

BASIS OF BEARINGS

Bearings are based on the North line of the Bingham Springs addition from the northwest corner of Block 1 to the northeast corner of Block 2 as per record survey 07-024-B.

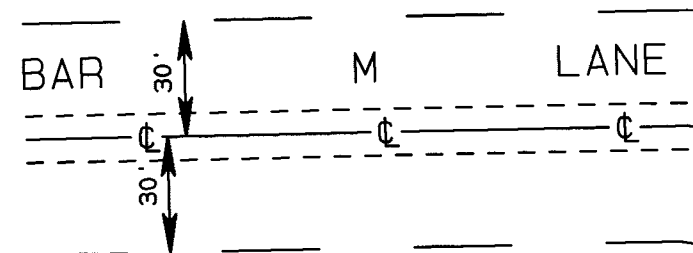
NARRATIVE OF SURVEY

This survey was performed at the request of Mr. Jack Ingram. The purpose of the survey was to identify the location of the east half of Lot 1 and all of Lot 8, Block 2 of the Bingham Springs Addition prior to the closing of a real estate transaction.

The plat of Bingham Springs shows no ties to any monuments. The North line of the plat was established under County Survey 01-131-B by holding possessory lines and monuments set in survey A-48-Ax. I examined these points in survey 07-024-B and held them as the best available evidence of the true location of the addition.

On February 5, 2020, the Umatilla River produced a significant flood and a fair amount of those possessory indicators were washed away, including the monument at the NE corner of the addition. I reestablished the monument at the NE corner of the addition using ties to undisturbed monuments as shown on this map. I then computed the location of the plat corners using record angles and distances as shown on the plat of Bingham Springs. There are four access lanes shown on the plat of Bingham Springs. These lanes were dedicated to the public "without reservation or restriction". However, none of them are named on the plat. The names shown on this survey were taken from data found in the County Assessor's records and should be confirmed before being relied on. For additional information concerning Bar M Lane, see the narrative on survey 07-024-B.

This survey was performed with a Trimble RBS GPS Base/Rover pair.



LEGEND

- SET A 5/8" x 24" IRON REBAR W/ A 1 1/8" ORANGE PLASTIC CAP STAMPED WTS AND 56295LS
- FOUND MONUMENT FROM R5
- ⊙ COMPUTED POINT
- ⊕ FOUND BENT 3/4" PIPE ON NORTH SIDE OF 2' BOULDER. SEE SURVEY A-48-Ax
- R1 GLO CONTRACT #340 DATED SEPTEMBER 26, 1879 BY GEORGE S. PERSHIN
- R2 MAP OF BINGHAM SPRINGS PLAT BOOK 5, PAGE 30
- R3 COUNTY SURVEY A-48-Ax
- R4 COUNTY SURVEY 0-548-A
- R5 COUNTY SURVEY 01-131-B
- R6 COUNTY SURVEY 07-024-B

LINE TABLE

LINE No.	BEARING	DISTANCE
L1	S20°32'43"W	24.63'
(L1)	(S20°56'23"W)	(24.60') R5
L2	N81°45'49"W	24.00'
(L2)	(S78°30'E)	(24') R2
L3	S74°58'25"W	26.12'
L4	N08°11'14"E	25.00'

DEED REFERENCES

For additional information about the history of Bingham Springs, please see the following Umatilla County deeds:

Book 58, Page 127; Book 113, Page 526; Book 117, Page 1; Book 129, Pages 81, 107, 108, 109, 119, 120, 121, 130, 199, 204, 211, and 514; Book 132, Page 20; Book 136, Page 485; Book 154, Page 577; and Book 140, Page 426.

SURVEY NOTES

- (A) The SW corner of the E1/2 of Lot 1, Block 2 falls in the top of an 8" diameter cotton wood stump. At this point I set a 2" brass washer stamped WTS and 56295LS attached with a PK nail. At a point on the south lot line bearing S81°45'49"E, 1.00 ft. from the PK nail I set a 5/8"x24" iron rebar with an orange plastic cap stamped WTS and 56295LS for a reference monument.
- (B) The plat of Bingham Springs does not provide any bearing for this tie to the section line. The bearing of N90°W was assumed for this survey.

NOTE: The plat record dimensions for lots 1-10 of Blocks 1 and 2 are 50' x 100'. For lots A, B, C, and D, the record dimensions are 25' x 100'.

REGISTERED PROFESSIONAL LAND SURVEYOR

Stephen K. Haddock
OREGON
JULY 9, 2001
STEPHEN K. HADDOCK
56295LS
RENEWS 6-30-25

SURVEY FOR

WI Construction
Mr. Jack Ingram
33104 Stage Gulch Road
Stanfield, OR 97875

LOCATION: NW 1/4, S17, T3N, R37E, W.M.
UMATILLA COUNTY, OREGON

MONUMENTS SET: April 24th, 2024

PROJECT No. 24-05

Scale 1" = 50'

WITNESS TREE SURVEYING

STEPHEN K. HADDOCK, PLS
P.O. BOX 6
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RECEIVED BY

Umatilla County Surveyor

Date: 6/4/24

Rec'd By: CT

No.: 24-053-B

