

# ROAD LEGALIZATION REPORT

COUNTY ROAD #800 HOLDMAN ROAD

**SEPTEMBER 15, 2004** 

UMATILLA COUNTY DEPARTMENT OF PUBLIC WORKS

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## HOLDMAN ROAD LEGALIZATION REPORT

#### **HISTORY**

The portion of Holdman Road affected by this legalization was originally established in 1879 as County Road No. 243 at a width of 40 feet. It was centered on the line between Sections 2 and 11. In 1882 the original town of Helix was platted. It included an extra 10 feet of right-of-way on the north side. In 1888 Richmond's Addition to the City of Helix was platted between the original town and the railroad right-of-way. It also included an extra 10 feet of right-of-way on the north side. No additional right-of-way was ever obtained on the south side of the road.

#### **GENERAL**

There seems to be some confusion as to how wide the road is and where it narrows from 30 feet to 20 feet on the north side of the section line. Some earlier surveys show the road being 60 feet wide, though there are no records indicating any additional width was acquired on the south side. On the north side, the Richmond's Addition plat shows the 30-foot width extending to the railroad right-of-way, though it is unclear where the extra 10 feet of width came from west of Block 15. The more recent surveys in the area also show a 30-foot width to the railroad right-of-way. The bridge over Greasewood Creek between Morton Street and Harrison Street is scheduled to be replaced under contract. Because of the narrow 20 foot width on the south side, it is almost a certainty that more right-of-way will need to be obtained. Anderson-Perry has requested that Umatilla County legalize the existing road so that they can ensure that the new bridge will be constructed within the existing county right-of-way or to provide a base from which to acquire additional needed right-of-way.

The road follows the section line fairly well from Main Street on the east end west to the Helix Parks and Recreation District property, where it begins to curve around a bluff. It is apparent that the road survey will need to be continued at a future date west of where this survey was terminated.

#### IMPACTS TO UTILITIES AND PROPERTY OWNERS

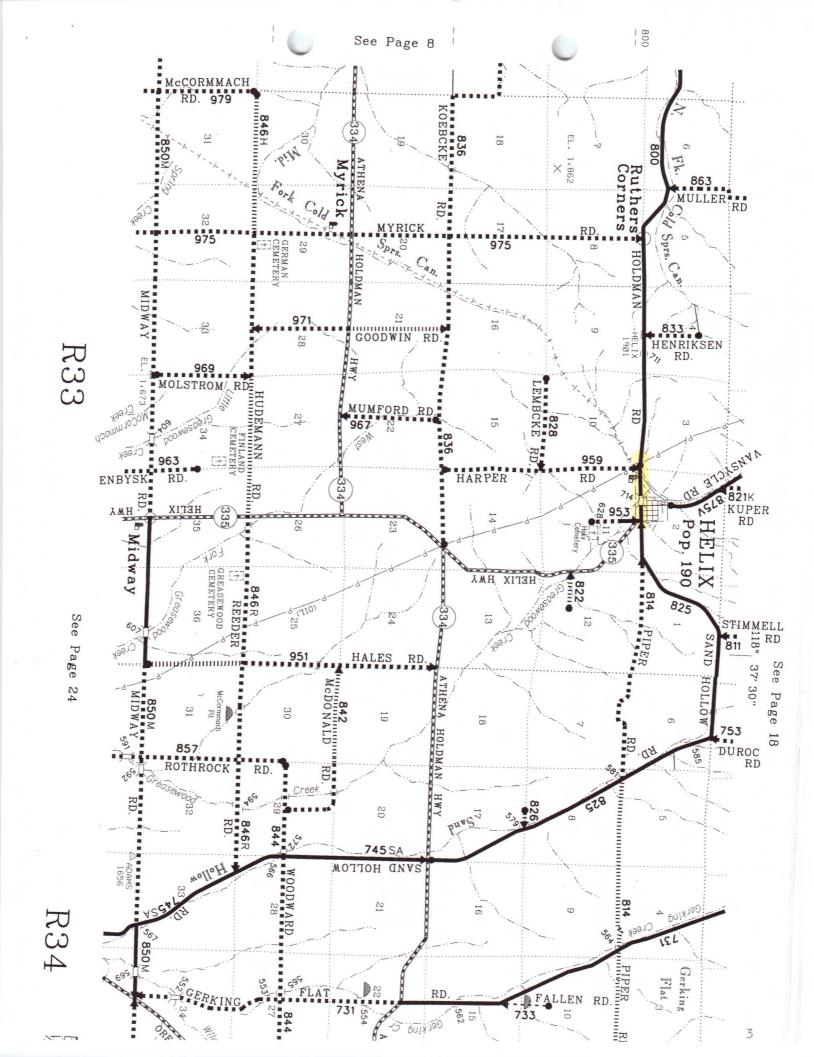
Existing utilities include overhead power lines (PP&L), buried telephone lines, city water lines and storm drains, and likely other buried utilities that are not visible. Legalizing the road at a width of 30 feet on the north side and 20 feet on the south side east of the easterly line of the former railroad right-of-way and 20 feet on the north side and 20 feet on the south side west of the easterly line of the former railroad right-of-way would include many but not all of the utilities within the road right-of-way. If location of the utilities became an issue at a future date, some of them would need to be relocated. No negative impacts to adjacent property owners is anticipated.

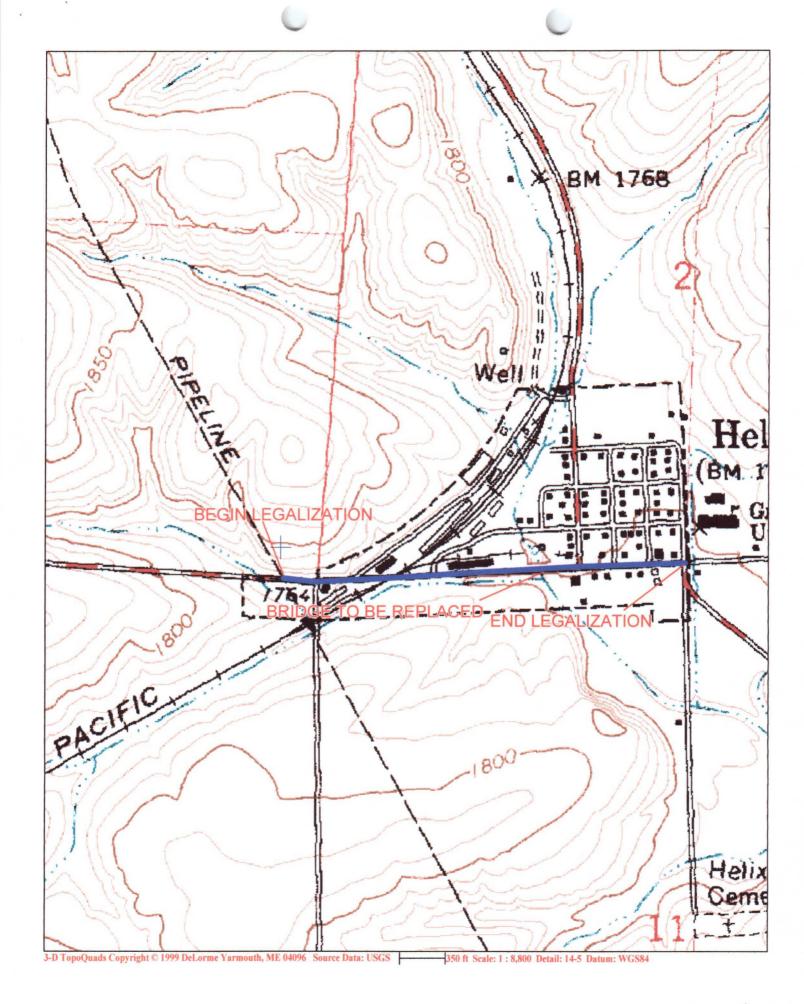
#### **STATUTES**

ORS 368.201(3) provides a basis for a county governing body to initiate proceedings to legalize a road if the road as traveled and used for 10 years or more does not conform to the location of a road described in the county records.

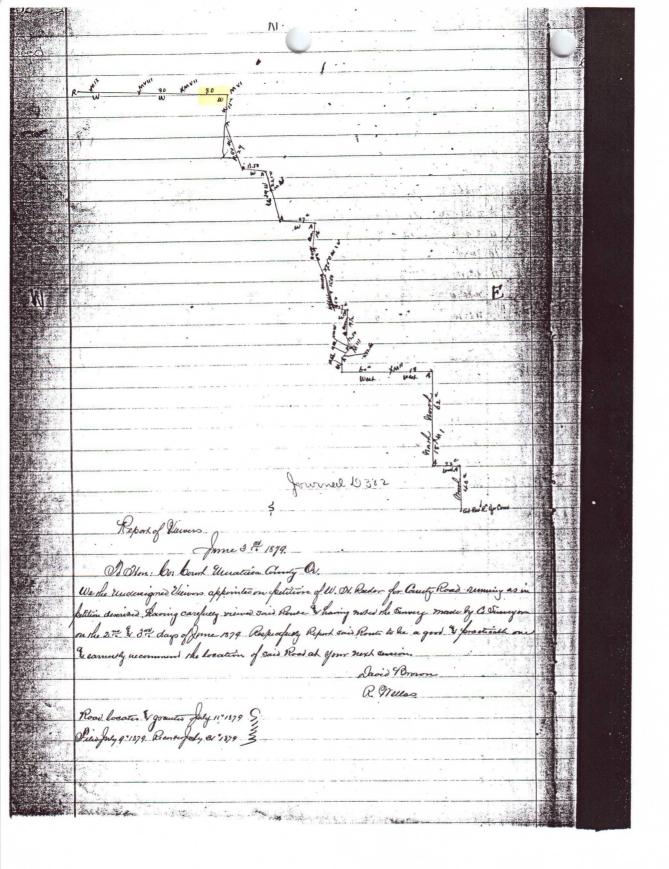
#### RECOMMENDATION

The Public Works Department recommends that County Road No. 800, Holdman Road, be legalized at a width of 50 feet (30 feet north of and 20 feet south of the section line) from Main Street west to the former easterly railroad right-of-way line, and at a total width of 40 feet from said former railroad right-of-way line west to the end of the portion of road represented by the attached survey map and as described in the final order.





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OREGON STATE PLANE COORDINATES - NORTH ZONE 3601 NAD '83('91) - INTERNATIONAL FEET EASTING SURVEY NARRATIVE STATION AND OFFSET NORTHING POINT DESCRIPTION THE PURPOSE OF THIS SURVEY WAS TO MONUMENT A PORTION OF COUNTY ROAD NO. 800 FOR LEGALIZATION PURPOSES AT THE REGUEST OF THE UMATILLA COUNTY BOARD OF COMMISSIONERS. THE BRIDGE OVER GREASEWOOD CREEK IS SCHEDULED TO BE REPLACED WITH HBRR FUNDS AND RIGHT-OF-WAY LOCATION NEEDS TO BE CONFIRMED ON ESTABLISHED SO ADDITIONAL RIGHT-OF-WAY CAN BE OBTAINED ON THE NORTH SIDE OF THE BRIDGE.

AT LEAST ONE OLDER SURVEY SHOWED A RIGHT-OF-WAY WIDTH OF 60 FEET. HOWEVER, THE ROAD WAS ORIGINALLY ESTABLISHED AT A WIDTH OF 40 FEET (ROAD NO. 243) AND THEN THE PLATS OF THE ORIGINAL TOWN OF HELIX AND RICHMOND'S ADDITION ADDED AN ADDITIONAL 10 FEET ON THE NORTH SIDE. MANY DEEDS ON THE SOUTH SIDE OF THE ROAD ALSO VERIFY THE 40-FOOT WIDTH. THE 30-FOOT WIDTH ON THE NORTH SIDE OF THE ROAD WAS CONTINUED WEST TO THE OLD RAILROAD RIGHT-OF-WAY LINE IN THIS SURVEY.

ROAD 243 WAS ESTABLISHED ALONG THE SECTION LINE TO THE WEST OF THE SOUTH 1/4 CORNER OF SECTION 2.

AS CAN BE SEEN, THE TRAVELED ROAD DOESN, T FOLLOW THE SECTION LINE VERY WELL NEAR THE SOUTHWEST CORNER OF THE SECTION. THE ROAD WILL AT SOME POINT NEED TO BE SURVEYED WEST OF WHERE I STOPPED IN THIS SURVEY, POSSIBLY AFTER MORE OF THE GL.O. CORNERS ARE REMONUMENTED.

THE BEARING OF SB9 34 00 W SHOWN ALONG THE TANGENT SECTION OF THE ROAD DOESN'T TAKE INTO ACCOUNT THE SLIGHT VARIANCE BETWEEN THE MONUMENTS AS ACTUALLY MEASURED. THE DISTANCES SHOWN DO REFLECT THE ACTUAL MEASUREMENTS. BY HOLDING A STRAIGHT LINE, MY MEASUREMENTS SHOWED THE MAXIMUM VARIANCE OF THE FOUND MONUMENTS NORTH OR SOUTH OF THE LINE WAS ONLY 0.04', WHICH IS MEANINGLESS. THE ACTUAL MEASURED BEARINGS AND DISTANCES BETWEEN THE FOUND MONUMENTS ARE SHOWN IN A SEPARATE TABLE. 500+00.00 P.O.T. CL 801, 082.25 8, 669, 248.40 SET RAILROAD SPIKE SET RAILROAD SPIKE 501+95.01 P.C. CL 801, 071.42 8, 669, 443.08 SOUTHWEST CORNER SECTION 2 BRASS CAP (HADDOCK) 502+77.79 P.O.C., 12.39' LT 801, 081.42 8, 669, 525.88 504+28.75 P.O.C., 16.03' LT 8, 669, 675.08 801, 091.92 M-1 5/8" REBAR (HADDOCK) 504+80.93 P.T. CL 801, 081.74 8, 669, 728.39 SET RAILROAD SPIKE 801, 092.11 8, 669, 809.08 SET RAILROAD SPIKE 505+62.29 P.C. CL 508+75.65 P.T. CL 801, 123.02 8, 670, 120.83 CALCULATED POINT 508+75.57 P.O.C., 0.03' LT 801, 123.05 8, 670, 120.84 M-2 5/8" REBAR (HADDOCK) 513+03.78 P.O.T. CL 801, 152.89 8, 670, 548.02 M-3 5/8" REBAR (HADDOCK) MEANINGLESS. THE ACTUAL MEASURED BEARINGS AND DISTANCES BETWEEN THE FOUND MONUMENTS ARE SHOWN IN A SEPARATE TABLE.

THIS SURVEY WAS PERFORMED USING A SOKKIA RADIAN GPS SYSTEM OPERATED IN RTK MODE. THE BASE WAS SET ON THIRD-ORDER TRI-STATION HELIX AND THE STATE PLANE COORDINATES SHOWN WERE BASED ON TIES TO THAT STATION. MONUMENTS WERE TIED THREE SEPARATE TIMES AND THE POSITIONS WERE AVERAGED. GRID BEARINGS WERE ROTATED 3\*34'00" CLOCKWISE TO THE BEARING OF S89\*34'00"W ALONG THE SOUTH LINE OF SECTION 2 AS PER RECENT SURVEYS BY DAVE HADDOCK AND OTHERS. GRID DISTANCES WERE MULTIPLIED BY A COMBINED SCALE AND ELEVATION FACTOR OF 1.000111795 (BASED ON AN AVERAGE PROJECT ELEVATION OF 1610 FEET) TO OBTAIN GROUND DISTANCES SHOWN.

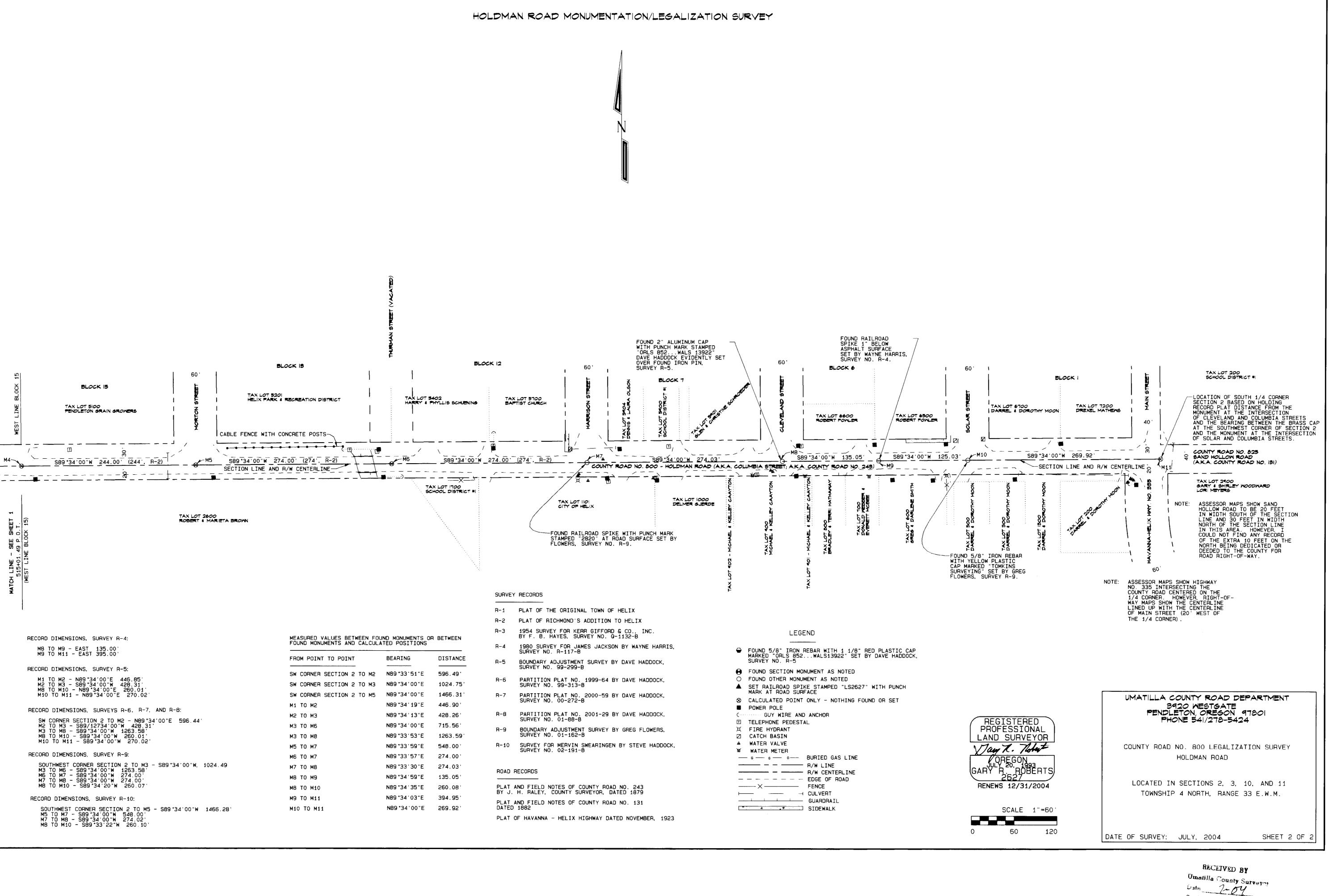
IT SHOULD BE NOTED THAT THE ACTUAL TRUE BEARING OF THE SOUTH LINE OF SECTION 2 IS APPROXIMATELY S87\*18'16"W. M-4 CALCULATED POINT 515+01.49 P.O.T. CL 801, 166.67 8, 570, 745.08 517+45.30 P.O.T. CL M-5 CALCULATED POINT 801, 183.69 8, 670, 988.46 M-6 CALCULATED POINT 520+19.27 P.O.T. CL 801, 202.80 8, 671, 261.76 M-7 RAILROAD SPIKE (FLOWERS) 522+93.24 P.O.T. CL 801, 221.92 8, 671, 535.06 M-8 ALUMINUM CAP (HADDOCK) 525+67.23 P.O.T., 0.04 LT 801, 241.07 8, 671, 808.39 M-9 RAILROAD SPIKE (HARRIS) 527+02.27 P.O.T. CL 801, 250.45 8, 671, 943.10 M-10 5/8" REBAR (FLOWERS) 528+27.29 P.O.T. CL 801, 259.17 8, 672, 067.81 530+97.18 P.O.T. CL 801, 277.99 8, 672, 337.04 M-11 CALCULATED SOUTH 1/4 CORNER SECTION 2 FOUND 1/2" SMOOTH IRON PIN
APPROXIMATELY 1 FOOT BELOW
GROUND SURFACE. I HELD PIN
FOR LOCATION OF SOUTHEASTERLY
RAILROAD RIGHT-OF-WAY LINE PER
OTHER SURVEYS. IT BEARS \$56 59 09 W,
1.44 FROM THE ANGLE POINT IN THE Tax Lot 600 Donald Shannon CITY OF HELIX TAX LOT # UNKNOWN ROAD RIGHT-OF-WAY. SET BY HAYES, SURVEY R-3. --SOUTHWEST CORNER SECTION 2. FOUND 2 1/2' BRASS\_CAP\_APPROXIMATELY 1 FOOT BELOW THE SHOULDER ON THE NORTH SIDE OF THE ROAD TAX LOT 4402 HELIX PARKS & RECREATION DISTRICT SET BY DAVE HADDOCK, SURVEY R-5 PENDLETON GRAIN GROWERS N83 15 07 W 195.01 LX---X---X---X----X-----X -SECTION LINE N83 •15 · 07 · W 195.01 · S89 34 00 W 428.26 SECTION LINE AND R/W CENTERLINE S89 34 00 W 446.90 SECTION LINE COUNTY ROAD NO. 800 - HOLDMAN ROAD (A.K.A. COLUMBIA STREET; A.K.A. COUNTY ROAD NO. 248) -- MONUMENT BEARS N34°12°56"E, 0.03' FROM CALCULATED P.T. LEGEND FOUND 5/8" IRON REBAR WITH 1 1/8" RED PLASTIC CAP MARKED "ORLS 852...WALS13922" SET BY DAVE HADDOCK, SURVEY NO. R-5 TAX LOT 2600 ROBERT & MARIETA BROWN TAX LOT 600 GREGORY SHANNON FOUND SECTION MONUMENT AS NOTED LINE TABLE O FOUND OTHER MONUMENT AS NOTED ▲ SET RAILROAD SPIKE STAMPED "LS2627" WITH PUNCH MARK AT ROAD SURFACE LINE NO. BEARING DISTANCE ⊗ CALCULATED POINT ONLY - NOTHING FOUND OR SET POWER POLE N06 \*38 ' 46 "E 39.73' (39.72', R-5) (NO6 \*40 '32"E, R-5 THROUGH R-8) G.... GUY WIRE AND ANCHOR TELEPHONE PEDESTAL SURVEY RECORDS L2 N 786 '14' 35"E 81.36 X FIRE HYDRANT N \$86 '14'35"E 81.36 ☑ CATCH BASIN R-1 PLAT OF THE ORIGINAL TOWN OF HELIX N ¥86 14 35 "E PLAT OF RICHMOND'S ADDITION TO HELIX W WATER METER (\$89.32.28.W, MONUMENT TO MONUMENT) (149.59. R-5) (\$89.34.00.W, R-5) — g — g — BURIED GAS LINE 1954 SURVEY FOR KERR GIFFORD & CO., INC. RECORD DIMENSIONS, SURVEY R-4: MEASURED VALUES BETWEEN FOUND MONUMENTS OR BETWEEN FOUND MONUMENTS AND CALCULATED POSITIONS BY F. B. HAYES, SURVEY NO. Q-1132-B M8 TO M9 - EAST 135.00' M9 TO M11 - EAST 395.00' 1980 SURVEY FOR JAMES JACKSON BY WAYNE HARRIS, - - - - - - EDGE OF ROAD SURVEY NO. R-117-B DISTANCE BEARING FROM POINT TO POINT BOUNDARY ADJUSTMENT SURVEY BY DAVE HADDOCK, RECORD DIMENSIONS, SURVEY R-5: SURVEY NO. 99-299-B N89 \*33 '51 "E 596.49 SW CORNER SECTION 2 TO M2 GUARDRAIL M1 TO M2 - N89\*34'00"E 446.85'
M2 TO M3 - S89\*34'00"W 428.31'
M8 TO M10 - N89\*34'00"E 260.01'
M10 TO M11 - N89\*34'00"E 270.02' SIDEWALK PARTITION PLAT NO. 1999-64 BY DAVE HADDOCK, SW CORNER SECTION 2 TO M3 CURVE TABLE SURVEY NO. 99-313-B SW CORNER SECTION 2 TO M5 PARTITION PLAT NO. 2000-59 BY DAVE HADDOCK, CURVE NO. DELTA RADIUS ARC LENGTH CHORD BEARING CHORD LENGTH UMATILLA COUNTY ROAD DEPARTMENT SURVEY NO. 00-272-B N89 \*34 ' 19 "E 446.90 M1 TO M2 RECORD DIMENSIONS, SURVEYS R-6, R-7, AND R-8; 3920 WESTGATE S88 \*30 ' 17 "E 281 . 86 ' N89 \*34 ' 13 "E 428. 26 C1 10 \*30 17" 1539.51 PARTITION PLAT NO. 2001-29 BY DAVE HADDOCK, SURVEY NO. 01-88-B 282.26 M2 TO M3 PENDLETON, OREGON 97801 SW CORNER SECTION 2 TO M2 - N89 34'00"E 596.44" M2 TO M3 - S89/12734'00"W 428.31"
M3 TO M8 - S89'34'00"W 1263.58'
M8 TO M10 - S89'34'00"W 260.01'
M10 TO M11 - S89'34'00"W 270.02' C5 PHONE 541/278-5424 N89 \*34 '00 "E 715.56 10 \*30 17 1559.51 M3 TO M6 285.93 285.531 BOUNDARY ADJUSTMENT SURVEY BY GREG FLOWERS, N89 \*33 53 E 1263.59 СЗ 10 \*30 17" 1579.51' 289.59' BM OT EM S88 \*30 ' 17"E 289 . 19 ' SURVEY NO. 01-162-B C4 M5 T0 M7 N89 \*33 59 E 548.00 R-10 SURVEY FOR MERVIN SWEARINGEN BY STEVE HADDOCK, SURVEY NO. 02-191-B 03\*19\*23" 5422.63' 314.51 N87 \*54 ' 18 "E 314.47 COUNTY ROAD NO. 800 LEGALIZATION SURVEY RECORD DIMENSIONS, SURVEY R-9: C5 N89 \*33 '57 "E 274.00 N87 \*54 ' 18 "E 313.31 ' M6 T0 M7 03'19'23" 5402.63' 313.35 HOLDMAN ROAD SOUTHWEST CORNER SECTION 2 TO M3 - S89 34 00 W, 1024.49 M7 TO M8 C6 03\*19'23" 5382.63' 312.19' M3 TO M6 - S89 \*34 '00" W 1263.58' M6 TO M7 - S89 \*34 '00" W 274.00' M7 TO M8 - S89 \*34 '00" W 274.00' M8 TO M10 - S89 \*34 '20" W 260.07' NB9 \*33 '30 "E 274.03 N87 \*54 ' 18 "E 312.15 ' C7 REGISTERED PROFESSIONAL N89 \*34 \*59 "E 135.05 00 \*25 '45" 2492.01' 18.67' N57 \*11 '02 "E 18.67 ' M8 T0 M9 ROAD RECORDS N89 \*34 \* 35 "E 260.08 MB TO M10 LOCATED IN SECTIONS 2, 3, 10, AND 11 PLAT AND FIELD NOTES OF COUNTY ROAD NO. 243 BY J. H. RALEY, COUNTY SURVEYOR, DATED 1879 LAND SURVEYOR RECORD DIMENSIONS, SURVEY R-10: N89 \*34 '03 "E 394.95 M9 TO M11 TOWNSHIP 4 NORTH, RANGE 33 E.W.M. Day K Khat SCALE 1"=60" SOUTHWEST CORNER SECTION 2 TO M5 - S89 34 00 W 1466.28 M10 TO M11 N89 \*34 '00 "E 269.92 ' PLAT AND FIELD NOTES OF COUNTY ROAD NO. 131 M5 TO M7 - S89 34 00 W 548.00 M7 TO M8 - S89 34 00 W 274.02 M8 TO M10 - \$89 \*33 22 W 260.10 PLAT OF HAVANNA - HELIX HIGHWAY DATED NOVEMBER, 1923 60 SHEET 1 OF 2 RENEWS 12/31/2004 DATE OF SURVEY: JULY, 2004

RECEIVED BY
Umatilla County Surveyor
Date 7-04

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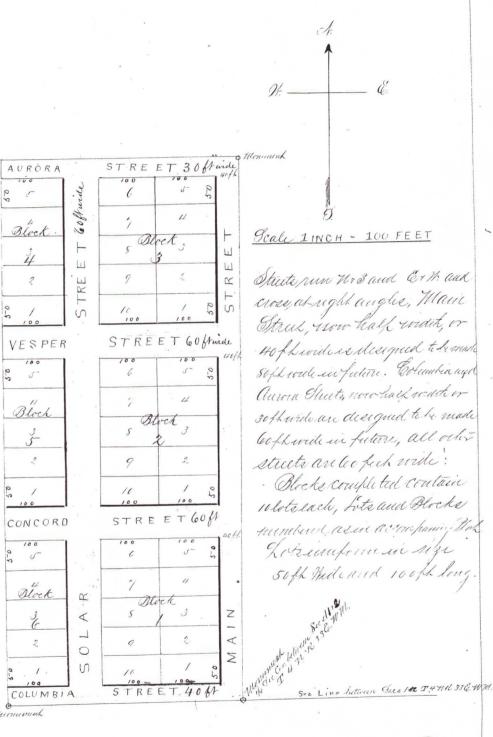
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John C'arnold, hereby certify that of the require of Ther-Azilsung, Idul on the 23th x 24" Mays of the mouth of May acisse layout land survey the Found Stelin, in Unatilla Court, Co-Lyon, according to the Blok and explanatione given hereinte Ino. Carrold Surrymand

Thed May 29" 1882.

Richmond's

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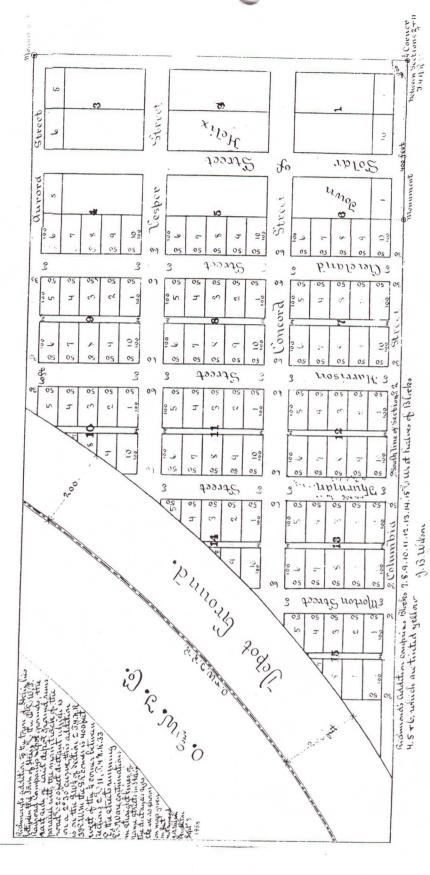
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