

# RECORD OF SURVEY

LEGEND	
●	SET 5/8" BY 24" IRON REBAR WITH 1 1/4" RED PLASTIC CAP MARKED FOR PLS 1106 WA PLS 17372.
○	CORNER FALLS IN CONCRETE. SET LEAD PLUG IN DRILL HOLE WITH 3/4" BRASS WASHER STAMPED "PLS 1106" SCREWED INTO LEAD PLUG.
⊙	FOUND 5/8" REBAR WITH 1 1/4" PLASTIC CAP MARKED "TOMKINS SURVEYING", FROM SURVEY NO. 93-67-B, 97-110-B, 01-128-B OR 00-249-B.
○	OTHER MONUMENT FOUND AS NOTED.
⊗	CALCULATED POINT ONLY, NOT SET OR FOUND.
□	INDICATES SPECIFIC NOTE FOR FOUND MONUMENT OR POSITION. SEE "MONUMENT NOTES".
(XOX)	RECORD DIMENSION, PLAT OF NORTH MILTON, RECORDED OCT. 23, 1888.
(XOX)T	RECORD DIMENSION, PER TOMKINS SURVEYING SURVEYS NO. 93-67-B, 97-110-B, 00-249-B OR 01-128-B, ALL SURVEYS ON SAME BEARING BASE.
(XOX)S	RECORD DIMENSION FROM STREAMER SURVEY NO. 93-66-B, 93-01-B, S-157-AX OR I-100-AX.
Ⓜ	INDICATES LOT NUMBER, BLOCK B, PLAT OF NORTH MILTON.
Ⓜ	WATER METER.
Ⓜ	CATCH BASIN OR DRY WELL.
Ⓜ	POWER POLE.
Ⓜ	POWER METER.
Ⓜ	GAS METER.
Ⓜ	TELEPHONE POLE.
Ⓜ	SIGN.
Ⓜ	OUTDOOR LIGHT.
Ⓜ	MAIL DROP BOX.
Ⓜ	HANDICAP PARKING SPACE.
Ⓜ	INDICATES PAINTED PARKING SPACE.
Ⓜ	INDICATES OVERHEAD POWER LINE.
Ⓜ	INDICATES OVERHEAD TELEPHONE LINE.
Ⓜ	INDICATES CONCRETE SURFACE.

LINE TABLE			
NO.	BEARING	DISTANCE	RECORD DIMENSION
L1	N 01°04'55" W	50.03'	
L2	S 89°18'33" W	29.87'	
L3	S 00°38'17" E	50.00'	
L4	S 00°38'17" E	50.00'	
L5	S 00°38'17" E	50.00'	(S 89°21'43" W 30.00')T
L6	S 89°21'43" W	30.00'	
L7	N 00°54'48" W	50.00'	
L8	S 89°21'11" W	60.42'	(S 89°21'11" W 60.42')T
L9	S 00°59'02" E	40.00'	
L10	S 89°01'09" W	60.73'	(S 89°01'09" W 60.73')T
L11	S 89°00'58" W	50.00'	
L12	S 89°30'05" W	50.03'	
L13	S 00°59'02" E	14.66'	
L14	S 00°59'02" E	50.00'	
L15	S 00°57'05" E	50.00'	
L16	S 89°20'42" W	30.00'	
L17	S 89°20'42" W	2.93'	
L18	N 89°09'39" W	43.95'	
L19	S 00°59'30" E	50.00'	
L20	S 00°59'30" E	50.00'	
L21	S 00°43'25" E	73.63'	
L22	S 00°25'31" W	67.81'	
L23	S 89°20'42" W	53.05'	
L24	N 87°50'45" E	54.36'	(12')
L25	S 00°57'05" E	12.00'	(80')
L26	N 87°50'40" E	79.90'	
L27	N 89°21'43" W	23.08'	
L28	N 89°21'43" W	20.00'	(12')
L29	S 00°54'48" E	12.00'	

### LEGAL DESCRIPTION OF PROPERTY:

TAKEN FROM PRELIMINARY TITLE REPORT BY AMERTITLE, 112 SE COURT PENDLETON, OREGON 97801 DATED AUGUST 24, 2007, TITLE NO. 0059972, REPORT NO. 1:

**TRACT I**  
THE EAST 30 FEET OF LOT 11, AND THE WEST 30 FEET OF LOT 12 IN BLOCK 8 IN NORTH MILTON, ALSO KNOWN AS WRIGHT'S ADDITION TO MILTON, NOW CITY OF MILTON-FREEWATER, IN THE COUNTY OF UMATILLA AND THE STATE OF OREGON.

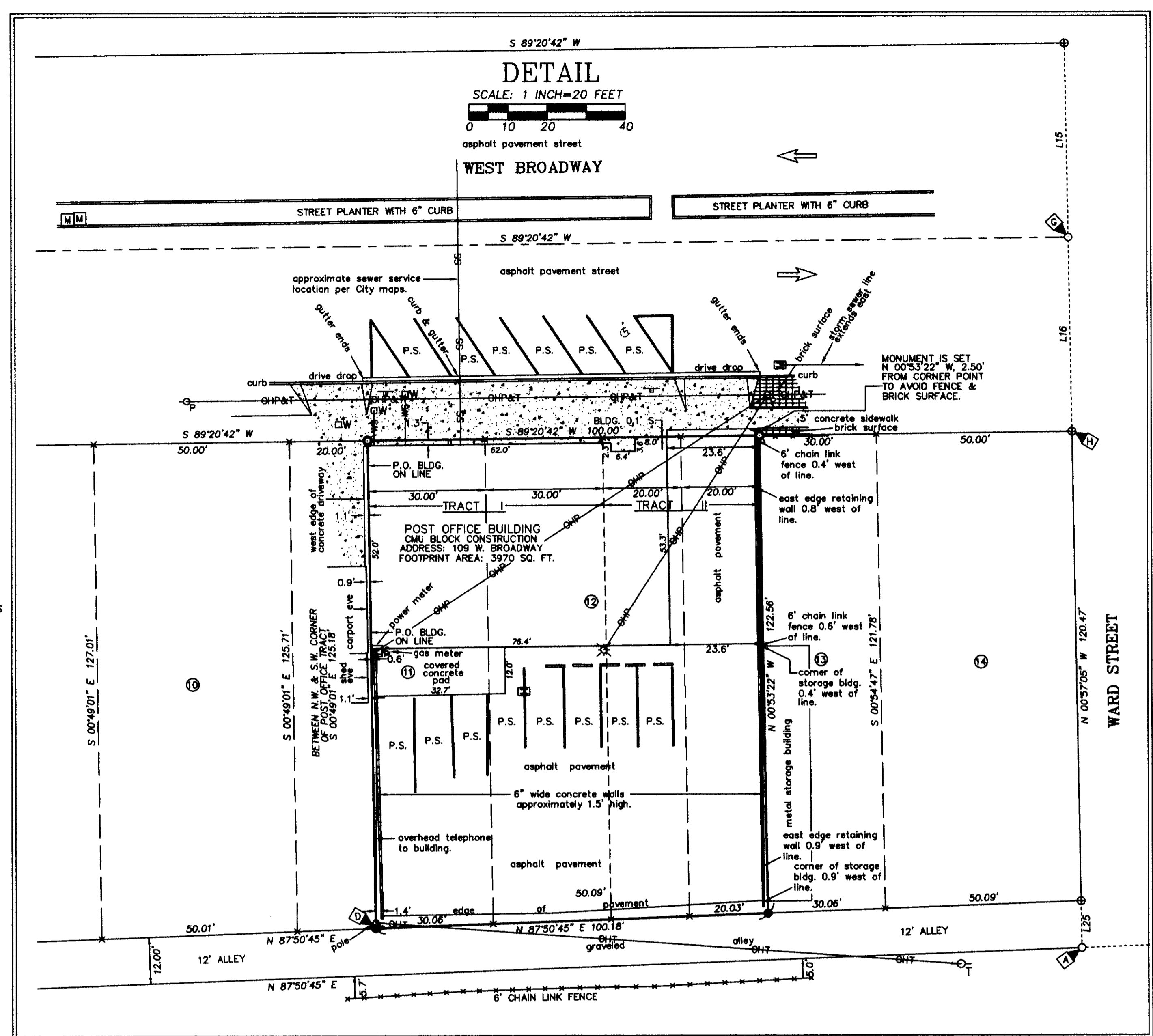
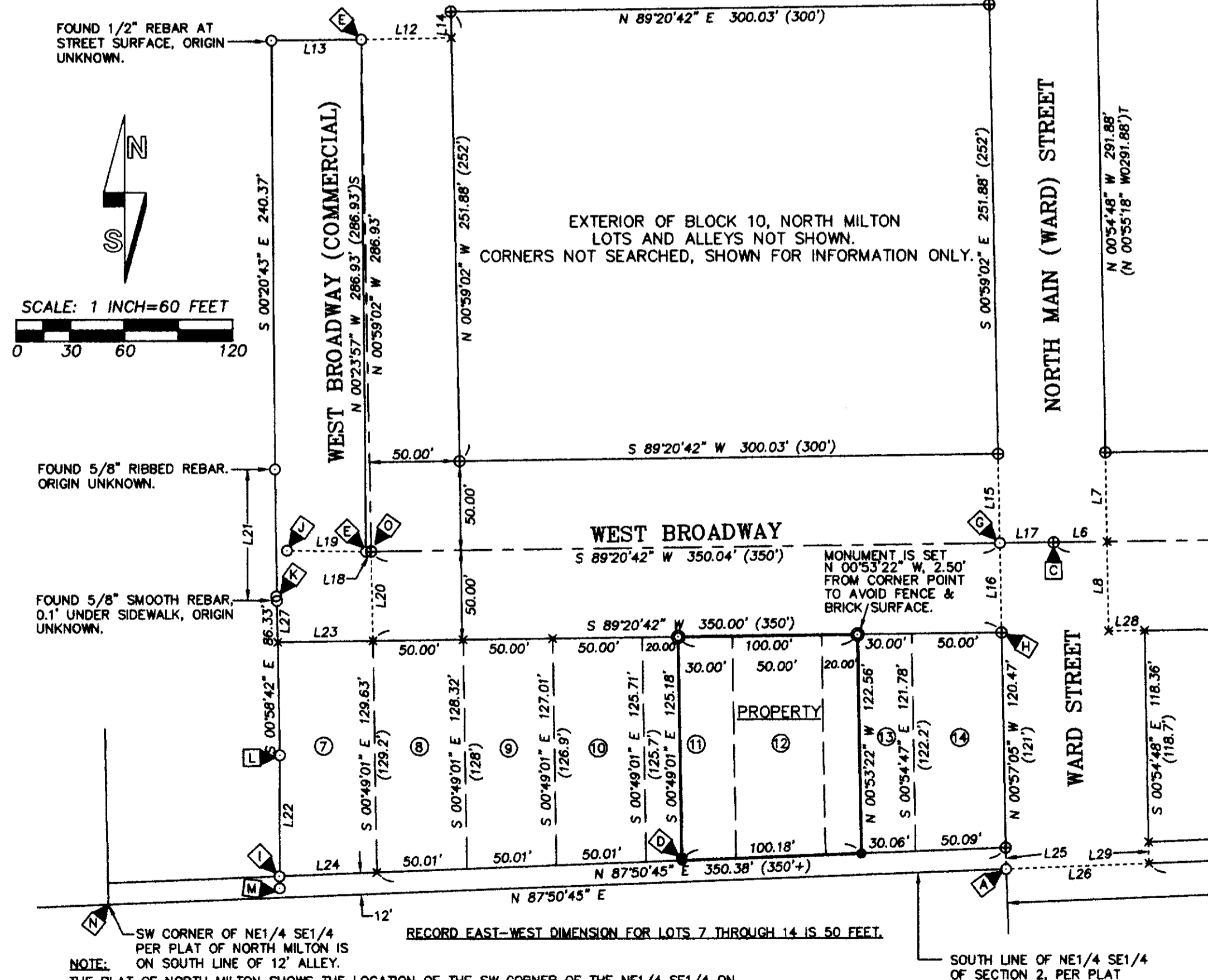
EXCEPTING THAT PORTION THEREOF LOCATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 35 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF UMATILLA AND STATE OF OREGON.

ALSO EXCEPTING ANY AND ALL WATER RIGHTS OF WAY.

**TRACT II**  
THE EAST 20 FEET OF LOT 12, AND THE WEST 20 FEET OF LOT 13 IN BLOCK 8 IN NORTH MILTON, ALSO KNOWN AS WRIGHT'S ADDITION TO MILTON, NOW CITY OF MILTON-FREEWATER, IN THE COUNTY OF UMATILLA AND THE STATE OF OREGON.

EXCEPTING THAT PORTION THEREOF LOCATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 35 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF UMATILLA AND STATE OF OREGON.

ALSO EXCEPTING ANY AND ALL WATER RIGHTS OF WAY.



- ### MONUMENT NOTES:
- A FOUND BENT 1" O.D. PIPE WITH 1/2" SMOOTH REBAR N 87°50'40" E 0.25' FROM PIPE. THE TOP OF THE REBAR WAS BENT WEST 0.25' AND I STRAIGHTENED THE TOP OF THE REBAR. I HELD THE POSITION OF THE PIPE WHERE IT GOES STRAIGHT INTO GROUND AS THE CORNER POINT. ORIGIN OF PIPE IS UNKNOWN. THE SMOOTH REBAR IS BELIEVED TO BE "IRON PIN" MONUMENT ESTABLISHED BY NEWBILL IN SURVEY DATED 6/28/55, SURVEY NO. Q-1009-A.
  - B SOUTH 1/16TH CORNER S251. FOUND 2" BRASS DISK, SET IN CONCRETE, IN MONUMENT BOX.
  - C CALCULATED LOCATION OF "P.K." NAILS REFERRED TO ON TOMKINS SURVEYS BY TIES TO TOMKINS SURVEY MONUMENTS. THE "P.K." NAILS HAVE BEEN PAVED OVER. THE "P.K." NAIL AT THE INTERSECTION OF NORTH MAIN (WARD) & BROADWAY IS ALSO CALLED ON STREAMER SURVEY I-100-AX, AS A "NAIL".
  - D FOUND AND HELD BRIDGE SPIKE FOR POINT ON LINE ON WEST BOUNDARY OF SURVEYED PROPERTY. SET 5/8" BY 24" REBAR AT SOUTHWEST CORNER OF PROPERTY, SOUTH 00°49'01" EAST, 0.98' FROM BRIDGE SPIKE. ORIGIN OF BRIDGE SPIKE IS UNKNOWN.
  - E FOUND RAILROAD SPIKES REPORTED AS "SET IN 1968" BY STREAMER. RAILROAD SPIKES ARE REFERENCED ON STREAMER SURVEY NO. 93-66-B.
  - F CALCULATED LOCATION OF 1/2" REBAR AND 3/4" PIPE REFERENCED ON TOMKINS SURVEY NO. 97-110-B AND STREAMER SURVEY NO. 93-01-B. I DID NOT TIE THESE MONUMENTS, BUT CALCULATED THEIR LOCATIONS FOR ANALYSIS OF CORNER POSITIONS IN THE SURVEY AREA.
  - G FOUND STONE MONUMENT SHOWN ON 1888 PLAT OF NORTH MILTON. THIS STONE OR ROCK IS REFERRED TO ON STREAMER SURVEYS NO. I-100-AX & S-157-A, AND OTHER OLD SURVEYS BY NEWBILL, HAYES, CRIGER AND ROBBETT. THE STONE IS ABOUT 14" BELOW PAVEMENT AND WAS COVERED BY AN OLD WATER VALVE BOX WHICH HAD BEEN PAVED OVER. THE STONE HAS A ROUGH TOP SURFACE INDICATING IT HAS LIKELY BEEN BROKEN IN THE PAST. THERE ARE NO MARKS INDICATING A MEASURE POINT ON THE STONE. I HELD THE POSITION ON THE STONE REFERENCED BY SURVEY MEASUREMENTS ON THIS SURVEY MAP, AND SET MAG. NAIL STRADDLE REFERENCES AT PAVEMENT SURFACE.
  - H FROM CALCULATED POSITION FOR THE NORTHEAST CORNER OF LOT 14, THE NORTHEAST CORNER OF FLORIST SHOP IS 0.2' WEST.
  - I FOUND 5/8" RIBBED REBAR, ORIGIN UNKNOWN. I HELD THIS REBAR AS POINT ON SOUTH LINE OF BLOCK 8, NORTH MILTON.
  - J FOUND 1/2" SMOOTH REBAR, ORIGIN UNKNOWN.
  - K FOUND BRIDGE SPIKE, ORIGIN UNKNOWN. BEARS N 08°21'22" W, 2.66' FROM 5/8" SMOOTH REBAR UNDER SIDEWALK.
  - L FOUND 1 1/4" O.D. PIPE, ORIGIN UNKNOWN.
  - M FOUND BADLY BENT, 5/8" RIBBED REBAR, ORIGIN UNKNOWN. BEARS S 01°22' E, 6.7' FROM REBAR IDENTIFIED IN NOTE I.
  - N LOCATION OF STONE CORNER MONUMENTING THE SW CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, PER PLAT OF NORTH MILTON. I SEARCHED THIS POSITION. IT FALLS IN THE CITY GOLF COURSE, IN LINE WITH BURIED IRRIGATION SYSTEM. NOT FOUND. I ALSO SEARCHED 12 FEET NORTH OF THIS POSITION OF STONE REPORTED AS FOUND ON 1948 ROBBETT SURVEY NO. Q-1420-A. THE POSITION FALLS S 3° 44' NORTH OF A EAST-WEST FENCE LINE, IN THE BACKYARD AREA OF AN APARTMENT COMPLEX.
  - O CALCULATED POINT BY PROJECTING BEARING CALCULATED FOR WEST LINE OF NORTH MAIN (WARD) FROM RAILROAD SPIKE ESTABLISHED BY STREAMER FOR INTERSECTION OF CENTERLINES OF WEST BROADWAY, (EXTENDING WEST) AND COMMERCIAL STREET EXTENDING FROM THE SOUTH. THIS POSITION IS IN SUBSTANTIAL AGREEMENT WITH RECORD MEASUREMENTS FROM THE PLAT OF NORTH MILTON BUT BEARS N 89°20'42" E, 2.93' FROM RAILROAD SPIKE ESTABLISHED BY STREAMER. SEE "NARRATIVE" FOR DISCUSSION OF RAILROAD SPIKE SET BY STREAMER.

### NARRATIVE

THIS SURVEY WAS MADE AT THE REQUEST OF ALAN MEADES TO DETERMINE AND MARK THE BOUNDARY OF THE POST OFFICE TRACT IN MILTON-FREEWATER. RESEARCH DID NOT INDICATE A RECORDED SURVEY FOR THE TRACT. THIS RECORD OF SURVEY SHOWS MONUMENTS TIED AND POSITIONS DETERMINED IN MAKING THE SURVEY. THE TRACT IS LOCATED IN BLOCK 8 OF THE PLAT OF NORTH MILTON, RECORDED IN 1888.

I HELD THE NORTH BOUNDARY OF BLOCK 8 50.00 FEET SOUTH OF THE CENTERLINE OF WEST BROADWAY, DEFINED BY THE STONE FOUND AT MONUMENT NOTE G AND THE RAILROAD SPIKE FOUND AT MONUMENT NOTE E FOR THE CENTERLINE. I HELD A LINE BETWEEN THE STONE AT MONUMENT NOTE G AND THE POSITION OF THE 1" O.D. PIPE FOUND AT MONUMENT NOTE A FOR THE EAST LINE OF LOT 14 AND THE WEST RIGHT-OF-WAY LINE OF WARD STREET. I HELD THE 5/8" REBAR FOUND AT MONUMENT NOTE I AND A POINT 12.00 FEET NORTH OF THE PIPE FOUND AT MONUMENT NOTE A FOR THE SOUTH LINE OF BLOCK 8. I HELD RECORD PLATTED LOT DISTANCES OF 50.00 FEET TO LAY OUT LOT CORNERS ON THE SOUTH LINE OF WEST BROADWAY. I HELD THE BRIDGE SPIKE IDENTIFIED IN MONUMENT NOTE D FOR A POINT ON THE WEST LINE OF THE SURVEYED TRACT, AND PROPORTIONED RECORD DISTANCES BETWEEN THE SOUTHWEST CORNER OF THE SURVEYED TRACT AND THE SOUTHEAST CORNER OF LOT 14.

I BELIEVE THE RAILROAD SPIKE IDENTIFIED IN MONUMENT NOTE E, AT THE INTERSECTION OF CENTERLINES OF WEST BROADWAY AND COMMERCIAL IS 2.93 FEET WEST OF ITS CORRECT POSITION. THIS RAILROAD SPIKE WAS SET BY STREAMER BY UNKNOWN METHODS AND PROCEDURES. THIS RAILROAD SPIKE IS NOTED ON STREAMER SURVEY NO. 93-66-B. STREAMER NOTES ON HIS SURVEY NO. S-157-AX THAT THE DISTANCE BETWEEN A "MONUMENT" AT WEST BROADWAY AND DEHAVEN AND THE STONE IDENTIFIED IN MONUMENT NOTE G IS "5.37 FEET LONG". I BELIEVE STREAMER USED A PROPORTION FACTOR BASED ON THE 5.37 FOOT EXCESS LENGTH TO EXTEND CENTERLINE WEST OF THE STONE AND SET THE RAILROAD SPIKE APPROXIMATELY 3 FEET WEST OF ITS CORRECT POSITION.

THIS SURVEY WAS MADE BY A 2 PERSON CREW USING A LEICA 803, 3 SECOND TOTAL STATION BY CLOSED TRAVERSES AND RADIAL TIES. MONUMENTS WERE ESTABLISHED BY RADIAL METHODS AND VERIFIED BY CHECK OBSERVATIONS TO DIFFERENT BACK SIGHTS.

ENCROACHMENTS OF A 6 FOOT CHAIN LINK FENCE AND METAL STORAGE BUILDING WERE NOTED ON THE EAST LINE OF THE SURVEYED TRACT. THESE ENCROACHMENTS ARE SHOWN.

### SURVEYORS CERTIFICATE:

TO:  
MARTIN HELLER  
MICHAEL E. FERGUSON, TRUSTEE OF THE ALICIA M. FERGUSON TRUST  
CHICAGO TITLE INSURANCE COMPANY OF OREGON  
AMERTITLE  
RIKER DANZIG SCHERER HYLAND & PERETTI, LLP

I CERTIFY THIS RECORD OF SURVEY MAP CORRECTLY SHOWS THE RESULTS OF A SURVEY MADE UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH STATUTORY AND ADMINISTRATIVE LAW REGULATING LAND SURVEYING IN THE STATE OF OREGON, AND THAT THE SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*William R. Wells*      *Sept 24, 2007*  
WILLIAM R. WELLS, PLS 1106      DATE

REGISTERED PROFESSIONAL LAND SURVEYOR

*William R. Wells*

OREGON  
JULY 22, 1977  
WILLIAM R. WELLS  
1106  
RENEWS 6/30/08

### REFERENCE SURVEYS:

PLAT OF NORTH MILTON, A.K.A. WRIGHT'S ADDITION, RECORDED OCT. 23, 1888.  
SURVEY NO. Q-1420-A, BY ROBBETT, DATED MAY, 1948.  
SURVEY BY NEWBILL FOR MILTON SCHOOL DISTRICT, DATED JUNE 28, 1955, SURVEY NO. Q-1009-A.  
HARTMAN ABSTRACT COMPANY MAPS RECORDED AS SURVEY NO. 05-67-B AND 05-81-B.  
SURVEY NO. Q-800-A BY STORMS.  
SURVEYS BY STREAMER, SURVEY NUMBERS S-157-AX, I-100-AX, 93-01-B AND 93-69-B.  
SURVEYS BY TOMKINS SURVEYING, SURVEY NOS 93-69-B, 97-110-B, 00-249-B AND 01-128-B.  
MONUMENT TIES FOUND IN CITY OF MILTON-FREEWATER PUBLIC WORKS RECORDS.  
SURVEY NO. Q-1008-AX BY NEWBILL, DATED 5/16/56.  
SURVEY NO. 00-219-AX BY CRIGER, JAN, 1951.  
SURVEY NO. Q-1008-A BY HAYES, DATED 11-27-54.  
SURVEY BY A.L. COFFEY, COUNTY SURVEYOR, RECORDED IN RECORD OF PRIVATE SURVEYS, BOOK 1, PAGES 91 AND 92, (1888).  
AGREEMENT, RECORDED IN DEED BOOK 25, PAGE 470, DEED RECORDS, AGREEMENT SIGNED JULY 15, 1893 AND RECORDED FEB. 28, 1898.

<b>WILLIAM R. WELLS, PLS</b> 2602 N.E. RIVERSIDE PLACE P.O. BOX 1896 PENDLETON, OREGON PHONE: (541) 276-6362	<b>PROJECT:</b> RECORD OF SURVEY FOR: <b>HELLER GROUP</b> LOTS 11, 12 & 13, BLOCK 8, NORTH MILTON, ALSO KNOWN AS WRIGHT'S ADDITION TO MILTON, NOW CITY OF MILTON-FREEWATER, SITUATED IN NE1/4 OF THE SE1/4 OF SECTION 2, T5N, R35E, W.M., UMATILLA COUNTY, OREGON.
RECEIVED BY Umatilla County Surveyor. Date: <i>11-07</i> For: <i>by KK</i> No. <i>07-291-C</i>	DATE: 09/07      DR. BY: WRW CK BY: WRW      NO: 07-1149