENT NUMBER 1994-195545, UMATILLA COUNTY RECORDS; AND PARTITION PLAT 1999-15, RECORDED UNDER DOCUMENT NUMBER 1999-329105, UMATILLA COUNTY RECORDS.

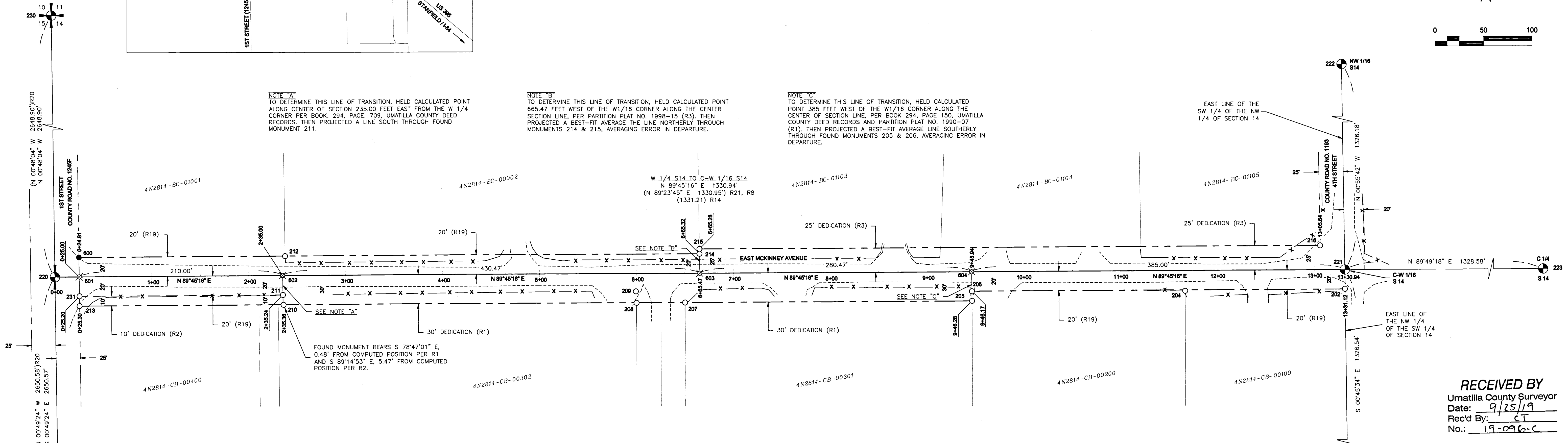
SURVEY DATA WAS COLLECTED USING LEICA GS15 GNSS RECEIVERS BY RTK METHODS.

BASIS OF BEARINGS IS OREGON NORTH STATE PLANE, NAD 83(11) (EPOCH 2010). DISTANCES ARE GROUND, INTERNATIONAL FEET. CONVERGENCE ANGLE = +0°53'15".

TO OBTAIN STATE PLANE COORDINATES SCALE THOSE SHOWN BY A COMBINED FACTOR OF 0.999934860 AT THE ORIGIN (SEE CP-1, THIS SHEET), THEN TRANSLATE USING FALSE NORTHING OF +742,927.13 AND FALSE EASTING OF +6,471,063.99. CP-1 IS NOT PLATTED ON THIS MAP. IT IS A WITNESS CORNER APPROXIMATELY 10 FEET NORTH OF THE NORTHEAST CORNER OF SECTION 13, T4N, R28E. SEE CORNER RESTORATION FORM J25, T4N, R28E.

RECORDS OF REFERENCE

- R1: PARTITION PLAT NO. 1990-07 (RECORD OF SURVEY 91-007-B) BY DENNIS EDWARDS, RECORDED SEPTEMBER 5, 1990.
- R2: PARTITION PLAT NO. 1994-18 (RECORD OF SURVEY 94-086-B) BY DENNIS EDWARDS, RECORDED JUNE 15, 1994.
- R3: PARTITION PLAT NO. 1998-15 (RECORD OF SURVEY 98-094-B) BY WILLIAM WELLS, RECORDED MAY 8, 1998.
- R4: PARTITION PLAT NO. 2005-10 (RECORD OF SURVEY 05-106-B) BY WILLIAM WELLS, RECORDED APRIL 22, 2005.
- R5: PARTITION PLAT NO. 2006-32 (RECORD OF SURVEY 06-620-D) BY DENNIS EDWARDS, RECORDED DECEMBER 6, 2006.
- R6: PARTITION PLAT NO. 2007-12 (RECORD OF SURVEY 07-057-B) BY DENNIS EDWARDS, RECORDED APRIL 10, 2007.
- R7: PARTITION PLAT NO. 2010-25 (RECORD OF SURVEY 10-180-B) BY WILLIAM WELLS, RECORDED DECEMBER 6, 2010.
- R8: RECORD OF SURVEY NO. S-099-A BY DAVID KRUMBEIN, RECORDED JULY, 1981.
- R9: RECORD OF SURVEY 89-017-A BY DENNIS EDWARDS, RECORDED FEBRUARY, 1989.
- R10: RECORD OF SURVEY A-035-AX BY LELAND ASCHER, DATED NOVEMBER 23, 1965.
- R11: RECORD OF SURVEY 14-044-AX BY DAVID KRUMBEIN, DATED SEPTEMBER 29, 1970.
- R12: RECORD OF SURVEY 07-181-B BY DENNIS EDWARDS, RECORDED JUNE, 2007.
- R13: RECORD OF SURVEY 06-377-AX BY RALPH THOMPSON, FEBRUARY 17, 1966.
- R14: RECORD OF SURVEY Q-1318-B BY J.T. STRANK, DATED JUNE, 1949.
- R15: RECORD OF SURVEY S-156-C BY DAVID KRUMBEIN, RECORDED DECEMBER, 1981.
- R16: RECORD OF SURVEY I-075-A & I-079-A BY AMBROSE SHEA, DATED FEBRUARY 5, 1974.
- R17: RECORD OF SURVEY K-003-AX BY AMBROSE SHEA, DATED DECEMBER 15, 1975.
- R18: RECORD OF SURVEY O-007-C BY THOMAS LAGIER, DATED MARCH 22, 1978.
- R19: UMATILLA COUNTY BOARD OF COMMISSIONERS ORDER RD2019-07 (MCKINNEY AVENUE) RECORDED UNDER DOCUMENT NUMBER 2019-6830116, UMATILLA COUNTY RECORDS.
- R20: RECORD OF SURVEY 19-080-C BY LANCE KING, RECORDED AUGUST 13, 2019. DISTANCES REPORTED IN 19-080-C ARE GRID. I APPLIED THE GROUND SCALE FACTOR AS LISTED IN SAID SURVEY WHEN REPORTING THE REFERENCE DISTANCES IN THIS MAP.
- R21: RECORD OF SURVEY Q-0924-B BY WILLIAM WELLS, RECORDED APRIL 2, 1979.



NOTE "A"
TO DETERMINE THIS LINE OF TRANSITION, HELD CALCULATED POINT ALONG CENTER OF SECTION 235.00 FEET EAST FROM THE W 1/4 CORNER PER BOOK 294, PAGE 709, UMATILLA COUNTY DEED RECORDS. THEN PROJECTED A LINE SOUTH THROUGH FOUND MONUMENT 211.

NOTE "B"
TO DETERMINE THIS LINE OF TRANSITION, HELD CALCULATED POINT 665.47 FEET WEST OF THE W1/16 CORNER ALONG THE CENTER SECTION LINE, PER PARTITION PLAT NO. 1998-15 (R3). THEN PROJECTED A BEST-FIT AVERAGE LINE NORTHERLY THROUGH MONUMENTS 214 & 215, AVERAGING ERROR IN DEPARTURE.

NOTE "C"
TO DETERMINE THIS LINE OF TRANSITION, HELD CALCULATED POINT 385 FEET WEST OF THE W1/16 CORNER ALONG THE CENTER OF SECTION LINE, PER BOOK 294, PAGE 150, UMATILLA COUNTY DEED RECORDS AND PARTITION PLAT NO. 1990-07 (R1). THEN PROJECTED A BEST-FIT AVERAGE LINE SOUTHERLY THROUGH FOUND MONUMENTS 205 & 206, AVERAGING ERROR IN DEPARTURE.

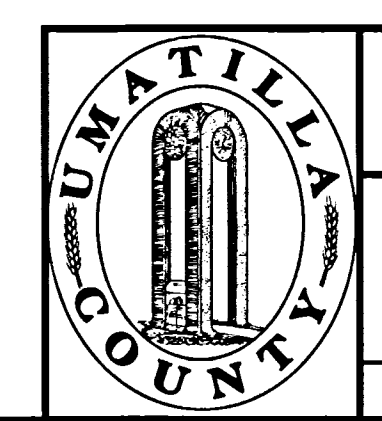
RECEIVED BY
Umatilla County Surveyor
Date: 9/25/19
Rec'd By: CT
No.: 19-096-C

REGISTERED PROFESSIONAL LAND SURVEYOR
Matthew Patrick Kenny
OREGON
JAN 12, 2016
MATTHEW PATRICK KENNY
80374PLS
RENEWS: 6-30-21

LEGEND

- SECTION CORNER OR QUARTER CORNER
- FOUND SECTION MONUMENT AS NOTED, SEE COORDINATE TABLE
- FOUND MONUMENT AS NOTED, SEE COORDINATE TABLE
- SET 5/8" X 24" IRON REBAR WITH YELLOW PLASTIC CAP MARKED, "UCPWD LS89374". BEDROCK DID NOT ALLOW FOR 30" REBAR.
- CALCULATED POSITIONS, NOTHING FOUND OR SET.
- EDGE OF PAVEMENT OR GRAVEL
- CENTERLINE ALIGNMENT
- RIGHT-OF-WAY LINE
- FENCE LINE
- (R1) OR () R1 RECORD DATA REFERENCE

LOCAL PROJECT COORDINATES POINT	NORTHING	EASTING	STATION	N/A	OFFSET	DESCRIPTION
CP-1	50000.00	50000.00		N/A	N/A	PROJECT CONTROL POINT (PROJECT ORIGIN). FOUND 2-3/8" BRASS CAP WITNESS CORNER. SEE CORNER RECORD J25, T4N, R28E.
202	47275.83	40725.83	13+30.96	19.85	RT.	FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP. SEE PARTITION PLAT 2007-12.
204	47275.02	40361.04	11+66.16	20.94	RT.	FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP. SEE PARTITION PLAT 2007-12.
205	47265.06	40341.19	9+46.27	29.97	RT.	FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP. SEE PARTITION PLAT 2006-32.
206	47274.93	40341.06	9+46.18	20.09	RT.	FOUND 1/2" REBAR. SEE RECORD OF SURVEY 89-017-A.
207	47265.74	40045.19	6+50.26	30.01	RT.	FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP. SEE PARTITION PLAT 2006-32.
208	47263.56	39995.19	6+00.22	29.98	RT.	FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP. SEE PARTITION PLAT 2006-32.
209	47275.22	39994.41	5+99.53	18.31	RT.	FOUND PK NAIL. ORIGIN UNKNOWN.
210	47261.88	39630.76	2+35.83	30.10	RT.	FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP. POSSIBLY FROM PARTITION PLAT 1994-18. POSITION DOES NOT MATCH THE RECORD.
211	47271.97	39630.13	2+35.24	20.00	RT.	FOUND 5/8" REBAR WITH 1-1/2" ALUMINUM CAP. SEE RECORD OF SURVEY S-156-C.
212	47311.93	39632.29	2+17.57	19.95	LT.	FOUND 5/8" REBAR. ORIGIN UNKNOWN. POSSIBLY SET IN RECORD OF SURVEY A-035-AX OR 14-044-AX.
213	47261.06	39420.19	0+25.26	30.01	RT.	FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP. SEE PARTITION PLAT 1994-18.
214	47313.89	40060.04	6+55.33	20.08	LT.	FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP. SEE PARTITION PLAT 1998-15.
215	47318.81	40059.96	6+55.27	24.99	LT.	FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP. SEE PARTITION PLAT 1998-15.
216	47321.52	40700.29	13+05.61	24.96	LT.	FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP. SEE PARTITION PLAT 1998-15.
219	44640.67	39432.89		N/A		SECTION CORNER (14, 15, 22 & 23). HELD FOUND 2-1/2" BRASS CAP PER SURVEY S-156-C. ALSO SEE CORNER RECORD.
220	47290.97	39394.80	0+00	0.00	RT.	1/4 CORNER SECTIONS 14 & 15. HELD FOUND 2-1/2" BRASS CAP PER SURVEY S-156-C.
221	47296.67	40725.74	13+30.94	0.00	RT.	C-W 1/16 CORNER SECTION 14. HELD FOUND 5/8" REBAR PER RECORD OF SURVEY Q-1318-B.
222	48622.68	40704.25		N/A		NW 1/16 CORNER SECTION 14. HELD FOUND 1/2" REBAR PER RECORD OF SURVEYS I-075-A, I-079-A & K-003-AX.
223	47300.81	42054.31		N/A		C 1/4 CORNER SECTION 14. HELD FOUND 1/2" I.D. IRON PIPE. ORIGIN UNKNOWN. POSSIBLY FROM RECORD OF SURVEY Q-1318-B.
230	49939.61	39357.77		N/A		SECTION CORNER (10, 11, 14 & 15). HELD FOUND 2-1/2" BRASS CAP PER SURVEY S-156-C.
231	47271.21	39420.14	0+25.26	19.86	RT.	FOUND 5/8" REBAR WITH 1-1/2" ALUMINUM CAP. SEE RECORD OF SURVEY S-099-A.
233	45970.24	40743.32		N/A		SW 1/16 CORNER SECTION 14. HELD FOUND 5/8" REBAR PER RECORD OF SURVEY Q-007-C.
600	47311.07	39419.53	0+24.81	20.00	LT.	SET 5/8" X 24" IRON REBAR WITH YELLOW PLASTIC CAP, MARKED "UCPWD LS 89374". BEDROCK DID NOT ALLOW FOR 30" REBAR.
601	47291.07	39419.51	0+25.00	0.00	RT.	CALCULATED POSITION ONLY, NOTHING FOUND OR SET.
602	47291.97	39629.80	2+35.00	0.00	RT.	CALCULATED POSITION ONLY, NOTHING FOUND OR SET.
603	47293.82	40060.27	6+65.47	0.00	RT.	CALCULATED POSITION ONLY, NOTHING FOUND OR SET.
604	47295.02	40340.74	9+45.94	0.00	RT.	CALCULATED POSITION ONLY, NOTHING FOUND OR SET.



UMATILLA COUNTY PUBLIC WORKS
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RIGHT-OF-WAY SURVEY FOR THE PUBLIC ROAD KNOWN AS EAST MCKINNEY AVENUE, LOCATED IN THE NW 1/4 & SW 1/4 OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M., CITY OF HERMISTON, UMATILLA COUNTY, OREGON.

PROJECT NO.: 19-010 DR. MPK CH: TMA/CMT DATE: 08/2019 SHEET 1 OF 1