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 - 1921 C Folder No.: 1921

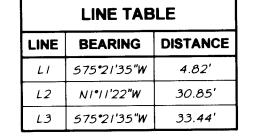
SURVEYORS NARRATIVE

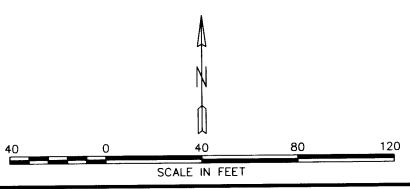
I, ERIK J. GREEN, PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, REGISTRATION NUMBER 87604. THIS SURVEY WAS CONDUCTED USING A TRIMBLE GPS SYSTEM CONSISTING OF RIO AND R8 RECEIVERS AND A TRIMBLE 56 TOTAL STATION.

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.





RECORD OF SURVEY

ALEX HATTENHAUER, CEO OF HATTENHAUER DISTRIBUTING COMPANY 201 WEST 1ST STREET THE DALLES, OR 97058

1" = 40**MARCH 2021**

SHEET

FOUND 3-1/4" BLM BRASS CAP - WITNESS CORNER. DETAIL 5CALE: 1" = 20" NE MAIN ST FOUND 3" BRASS CAP IN CASE W/ PUNCH STAMPED 5 75°19'46" W "LS 2735" IN CASE @ INTX. 5TH/NE MAIN ST FOUND 3" BRASS CAP IN CASE W/ PUNCH STAMPED "LS 2735" IN CASE @ INTX. ~5ΰ11'22**"**E DIVISION/NE MAIN ST. 7.35 REFERENCE MONUMENTS SET AT INTERSECTION OF EXISTING FENCE LINE AND PROPERTY LINE 5 75°22'35" W BASIS OF BEARING 1 30.97', (M) 130.81', (M) N.00°50'49"W. ALONG THE WEST LINE OF THE SOUTHWEST (61.78) R2) QUARTER OF SECTION 19, T5N, N 75°22'35" E R26E, WM. HWY 730 EXISTING WATERLINE EASEMENT INSTRUMENT 26.14'(M) 26.14'(M) 26.14'(M) NO. 835 26'(P) 26'(P) EXISTING 'plat of irrigon 15' WIDE FOUND 5/8" REBAR W/ PLASTIC ACCESS BLOCK 48 EASEMENT FOUND 5/8" REDAK W/ PLASTIC FOUND 5/8" REDAK W/ PLASTIC WORN OFF, IN CAP, STAMPING WORN 01.42'09"W., CAP, STAMPING WORN 02.70", ASPHALT SURFACE, PLASTIC INSTRUMENT STRI HATTENHAUER NO. 44644 ASPHALI SUKPACE, N.UI-42 UY V ASPHALI SUKPACE, N.UI-42 UY V A.92' FROM R/W INTERSECTION 4.92' FROM R/W DISTRIBUTING CO. TAX MAP: 05N27E1933 က TAX LOT: 3500 0.374AC± Q LOT 4 LOT 3 LOT 2 LOT 1 LOT 5 LOT 10 LOT 9 LOT 8 LOT 7 MO MO **-**-30'--PARCEL HAS BLANKET UMATILLA ELECTRIC COOP EASEMENT PER BOOK 44, PAGE 596 APPROXIMATE LOCATION OF EXISTING ACCESS EASEMENT S LOT 26 PER INSTRUMENT NO. 2773 GREGORY H. NI 13'23"W GREGORY H. E € CARLIE E. GALLIEN CARLIE E. 78.92' TAX LOT GALLIEN TAX LOT: 4400 4300 0.200AC± 0.087AC± LOT 25 95.48 37.86 589°34'29"W LOT 24 FOUND 5/8" REBAR -NO AP SURVEY C-1304-M N89°34'44"E 2662.86' 589°62'32"W 653.60' FOUND 3/8" REBAR 0.3' BELOW GRAVEL SURFACE. IDAHO AVE FOUND 2" ALUMINUM CAP W/ PUNCH AT INTERSECTION OF DIVISION STREET & IDAHO STREET. STAMPING MOSTLY

WORN OFF, "LS 951" REMAINS

RESTORATION FORM 5N27R.

PER OREGON CORNER

LEGEND

- = FOUND MONUMENT AS NOTED
- = FOUND 5/8" REBAR W/ CAP "PLS LS 48509"
- = FOUND SECTION CORNER AS NOTED
- = SET 5/8" X 30" REBAR W/ ALUMINUM CAP STAMPED "APA WA 43411 OR 87604", OR AS NOTED
- A = 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

(RI) RECORD OF SURVEY C-1173-E, G. WAGNER PLS

(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

> REGISTERED **PROFESSIONAL** LAND SURVEYOR SULL OREGON MAY 14, 2013 **ERIK J. GREEN** 87604 PLS

LOCATION INDEX 19

3.09.21

RENEWS: 6/30/21

T5N R2TE

7521-342 LA GRANDE, OR. WALLA WALLA, WA.

214 EAST BIRCH STREET . WALLA WALLA, WA 99362 . (509) 529-9260