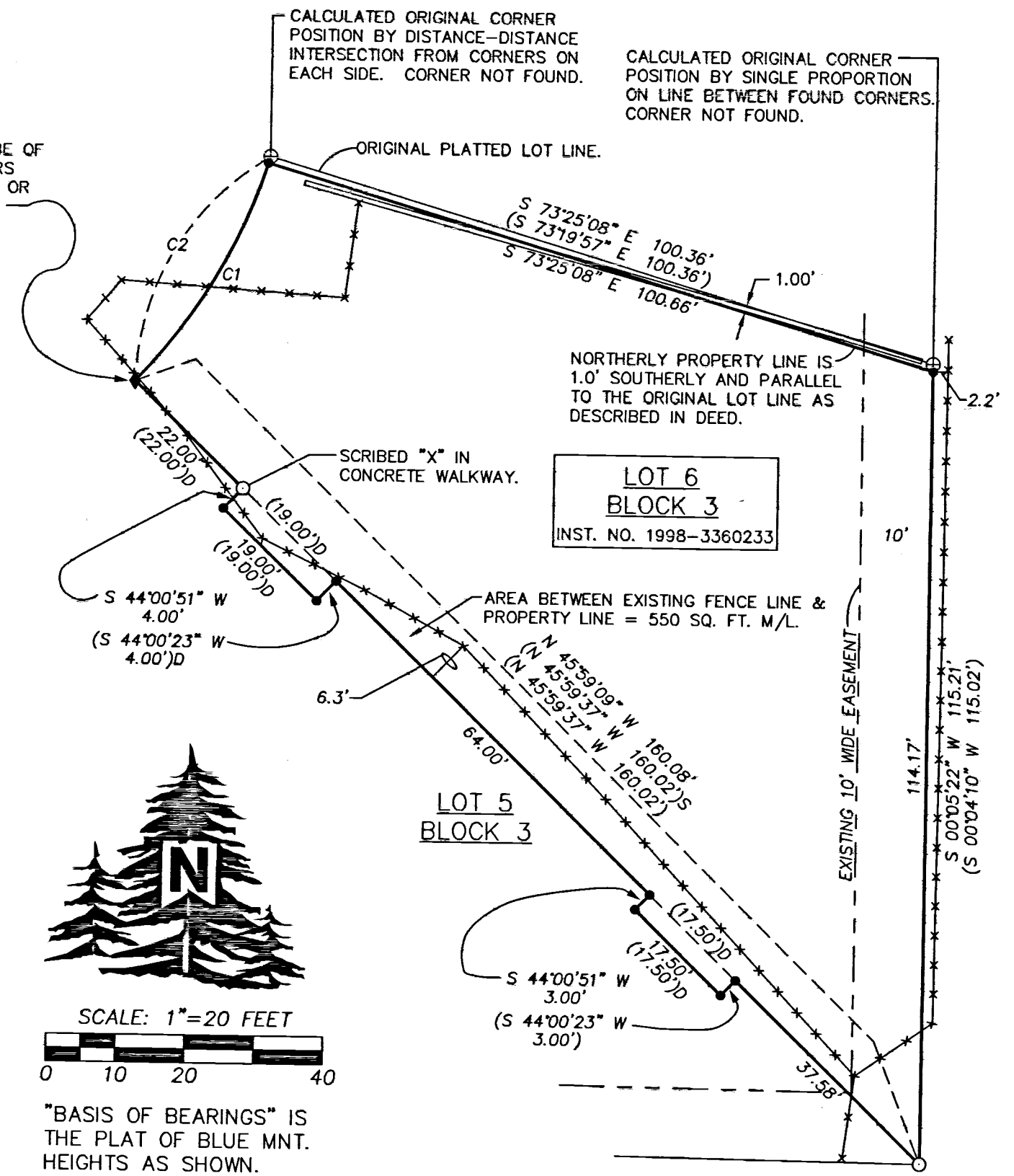
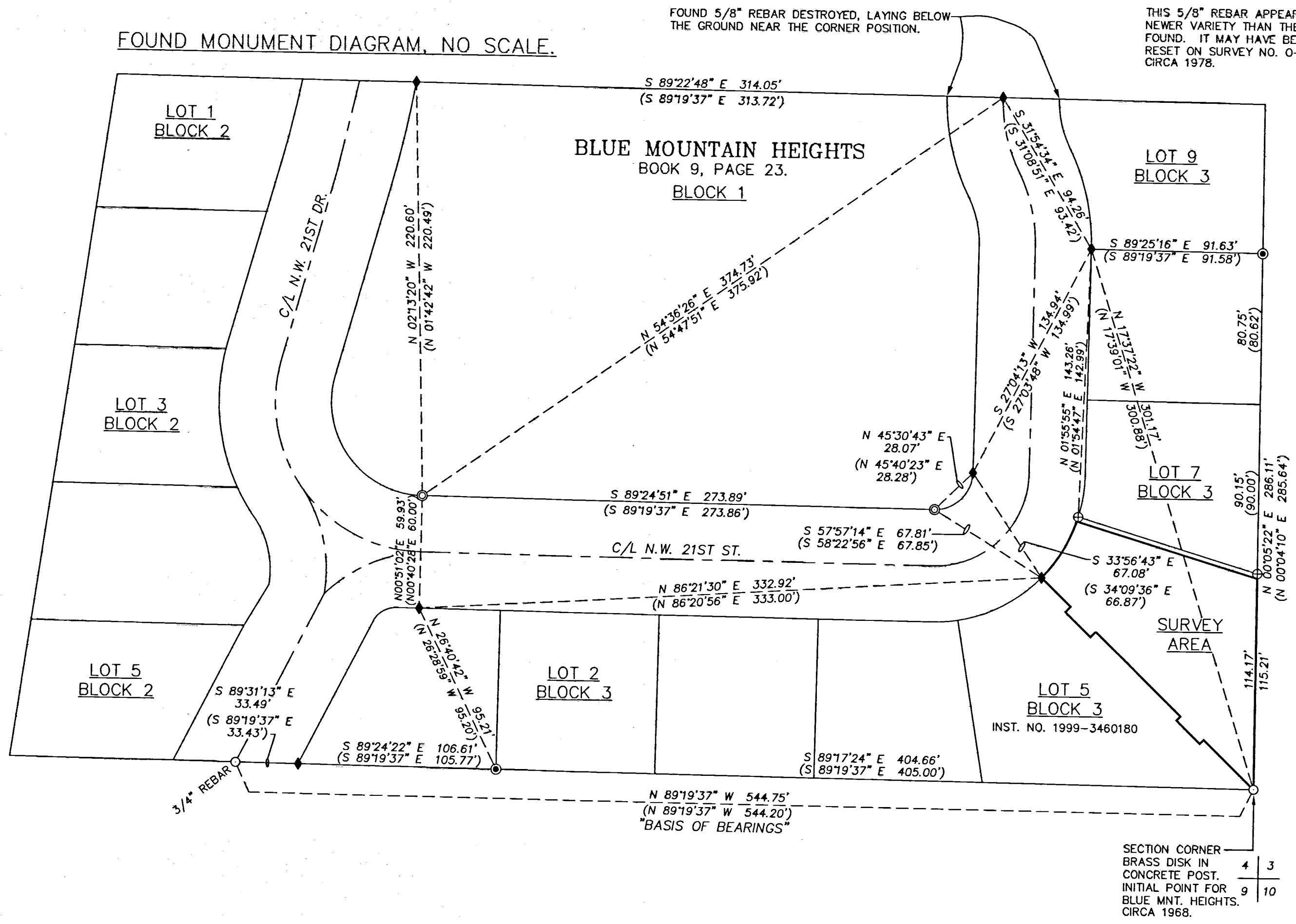


RECORD OF SURVEY

FEBRUARY, 2018.



- LEGEND**
- - SET 5/8" X 24" REBAR WITH 1 1/4" BLUE PLASTIC CAP MARKED "WELLS SURVEYING PLS 54657."
 - ◆ - FOUND 5/8" REBAR FROM THE PLAT OF BLUE MOUNTAIN HEIGHTS. ALL MONUMENTS WERE FOUND IN GOOD CONDITION UNLESS NOTED OTHERWISE.
 - ⊙ - FOUND 1/2" REBAR FROM THE PLAT OF BLUE MOUNTAIN HEIGHTS. ALL MONUMENTS WERE FOUND IN GOOD CONDITION UNLESS NOTED OTHERWISE.
 - ⊕ - FOUND 5/8" REBAR FROM THE PLAT OF BLUE MOUNTAIN HEIGHTS SLIGHTLY BENT. SPUN MONUMENT & REFERENCED THE STRAIGHT POSITION, REMOVED & STRAIGHTENED THE BENT REBAR, AND REPLACED IN THE REFERENCED POSITION.
 - - FOUND OR SET MONUMENT AS NOTED.
 - ⊕ - CALCULATED POINT ONLY, NOT SET OR FOUND.
 - (XOX) - INDICATES RECORD PLAT DIMENSION.
 - - INDICATES EXISTING CYCLONE FENCE.
 - (XOX)D - INDICATES RECORD DEED DIMENSION FROM WARRANTY DEEDS RECORDED AS INSTRUMENT NO. 1998-3360233, AND NO. 1999-3460180, UMATILLA COUNTY DEED RECORDS.
 - (XOX)S - INDICATES RECORD DIMENSION FROM SURVEY 0-22-B, CIRCA 1978.

CURVE TABLE

NO	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG
C1	26°37'18"	80.00'	37.17'	36.84'	S 30°43'57" W
C2	27°20'17"	80.00'	38.17'	37.81'	S 30°22'27" W
(C2)	27°20'20"	80.00'	38.17'	37.81'	S 30°20'13" W

NARRATIVE

THIS SURVEY WAS MADE AT THE REQUEST OF RAY AND JULIE O'GRADY OWNERS OF LOT 6 TO SURVEY AND MARK THE BOUNDARY OF SAID LOT. IN 1978 A SURVEY WAS MADE (SURVEY NO. 0-22-B) OF THE SOUTHERLY LINE OF LOT 6 (ALSO THE NORTHERLY LINE OF LOT 5) AND A POOL AND BASKETBALL COURT WERE NOTED TO ENCRACH ONTO LOT 5. IN 1998 A PROPERTY LINE ADJUSTMENT DESCRIPTION WAS FILED AND RECORDED (EXHIBIT "A") OF WARRANTY DEED RECORDED AS INSTRUMENT NO. 1998-3360233. THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE PROPERTY LINE ADJUSTED AREA.

I MADE A THOROUGH SEARCH OF THE SUBDIVISION FOR PLAT MONUMENTS. I CHECKED FOR THE STREET CENTERLINE MONUMENTS BUT BECAUSE OF THE DIFFERENCE IN MEASUREMENTS ON THIS SURVEY VERSUS THE PLAT MEASUREMENTS BETWEEN FOUND MONUMENTS, I CHOSE TO CONCENTRATE ON FINDING THE LOT CORNER MONUMENTS RATHER THAN DIGGING MULTIPLE HOLES IN THE ASPHALT.

ALL MONUMENTS FOUND AND HELD ARE NOTED IN THE FOUND MONUMENT DIAGRAM. THE ORIGINAL PLAT RECORD BEARINGS AND DISTANCES WERE FOUND BY HOLDING THE RECORD PERIMETER BEARINGS AND DISTANCES, AND THEN LAYING THE STREET CENTERLINE OUT HOLDING THE RECORD CHORD BEARINGS AND DISTANCES. I THEN OFFSET THE STREET CENTERLINE THE RECORD DISTANCE TO OBTAIN THE ROAD RIGHT OF WAY. I THEN LAYED OUT THE INTERIOR LOT LINES. IT SHOULD BE NOTED THERE IS A SLIGHT VARIATION IN THE RECORD BEARINGS AND DISTANCES IF YOU HOLD THE INTERIOR LOT LINES AND FIT THE RIGHT OF WAY CURVES TO THE LOT LINES RATHER THAN THE OFFSET METHOD I DID.

ALTHOUGH THE PLAT ITSELF DOES CLOSE, THERE ARE DIMENSION ERRORS UP TO 1.2' BETWEEN FOUND MONUMENTS AS SHOWN. IT IS OBVIOUS THERE WERE ERRORS IN THE SETTING OF THE ORIGINAL MONUMENTS. ALL MONUMENTS FOUND EXCEPT THOSE NOTED WERE IN GOOD SOUND CONDITION. BECAUSE THERE ARE SO FEW MONUMENTS LEFT I HOLD ALL MONUMENTS FOUND AS SET PER THE PLAT OF BLUE MOUNTAIN HEIGHTS. THIS SURVEY WAS MADE WITH A ONE PERSON CREW USING A LEICA TPC 803 TOTAL STATION. ALL FOUND MONUMENTS WERE TIED WITH A CLOSED TRAVERSE. SET MONUMENTS WERE VERIFIED BY SEPARATE BACKSIGHT OBSERVATIONS.

RECEIVED BY
 Umatilla County Surveyor
 Date: 4/30/18
 Rec'd By: CT
 No.: 18-035-6

REGISTERED PROFESSIONAL LAND SURVEYOR

Jason M. Wells

OREGON
 NOVEMBER 29, 2010
 JASON M. WELLS
 54657PLS
 RENEWS 6/30/18

WELLS SURVEYING
 200 SE HAILEY SUITE 108
 P.O. BOX 1696
 PENDLETON, OR 97801
 PHONE: (541) 276-6362

DATE: 02/18 DR. BY: JMW
 CK. BY: DMT NO: 18-1683

PROJECT:

RECORD OF SURVEY FOR:
 O'GRADY

LOT 6, BLOCK 3, BLUE MOUNTAIN HEIGHTS. LOCATED IN THE SE1/4 OF THE SE1/4 OF SEC. 4, T2N, R32E, W.M., CITY OF PENDLETON, UMATILLA COUNTY, OREGON.