

RECEIVED BY

Morrow County Surveyor

Date 10/10/96

Rec'd By SKB

No C-1103-E (876)

LEGAL DESCRIPTION

(MORROW COUNTY DOCUMENT NO. 47820)

ALL THAT PORTION OF LOT 3, BLOCK 6 WEST, IN SECTION 25, TOWNSHIP 5 NORTH, RANGE 26, EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF MORROW, AND THE STATE OF OREGON, LYING NORTH OF HIGHWAY NO. 730.

INCLUDING THAT PORTION OF VACATED IDAHO AVENUE ABUTTING SAID PROPERTY AND EXTENDING 30 FEET, MORE OR LESS, TO THE CENTER OF SAID VACATED STREET.

BASIS OF BEARINGS

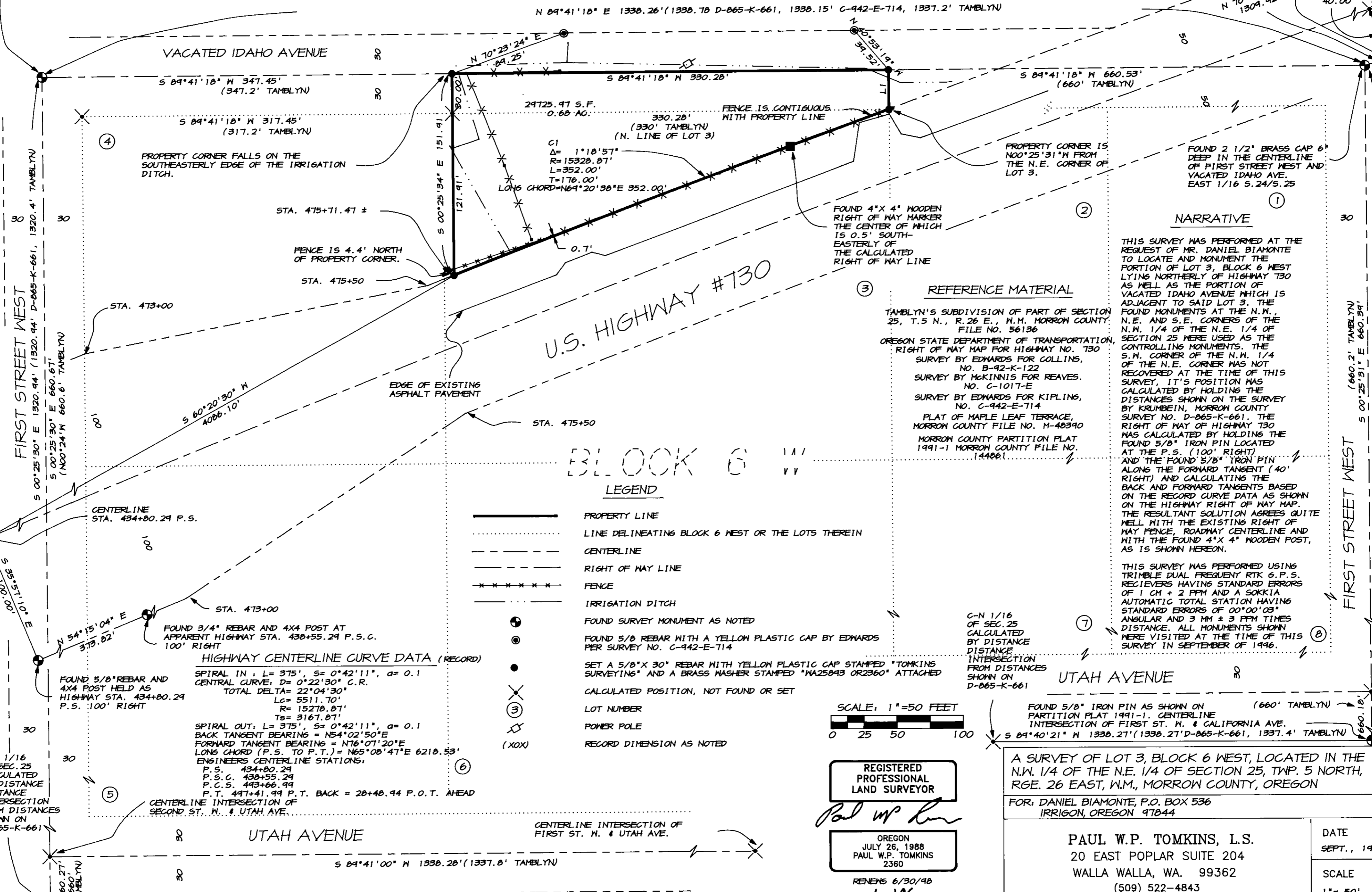
N00°25'42"N ALONG THE CENTERLINE OF DIVISION STREET BETWEEN CALIFORNIA AVENUE AND UTAH AVENUE, AS SHOWN ON THE PLAT OF MAPLE LEAF TERRACE, MORROW COUNTY FILE NO. M-48390. (NOT SHOWN ON THIS SURVEY)

CENTERLINE STA. 29+80.27 THE CALCULATED P.T. BEARS S76°07'20"W 41.33'

FOUND 5/8" SMOOTH IRON PIN (BENT) HELD AS BEING A POINT ON THE TANGENT OF THE SOUTHERLY RIGHT OF WAY OF HWY. #730

LINE NO.	BEARING	DISTANCE
L1	N 00°25'34" W	29.53'

FOUND 1/2" IRON ROD 6" DEEP IN A 2" IRON PIPE AT THE CENTERLINE INTERSECTION OF SECOND ST. WEST AND IDAHO AVE. N. 1/4 COR. OF SEC. 25.



PROPERTY CORNER FALLS ON THE SOUTHEASTERLY EDGE OF THE IRRIGATION DITCH.

C1  
Δ= 1°18'57"  
R= 15328.87'  
L= 352.00'  
T= 176.00'  
LONG CHORD=N64°20'38"E 352.00'

PROPERTY CORNER IS N00°25'31"N FROM THE N.E. CORNER OF LOT 3.

FOUND 2 1/2" BRASS CAP 6" DEEP IN THE CENTERLINE OF FIRST STREET WEST AND VACATED IDAHO AVE. EAST 1/16 S. 24/5.25

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF MR. DANIEL BIAMONTE TO LOCATE AND MONUMENT THE PORTION OF LOT 3, BLOCK 6 WEST LYING NORTHERLY OF HIGHWAY 730 AS WELL AS THE PORTION OF VACATED IDAHO AVENUE WHICH IS ADJACENT TO SAID LOT 3. THE FOUND MONUMENTS AT THE N.W., N.E. AND S.E. CORNERS OF THE N.W. 1/4 OF THE N.E. 1/4 OF SECTION 25 WERE USED AS THE CONTROLLING MONUMENTS. THE S.W. CORNER OF THE N.W. 1/4 OF THE N.E. CORNER WAS NOT RECOVERED AT THE TIME OF THIS SURVEY, IT'S POSITION WAS CALCULATED BY HOLDING THE DISTANCES SHOWN ON THE SURVEY BY KRUMBEIN, MORROW COUNTY SURVEY NO. D-865-K-661. THE RIGHT OF WAY OF HIGHWAY 730 WAS CALCULATED BY HOLDING THE FOUND 5/8" IRON PIN LOCATED AT THE P.S. (100' RIGHT) AND THE FOUND 5/8" IRON PIN ALONG THE FORWARD TANGENT (40' RIGHT) AND CALCULATING THE BACK AND FORWARD TANGENTS BASED ON THE RECORD CURVE DATA AS SHOWN ON THE HIGHWAY RIGHT OF WAY MAP. THE RESULTANT SOLUTION AGREES QUITE WELL WITH THE EXISTING RIGHT OF WAY FENCE, ROADWAY CENTERLINE AND WITH THE FOUND 4" X 4" WOODEN POST, AS IS SHOWN HEREON.

THIS SURVEY WAS PERFORMED USING TRIMBLE DUAL FREQUENCY RTK 6 P.S. RECEIVERS HAVING STANDARD ERRORS OF 1 CM + 2 PPM AND A SOKKIA AUTOMATIC TOTAL STATION HAVING STANDARD ERRORS OF 00°00'03" ANGULAR AND 3 MM ± 3 PPM LINES DISTANCE. ALL MONUMENTS SHOWN WERE VISITED AT THE TIME OF THIS SURVEY IN SEPTEMBER OF 1996.

REFERENCE MATERIAL

- TAMBLYN'S SUBDIVISION OF PART OF SECTION 25, T.5 N., R.26 E., W.M. MORROW COUNTY, FILE NO. 56136
- OREGON STATE DEPARTMENT OF TRANSPORTATION, RIGHT OF WAY MAP FOR HIGHWAY NO. 730
- SURVEY BY EDWARDS FOR COLLINS, NO. B-92-K-122
- SURVEY BY MCKINNIS FOR REAVES, NO. C-1017-E
- SURVEY BY EDWARDS FOR KIPLING, NO. C-942-E-714
- PLAT OF MAPLE LEAF TERRACE, MORROW COUNTY FILE NO. M-48390
- MORROW COUNTY PARTITION PLAT 1991-1 MORROW COUNTY FILE NO. 144881

BLOCK 6

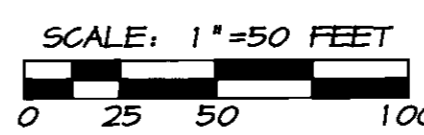
LEGEND

- PROPERTY LINE
- LINE DELINEATING BLOCK 6 WEST OR THE LOTS THEREIN
- CENTERLINE
- RIGHT OF WAY LINE
- FENCE
- IRRIGATION DITCH
- FOUND SURVEY MONUMENT AS NOTED
- FOUND 5/8" REBAR WITH A YELLOW PLASTIC CAP BY EDWARDS PER SURVEY NO. C-942-E-714
- SET A 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP STAMPED "TOMKINS SURVEYING" AND A BRASS WASHER STAMPED "W25843 OR2360" ATTACHED
- CALCULATED POSITION, NOT FOUND OR SET
- LOT NUMBER
- POWER POLE
- RECORD DIMENSION AS NOTED

HIGHWAY CENTERLINE CURVE DATA (RECORD)

SPIRAL IN, L= 375', S= 0°42'11", α= 0.1  
CENTRAL CURVE, D= 0°22'30" C.R.  
TOTAL DELTA= 22°04'30"  
Lc= 5511.70'  
R= 15278.87'  
Ts= 3167.87'

SPIRAL OUT, L= 375', S= 0°42'11", α= 0.1  
BACK TANGENT BEARING = N54°02'50"E  
FORWARD TANGENT BEARING = N76°07'20"E  
LONG CHORD (P.S. TO P.T.) = N65°08'47"E 6218.53'  
ENGINEERS CENTERLINE STATIONS:  
P.S. 434+80.29  
P.S.C. 438+55.29  
P.C.S. 443+66.99  
P.T. 447+41.99 P.T. BACK = 28+48.94 P.O.T. AHEAD



REGISTERED PROFESSIONAL LAND SURVEYOR

Paul W.P. Tomkins

OREGON JULY 26, 1988 PAUL W.P. TOMKINS 2360

RENEWS 6/30/98 10/07/96

A SURVEY OF LOT 3, BLOCK 6 WEST, LOCATED IN THE N.W. 1/4 OF THE N.E. 1/4 OF SECTION 25, TWP. 5 NORTH, RGE. 26 EAST, W.M., MORROW COUNTY, OREGON

FOR: DANIEL BIAMONTE, P.O. BOX 536 IRRIGON, OREGON 97844

PAUL W.P. TOMKINS, L.S.  
20 EAST POPLAR SUITE 204  
WALLA WALLA, WA. 99362  
(509) 522-4843

DATE SEPT., 1996  
SCALE 1"=50'

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