

ALTA/ACSM SURVEY FOR THE RESOLUTION TRUST CORPORATION

INSTITUTION NO. 7166

ASSET NAME: SANDPIPER APTS.

CONTRACT NO. 0731-92-0978-001

INDEX TO PLAT SHEETS:

SHEET 1: (this sheet), VICINITY MAP AND NOTES.

SHEET 2: SITE BOUNDARY.

SHEET 3: DETAIL OF SITE.

ZONING DESIGNATION OF SITE:

R-2, MULTI-FAMILY RESIDENTIAL.

BUILDING SETBACKS:

AS INTERPRETED FROM CITY OF BOARDMAN ZONING ORDINANCE NO. 159, SECTION 3.023, BY CITY MANAGER'S OFFICE:

FRONT: 20 FEET.

SIDES: 10 FEET.

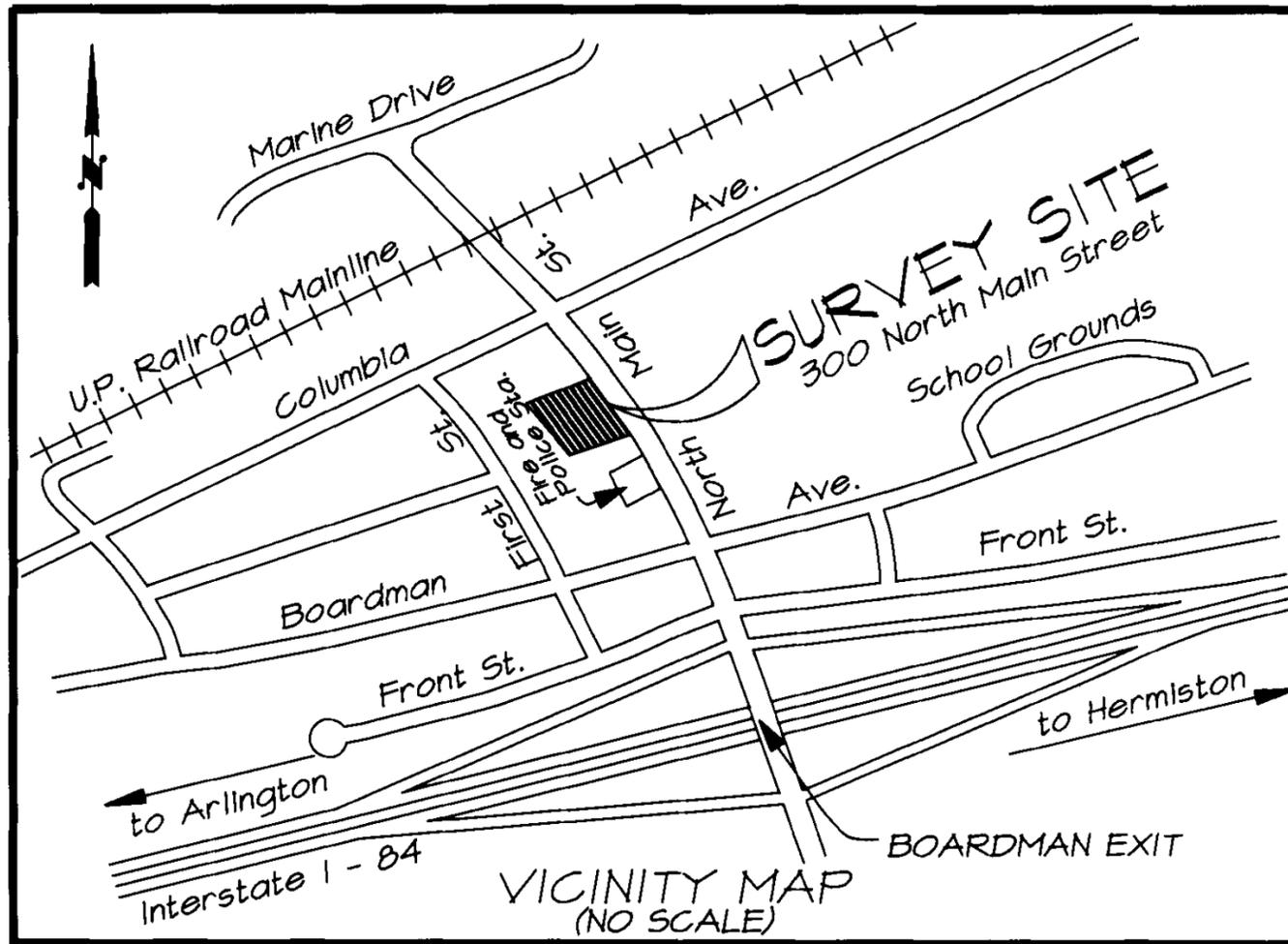
REAR: 25 FEET.

SETBACKS ARE SHOWN ON SHEET 3 OF 3.

FLOOD ZONE DESIGNATION:

BASED ON FIA FLOOD HAZARD BOUNDARY MAP FURNISHED BY THE CITY OF BOARDMAN, THE SURVEY SITE IS NOT CLASSIFIED AS A SPECIAL FLOOD HAZARD AREA.

REFERENCE: DEPT. OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, CITY OF BOARDMAN, OR. FIA FLOOD HAZARD BOUNDARY MAP NO. H 01. EFFECTIVE DATE: DECEMBER 13, 1974.



SHEET 1 OF 3 ACAD12VTCPI

RECEIVED BY  
Morrow County Surveyor  
Date 10/93  
Rec'd By SKB  
No. 8-966-E (738)

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Will. R. Wells*

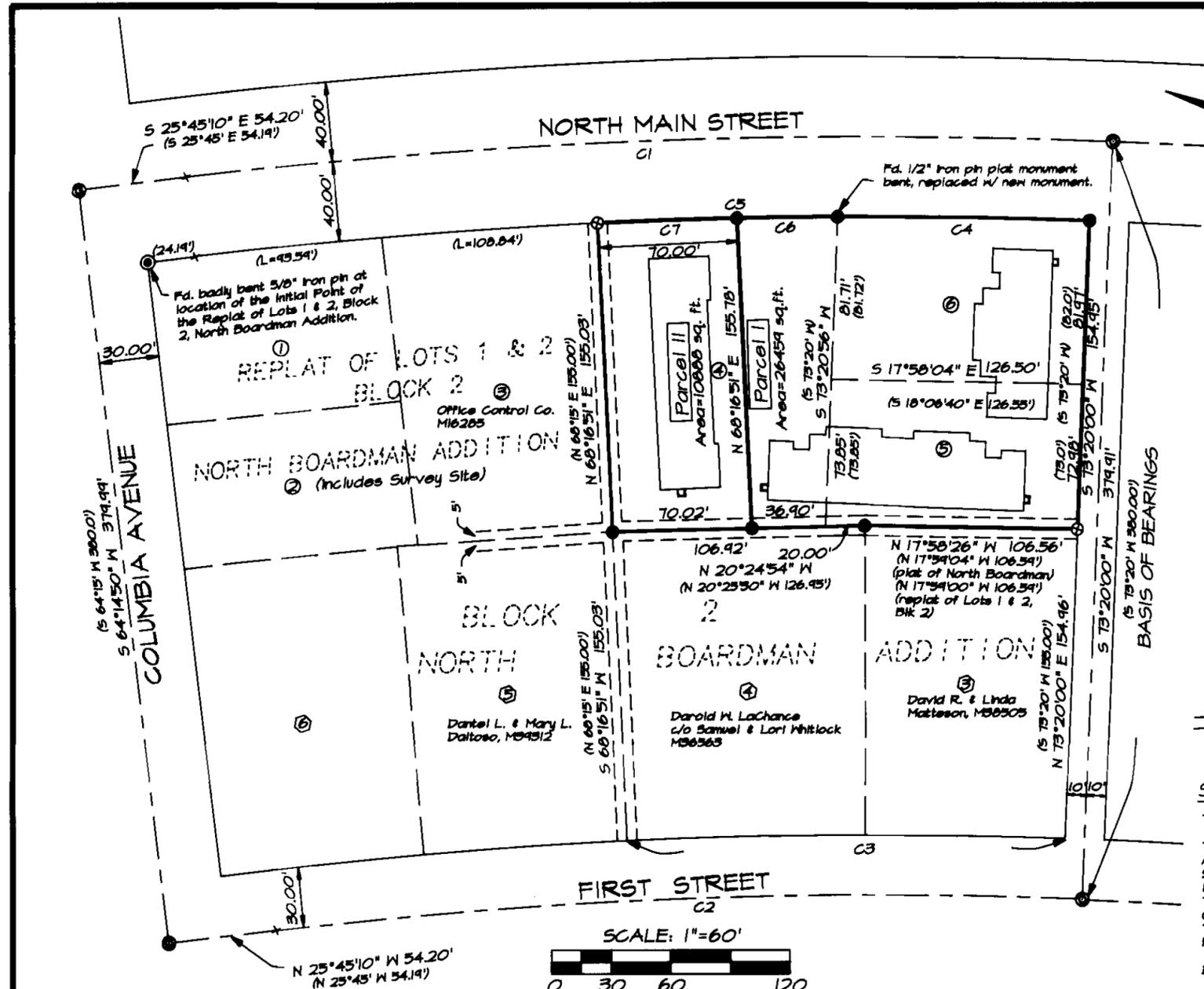
OREGON  
JULY 22, 1977  
WILLIAM R. WELLS  
1108

WILLIAM R. WELLS, PLS  
357 N.E. HWY. 11  
P.O. BOX 1696  
PENDLETON, ORE. 97801  
PHONE: (503) 276-6362

DATE: 2/07/93  
CK. BY: WRW

DR. BY: WEG  
NO. 92-157

PROJECT:  
ALTA/ACSM SURVEY FOR  
RESOLUTION TRUST CORPORATION  
INSTITUTION NO. 7166  
ASSET NAME: SANDPIPER APTS.  
CONTRACT NO. 0731-92-0978-0001  
LOTS 4, 5 & 6, REPLAT OF LOTS 1  
& 2, BLOCK 2, NORTH BOARDMAN  
ADDITION, LOCATED IN THE SW 1/4  
OF SEC. 9, T4N, R23E, W1M,  
MORROW COUNTY, OREGON



**REFERENCE PLATS**  
 PLAT OF NORTH BOARDMAN, FILED SEPTEMBER 24, 1964  
 IN BOOK 2 OF PLATS, PAGES 20 & 21.  
 REPLAT OF LOTS 1 & 2, BLOCK 2, NORTH BOARDMAN  
 ADDITION, FILED JULY 8, 1971, IN BOOK 2 OF PLATS, PAGE 36.

**NARRATIVE OF SURVEY**

SURVEY WAS CONDUCTED BY CLOSED CONTROL TRAVERSE LOOP WITH A LEITZ SET 3-B AUTOMATIC TOTAL STATION WITH STANDARD ERRORS OF 0'00'03" ANGULAR AND 5MM, PLUS OR MINUS 3 FPM TIMES DISTANCE. FIELD DATA WAS COLLECTED USING A LEITZ SDR 22 ELECTRONIC FIELD BOOK.

NOTE: THE "REPLAT" LOTS DISCUSSED IN THIS NARRATIVE MEAN LOTS CREATED IN THE REPLAT OF LOTS 1 AND 2, BLOCK 2, PLAT OF NORTH BOARDMAN ADDITION.

ORIGINAL UNDISTURBED PLAT MONUMENTS FOUND AT THE NE CORNER OF REPLAT LOT 4 AND THE SW CORNER OF REPLAT LOT 5, WERE HELD FOR POSITION. THE EAST LINE OF REPLAT LOTS 4 AND 6 AND THE SOUTH LINE OF REPLAT LOTS 5 AND 6 WERE DETERMINED BY SINGLE PROPORTION MEASUREMENT AFTER RE-ESTABLISHING THE POSITION OF THE SE CORNER OF REPLAT LOT 6, USING RECOVERED BRASS CAP INTERSECTION MONUMENTS. THE NW CORNER OF LOT 4, BLOCK 2, PLAT OF NORTH BOARDMAN WAS DETERMINED BY SINGLE PROPORTION MEASUREMENT BETWEEN THE CALCULATED POSITIONS OF SW CORNER OF LOT 5 AND THE NW CORNER OF LOT 6, WITH CALCULATIONS BASED ON BRASS CAP INTERSECTION MONUMENTS FOUND. THE NW CORNER OF REPLAT LOT 4, WAS SET AT THE MID-POINT OF THE LINE BETWEEN THE RECOVERED NE CORNER OF REPLAT LOT 4 AND THE NW CORNER OF LOT 4, BLOCK 2, PLAT OF NORTH BOARDMAN. THE WEST LINE OF REPLAT LOTS 4 AND 5 WAS THEN LOCATED BY THE COMPASS RULE ADJUSTMENT METHOD, BETWEEN THE RECOVERED SW CORNER OF REPLAT LOT 5 AND THE NW CORNER OF REPLAT LOT 4. THE LOCATION OF THE NORTH LINE OF REPLAT LOTS 5 AND 6, AND THE WEST LINE OF REPLAT LOT 6 WERE DETERMINED BY SINGLE PROPORTION MEASUREMENT BETWEEN RE-ESTABLISHED PERIMETER BOUNDARIES.

**LEGEND**

- - 2 3/4" BRASS CAP FOUND AT STREET OR ALLEY INTERSECTION.
- ⊙ - 1/2" IRON PIN FOUND - (ORIGINAL MONUMENT, REPLAT OF LOTS 1 & 2, BLOCK 2, NORTH BOARDMAN ADDITION.
- - SET 5/8" BY 30" IRON PIN WITH 1/2" YELLOW PLASTIC CAP MARKED "MR. WELLS, PLS 1106".
- (XOX) - DIMENSION OF RECORD, PLAT OF NORTH BOARDMAN OR REPLAT LOTS 1 & 2, BLOCK 2, NORTH BOARDMAN ADDITION.
- Ⓢ - LOT NUMBER, BLOCK 2, NORTH BOARDMAN.
- Ⓣ - LOT NUMBER, REPLAT OF LOTS 1 & 2, BLOCK 2, NORTH BOARDMAN ADDITION.
- - EXISTING UTILITY EASEMENTS, TOTAL WIDTH 10', 5' ON EACH SIDE OF LOT LINES. THESE EASEMENTS ARE DELINEATED ON RECORDED PLATS.
- C3 - CURVE NUMBER.

**SURVEYOR'S CERTIFICATION**

TO: RESOLUTION TRUST CORPORATION AND FIRST AMERICAN TITLE INSURANCE COMPANY OF OREGON;

THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1992, AND INCLUDES ITEM 12 (RTC ADDITIONAL SURVEY REQUIREMENTS, EXHIBIT 2) OF TABLE A THEREOF, AND PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY. THIS CERTIFICATION APPLIES TO PLAT SHEETS 1, 2 & 3 OF THIS ALTA/ACSM SURVEY, AND TO PARCELS I AND II DESCRIBED IN THE LEGAL DESCRIPTION.

DATE: FEB 16, 1993

Will R. Wells  
 WILLIAM R. WELLS, PLS 1106

SHEET 2 OF 3 VACAD2VTC1

**CURVE DATA**

MEASURED DATA			RECORD DATA			
NO.	RADIUS	LENGTH	CHORD	RADIUS	LENGTH	CHORD
1	2440.00'	466.16'	N21°12'18"W 465.67'	2440.00'	466.04'	N21°12'30"W 465.60'
2	2360.00'	405.90'	S21°12'57"E 405.48'	2360.00'	405.84'	S21°12'30"E 405.42'
3	2340.00'	219.83'	S19°19'54"E 219.76'	2340.00'	219.74'	---
4	2400.00'	126.44'	S18°03'11"E 126.48'	2400.00'	126.57'	S18°06'40"E 126.56'
5	2400.00'	120.67'	S20°31'41"E 120.66'	2400.00'	120.75'	S20°33'10"E 120.74'
6	2400.00'	50.66'	S19°30'11"E 50.66'	---	---	---
7	2400.00'	70.01'	S21°01'42"E 70.01'	---	---	---

**LEGAL DESCRIPTION**

(Furnished by Morrow County Abstract & Title Co., Inc. Preliminary Report Order No. 5214).  
 PARCEL I:  
 Lots 4, 5 and 6, Block 2 of the Replat of Lots 1 and 2, Block 2, North Boardman, City of Boardman, County of Morrow, State of Oregon. EXCEPTING therefrom, the North 70.00 feet of Lot 4.  
 PARCEL II:  
 The North 70.00 feet of Lot 4, Block 2 of the Replat of Lots 1 and 2, Block 2, North Boardman, City of Boardman, County of Morrow, State of Oregon.

REGISTERED PROFESSIONAL LAND SURVEYOR

Will R. Wells

OREGON  
 JULY 22, 1977  
 WILLIAM R. WELLS  
 1106

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 357 N.E. HWY. 11  
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 ASSET NAME: SANDPIPER APTS.  
 CONTRACT NO. 0731-92-0918-001

LOTS 4, 5 & 6, REPLAT OF LOTS 1 & 2, BLOCK 2, NORTH BOARDMAN ADDITION, LOCATED IN THE SW 1/4 OF SEC. 9, T4N, R22E, W1M, MORROW COUNTY, OREGON

RECEIVED BY  
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