# DETAIL

# (EAST 100.00')1 CORNER FALLS JUST N 88'01'26" E 99.95' EAST OF AN EXISTING UTILITY POLE LOT 10 BOTTOM WALL TO PROPERTY LINE DETACHED GARAGE DAN & CHRIS LONG **49**. AREA = 5896 SQ. FT(WEST 100.00')1 S 88°01'26" W 99.95' LOT 9 0.36'S 88°01'26" W 99.95' SCRIBED CROWS FOOT "V" IN STONE 0.6 AT TOP WEST EDGE OF RETAINING **NEIGHBOR** TO CENTER WALL FOR CORNER LOCATION OF WALL

# SURVEY NARRATIVE

THIS BOUNDARY SURVEY HAS BEEN PREPARED AT THE REQUEST OF DAN AND CHRIS LONG. THE PURPOSE IS TO MARK THE BOUNDARIES OF THAT PROPERTY DESCRIBED UNDER STATUTORY WARRANTY DEED, BURKE (GRANTOR) TO LONG (GRANTEE), RECORDED 10-31-2012, UNDER DOCUMENT NUMBER 2012-5980054, UMATILLA COUNTY DEED RECORDS. THE PROPERTY IS DESCRIBED AS FOLLOWS: THE NORTH 9 FEET OF LOT 9 AND ALL OF LOT 10, BLOCK 2 OF SWITZLER'S ADDITION, IN THE CITY OF PENDLETON, UMATILLA COUNTY, OREGON.

BLOCK 2 OF SWITZLER'S ADDITION WAS COMPUTED BY HOLDING DATA PROVIDED IN SURVEY 02-285-B BY WELLS. I MADE TIES TO CONTROLLING MONUMENTS AT THE INTERSECTIONS OF DESPAIN AND MAIN, AND DESPAIN AND 5TH WHICH FIT THE RECORD VERY WELL. USING THIS LINE AS A BASIS, BLOCK 2 WAS THEN COMPUTED BY HOLDING THE RECORD BEARING AND DISTANCE CALLS FROM SURVEY 02-285-B. THIS SURVEY BY WELLS IS A PERPETUATION OF CONTROL USED BY PRIOR WELLS SURVEYS 87-056-B AND R-0115-C, AND BY STAEBLER IN SURVEY E-050-C.

I FOUND AN UNRECORDED 1/2" REBAR NEAR THE SOUTHWEST CORNER OF BLOCK 15, LIVERMORE'S ADDITION, SHOWN AS MONUMENT "E" IN THIS SURVEY. IF HOLDING THIS REBAR AND THE 3/8" IRON PIN (MONUMENT "D") TO CONTROL LATITUDE FOR BLOCK 2 OF SWITZLER'S ADDITION, THE EXISTING USE LINES AROUND MY CLIENTS LOT FIT THE COMPUTED LOT LINES VERY WELL AS SHOWN, USE LINES ALONG THE NORTH AND SOUTH LINES OF MY CLIENTS PARCEL ARE CONSISTENTLY AROUND 0.5 FEET NORTH OF THE PROPERTY LINES BY USING THE WELLS CONTROL. LIKEWISE, THE UNRECORDED 1/2" REBAR IS 0.55' NORTH OF THE NORTH RIGHT OF WAY OF FURNISH AS DETERMINED BY HOLDING WELLS CONTROL. THE UNRECORDED REBAR UNDOUBTEDLY FITS THE USE LINES FOUND IN BLOCK 2 BETTER THAN THAT OF THE WELLS CONTROL. HOWEVER, WHEN COMPARING USE LINES TIED ALONG THE RIGHT OF WAY OF FURNISH AND ELLIS BETWEEN 3RD AND 5TH, IT BECOMES OBVIOUS THAT THE WELLS CONTROL FITS MUCH BETTER THAN THAT OF A RESOLUTION BY HOLDING THE UNRECORDED 1/2" REBAR. THE WELLS CONTROL RESULTS IN THE BEST FIT WITH LOCAL CONTROL WHEN ANALYZING THE OTHER BLOCKS IN SWITZLER'S ADDITION. WITH EXCEPTION TO THE INITIAL POINT, THERE IS NO RECORD OF THE ORIGINAL SWITZLER'S ADDITION LOT AND BLOCK CORNERS EVER BEING FOUND. BECAUSE OF THIS, I HOLD THE LONG TERM POSSESSORY LINES AS THE BEST AVAILABLE EVIDENCE OF ORIGINAL LOT AND BLOCK CORNER LOCATIONS. THE WELLS CONTROL WAS HELD IN THIS SURVEY AS IT PROVIDES A GOOD AVERAGE FIT WITH THE VARIOUS USE LINES MEASURED THROUGHOUT SWITZLER'S ADDITION.

THERE ARE SLIGHT ENCROACHMENTS ALONG THE SOUTH AND EAST LINES OF MY CLIENTS PROPERTY. THESE ARE DOCUMENTED IN THE ABOVE DETAIL.

CARPORT

THIS SURVEY WAS PERFORMED USING TWO TOPCON HIPER LITE+ GNSS UNITS OPERATED IN RTK MODE, AND A TOPCON GPT9003A ROBOTIC TOTAL STATION. THE BASIS OF BEARINGS IS RECORD OF SURVEY 02-285-B, ALONG THE CENTERLINE OF N.W. DESPAIN AVENUE PER MEASUREMENT BETWEEN MONUMENTS "A" AND "B" AS SHOWN. DISTANCES ARE GROUND, UNITS ARE INTERNATIONAL FEET.

### RECORDS OF REFERENCE

- R1: PLAT OF SWITZLER'S ADDITION TO THE CITY OF PENDLETON, RECORDED IN DEED BOOK F, PAGE 310.
- R2: SURVEY 02-285-B, BY WILLIAM WELLS, DATED NOVEMBER, 2002.
- R3: SURVEY 87-056-B, BY WILLIAM WELLS, DATED 9-13-1987.
- R4: SURVEY R-0115-C, BY WILLIAM WELLS, RECORDED 6-2-1980.
- R5: SURVEY E-050-C, BY DONALD STAEBLER, DATED 121-20-1968.
- R7: PLAT OF LIVERMORE'S ADDITION TO THE CITY OF PENDLETON, RECORDED IN BOOK 1 OF PLATS, PAGE 107.
- R8: SURVEY 89-024-B, BY GARY LANGLITZ, DATED FEBRUARY, 1989.

R10: SURVEY 06-214-AX, BY W.E.O. CRIGER, DATED NOVEMBER, 1950.

- R9: SURVEY 98-230-B, BY WILLIAM WELLS, DATED SEPTEMBER, 1998
- R6: SURVEY 13-094-AX, BY W.E.O. CRIGER, DATED MAY, 1951.

# Umatilla County Surveyor Date: 6 15 21 Rec'd By: CT No.: 21-069-B

RECEIVED BY

**PROFESSIONAL LAND SURVEYOR** 

JAN 12, 2016 MATTHEW PATRICK KENNY 89374PLS RENEWS: 6-30-21

**REGISTERED** 

### RECORD OF SURVEY

NORTH 9 FEET OF LOT 9 AND ALL OF LOT 10, BLOCK 2, SWITZLER'S ADDITION TO THE CITY OF PENDLETON, UMATILLA COUNTY, OREGON LOCATED IN THE SE1/4, SE1/4, SECTION 3, T2N, R32E, W.M.

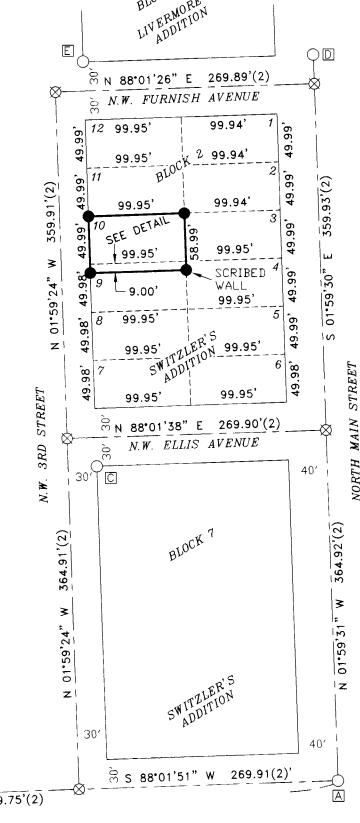
### MONUMENT TABLE

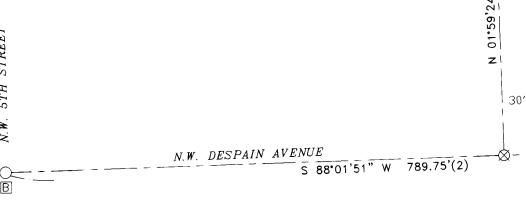
- A FOUND AND HELD 3/8" IRON PIN AT INTERSECTION OF NW DESPAIN AVE. AND NORTH MAIN STREET. SEE SURVEY 87-056-B.
- B FOUND AND HELD PK NAIL AT INTERSECTION OF NW 5TH STREET AND NW DESPAIN AVE. SEE SURVEY 98-230-B.
- C FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED, "AP&A". SEE SURVEY 89-024-B. HELD FOR THE NW CORNER OF BLOCK 7, SWITZLER'S ADDITION.
- D FOUND 3/8" IRON PIN. BEARS N 64'05'31" W, 0.33' FROM COMPUTED POSITION. SEE SURVEY R-0115-C.
- E FOUND 1/2" REBAR IN CONCRETE SIDEWALK NEAR BASE OF RETAINING WALL. BEARS N 29'05'59" W, 0.61' FROM COMPUTED LOCATION. ORIGIN UNKNOWN. POSSIBLY FROM SURVEY 06-214-AX.

### LEGEND

- FOUND MONUMENT, SEE MONUMENT TABLE FOR INFORMATION
- SET 5/8" X 24" STEEL REBAR WITH 1-1/2" ALUMINUM CAP, MARKED "KENNY LS 89374", UNLESS NOTED OTHERWISE.
- CALCULATED POSITION, NOTHING FOUND OR SET.
- MONUMENT REFERENCE, SEE TABLE.
- RECORD DATA REFERENCE. SEE RECORD REFERENCES FOR ADDITIONAL INFORMATION.
  - RECORD = MEASURED/COMPUTED. SEE RECORD REFERENCES FOR ADDITIONAL INFORMATION.

FENCE LINE.





PROJECT: 21-OR-15\_LONG

200

# KENNY LAND SURVEYING P.O. BOX 447, HEPPNER, OR 97836 | 541-379-0242 | KENNYMATT@LIVE.COM

BOUNDARY SURVEY IN LOTS 9 & 10, BLOCK 2, SWITZLER'S ADDITION. LOCATED IN THE SE1/4 OF THE SE1/4 OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 32 EAST,

CH: MPK

DATE: MAY 22, 2021

SHEET 1 OF 1

W.M., CITY OF PENDLETON, UMATILLA COUNTY, OR. CLIENT: DAN & CHRIS LONG

