

CROOK COUNTY JUSTICE CENTER
 TOPOGRAPHIC SURVEY
 LOCATED IN THE NE 1/4 OF SECTION 6,
 TOWNSHIP 15 SOUTH, RANGE 16 EAST,
 WILLAMETTE MERIDIAN
 CROOK COUNTY OREGON
 CITY OF PRINEVILLE

REGISTERED PROFESSIONAL LAND SURVEYOR
 OREGON JULY 10, 2007
 PATRICK GAGE COLE 79157
 EXPIRES: 12/31/21

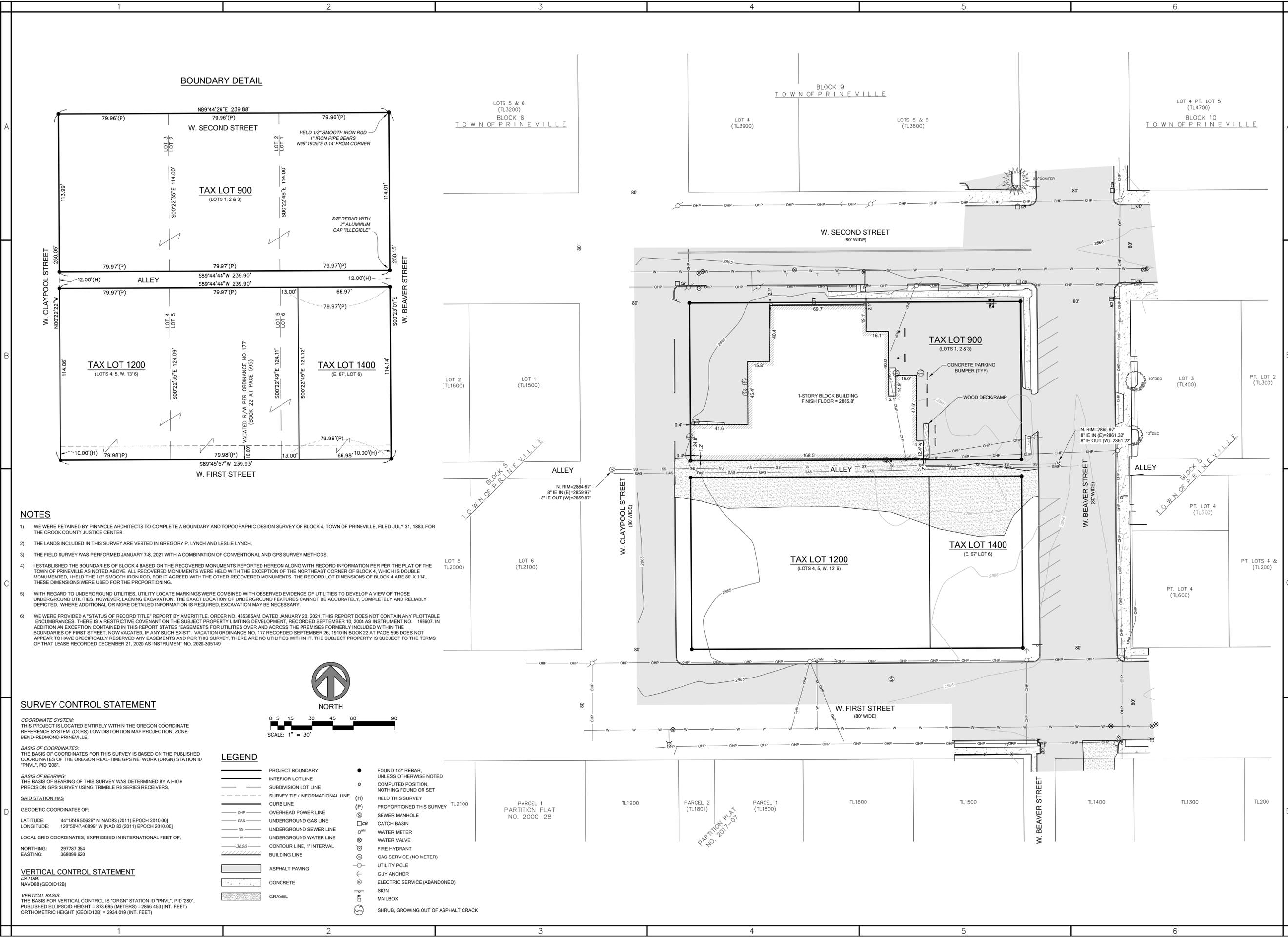
HWA
 CIVIL ENGINEERING | SURVEYING | PLANNING
 P.O. BOX 555 | PRINEVILLE, OR 97703
 PHONE: (503) 338-5555 | FAX: (503) 338-5416
 WEB: WWW.HWA-INC.ORG

REVISIONS
 1. 10/26/21-ADDITIONAL TOPO
 2.
 3.

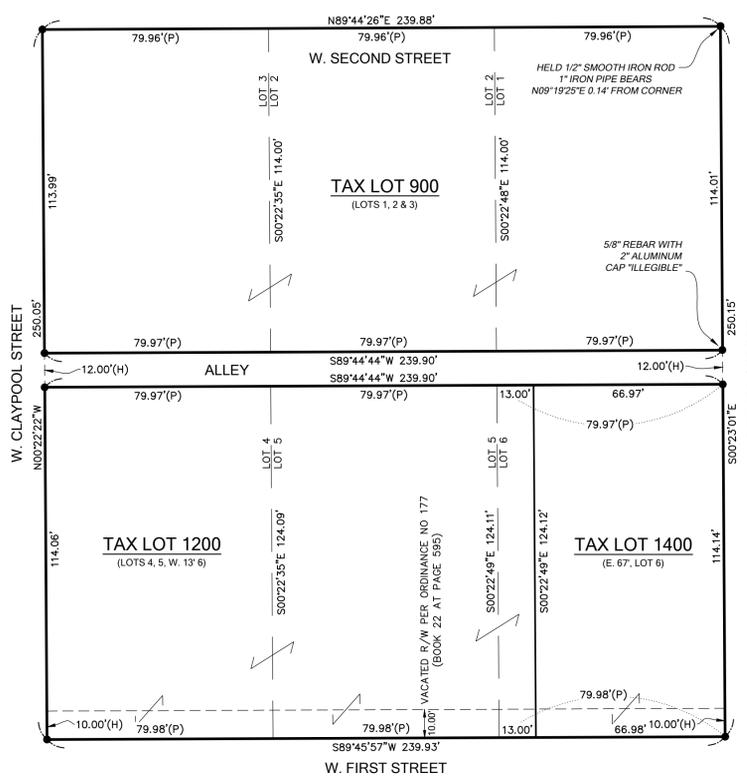
SURVEYED BY: B.J.H.
 DRAWN BY: A.C.R.
 CHECKED BY: P.G.C.
 SCALE: 1" = 30'
 FILE: 201204-TOP0.dwg
 DATE: October 26, 2021

SHEET
1 OF 1

HWA PROJECT: 201204



BOUNDARY DETAIL



- NOTES**
- 1) WE WERE RETAINED BY PINNACLE ARCHITECTS TO COMPLETE A BOUNDARY AND TOPOGRAPHIC DESIGN SURVEY OF BLOCK 4, TOWN OF PRINEVILLE, FILED JULY 31, 1883. FOR THE CROOK COUNTY JUSTICE CENTER.
 - 2) THE LANDS INCLUDED IN THIS SURVEY ARE VESTED IN GREGORY P. LYNCH AND LESLIE LYNCH.
 - 3) THE FIELD SURVEY WAS PERFORMED JANUARY 7-8, 2021 WITH A COMBINATION OF CONVENTIONAL AND GPS SURVEY METHODS.
 - 4) I ESTABLISHED THE BOUNDARIES OF BLOCK 4 BASED ON THE RECOVERED MONUMENTS REPORTED HEREON ALONG WITH RECORD INFORMATION PER PER THE PLAT OF THE TOWN OF PRINEVILLE AS NOTED ABOVE. ALL RECOVERED MONUMENTS WERE HELD WITH THE EXCEPTION OF THE NORTHEAST CORNER OF BLOCK 4, WHICH IS DOUBLE MONUMENTED. I HELD THE 1/2" SMOOTH IRON ROD. FOR IT AGREED WITH THE OTHER RECOVERED MONUMENTS. THE RECORD LOT DIMENSIONS OF BLOCK 4 ARE 80' X 114'. THESE DIMENSIONS WERE USED FOR THE PROPORTIONING.
 - 5) WITH REGARD TO UNDERGROUND UTILITIES, UTILITY LOCATE MARKINGS WERE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, EXCAVATION MAY BE NECESSARY.
 - 6) WE WERE PROVIDED A "STATUS OF RECORD TITLE" REPORT BY AMERTITLE, ORDER NO. 435385AM, DATED JANUARY 20, 2021. THIS REPORT DOES NOT CONTAIN ANY PLOTTABLE ENCUMBRANCES. THERE IS A RESTRICTIVE COVENANT ON THE SUBJECT PROPERTY LIMITING DEVELOPMENT, RECORDED SEPTEMBER 10, 2004 AS INSTRUMENT NO. 193607. IN ADDITION AN EXCEPTION CONTAINED IN THIS REPORT STATES "EASEMENTS FOR UTILITIES OVER AND ACROSS THE PREMISES FORMERLY INCLUDED WITHIN THE BOUNDARIES OF FIRST STREET, NOW VACATED, IF ANY SUCH EXIST". VACATION ORDINANCE NO. 177 RECORDED SEPTEMBER 26, 1910 IN BOOK 22 AT PAGE 595 DOES NOT APPEAR TO HAVE SPECIFICALLY RESERVED ANY EASEMENTS AND PER THIS SURVEY, THERE ARE NO UTILITIES WITHIN IT. THE SUBJECT PROPERTY IS SUBJECT TO THE TERMS OF THAT LEASE RECORDED DECEMBER 21, 2020 AS INSTRUMENT NO. 2020-305149.

SURVEY CONTROL STATEMENT

COORDINATE SYSTEM:
 THIS PROJECT IS LOCATED ENTIRELY WITHIN THE OREGON COORDINATE REFERENCE SYSTEM (OCRS) LOW DISTORTION MAP PROJECTION, ZONE: BEND-REDMOND-PRINEVILLE.

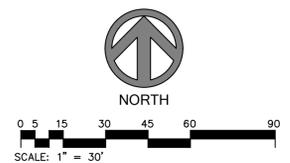
BASIS OF COORDINATES:
 THE BASIS OF COORDINATES FOR THIS SURVEY IS BASED ON THE PUBLISHED COORDINATES OF THE OREGON REAL-TIME GPS NETWORK (ORGN) STATION ID "PNVL", PID 208".

BASIS OF BEARING:
 THE BASIS OF BEARING OF THIS SURVEY WAS DETERMINED BY A HIGH PRECISION GPS SURVEY USING TRIMBLE R6 SERIES RECEIVERS.

SAID STATION HAS
 GEODETIC COORDINATES OF:
 LATITUDE: 44°18'46.50628" N [NAD83 (2011) EPOCH 2010.00]
 LONGITUDE: 120°50'47.40899" W [NAD 83 (2011) EPOCH 2010.00]
 LOCAL GRID COORDINATES, EXPRESSED IN INTERNATIONAL FEET OF:
 NORTHING: 297787.354
 EASTING: 368099.620

VERTICAL CONTROL STATEMENT
DATUM:
 NAVD88 (GEOID12b)

VERTICAL BASIS:
 THE BASIS FOR VERTICAL CONTROL IS "ORGN" STATION ID "PNVL", PID "280", PUBLISHED ELLIPSOID HEIGHT = 873.695 (METERS) = 2866.453 (INT. FEET) ORTHOMETRIC HEIGHT (GEOID12b) = 2934.019 (INT. FEET)



LEGEND

- | | | | |
|-----|-------------------------------------|---|--|
| — | PROJECT BOUNDARY | ● | FOUND 1/2" REBAR, UNLESS OTHERWISE NOTED |
| --- | INTERIOR LOT LINE | ○ | COMPUTED POSITION, NOTHING FOUND OR SET |
| --- | SUBDIVISION LOT LINE | ○ | PROPORTIONED THIS SURVEY |
| --- | SURVEY TIE / INFORMATIONAL LINE (H) | ⊕ | SEWER MANHOLE |
| --- | CURB LINE | ⊕ | WATER METER |
| --- | OVERHEAD POWER LINE | ⊕ | WATER VALVE |
| --- | UNDERGROUND POWER LINE | ⊕ | FIRE HYDRANT |
| --- | UNDERGROUND GAS LINE | ⊕ | GAS SERVICE (NO METER) |
| --- | UNDERGROUND SEWER LINE | ⊕ | UTILITY POLE |
| --- | UNDERGROUND WATER LINE | ⊕ | GUY ANCHOR |
| --- | CONTOUR LINE, 1' INTERVAL | ⊕ | ELECTRIC SERVICE (ABANDONED) |
| --- | BUILDING LINE | ⊕ | SIGN |
| --- | ASPHALT PAVING | ⊕ | MAILBOX |
| --- | CONCRETE | ⊕ | SHRUB, GROWING OUT OF ASPHALT CRACK |
| --- | GRAVEL | ⊕ | |

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