



VICINITY MAP

NO SCALE

BASIS OF BEARINGS

N00°19'17\"/>

VERTICAL DATUM

NGVD 1929 AS ESTABLISHED FROM USGS TRI STATION \"HERMISTON\".

SCALE 1\"/>

ADDRESS

THE ADDRESS FOR COURT YARD AND FOUNTAIN COURT APARTMENTS IS 140 S.W. 9TH.

SERVICE PROVIDERS

SEWER AND WATER: CITY OF HERMISTON 541-567-5521
 TELEPHONE: OWES 877-375-4448
 TELEVISION: CHARTER 866-731-5420
 ELECTRICITY: UMATILLA ELECTRIC 541-567-6414
 PACIFIC POWER 541-564-7823

FLOOD INFORMATION

THE SURVEYED PARCEL FALLS WITHIN FLOOD ZONE \"X\" AS SHOWN ON THE F.E.M.A. MAP DATED SEPTEMBER 29, 1986, COMMUNITY PLAN NO. 410209005C

ZONING INFORMATION

ZONE: MULTIPLE-FAMILY RESIDENTIAL (R-3)
 SETBACK REQUIREMENT: FRONT 20', SIDE 7', REAR 10' UP TO 15' OF BUILDING HEIGHT INCREASES 1' FOR EACH ADDITIONAL FOOT IN BUILDING HEIGHT. NOT TO EXCEED 35'.
 LOT COVERAGE: NOT TO EXCEED 35% OF LOT AREA.

TEMPORARY BENCH MARKS AND CONTROL POINTS

POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
400	240239.194	259258.233	457.36	TBM MAG NAIL
401	240239.190	259258.935	458.78	TBM MAG NAIL
402	240034.215	259254.910	453.88	TBM MAG NAIL

RECORD LEGAL DESCRIPTION

TRACT I:
 BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON; THENCE WEST ALONG THE NORTH LINE THEREOF, 145 FEET; THENCE SOUTH, 190.3 FEET TO THE SOUTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO JESSE W. CAMPBELL, ETUX, BY DEED RECORDED IN BOOK 320, PAGE 23, DEED RECORDS, SAID POINT ALSO BEING ON THE WEST LINE OF SW 9TH STREET AND TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE WEST ALONG THE SOUTH LINE OF SAID CAMPBELL TRACT AND SAID SOUTH LINE EXTENDED WESTERLY, 216 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF THAT TRACT OF LAND CONVEYED TO JOHANNA R. NAUGHTON, BY DEED RECORDED IN BOOK 189, PAGE 487, DEED RECORDS; THENCE SOUTH ALONG THE WEST LINE OF SAID NAUGHTON TRACT, 179 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID NAUGHTON TRACT; THENCE EAST ALONG SAID SOUTH LINE OF SAID NAUGHTON TRACT, 216 FEET, MORE OR LESS TO A POINT ON THE WEST LINE OF SW 9TH STREET; THENCE NORTH ALONG SAID WEST LINE OF SW 9TH STREET, 179 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

TRACT II:
 BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, SAID POINT ALSO BEING ON THE CENTERLINE OF WEST ORCHARD AVENUE; THENCE EAST ALONG SAID CENTERLINE, 90 FEET; THENCE NORTH 0° 09' EAST, 180.19 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE NORTH 0° 09' EAST, 112 FEET; THENCE SOUTH 89° 58' WEST, 120 FEET; THENCE SOUTH 0° 09' WEST, 175 FEET; THENCE NORTH 89° 58' EAST, 96 FEET; THENCE NORTH 0° 09' EAST, 63 FEET; THENCE NORTH 89° 58' EAST, 24 FEET TO THE POINT OF BEGINNING.

TRACT III (EASEMENT):
 AN EASEMENT FOR ROADWAY PURPOSES OVER AND ACROSS A TRACT OF LAND DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, SAID POINT BEING ON THE CENTERLINE OF WEST ORCHARD AVENUE; THENCE EAST ALONG SAID CENTERLINE, 90 FEET; THENCE NORTH 0° 09' EAST, 30 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION, SAID POINT ALSO BEING ON THE NORTH LINE OF SAID WEST ORCHARD AVENUE; THENCE NORTH 0° 09' EAST, 87.19 FEET; THENCE SOUTH 89° 58' WEST, 49 FEET; THENCE SOUTHEASTERLY TO A POINT, SAID POINT BEING 30 FEET WEST OF AND 56 FEET NORTH OF THE POINT OF BEGINNING; THENCE SOUTH 0° 09' WEST, 56 FEET TO A POINT ON THE NORTH LINE OF WEST ORCHARD AVENUE; THENCE NORTH 89° 58' EAST, ALONG SAID NORTH LINE, 30 FEET TO THE POINT OF BEGINNING.

LEGEND

- DEED BOUNDARY
- - - CENTERLINE
- - - RIGHT OF WAY LINE
- - - BUILDING SETBACK LINE
- - - EDGE OF ASPHALT
- - - OVERHEAD UTILITY LINE
- - - BURIED ELECTRIC LINE
- - - BURIED TELEPHONE LINE
- - - WATER LINE
- - - SANITARY SEWERS
- - - FENCE AS NOTED
- - - CONTOUR LINE
- FOUND SURVEY MONUMENT AS NOTED
- x CALCULATED POSITION NOTHING FOUND OR SET
- SET 5/8\"/>

NOTES

- CHAIN LINK FENCE ALONG THE WEST LINE OF TRACTS I & II IS WEST OF THE DEED LINE AS SHOWN.
- CHAIN LINK FENCE ALONG THE NORTH LINE OF TRACT I IS SOUTH OF THE DEED LINE AS SHOWN.
- WOOD FENCE ALONG THE SOUTH LINE OF TRACT I IS NORTH OF THE DEED LINE AS SHOWN.
- FENCE AS NOTED ALONG THE EAST LINE OF TRACT II IS WEST OF THE DEED LINE AS SHOWN.
- A PORTION OF THE ASPHALT PARKING AREA FOR FOUNTAIN COURT APARTMENTS CONSISTING OF 5 PARKING SPACES, A PLANTER AREA, BUSH AND LIGHT POLE ENCLOSED ONTO THE ADJACENT PROPERTY TO THE EAST AS SHOWN.
- A PORTION OF THE ASPHALT ACCESS DRIVEWAY IS OUTSIDE OF THE ACCESS EASEMENT AS SHOWN.
- A 8\"/>

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF THE HOUSING AUTHORITY OF UMATILLA COUNTY. THE SURVEY BEARINGS ARE BASED ON THE SURVEY RECORDED AS UMATILLA COUNTY SURVEY NO. 01-02-B. ANGULAR RELATIONSHIPS FROM THE DEED WERE HELD TO ESTABLISH THE BEARINGS OF THE BOUNDARY OF TRACTS II & III. RECORD DEED DISTANCES WERE HELD.

THE RECORD DEED DISTANCE WEST FROM THE N.E. CORNER OF THE WEST 1/2 OF THE S.W. 1/4 OF THE N.E. 1/4 OF SECTION 10 AND THE FOUND 1/2\"/>

REGISTERED PROFESSIONAL LAND SURVEYOR

 OREGON
 JUNE 30, 1987
 REG. NO. FLOWERS 02820LS
 RENEWS 12/31/03
 7/11/04

RECEIVED BY

 Rec'd By
 No. 02-192-C

A BOUNDARY AND TOPOGRAPHIC SURVEY OF COURTYARD AND FOUNTAIN COURT APARTMENTS LOCATED IN THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 10, TWP. 5 NORTH, RGE. 28 EAST W.M., CITY OF HERMISTON, UMATILLA COUNTY, OREGON. FOR: THE HOUSING AUTHORITY OF UMATILLA COUNTY 155 S.W. 10TH STREET, HERMISTON, OREGON 97838	SCALE	DATE	TOMKINS LAND SURVEYING, INC. 20 E. POPLAR #204 WALLA WALLA, WA. 99362 115 W. HERMISTON AV. #140 HERMISTON, OR. 97838 (509) 522-4843 (541)564-4448	DRAWING NUMBER COURTYARD.DWG SHEET 1 OF 1
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