

# RECORD OF SURVEY

## LEGEND

- - FOUND 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC PLASTIC CAP MARKED "OR PLS 1106 WA PLS 17372" FROM UMATILLA COUNTY SURVEY NO. 97-088-C SURVEY NO. 02-50-C OR PLAT OF ROYAL RIDGE ADDITION, PHASE I.
- ⊙ - STATE HIGHWAY MONUMENT FOUND, MONUMENTS ARE 5/8" IRON REBARS WITH 1 1/4" PLASTIC CAPS.
- ⊙ - MONUMENT FOUND AS NOTED.
- - SET 5/8" BY 24" REBAR WITH 1 1/4" RED PLASTIC CAP MARKED "OR PLS 1106 WA PLS 17372", UNLESS OTHERWISE NOTED.
- ⊙ - CORNER FALLS ON SOLID ROCK, SET 3/4" BRASS WASHER STAMPED "PLS 1106" WITH CONCRETE NAIL.

UNLESS OTHERWISE SHOWN, COMMON DIMENSIONS MEASURED ON THIS SURVEY ARE IDENTICAL TO THOSE OF RECORD MEASURED ON SURVEY NO. 97-88-C, 02-50-C AND THE PLAT OF ROYAL RIDGE ADDITION, PHASE I.

"INITIAL POINT" OF ROYAL RIDGE ADDITION, PHASE I.

"TRACT B" OF DEDICATION DEED TO THE CITY OF PENDLETON RECORDED AS INSTRUMENT NO. 2006-5060247, OFFICE OF COUNTY RECORDS.

## AREA SUMMARY

THE AREA OF TAX LOTS 200 AND 204, ASSESSOR MAP NO. 2N3204DD IS SHOWN AS 2.91 PLUS 4.96 = 7.87 ACRES. THE AREA BY SURVEY TOTALS 7.22 ACRES.  
THE REVISED AREA OF TAX LOT 200 IS 2.99 ACRES, M/L.  
THE REVISED AREA OF TAX LOT 204 IS 2.74 ACRES, M/L.  
THE AREA GRANTED FOR STREET RIGHT-OF-WAY TO THE CITY OF PENDLETON IN DEDICATION DEED RECORDED AS INSTRUMENT NO. 2006-5060247 IS 1.49 ACRES, M/L.

## LINE TABLE

NO.	BEARING	DISTANCE
L1	S 18°22'19" W	19.26'
L2	S 57°24'51" W	16.66'
L3	N 89°40'37" E	11.13'
L4	N 00°19'23" W	29.47'
L5	S 89°40'37" W	10.00'

## CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING AND LENGTH
C1	57°07'57"	46.10'	45.97'	N 79°48'21" E 44.09'
C2	75°28'51"	265.60'	349.90'	N 88°58'47" E 325.14'
C3	46°00'18"	294.89'	236.82'	N 23°19'32" W 230.31'
C4	35° OUTSIDE OFFSET SPIRAL CURVE		38.08'	S 18°36'51" W 38.08'
C5	35° OUTSIDE OFFSET SPIRAL CURVE		43.30'	S 18°20'33" W 43.30'
C6	35° OUTSIDE OFFSET SPIRAL CURVE		150.01'	S 17°50'08" W 150.01'
C7	35° OUTSIDE OFFSET SPIRAL CURVE		60.02'	S 17°03'46" W 60.02'
C8	35° OUTSIDE OFFSET SPIRAL CURVE		4.70'	S 18°45'12" W 4.70'
C9	57°07'57"	106.10'	105.80'	S 79°48'21" W 101.47'
C10	73°39'00"	205.60'	264.29'	S 88°03'52" W 246.46'
C11	60°05'48"	214.43'	224.91'	N 18°47'01" W 214.74'
C12	20°10'46"	229.96'	80.99'	N 21°56'21" E 80.57'
C13	57°07'57"	76.10'	75.88'	S 79°48'21" W 72.78'
C14	74°10'43"	235.60'	305.02'	S 88°19'44" W 284.16'
C15	60°31'04"	244.43'	258.17'	N 17°04'52" W 246.34'
C16	15°59'56"	259.96'	72.59'	N 19°55'49" E 72.35'

## NARRATIVE

THIS BOUNDARY ADJUSTMENT SURVEY WAS MADE AT THE REQUEST OF GALE MARSHALL TO RECONFIGURE TAX LOTS 200 AND 204, ASSESSORS TAX MAP 2N3204DD.

RECORD DEED DESCRIPTIONS USED FOR THE SURVEY AND RECONFIGURED TAX LOTS ARE CONTAINED IN WARRANTY DEED RECORDED AT REEL 286, PAGE 1548, INSTRUMENT NO. 1996-216517, UMATILLA COUNTY OFFICE OF RECORDS.

THE SURVEY WAS MADE WITH A TWO PERSON CREW USING A TRIMBLE 5700 GEODETIC GPS SYSTEM OPERATED IN REAL TIME KINEMATIC MODE. MONUMENTS TIED AND THOSE ESTABLISHED WERE VERIFIED BY SEPARATE GPS OBSERVATIONS. REFERENCE SURVEYS AND THE BASIS OF BEARINGS ARE NOTED.

## REFERENCE SURVEYS

- SURVEY NO. 14-107-B
- SURVEY NO. 87-004-B
- SURVEY NO. 88-019-C
- SURVEY NO. 97-088-C
- SURVEY NO. 99-050-C
- SURVEY NO. 02-50-C
- STATE HIGHWAY RIGHT-OF-WAY MAPS FOR HIGHWAY 37.
- UNRECORDED CONTROL SURVEY DATA PROVIDED BY DONALD L. STAEBLER, PLS.
- PLAT OF ROYAL RIDGE SUBDIVISION, PHASE I.

S.W. CORNER OF SE1/4 SE1/4 OF SECTION 4, FOUND 2 1/2" BRASS CAP ON 1" GALVANIZED IRON PIPE, SET OVER 5/8" REBAR SET IN CONCRETE, RECOVERED ON SURVEY NO. 87-004-B.

FOUND 5/8" REBAR, POINT "A" OF BOUNDARY LINE AGREEMENT BETWEEN R.E. LORREN, ET AL., AND BLUE MOUNTAIN AREA EDUCATION DISTRICT, RECORDED AT BOOK 286, PAGE 235, DEED RECORDS.

TRACT DESCRIBED CONTAINS 2.99 ACRES, MORE OR LESS.

## DESCRIPTION OF REVISED TAX LOT 204, ASSESSOR MAP 2N3204DD:

A tract of land located in the Southeast Quarter of Section 4, Township 2 North, Range 32 East, W.M., Umatilla County, Oregon, described as follows:

Commencing at the Southwest Corner of the Southeast Quarter of the Southeast Quarter of said Section 4, a point which bears South 89°43'34" West a distance of 1308.62 feet from the Southeast Corner of said Section 4; thence North 87°51'02" East a distance of 2.93 feet to Point "A" of Boundary Line Agreement between R.E. Lorren, et. al. and Blue Mountain Area Education District, recorded at Book 286, Page 235, Deed Records of Umatilla County; thence North 00°19'23" West along said Boundary Agreement Line a distance of 1159.78 feet to a point on the South line of Royal Ridge Subdivision, Phase I, a point which bears North 89°40'37" East a distance of 90.00 feet from the Initial Point of said Royal Ridge Subdivision; thence North 45°59'00" East continuing along the Southerly line of said Royal Ridge Subdivision a distance 223.81 feet; thence North 89°29'10" East, continuing along said Southerly line of Royal Ridge Subdivision and along the North line of the Southeast Quarter of the Southeast Quarter of said Section 4 a distance of 369.35 feet to a point on the West line of that tract of land conveyed to the Oregon State Highway Commission, recorded at Book 147, Page 588, Deed Records of Umatilla County; thence South 18°22'19" West along the West line of said Oregon State Highway Commission Tract a distance of 184.53 feet; thence South 71°37'41" East along the South line of said Oregon State Highway Commission Tract a distance of 54.44 feet to a point on the West right-of-way line of State Highway No. 37, (also known as Pendleton Gold Springs Highway); from said point on the West right-of-way line of State Highway No. 37, the State Highway monument on said West right-of-way line of State Highway No. 37, 40.00 feet right of Engineer's Centerline Station 1601+57.53 P.S., bears North 16°21'57" East a distance of 130.68 feet, and the State Highway monument on the West right-of-way line of State Highway No. 37, 50.00 feet right of Engineer's Centerline Station 1605+57.53 P.S.C., bears South 19°58'15" West a distance of 271.04 feet, and the record curve data on Centerline is 1'00'00" curve left, Total Delta is 5°25'50", T.s. is 471.78 feet, Centerline spiral length is 400 feet, S is 2' and a is 0.25; thence along said West right-of-way line, along the arc of a 35 foot outside offset spiral curve to the left a distance of 43.30 feet, (long chord bears South 18°20'33" West a distance of 43.30 feet) to the Northwest Corner of that tract of land conveyed to GO Construction and Development, Inc., by Warranty Deed recorded as Instrument No. 1993-202550 at Reel 285, Page 1135, Deed Records of Umatilla County; thence North 71°37'41" West along the North line of said GO Construction and Development Tract a distance of 139.47 feet; thence South 18°22'19" West along the West line of said GO Construction and Development Tract a distance of 150.00 feet to a point on the Northerly right-of-way line of N.W. Furnish Avenue as dedicated to the City of Pendleton by Dedication Deed recorded as Instrument No. 2006-5060247, Office of County Records; thence North 18°22'19" West along said Northerly right-of-way line a distance of 40.00 feet to the point of curvature of a curve; thence continuing along said Northerly right-of-way line, along the arc of a 106.10 foot radius curve to the left a distance of 105.80 feet, (long chord bears South 79°48'21" West a distance of 101.47 feet); thence South 51°14'22" West, continuing along said Northerly right-of-way line a distance of 104.67 feet; thence North 54°30'19" West a distance of 94.55 feet; thence North 20°12'57" East a distance of 387.07 feet to the TRUE POINT OF BEGINNING.

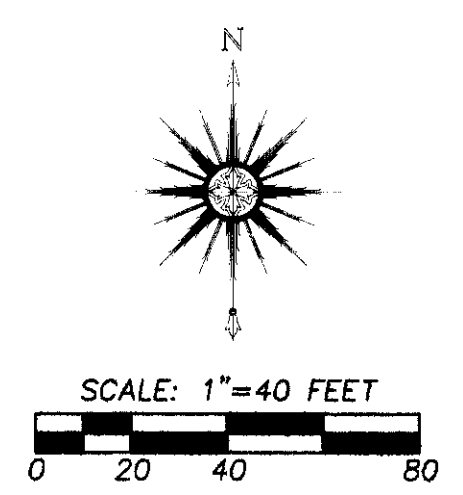
TRACT DESCRIBED CONTAINS 2.74 ACRES, MORE OR LESS.

## DESCRIPTION OF REVISED TAX LOT 200, ASSESSOR MAP 2N3204DD:

A tract of land located in the Southeast Quarter of Section 4, Township 2 North, Range 32 East, W.M., Umatilla County, Oregon, described as follows:

Commencing at the Southwest Corner of the Southeast Quarter of the Southeast Quarter of said Section 4, a point which bears South 89°43'34" West a distance of 1308.62 feet from the Southeast Corner of said Section 4; thence North 87°51'02" East a distance of 2.93 feet to Point "A" of Boundary Line Agreement between R.E. Lorren, et. al. and Blue Mountain Area Education District, recorded at Book 286, Page 235, Deed Records of Umatilla County; thence North 00°19'23" West along said Boundary Agreement Line a distance of 1159.78 feet to a point on the South line of Royal Ridge Subdivision, Phase I, the TRUE POINT OF BEGINNING for this description, said True Point of Beginning bears North 89°40'37" East a distance of 90.00 feet from the Initial Point of said Royal Ridge Subdivision; thence North 45°59'00" East continuing along the Southerly line of said Royal Ridge Subdivision a distance 223.81 feet; thence North 89°29'10" East, continuing along said Southerly line of Royal Ridge Subdivision and along the North line of the Southeast Quarter of the Southeast Quarter of said Section 4 a distance of 215.70 feet; thence South 20°12'57" West a distance of 367.07 feet; thence South 54°30'19" East a distance of 94.55 feet to a point on the Northerly right-of-way line of N.W. Furnish Avenue as dedicated to the City of Pendleton by Dedication Deed recorded as Instrument No. 2006-5060247, Office of County Records; thence South 51°14'22" West along said Northerly right-of-way line a distance of 47.99 feet; thence continuing along said right-of-way line, on the arc of a 205.80 foot radius curve to the right a distance of 264.29 feet, (long chord bears South 88°03'52" West a distance of 246.46 feet); thence continuing along said right-of-way line, on the arc of a 214.43 foot radius, non-tangent curve to the right a distance of 224.91 feet, (long chord bears North 16°47'01" West a distance of 214.74 feet); thence continuing along said right-of-way line, on the arc of a 229.96 foot radius, non-tangent curve to the right a distance of 80.99 feet, (long chord bears North 21°56'21" East a distance of 80.57 feet); thence South 89°40'37" West a distance of 11.13 feet to the TRUE POINT OF BEGINNING.

TRACT DESCRIBED CONTAINS 2.99 ACRES, MORE OR LESS.



## NOTES

- WEST RIGHT-OF-WAY LINE OF HIGHWAY NUMBER 37 IS SHOWN FROM DEED RECORDED IN BOOK 196, PAGE 573, DEED RECORDS.
- A 20 FOOT NON-EXCLUSIVE INGRESS-EGRESS & UTILITY EASEMENT TO WAYNE SIMPSON, REEL 286, PAGE 1563, DEED RECORDS.
- B 20 FOOT NON-EXCLUSIVE INGRESS-EGRESS & UTILITY EASEMENT TO WAYNE SIMPSON, REEL 286, PAGE 1558, DEED RECORDS.
- C 20 FOOT PERPETUAL UTILITY EASEMENT TO CITY OF PENDLETON, REEL 35, PAGE 754, DEED RECORDS.

RECORD SPIRAL DATA FOR STATE HIGHWAY CENTERLINE:  
1' CURVE LEFT  
Δ = 5°25'50"  
Ts = 471.78'  
S = 2'  
a = 0.25  
400.00' SPIRALS

REGISTERED PROFESSIONAL LAND SURVEYOR  
*William R. Wells*  
OREGON JULY 22, 1977 WILLIAM R. WELLS 1106 RENEWS 6/30/08

WILLIAM R. WELLS, PLS  
357 N.E. HWY. 11  
P.O. BOX 1696  
PENDLETON, OR 97801  
PHONE: (541) 276-6362

PROJECT:  
BOUNDARY ADJUSTMENT SURVEY FOR:  
H. GALE MARSHALL  
LOCATED IN THE S.E. 1/4 SECTION 4, T2N., R32E., W.M., CITY OF PENDLETON, UMATILLA COUNTY, OREGON

Umatilla County Surveyor  
Date: 10-06  
Checked by: KK  
No. 06-525-C