

THIS MAP IS FOR
PRELIMINARY REVIEW
PURPOSES ONLY

EXISTING		EXISTING	
DECIDUOUS TREE		STORM DRAIN CLEAN OUT	
CONIFEROUS TREE		STORM DRAIN CATCH BASIN	
FIRE HYDRANT		STORM DRAIN AREA DRAIN	
WATER METER		STORM DRAIN MANHOLE	
WATER VALVE		GAS METER	
IRRIGATION BOX/CONTROL VALVE		GAS VALVE	
SANITARY SEWER CLEAN OUT		GUY WIRE ANCHOR	
SANITARY SEWER MANHOLE		UTILITY POLE	
SIGN		POWER VAULT	
STREET LIGHT		POWER JUNCTION BOX	
MAILBOX		POWER PEDESTAL	
		COMMUNICATIONS VAULT	
		COMMUNICATIONS JUNCTION BOX	
		COMMUNICATIONS RISER	

EXISTING	
RIGHT-OF-WAY LINE	
PROPERTY LINE	
CENTERLINE	
CURB	
EDGE OF PAVEMENT	
EASEMENT	
FENCE LINE	
GRAVEL EDGE	
POWER LINE	
OVERHEAD WIRE	
COMMUNICATIONS LINE	
FIBER OPTIC LINE	
GAS LINE	
STORM DRAIN LINE	
SANITARY SEWER LINE	
WATER LINE	

NOTES:

- UTILITIES SHOWN ARE BASED ON UNDERGROUND UTILITY LOCATE MARKINGS AS PROVIDED BY OTHERS, PROVIDED PER UTILITY LOCATE TICKET NUMBERS 20068089 AND 20068716. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND LOCATES REPRESENT THE ONLY UTILITIES IN THE AREA. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
- FIELD WORK WAS CONDUCTED MARCH, APRIL, AND MAY 2020.
- VERTICAL DATUM: ELEVATIONS ARE NGVD 19 VERTICAL DATUM DERIVED FROM A PUBLISHED ORTHO HEIGHT OF 3659.925 FOR COCS CONTROL POINT 1 (NAME GIS 013).
- HORIZONTAL DATUM: CENTRAL OREGON COORDINATE SYSTEM (COCS), DERIVED FROM THE OREGON REAL-TIME GNSS NETWORK (ORGN).
- THIS IS NOT A BOUNDARY SURVEY TO BE RECORDED WITH THE COUNTY. BOUNDARIES MAY BE PRELIMINARY AND SHOULD BE CONFIRMED WITH THE STAMPING SURVEYOR PRIOR TO RELYING ON FOR DETAILED DESIGN OR CONSTRUCTION.
- BUILDING FOOTPRINTS ARE MEASURED TO SIDING UNLESS NOTED OTHERWISE. CONTACT SURVEYOR WITH QUESTIONS REGARDING BUILDING TIES.
- CONTOUR INTERVAL IS 1 FOOT.
- TREE DIAMETERS WERE DETERMINED BY VISUAL INSPECTION. TREE INFORMATION IS SUBJECT TO CHANGE UPON ARBORIST INSPECTION.

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TAX LOT 1200
TAX MAP 18120600

TAX LOT 1100
TAX MAP 18120600

SW COLORADO AVE

COLUMBIA ST

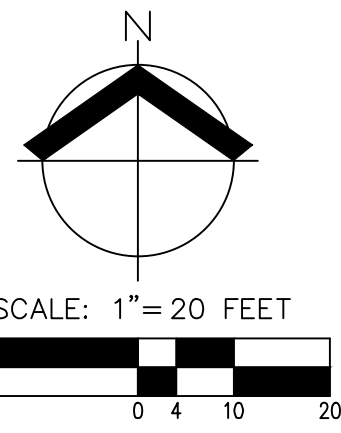
TAX LOT 2400
TAX MAP 18120600

TAX LOT 1400
TAX MAP 18120600

TAX LOT 1500
TAX MAP 18120600

TAX LOT 2500
TAX MAP 18120600

AKS DRAWING FILE: 8072COND.DWG | LAYOUT: SHEET 2



AKS ENGINEERING & FORESTRY, LLC
2777 NW LOLO DR., STE. 150
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WWW.AKS-ENG.COM

ENGINEERING - SURVEYING - NATURAL RESOURCES
FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

COLUMBIA STREET
RAB'S

BEND

OREGON

PRELIMINARY
EXISTING CONDITIONS MAP
COLUMBIA-COLORADO
SOUTHWEST

DESIGNED BY:
DRAWN BY: JDP
MANAGED BY:
CHECKED BY: BW
DATE: 5/15/2020

REGISTERED
PROFESSIONAL
LAND SURVEYOR

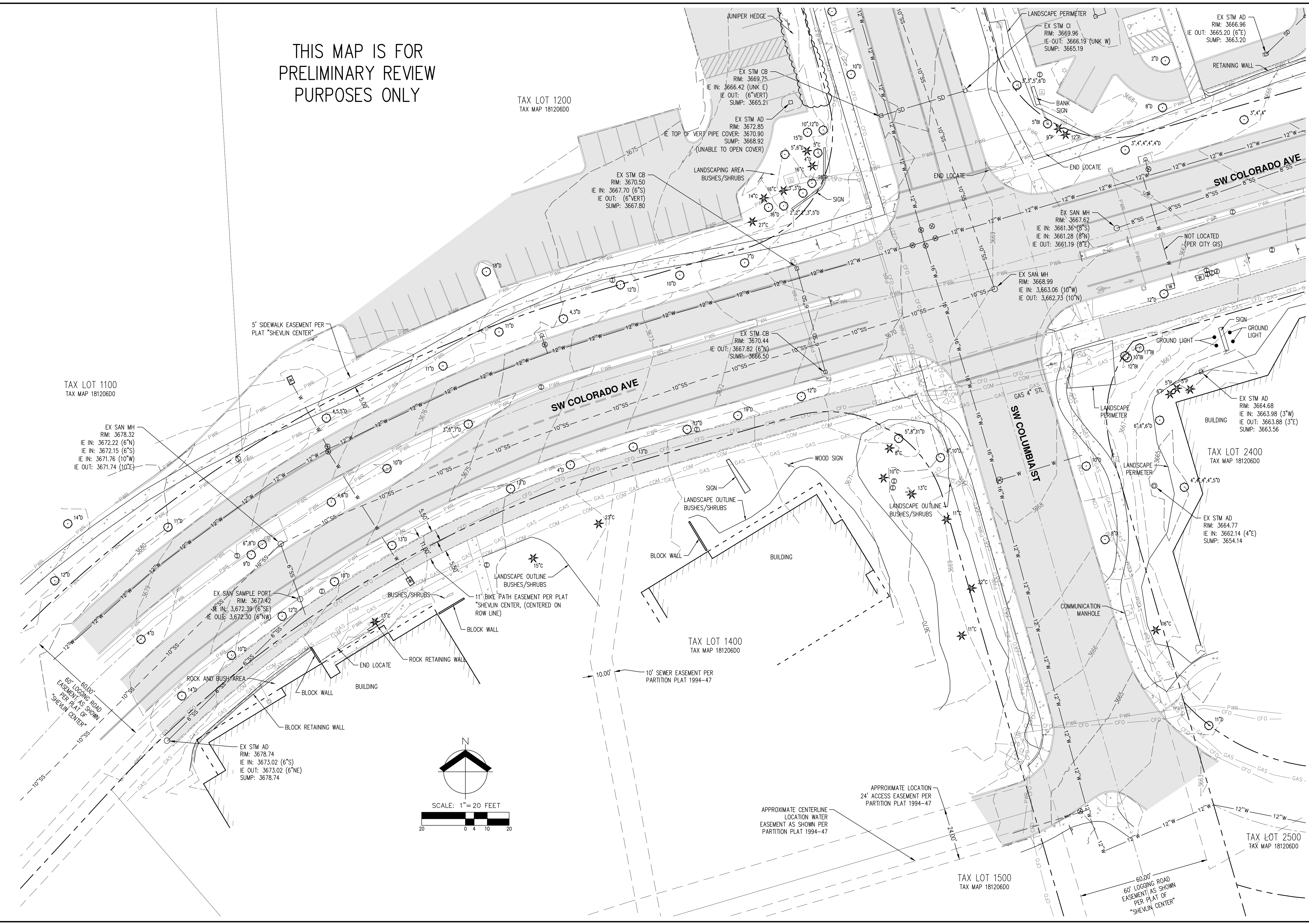
Jacob D. Powell

OREGON
MARCH 8, 2016
JACOB D. POWELL
90744PLS
RENEWS: 12/31/20

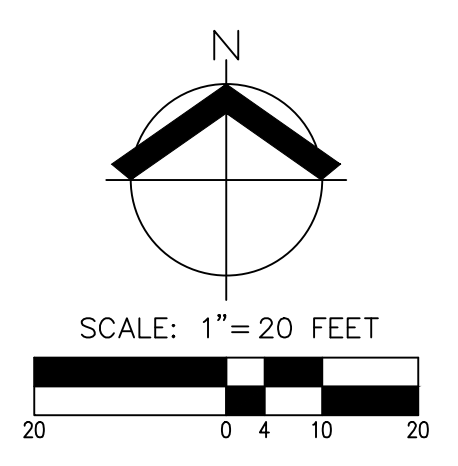
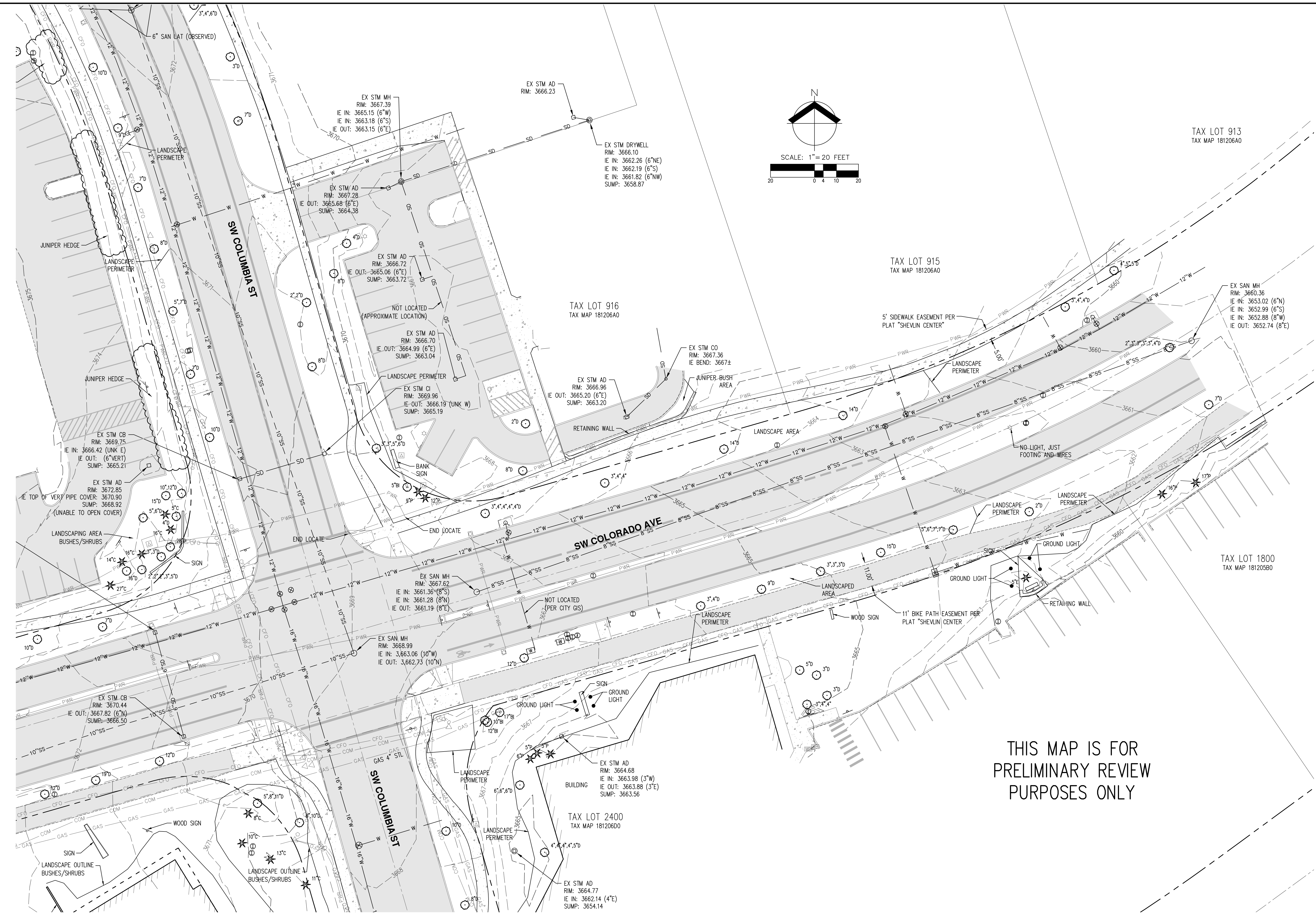
REVISIONS

JOB NUMBER
8017

SHEET
02



AKS DRAWING FILE: 8072CONDWG LAYOUT: SHEET 3



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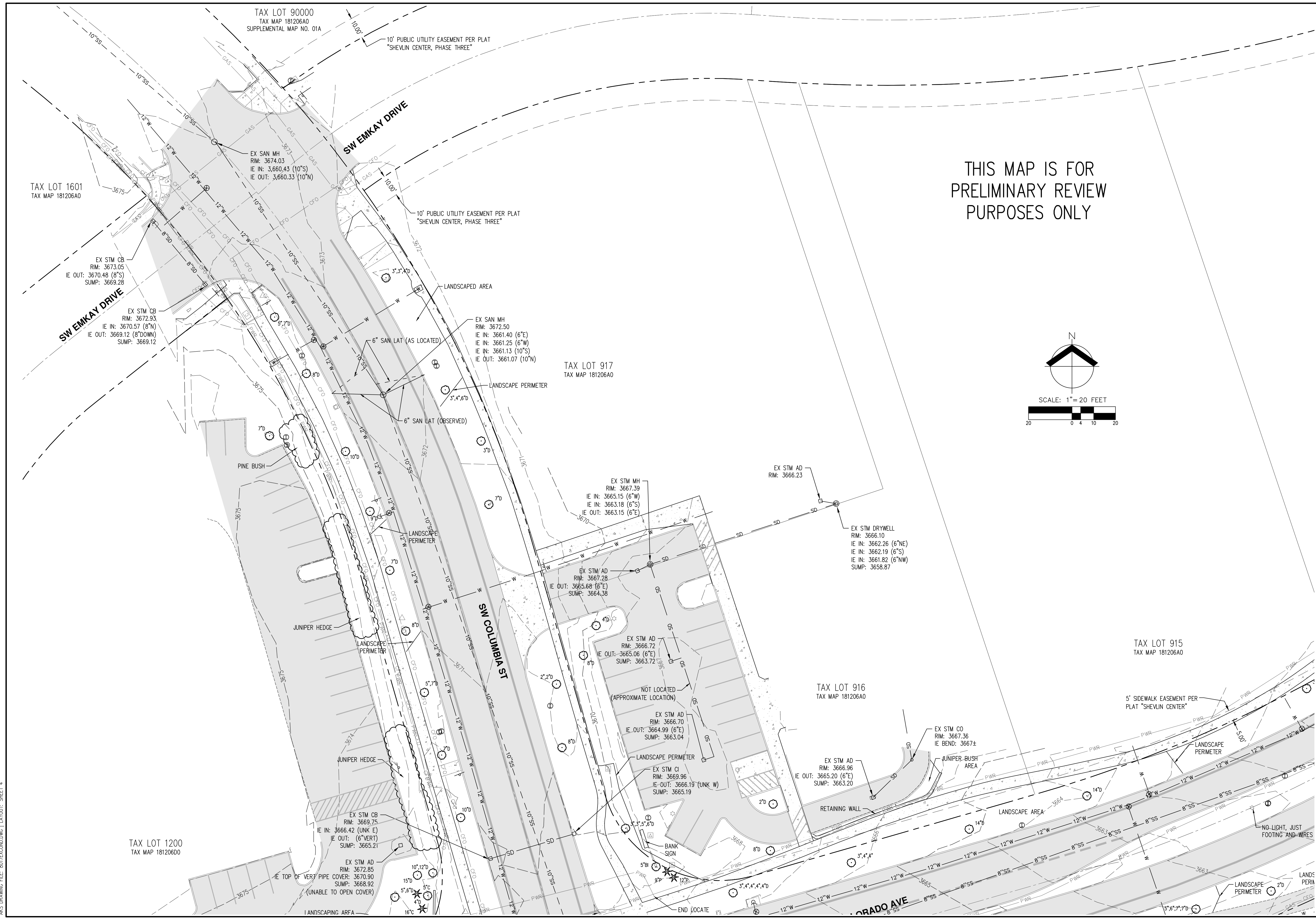
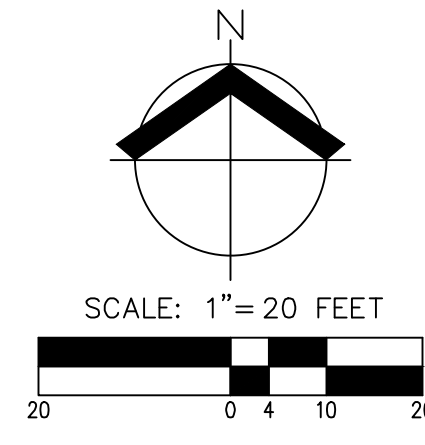
COLUMBIA STREET
RAB'S
OREGON

PRELIMINARY
EXISTING CONDITIONS MAP
COLUMBIA-COLORADO EAST
BEND

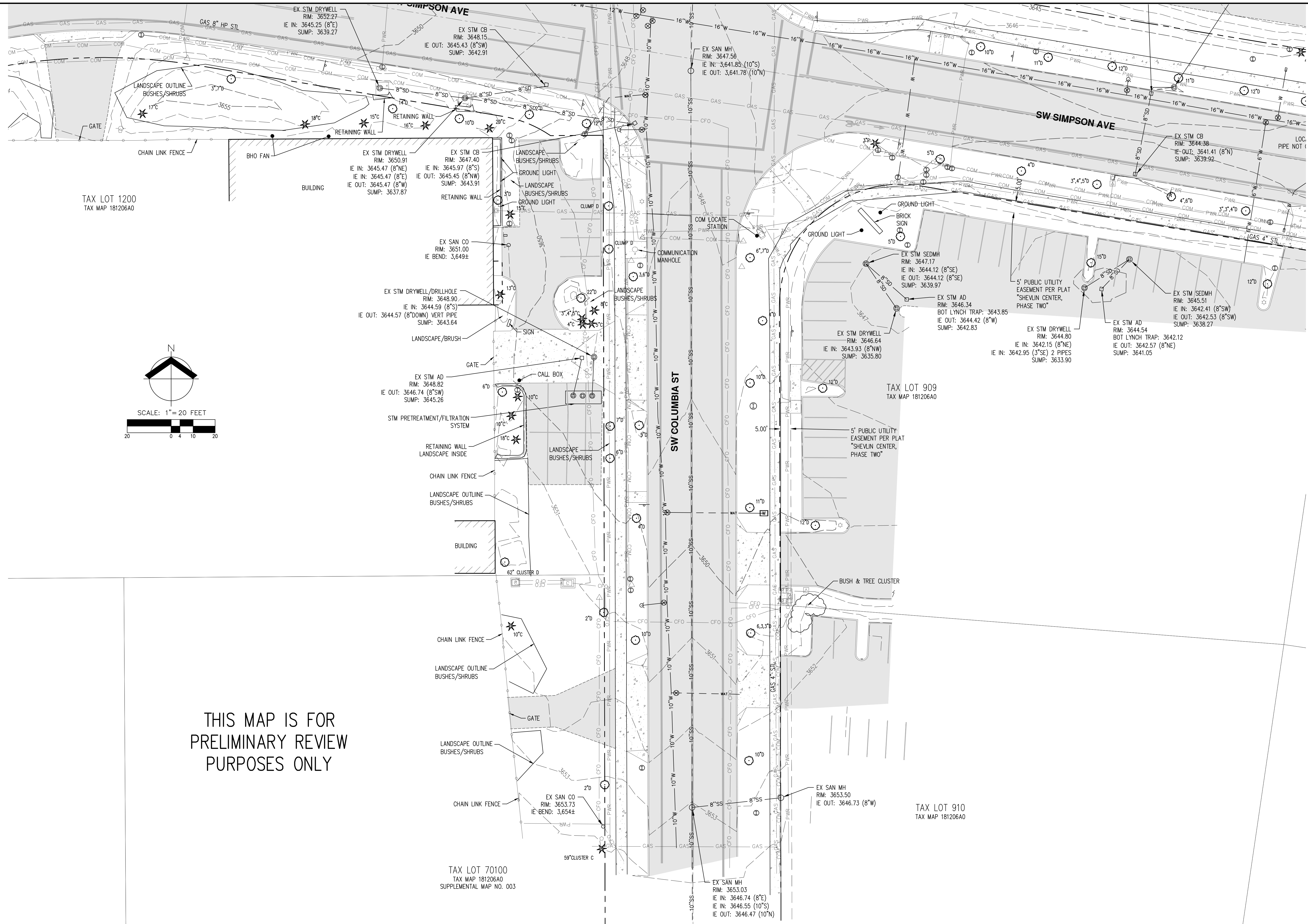
DESIGNED BY:
DRAWN BY: JDP
MANAGED BY:
CHECKED BY: BW
DATE: 5/15/2020
REGISTERED PROFESSIONAL LAND SURVEYOR
Jacob D. Powell
OREGON MARCH 8, 2016 JACOB D. POWELL 90744PLS
REVISIONS: 12/31/20

JOB NUMBER
8017
SHEET
03

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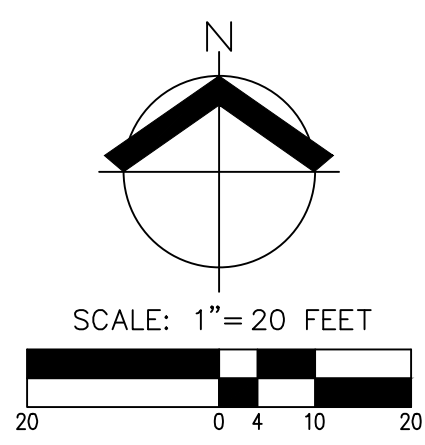
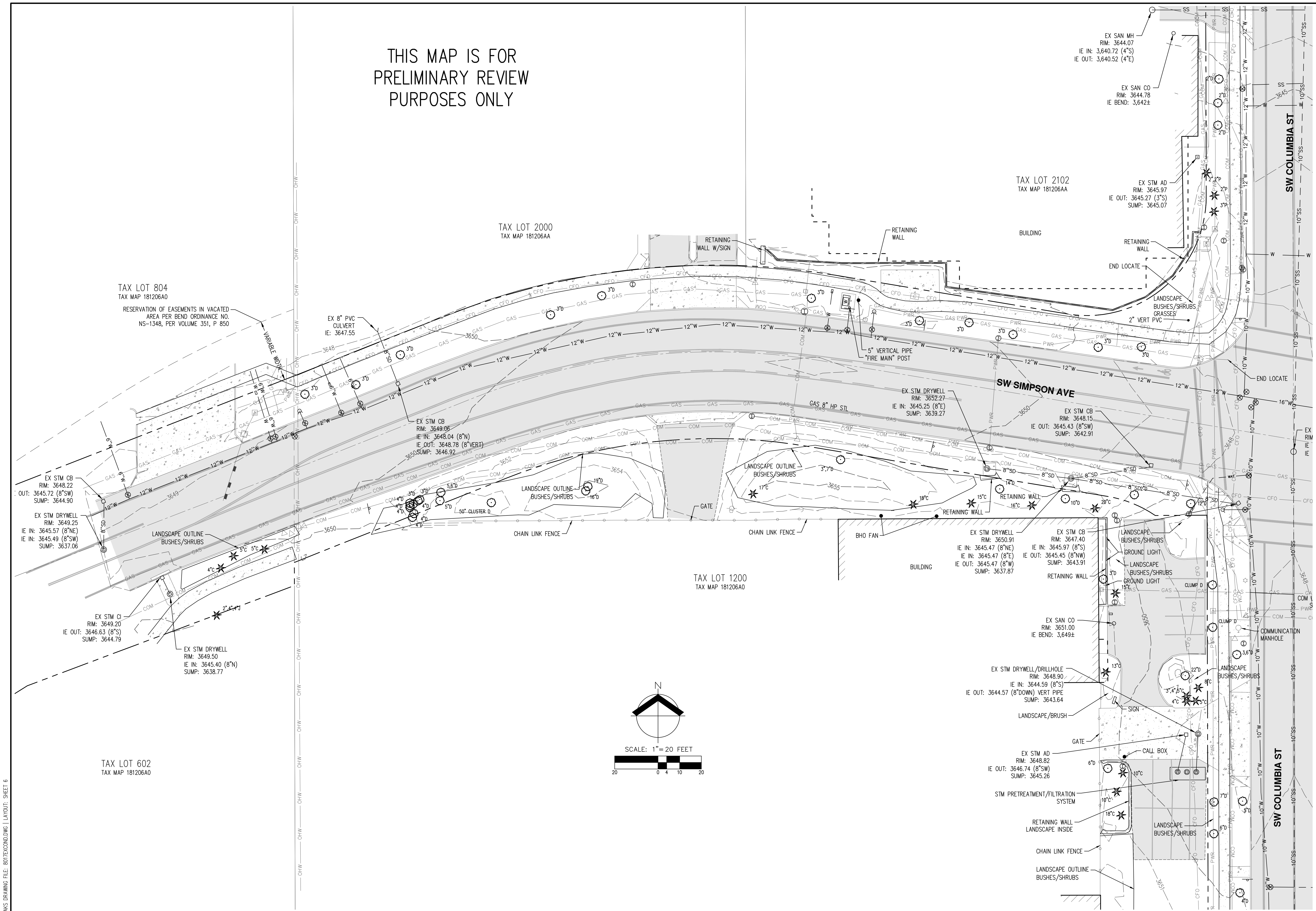


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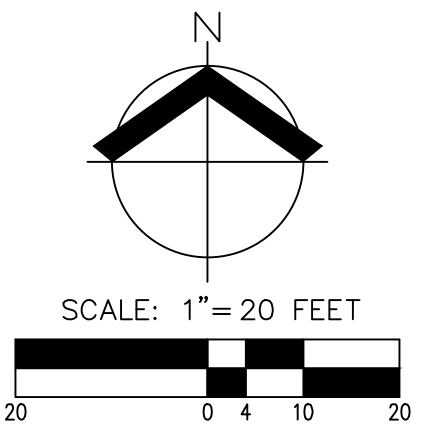
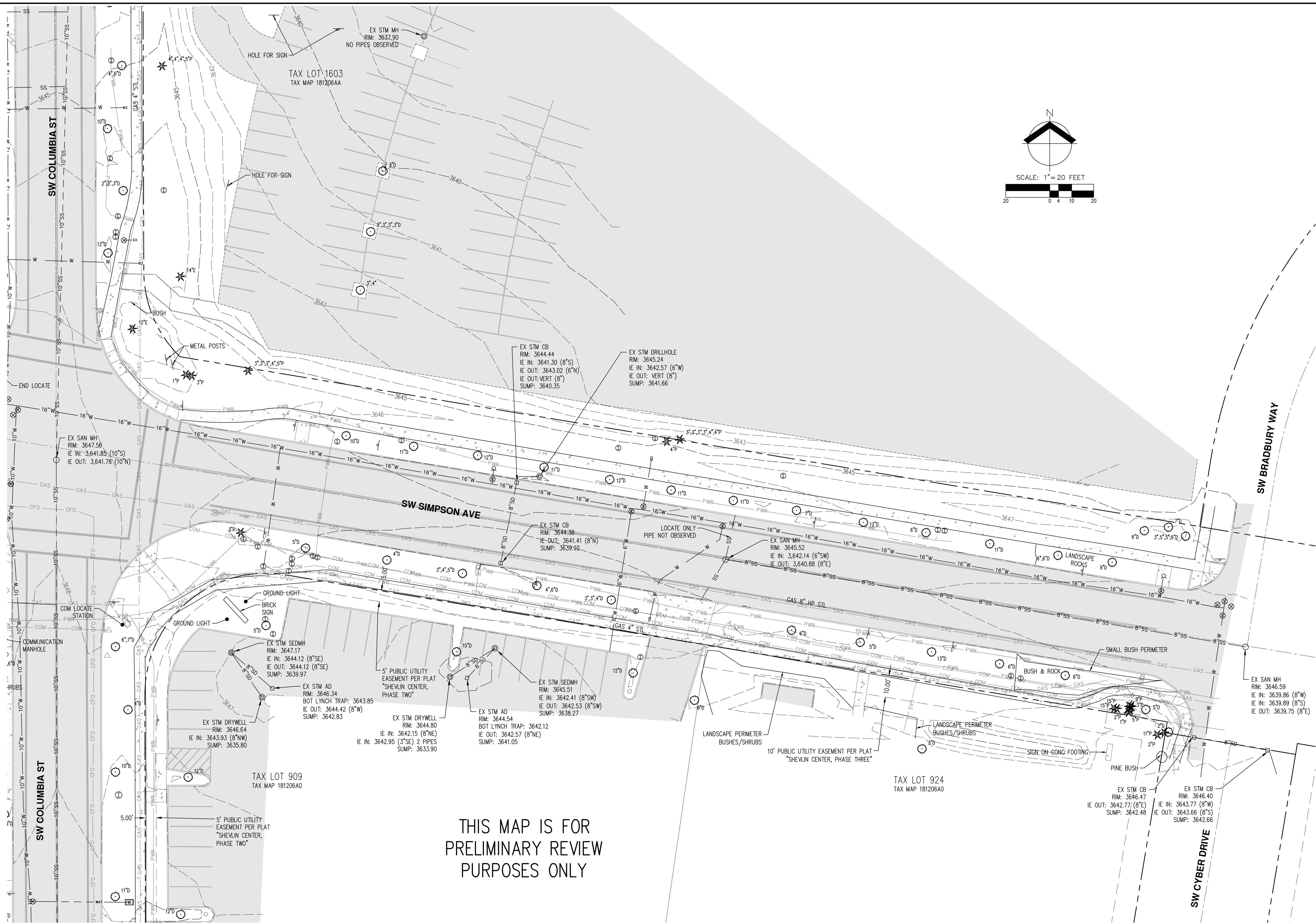
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COLUMBIA STREET
RAB'S
OREGON

PRELIMINARY
EXISTING CONDITIONS MAP
COLUMBIA-SIMPSON WEST

DESIGNED BY:	
DRAWN BY:	JDP
MANAGED BY:	
CHECKED BY:	BW
DATE:	5/15/2020
REGISTERED PROFESSIONAL LAND SURVEYOR <i>Jacob D. Powell</i> OREGON MARCH 8, 2016 JACOB D. POWELL 90744PLS RENEWS: 12/31/20	
REVISIONS:	
JOB NUMBER	8017
SHEET	06

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 FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

COLUMBIA STREET
RAB'S
OREGON

PRELIMINARY
EXISTING CONDITIONS MAP
COLUMBIA-SIMPSON EAST

DESIGNED BY:
 DRAWN BY: JDP
 MANAGED BY:
 CHECKED BY: BW
 DATE: 5/15/2020

REGISTERED PROFESSIONAL LAND SURVEYOR
Jacob D. Powell
 OREGON
 MARCH 9, 2016
 JACOB D. POWELL
 90744PLS
 RENEWS: 12/31/20

JOB NUMBER
8017

SHEET
07

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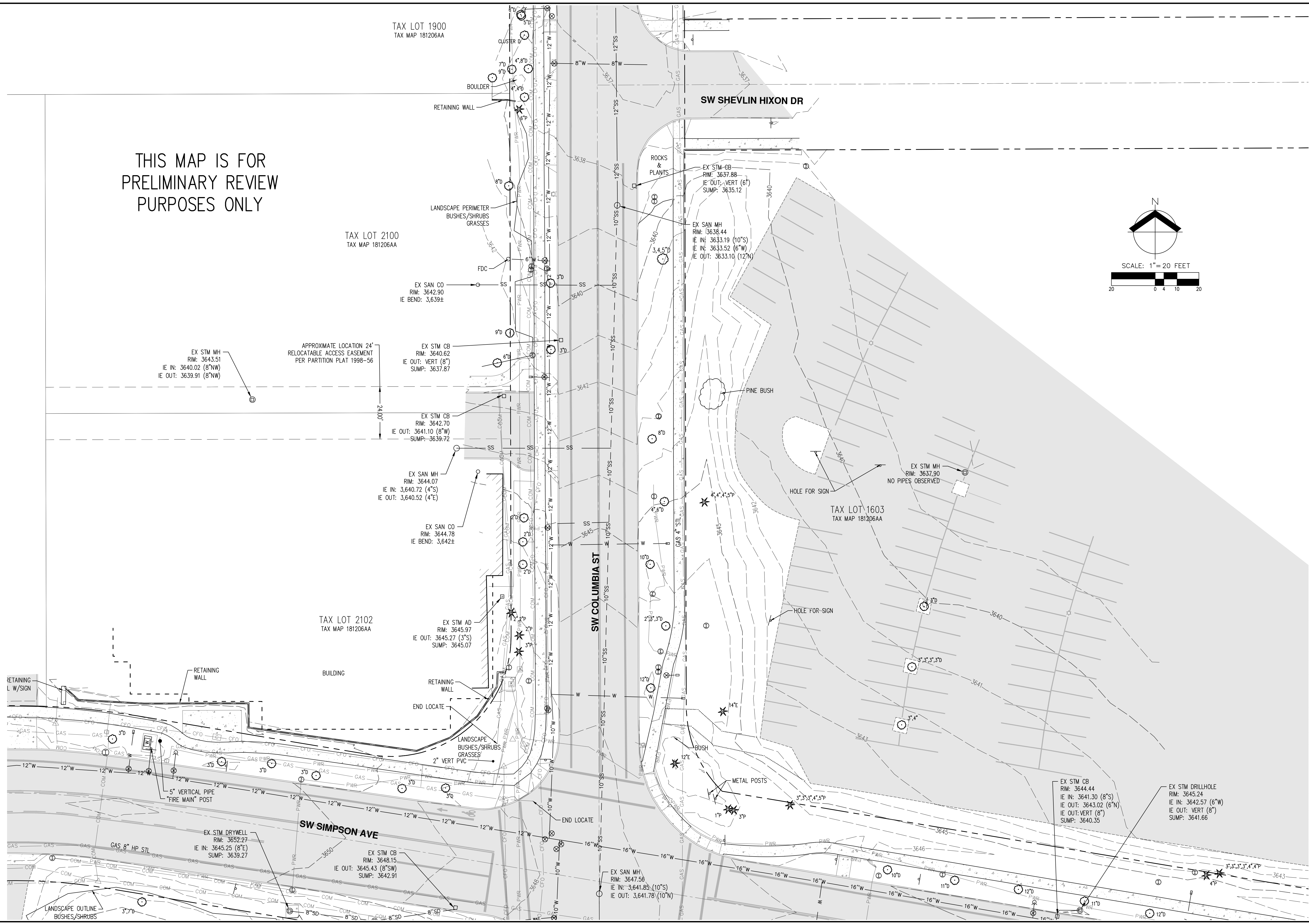
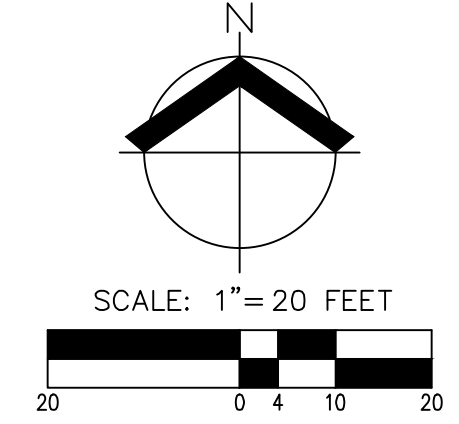
TAX LOT 1900
TAX MAP 181206AA

TAX LOT 2100
TAX MAP 181206AA

APPROXIMATE LOCATION 24'
RELOCATABLE ACCESS EASEMENT
PER PARTITION PLAT 1998-56

TAX LOT 2102
TAX MAP 181206AA

TAX LOT 1603
TAX MAP 181206AA



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COLUMBIA STREET
RAB'S
OREGON

PRELIMINARY
EXISTING CONDITIONS MAP
COLUMBIA-SIMPSON NORTH

DESIGNED BY:
DRAWN BY: JDP
MANAGED BY:
CHECKED BY: BW
DATE: 5/15/2020
REGISTERED PROFESSIONAL LAND SURVEYOR
Jacob D. Powell
OREGON MARCH 8, 2016
JACOB D. POWELL
90744PLS
RENEWS: 12/31/20

JOB NUMBER
8017
SHEET
08

AKS DRAWING FILE: 8017EXCOND.MXD | LAYOUT: SHEET 8