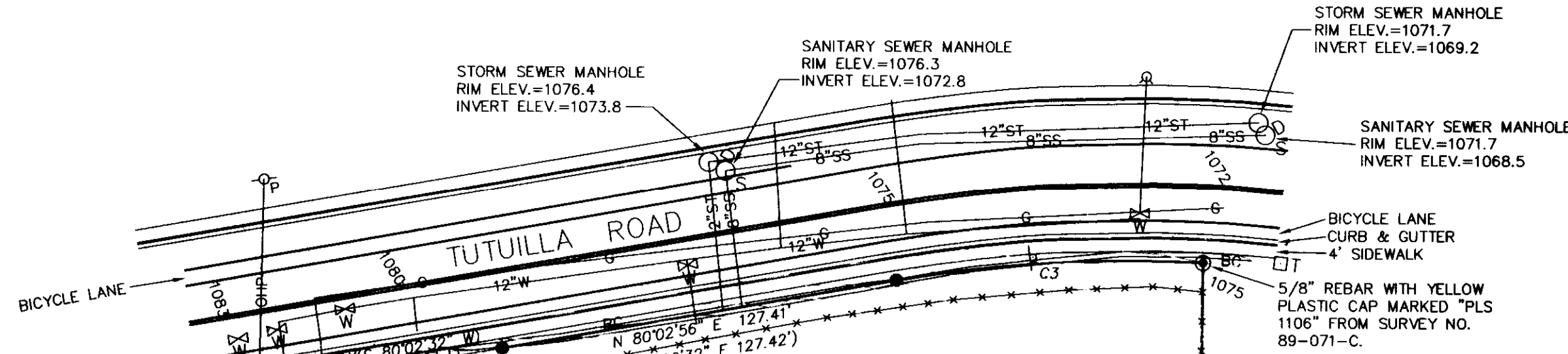
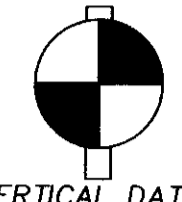


TOPOGRAPHIC SURVEY



CURVE NO	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG
C1	16°51'25"	225.00'	66.20'	65.96'	S 08°54'30" W
C2	16°51'29"	275.00'	80.91'	80.62'	N 08°56'15" E
C3	12°34'43"	447.47'	98.24'	98.04'	S 86°31'21" W



VERTICAL DATUM
CITY OF PENDLETON, (NGVD1929)

ELEVATIONS ARE BASED ON GPS MEASUREMENTS FROM THE CITY OF PENDLETON REAL TIME BASE STATION, LOWERED FROM NAVD 1988 TO NGVD 1929 BY SUBTRACTING 3.28 FEET.

LEGEND

- - FOUND 5/8" IRON REBAR WITH 1 1/4" YELLOW PLASTIC CAP MARKED "PLS 2824 COP" FROM PARTITION PLAT 2011-09.
- ⊙ - FOUND 5/8" REBAR WITH PLASTIC OR ALUMINUM CAP FROM PREVIOUS SURVEY AS NOTED.
- (XOX) - RECORD DIMENSION FROM PARTITION PLAT NO. 2011-09.
- - TEST PIT LOCATION.
- - OVERALL PROPERTY LINE.
- ☁ - DECIDUOUS TREE.
- ☀ - CONIFER TREE.
- W — BURIED WATER LINE.
- OW — WATER METER.
- W — WATER VALVE.
- ⊕ — FIRE HYDRANT.
- SS — SANITARY SEWER MANHOLE.
- SS — SANITARY SEWER LINE.
- SD — STORM SEWER MANHOLE.
- ST — STORM SEWER LINE.
- DG — GAS METER.
- G — BURIED NATURAL GAS LINE.
- T — TELEPHONE PEDESTAL.
- BC — BURIED COMMUNICATION LINE.
- P — POWER POLE.
- OHP — OVERHEAD POWER LINE.
- BP — BURIED POWER LINE.
- — — — — EXISTING FENCE.
- ⊗ — OUTDOOR LIGHT.
- — — — — SIGN.
- X1044.4 — GROUND SPOT ELEVATION.
- (XOX) - RECORD DIMENSION FROM PARTITION PLAT NO. 2011-09.

BURIED UTILITIES ON THE PROPERTY WERE LOCATED PER "CALL BEFORE YOU DIG" TICKET NO. 12105317 AND VISIBLE MARKS WERE TIED BY SURVEY AND SHOWN. CITY OF PENDLETON UTILITY MAPS WERE ALSO CONSULTED.

AREA OF PARCEL 2 PER PARTITION PLAT = 7.02 ACRES, M/L.
CALCULATED AREA PER THIS SURVEY = 6.96 ACRES, M/L.

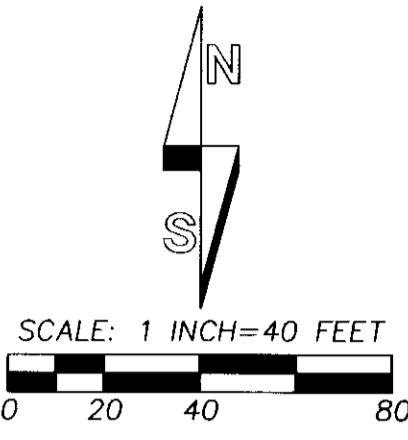
WATER LINE SIZES WERE OBTAINED FROM RICK BALTZOR, CITY WATER SUPERINTENDENT.
WATER LINE LOCATIONS SOUTH OF THE SITE ARE BASED ON CITY OF PENDLETON UTILITY MAP TIES.

TUTUILLA ROAD IS A 44 FOOT WIDE ASPHALT STREET, (FACE TO FACE CURB), WITH CURBS, GUTTERS AND 4 FOOT SIDEWALKS ON EACH SIDE.

NARRATIVE:

THE PURPOSE OF THIS MAP RECORDING IS TO REPORT MEASURED VERSUS RECORD DIMENSIONS BETWEEN MONUMENTS ON THE EXTERIOR BOUNDARY OF PARCEL 2 OF PARTITION PLAT NO. 2011-09. IN JUNE OF 2012 I MADE A TOPOGRAPHIC SURVEY OF THE SUBJECT PARCEL AT THAT TIME WE RECOVERED AND TIED ALL THE BOUNDARY MONUMENTS OF SAID PARCEL 2 BUT DID NOT RECORD THE TOPOGRAPHIC SURVEY. NOW THE PROPERTY IS TO BE PLATTED IN PHASES AND WE WISH TO RECORD A RECORD OF THE BOUNDARY MONUMENT TIES IN ADVANCE OF SUBDIVISION PLATTING.

SURVEY TIES TO BOUNDARY MONUMENTS WERE MADE WITH TRIMBLE GEODETIC GPS RECEIVERS BY REAL TIME KINEMATIC METHODS. GPS TIES WERE ROTATED TO THE BASIS OF BEARING INDICATED AND SCALED TO GROUND DISTANCES. ALL MONUMENTS WERE VISITED IN JUNE, 2012.



30' INGRESS-EGRESS & UTILITY EASEMENT DESCRIBED IN REEL 173, PAGE 1355. THIS LOCATION IS APPROXIMATE AND IS PLOTTED AS SHOWN ON PARTITION PLAT NO. 2011-09.

RIGHT-OF-WAY DEDICATED IN DEDICATION DEED RECORDED AS INSTRUMENT NO. 2013-6100781, OFFICE OF RECORDS.

NOTE: THE DISTANCE OF 710.33' REPORTED ON THE PARTITION PLAT IS A MISTAKEN DIMENSION. CORRECT DISTANCE IS 724.97'.

BASE OF BEARINGS
(N 002924° E 710.33')
(N 002924° E 724.97')

RECEIVED BY
Umatilla County Surveyor
Date 10/30/2013
Reel By: Day
No. 13-536-C

REGISTERED PROFESSIONAL LAND SURVEYOR

WELLS SURVEYING
1 SW NYE AVENUE, SUITE B
P.O. BOX 1696
PENDLETON, OREGON
PHONE: (541) 276-6362

PROJECT:
TOPOGRAPHIC SURVEY FOR:
JIVANJEE CIRCOSTA
ARCHITECTURE, LLP
PARCEL 2 OF UMATILLA COUNTY
PARTITION PLAT NO. 2011-09
SITUATED IN THE NW1/4 OF SECTION 15,
TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M.,
CITY OF PENDLETON,
UMATILLA COUNTY, OREGON.

DATE: 06/12 DR. BY: WRW
CK. BY: WRW NO: 12-1382

15' UTILITY EASEMENT REEL 247, PAGE 1163, MICROFILM RECORDS. ALTHOUGH NOT LOCATED PER THE UTILITY LOCATE REQUEST, A WATER SERVICE LINE & BURIED POWER LINE MAY EXIST NEAR OR IN THIS EASEMENT.

