

LEGEND

- FOUND A 1 1/2" IRON SHAFT IN A 15" WELL CASING IN CONCRETE FROM SURVEY Q-228-C
- FOUND A 1/2" REBAR FROM COUNTY SURVEY Q-228-C
- FOUND A 5/8" REBAR WITH AN ALUMINUM CAP FROM PARTITION PLAT 2000-43
- FOUND A 5/8" REBAR WITH A PLASTIC CAP MARKED BGB FROM SURVEY 01-06-B.
- FOUND 5/8" REBAR WITH YELLOW CAP. WALMART ADDITION.
- ⊗ GROUND WATER WELL FROM EASEMENT 14
- × COMPUTED POINT

**EAST HALF SECTION 9
T2N, R32E, W.M.**

BASIS OF BEARINGS

The east line of Parcel 1 as per Partition Plat 2000 - 43.

EASEMENT NOTES

1. The sewer easement from Book 74, Page 252 is 20' in width but is described as over and across and therefore cannot be accurately located.
2. The sewer easement from Book 118, Page 25 is 25' in width and lies along the westerly extension of Court Street and does not fall on any lands of Partition Plat 2000-43.
3. This easement was for the levee as it existed in 1943 as it was described in the judgement in favor of the City of Pendleton recorded in the State Courts archives as Law No. 4714.
4. The limits of the mineral reservation identified in Book 170, Page 208 were not investigated as part of this survey.
5. The sewer easement from Book 224, Page 257 is 30' wide and extends to the 16th line.
6. The railroad easement granted in Book 227, Page 524 contains a non-use termination clause after a period of one year. The tracks have been partly removed however, the termination of this easement should be acknowledged by the railroad before it is considered to have actually terminated.
7. The levee easement in Book 250, Page 12 contains the description of two lines. The westerly most line defines the limit of the area in which any construction materials may be taken from the easement area and the eastern most line is the boundary within which the levee may be constructed.
8. This levee easement was reserved to the City of Pendleton in the deed in Book 260, Page 286.
9. There are three easements reserved in the deed in Book 260, Page 356. All are under the current Interstate right of way except for a segment of easement No. 1 which lies between the 16th line and the current sewer easement on the north side of the freeway right of way.
10. The easement from Book 289, Page 576 is still in use. The sewer line extends southerly from the existing sewer easement on the north side of the Freeway southerly across the Freeway.
11. The sewer easement from Book 291, Page 460 varies in width from 60' to 30 feet and lies along the northerly side of the Freeway right of way. This easement right was assigned to the City of Pendleton by the deed recorded in Book 351, Page 389.
12. This is a mutual access easement appurtenant to both the Walmart Subdivision and the lands of Partition Plat 2000-43. See Reel 284, Page 1124.
13. This reciprocal building restrictive easement as shown in Reel 284 at Page 1136 was filed for record in February of 1996. The Plat of Walmart Addition was not filed until November of 1996. The easement was shown on the Plat as being centered on the line between properties and even with the north boundary line. Because the easement was filed first the legal description holds and not the platted location.
14. There is an easement and equitable servitude applicable to all of Partition Plat 2000-43. This is overseen by the Oregon DEQ. Only a part of the ground water monitoring wells that exist are shown. The easement is recorded in Reel 378, Page 144.
15. The easement to Pacific Power and Light in Reel 379, Page 717 is for both overhead and underground power utilities. The current powerline structure is not inside the easement granted. The easement is 20' wide.
16. This land was sold as a separate tract in Book 118, Page 25 which included the right to divert water from Spring Creek. This tract was sold back to Harris Pine together with the right to divert water in Book 260, Page 286. It is not clear why the title report still shows the right to divert waters.

NARRATIVE OF SURVEY

This survey was performed at the request of Mr. Jim Hatley. The purpose of the survey was to indicate the easements present on Parcels 1 and 2 of Partition Plat 2000-43 to facilitate the planning of the development of this area.

The boundaries of the parcels were determined from the found monuments as shown. Many of the legal descriptions for this area were based on the monument at the N.E. corner of Government Lot 10. This monument was set in March of 1954 by City Engineer Archie French. Mr. Stan Wallulis found the monument in 1961 and made a substantial monument case around it. The monument was declared as lost by survey 88-85-C but I found it to be in good shape. The top of the monument case was about 2 feet below the surface of the current roadway in the area.

I established the location of the Army Corps levee control lines based on calls in the levee deed to the northwest corner of Section 9. This deed also calls for the Army Corps map but I held the deed dimensions for the control line because of errors on the Corps' map.

REFERENCE DEEDS

- D1 BOOK 74 PAGE 252
- D2 BOOK 74 PAGE 253
- D3 BOOK 118 PAGE 25
- D4 BOOK 156 PAGE 422
- D5 BOOK 159 PAGE 614
- D6 BOOK 224 PAGE 257
- D7 BOOK 227 PAGE 524
- D8 BOOK 250 PAGE 12
- D9 BOOK 250 PAGE 28
- D10 BOOK 260 PAGE 286
- D11 BOOK 260 PAGE 356
- D12 BOOK 289 PAGE 576
- D13 BOOK 291 PAGE 460
- D14 BOOK 351 PAGE 389
- D15 REEL 284 PAGE 1124
- D16 REEL 284 PAGE 1136
- D17 REEL 378 PAGE 0144
- D18 REEL 379 PAGE 0717

REFERENCE SURVEYS

- R1 COUNTY SURVEY Q-225-B
- R2 COUNTY SURVEY Q-228-C
- R3 CITY OF PENDLETON 24-5439 SHEETS 5 & 6 OF 7
- R4 COUNTY SURVEY 88-85-C
- R5 COUNTY SURVEY 96-54-B
- R6 COUNTY SURVEY 96-187-B
- R7 COUNTY SURVEY 99-275-B
- R8 COUNTY SURVEY 01-06-B
- R9 COUNTY SURVEY 02-202-B

REGISTERED PROFESSIONAL LAND SURVEYOR
Stephen K. Haddock
OREGON
JULY 9, 2001
STEPHEN K. HADDOCK
5629515
RENEWS 6-30-05

RECEIVED BY
Umatilla County Surveyor
Date 3-7-04
Rec'd By [Signature]
No. 04-069-B

<p>SURVEY FOR</p> <p>Mr. Jim Hatley P.O. Box 458 Pilot Rock, OR 97868</p>	PROJECT No. 03-05	Scale 1" = 200'
	<p>Project Date: August 2003</p>	
<p>WITNESS TREE SURVEYING</p> <p>Stephen K. Haddock, PLS P.O. Box G Pilot Rock, Oregon 97868 (541) 443-2922</p>		
<p>LOCATION: E. 1/2, Section 9, T2N, R32E, W.M. Umatilla County, Oregon.</p>		

