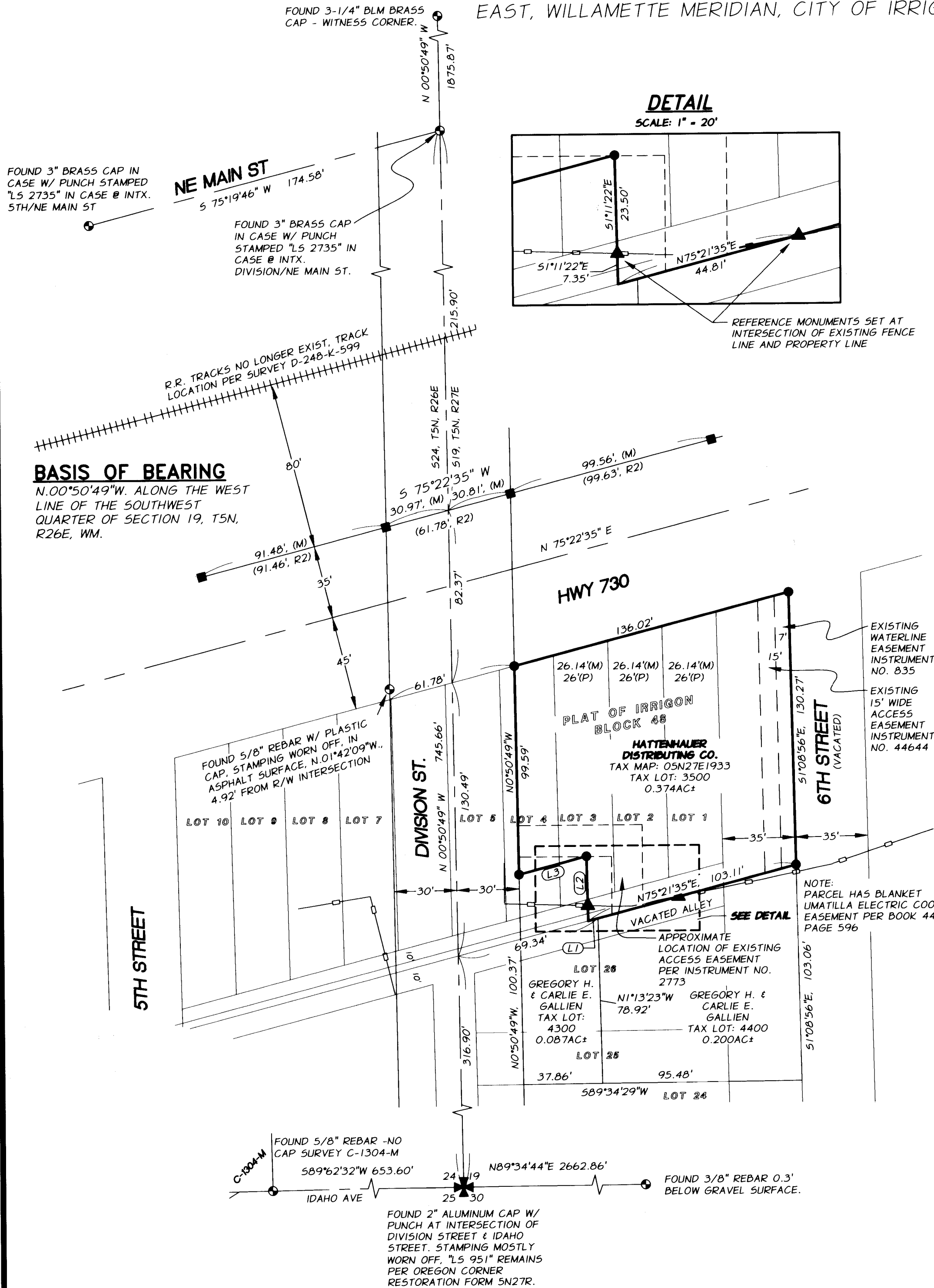


# RECORD OF SURVEY

RECORD OF SURVEY OF LOTS 1, 2, 3, 4, 25 & 26, BLOCK 48, PLAT OF IRRIGON, TOGETHER WITH VACATED SE 6TH ST & VACATED ALLEY, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 5 NORTH, RANGE 27 EAST, WILLAMETTE MERIDIAN, CITY OF IRRIGON, MORROW COUNTY, OREGON

RECEIVED BY  
Morrow County Surveyor  
Date: 3-24-2021  
Rec'd By: MPK  
No.: 2021-1921C  
Folder No.: 1921

1921



## LEGEND

- = FOUND MONUMENT AS NOTED
- = FOUND 5/8" REBAR W/ CAP "PLS LS 48509" PER R2
- ✱ = FOUND SECTION CORNER AS NOTED
- = SET 5/8" X 30" REBAR W/ ALUMINUM CAP STAMPED "APA WA 43411 OR 87604", OR AS NOTED
- ▲ = SET 5/8" X 30" REBAR W/ ALUMINUM CAP STAMPED "APA WA 43411 OR 87604 OR RM" FOR REFERENCE MONUMENT AS SHOWN
- (M) = MEASURED THIS SURVEY
- = FENCE

ALL FOUND MONUMENTS SHOWN HEREON WERE TIED IN MARCH 2016.

## REFERENCES

- (P) PLAT OF IRRIGON, BOOK Q, PAGE 381-382, MORROW COUNTY RECORDS
- (R1) RECORD OF SURVEY C-1173-E, G. WAGNER PLS 02817
- (R2) PARTITION PLAT 2006-15, SURVEY #1490-C, B. PRIMM PLS 48509
- O.D.O.T. RIGHT-OF-WAY MAP U.S. 730 COLUMBIA RIVER HWY NO. 2
- RECORD OF SURVEY A-67-K-18, R. THOMPSON PLS 506
- RECORD OF SURVEY C-1304-M, B. PRIMM PLS 48509
- RECORD OF SURVEY FOLDER 339, J. BUISMAN PLS 1097
- RECORD OF SURVEY 2013-25C, ROBERT E. BUTLER 2733
- RECORD OF SURVEY 2015-1735C, K. PRIMM PLS 48490
- RECORD OF SURVEY C-616-K, T. LAGIER 1242
- RECORD OF SURVEY B-1026-E, G.D. EDWARDS 951
- RECORD OF SURVEY C-426-K, D. KRUMBEIN
- RECORD OF SURVEY B-1099-E, G.D. EDWARDS 951
- RECORD OF SURVEY C-1079-E, G.D. EDWARDS
- RECORD OF SURVEY FOLDER G.D. EDWARDS 951
- DEED OF TRUST M-2000-322 (TAX LOT 4300)
- TRUST DEED M-58144 (TAX LOT 4400)
- STATUS OF RECORD TITLE (SORT REPORT) TITLE NO. 93059AM, DATED FEBRUARY 29, 2016

## SURVEYORS NARRATIVE

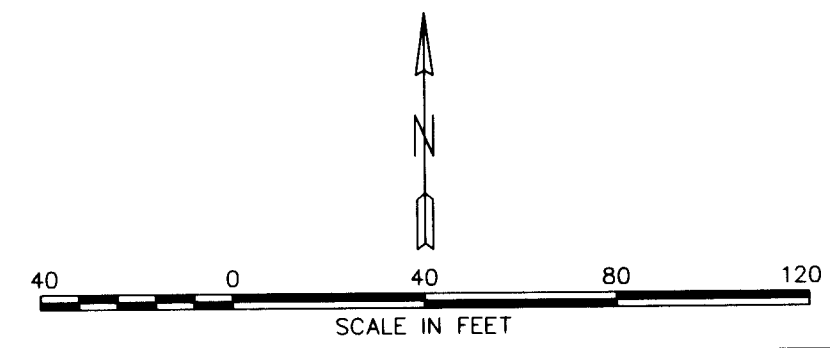
I, ERIK J. GREEN, PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, REGISTRATION NUMBER 87604. THIS SURVEY WAS CONDUCTED USING A TRIMBLE GPS SYSTEM CONSISTING OF R10 AND R8 RECEIVERS AND A TRIMBLE 56 TOTAL STATION.

THIS SURVEY COMMENCED IN 2016 TO ASSIST THE CLIENT WITH POTENTIAL DEVELOPMENT OF THE SITE. THIS SURVEY RETRACES BLOCK 48 OF THE PLAT OF IRRIGON. THE NORTH BOUNDARY OF BLOCK 48 IS THE SOUTHERLY RIGHT-OF-WAY FOR STATE HIGHWAY 730 (S. MAIN STREET) AND WAS CALCULATED HOLDING THE RECORD DISTANCE OF 160 FEET SOUTH FROM THE CENTERLINE OF THE OLD RAILROAD TRACKS AS SHOWN AND WAS VERIFIED BY THE FOUND MONUMENTS PER (R2) ALONG THE NORTHERLY R/W OF S. MAIN STREET. THE WESTERLY BOUNDARY IS THE EASTERLY R/W OF DIVISION STREET (60' WIDE). THE SOUTHERLY BOUNDARY IS THE CENTERLINE OF THE VACATED ALLEY (COMMISSIONERS JOURNAL BOOK "F" PAGE 449) AND A LINE 20 FEET NORTH OF THE SOUTHERLY BOUNDARY OF THE WEST ONE-HALF OF LOT 3 AND ALL OF LOT 4. THERE ARE RECORDED EASEMENTS OVER AND ACROSS THE PARCELS AS SHOWN HEREON.

DURING THE COURSE OF THE SURVEY IT WAS DETERMINED THAT THE FENCE LINES ADJOINING THE PARCELS TO THE SOUTH WERE ENCROACHING AS SHOWN. NEGOTIATIONS BEGAN TO ADJUST THE BOUNDARIES AND PERFORM A RE-PLAT. SEVERAL OPTIONS WERE CONSIDERED AND AFTER SUBSTANTIAL TIME NO AGREEMENT FOR A RE-PLAT WITH THE ADJOINER WAS EVER REACHED.

THIS SURVEY DOCUMENTS OUR WORK SINCE 2016. THERE WERE TWO CENTERLINE MONUMENTS FOUND IN THE CENTERLINE OF NE MAIN STREET. NO RECORDS WERE FOUND FOR THESE MONUMENTS. A PHONE CALL TO SURVEYOR 2735 REVEALED THAT THEY WERE SET AS PART OF A CONSTRUCTION PROJECT AND THAT NO RECORDS WERE EVER RECORDED. THE MONUMENTS APPEAR TO FIT RECORD DIMENSIONS. TWO REFERENCE MONUMENTS WERE SET THIS SURVEY ALONG THE EXISTING FENCE AT THE INTERSECTION OF THE PROPERTY BOUNDARIES AS SHOWN.

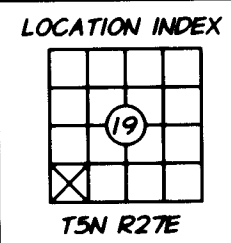
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S75°21'35"W	4.82'
L2	N1°11'22"W	30.85'
L3	S75°21'35"W	33.44'



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
MAY 14, 2013  
ERIK J. GREEN  
87604 PLS

RENEWS: 6/30/21



RECORD OF SURVEY		
ALEX HATTENHAUER, CEO OF HATTENHAUER DISTRIBUTING COMPANY 201 WEST 1ST STREET THE DALLES, OR 97088		
FILE:Z:\Hattenhauer-Alex\7521-342 Irrigon\DWG\7521-342-100V-R05.dwg		
SCALE: 1" = 40	20 anderson berry associates, inc. ENGINEERING SURVEYING NATURAL RESOURCES LA GRANDE, OR. WALLA WALLA, WA.	SHEET 1/1
DATE: MARCH 2021		
JOB NO. 7521-342		
214 EAST BIRCH STREET • WALLA WALLA, WA 99362 • (509) 529-9260		

DATE 3-09-21