

SE 1/4 SECTION 22 T21S R12W WM
NE 1/4 SECTION 27 T21S R12W WM

FILED
Date: 4-12-2022 By: DE
This survey consists of:
Map: ST HWY 101-011A-C
Narrative:
Corner Rpt:
DOUGLAS COUNTY
SURVEYOR

NARRATIVE:

PURPOSE OF THE SURVEY:

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH PERMANENT HORIZONTAL CONTROL, RECOVER AND PERPETUATE EXISTING MONUMENTS, AND TO RESOLVE THE LOCATION OF THE EXISTING RIGHT OF WAY CENTERLINE OF OREGON COAST HIGHWAY (US 101) FOR THE PROPOSED OREGON DEPARTMENT OF TRANSPORTATION (ODOT) DOUGLAS COUNTY ADA CURB RAMP PROJECT, KEY NUMBER 22387. THIS SURVEY MEETS THE REQUIREMENTS OF ORS 209.155. ADJOINING BOUNDARY LINES HAVE NOT BEEN RESOLVED IN THIS SURVEY BUT ARE SHOWN PER EXISTING SURVEYS OR OTHER AVAILABLE INFORMATION. FIELDWORK WAS PERFORMED FROM JANUARY 20, 2021, TO OCTOBER 27, 2021.

GARDINER PROJECT CONTROL:

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), OREGON COAST ZONE. THE OCRS NORTHING AND EASTING PROJECTION PARAMETERS ARE REFERENCED IN O.A.R. 734-005-0015. HORIZONTAL DATUM IS NAD 83 (2011) EPOCH 2010.00. ALL LINEAR VALUES ARE EXPRESSED IN INTERNATIONAL FEET. PRIMARY CONTROL CONSISTS OF TWO PRIMARY PROJECT CONTROL STATIONS AND TWO SECONDARY CONTROL STATIONS. TWO HOUR STATIC SESSIONS WERE OBSERVED AT PROJECT CONTROL STATIONS 1 AND 4. ALL PROJECT CONTROL STATION POSITIONS WERE ESTABLISHED USING A COMBINATION OF GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) OBSERVATIONS, TERRESTRIAL TOTAL STATION MEASUREMENTS, AND DIGITAL LEVEL OBSERVATIONS.

GNSS BASELINE VECTORS, TOGETHER WITH TERRESTRIAL OBSERVATIONS, WERE ADJUSTED USING LEAST SQUARES (STARNET V9.0). THE NETWORK WAS CONSTRAINED BY HOLDING THE PUBLISHED OREGON REAL-TIME GNSS NETWORK (ORGN) LATITUDE AND LONGITUDE OF THREE CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS): REED, LPSB, AND P732. THE RESULTING ERROR SEMI-MAJOR AXIS LENGTHS, AT THE 95% CONFIDENCE LEVEL FOR PRIMARY AND SECONDARY CONTROL POINTS, WERE UNDER 0.03 FEET IN ABSOLUTE ACCURACY. FINAL PROJECT COORDINATES WERE ESTABLISHED BY PROJECTING THE ADJUSTED NETWORK POSITIONS TO THE OCRS, OREGON COAST ZONE, REPRESENTING APPROXIMATE GROUND DISTANCES. ALL OBSERVATIONS WERE MADE IN JANUARY 2021, UTILIZING LEICA MS50 TOTAL STATION AND LEICA GS14 GNSS RECEIVERS WITH CS15 DATA COLLECTOR.

MONUMENT TIES:

HORIZONTAL POSITIONS OF THE FOUND MONUMENTS WERE OBTAINED USING TWO METHODS: REAL-TIME KINEMATIC (RTK) GPS MEASUREMENTS AND TERRESTRIAL OBSERVATIONS FROM HORIZONTAL CONTROL WHERE RTK WAS NOT FEASIBLE. GPS MONUMENTS WERE OBSERVED TWICE, WITH A MINIMUM OF FORTY-FIVE MINUTES BETWEEN RTK OBSERVATIONS, AND THEN MEANING THE VALUES.

CENTERLINE RESOLUTION:

A BEST FIT RESOLUTION WAS UTILIZED IN ORDER TO MAINTAIN THE GEOMETRIC RELATIONSHIP AND STATIONING OF THE CENTERLINE ALIGNMENT AS SHOWN FOR THE OREGON COAST HIGHWAY NO. 009 (US 101) PER ODOT ROLL MAP 5B-31-5, DATED FEBRUARY 1941 AND ODOT ROLL MAP 1B-10-6 DATED MARCH 1928. THE RESOLUTION FOR THIS SURVEY IS APPROXIMATELY 633+00 TO APPROXIMATELY 642+00 PER ODOT ROLL MAP 5B-31-5. THE CENTERLINE ALIGNMENT AND THE WEST RIGHT-OF-WAY LINE AS SHOWN ON SAID ODOT ROLL MAPS WERE CALCULATED USING FOUND MONUMENTS FROM VARIOUS SURVEYS AND THE FOUND MEANDER CORNER MONUMENT BETWEEN SECTIONS 22 AND 27, TOWNSHIP 22 SOUTH, RANGE 12 WEST, WM., PER ODOT ROLL MAP 5B-31-5. SAID ROLL MAP WAS HELD TO DETERMINE A 40.00 FOOT RIGHT-OF-WAY LINE EAST OF CENTERLINE OF SAID OREGON COAST HIGHWAY, AND SAID RIGHT-OF-WAY LINE AND IS PARALLEL AND EAST 0.50 FEET OF A LINE BETWEEN THE SAID MEANDER CORNER (MONUMENT 3008) AND A FOUND TACK IN LEAD SET IN SURVEY CS 55-115-1, DOUGLAS COUNTY RECORDS (MONUMENT 3003), SAID MONUMENTS WERE HELD FOR THE DEED LINE OF THE AMENDED MAP OF THE TOWN OF GARDINER, DOUGLAS COUNTY RECORDS. SAID DEED LINE IS ALSO 39.5 FEET EAST OF THE CENTERLINE OF THE SEMI-TANGENT OF THE SAID OREGON COAST HIGHWAY TO THE SAID MEANDER CORNER PER SAID ODOT ROLL MAP. MONUMENT 2202 WAS HELD FOR STATION 631+95.30 P.C.S. ONLY PER SURVEY M153-34 AND ODOT ROLL MAP 5B-31-5. THE WEST RIGHT-OF-WAY LINE FOR SAID OREGON COAST HIGHWAY WAS ESTABLISHED BY OFFSETTING THE CENTERLINE 50.00 FEET WEST PER ODOT ROLL MAP 5B-31-5. THE LOCATION CENTERLINE ALIGNMENT FOR ODOT ROLL MAP 1B-10-6 IS APPROXIMATE AND INTENDED TO SHOW THE RELATIONSHIP BETWEEN SAID ALIGNMENT AND THE ALIGNMENT OF ODOT ROLL MAP 5B-31-5. STATION PI 631+36.40 OF ALIGNMENT 1B-10-6 WAS HELD 30.00 WESTERLY OF THE ANGLE POINT OF THE EASTERLY RIGHT-OF-WAY AT MONUMENT 3002. ALIGNMENT 1B-10-6 WAS THEN HELD 10.00 FEET EASTERLY AND PARALLEL TO ALIGNMENT 5B-31-5 FROM ALIGNMENT 5B-31-5 STATION TS 641+77.40 TO BACK STATION ST 635+95.30. THE BEARINGS, CURVES, AND STATIONING, FROM ROLL MAP 1B-10-6 WERE USED TO CALCULATE THE REMAINDER OF THE ALIGNMENT. NO RELATIONSHIPS BETWEEN SAID ODOT ROLL MAPS WERE FOUND WITHIN THE LIMITS OF THIS SURVEY TO CALCULATE THE TRUE LOCATION OF ALIGNMENT 1B-10-6, NOR WERE THERE ANY MONUMENTS FOUND THAT RELATE TO SAID ALIGNMENT TO HELP CALCULATE A TRUE LOCATION. THE RELATION OF THE ANGLE POINT OF PI 631+36.40 AND THE ANGLE POINT OF THE EASTERLY RIGHT-OF-WAY APPEAR TO BE THE BEST EVIDENCE OF THE LOCATION OF THE PI STATION FOR ALIGNMENT 1B-10-6.

NARRATIVE CONTINUED:

MONUMENTS 3001, 3002, AND 3006 WERE HELD FOR THE EAST RIGHT OF WAY LINE AND EXTENDED NORTH TO THE INTERSECTION OF SAID LINE AND A 40.00 FOOT OFFSET LINE EAST OF CENTERLINE OF SAID OREGON COAST HIGHWAY FROM APPROXIMATELY 642+00 TO APPROXIMATELY 648+00.

SPRING STREET:

NO MONUMENTS WERE RECOVERED IN THE VICINITY OF SPRING STREET AND IS SHOWN ON THIS SURVEY AS A REFERENCE ONLY PER SAID AMENDED MAP OF THE TOWN OF GARDINER. THE NORTH RIGHT OF WAY LINE OF COMMERCIAL STREET WAS OFFSET 250.00 FEET NORTH PER THE AMENDED MAP OF THE TOWN OF GARDINER, DOUGLAS COUNTY RECORDS, TO SHOW THE APPROXIMATE LOCATION OF SPRING STREET.

COMMERCIAL STREET:

MONUMENTS 3001 AND 2205, WERE HELD TO ESTABLISH THE SOUTH RIGHT-OF-WAY AND THEN OFFSET 49.50 FEET NORTH PER THE SAID AMENDED MAP OF THE TOWN OF GARDINER. SAID MONUMENTS FIT THE CALCULATED DISTANCE FROM THE INITIAL POINT OF THE SAID AMENDED MAP. POINTS 2206, 2207, 2208, AND 2210 FALL APPROXIMATELY 0.50 FEET NORTH OF THE CALCULATED NORTH RIGHT-OF WAY LINE AND DO NOT FIT THE 49.5 FEET RECORD WIDTH AND WERE NOT HELD. JEWETT LANE: THE NORTH FACE OF A CONCRETE WALL WAS HELD TO ESTABLISH THE SOUTH RIGHT-OF-WAY LINE OF JEWETT LANE AS NOTED IN BOOK 1505, PAGE 509, DOUGLAS COUNTY CLERK RECORDS (DOCUMENT 2016-005271). THE NORTH RIGHT-OF WAY LINE WAS ESTABLISHED BY OFFSETTING THE SOUTH RIGHT-OF-WAY LINE 22.00 FEET PER SAID AMENDED MAP OF THE TOWN OF GARDINER. FOUND MONUMENTS 2209, AND 2211 FALL APPROXIMATELY 0.25 FEET SOUTH OF RELATED RIGHT-OF WAY LINES, WITH MONUMENT 2212 FALLING 0.25 FEET NORTH OF THE NORTH RIGHT OF WAY LINE.

PITT STREET:

THE SOUTH FACE OF A CONCRETE WALL WAS HELD TO ESTABLISH THE NORTH RIGHT-OF-WAY LINE OF PITT STREET AS NOTED IN BOOK 1058, PAGE 499, DOUGLAS COUNTY CLERK RECORDS (DOCUMENT 2009-007883). THE SOUTH RIGHT-OF-WAY LINE WAS ESTABLISHED BY OFFSETTING THE NORTH RIGHT-OF-WAY LINE 30.00 FEET SOUTH PER SAID AMENDED MAP OF THE TOWN OF GARDINER AND MATCHES RECORD DISTANCE OF SAID AMENDED PLAT (161.60 RECORD AND CALCULATED). FOUND MONUMENT 3007 WAS WITHIN 0.48 FEET OF THE SOUTH RIGHT-OF-WAY LINE.

REFERENCES:

DOUGLAS COUNTY SURVEYS	SUBDIVISION PLATS	BOOK AND PAGE
CS 51-252-002	AMENDED MAP OF THE TOWN OF GARDINER	VOL 2, PG 29
CS 55-115-001		BK 1058, PG 499
CS 63-120-001		BK 1505, PG 509
CS 63-131-001		
M 102-32	ODOT ROLL MAPS	
M 102-35		
M 121-12		
M 136-13	5B-31-5	
M 138-77	1B-10-6	
M 153-34		
M 170-24		
M 11-24		

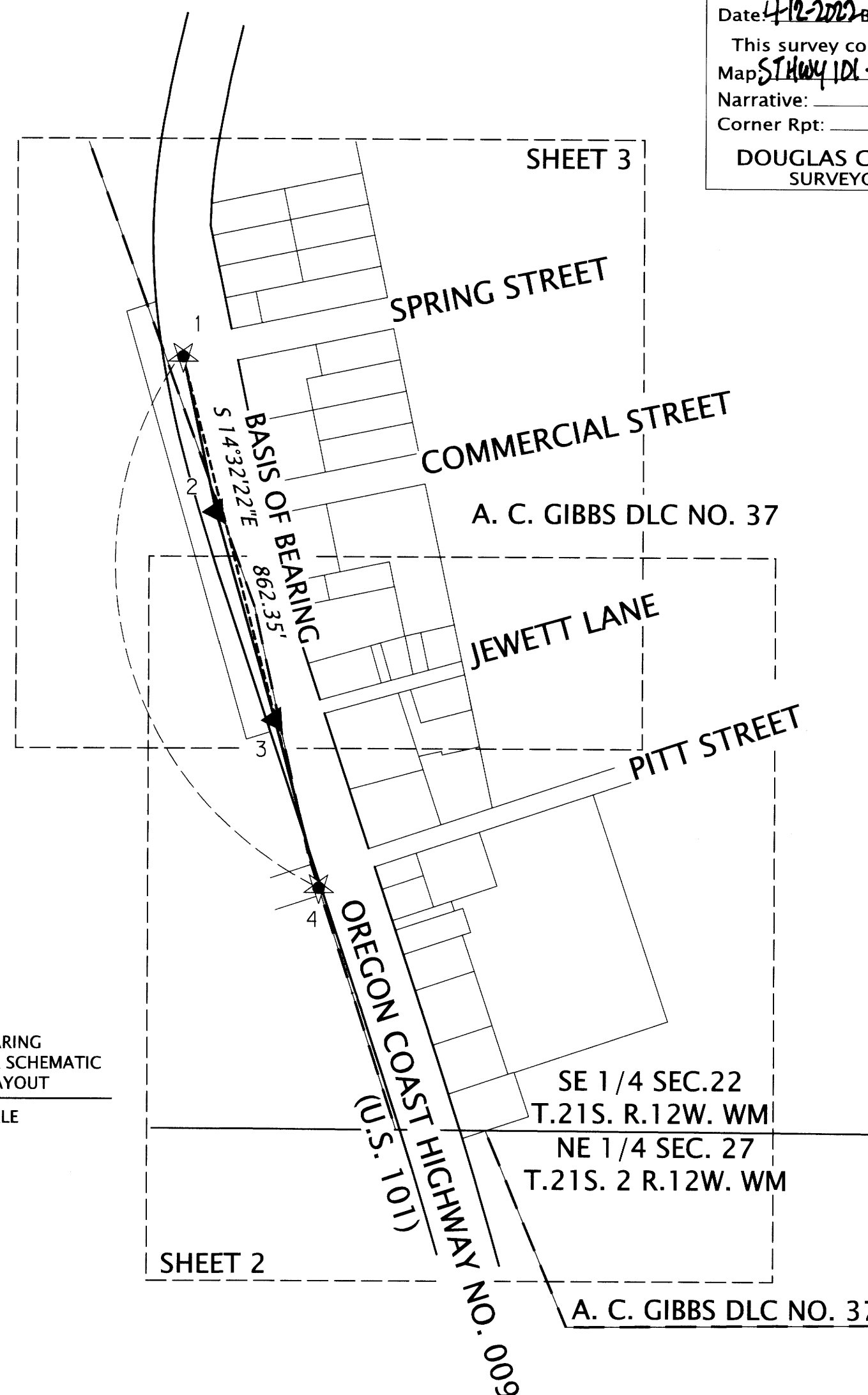
CONTROL COORDINATE TABLE

PT. NO.	OCRS NORTHING	OCRS EASTING	STATION	OFFSET	DATE	DESCRIPTION
1	839018.820	425751.020	645+98.85	18.56 L	1/20/2021	SET 1-1/8" COPPER DISK "D.E.A. CONTROL", FLUSH IN CONCRETE
2	838775.150	425803.560	643+52.21	24.72 L	1/20/2021	SET 1-1/8" COPPER DISK "D.E.A. CONTROL", FLUSH IN CONCRETE
3	838448.490	425897.170	640+13.32	36.76 L	1/20/2021	SET 1-1/8" COPPER DISK "D.E.A. CONTROL", FLUSH IN CONCRETE
4	838184.090	425967.510	637+40.20	52.92 L	1/20/2021	SET 1-1/8" COPPER DISK "D.E.A. CONTROL", FLUSH IN CONCRETE

LEGEND	
	SET NETWORK POINT
	LINE OF OBSERVATION
	SET GPS POINT
	GNSS OBSERVATION
	BASIS OF BEARING

DAVID EVANS AND ASSOCIATES INC.
2100 S River Parkway, Suite 100
Portland Oregon 97201
Phone: 503.223.6663

REGISTERED PROFESSIONAL LAND SURVEYOR
ROBERT R. JACKSON
JANUARY 10, 2006
47721
RENEWS: 6/30/2023



BASIS OF BEARING CONTROL NETWORK SCHEMATIC AND SHEET LAYOUT
NOT TO SCALE

SHEET INDEX:

- SHEET 1: NARRATIVE, REFERENCE DOCUMENTS, SHEET LAYOUT, GPS NETWORK, NETWORK POINT LIST, AND LEGEND
- SHEET 2 - 3: RECOVERED MONUMENT LIST, PROJECT RECOVERY, AND LEGEND

OREGON DEPARTMENT OF TRANSPORTATION

HORIZONTAL CONTROL, RECOVERY AND RETRACEMENT MAP
REGION 3 DISTRICT 7 DOUGLAS AND COOS COUNTY CURB RAMPS
OREGON COAST HIGHWAY NO. 009 (US 101)
MILEPOSTS 209.4 TO 209.7
CITY OF GARDINER
DOUGLAS COUNTY, OREGON



ODOT REGION 3 HEADQUARTERS
3500 NW STEWART PARKWAY
ROSEBURG, OREGON KEY NO. 22387

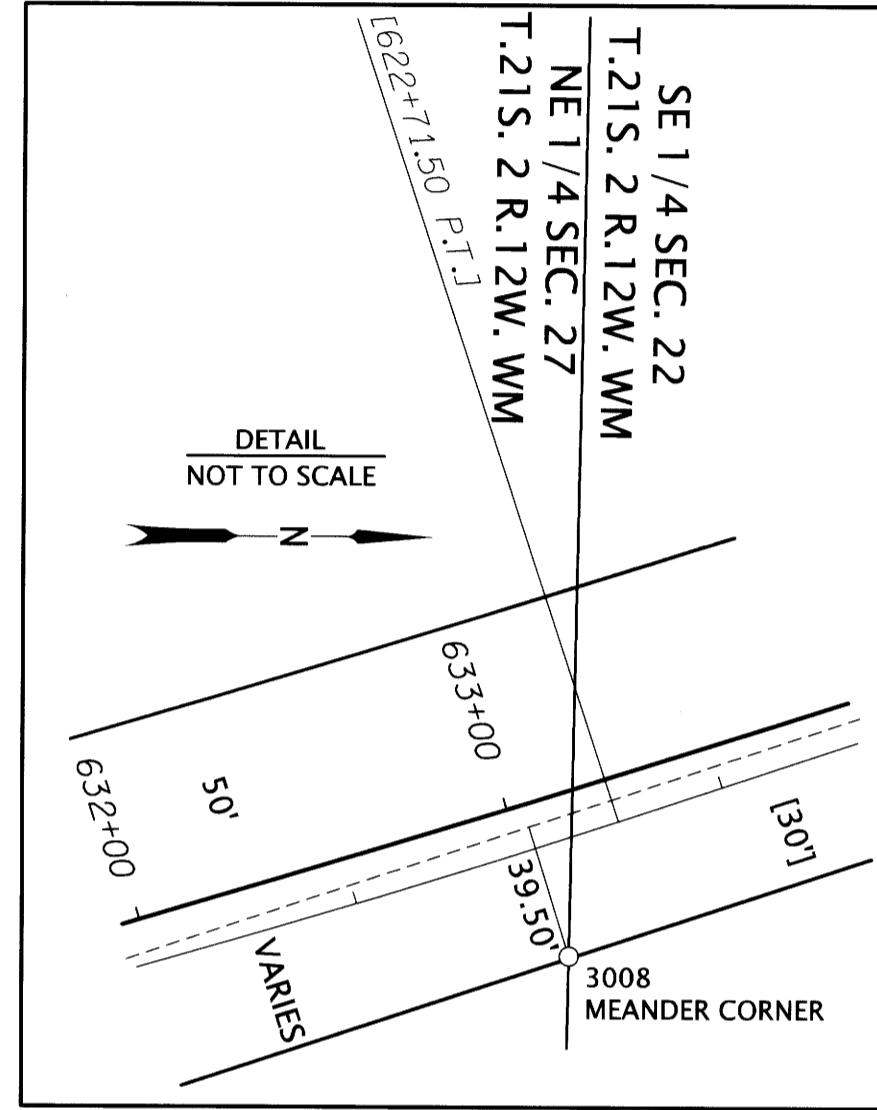
FEBRUARY 3, 2022
SCALE: NONE
SHEET 1 OF 3

SE 1/4 SECTION 22 T21S R12W WM
NE 1/4 SECTION 27 T21S R12W WM

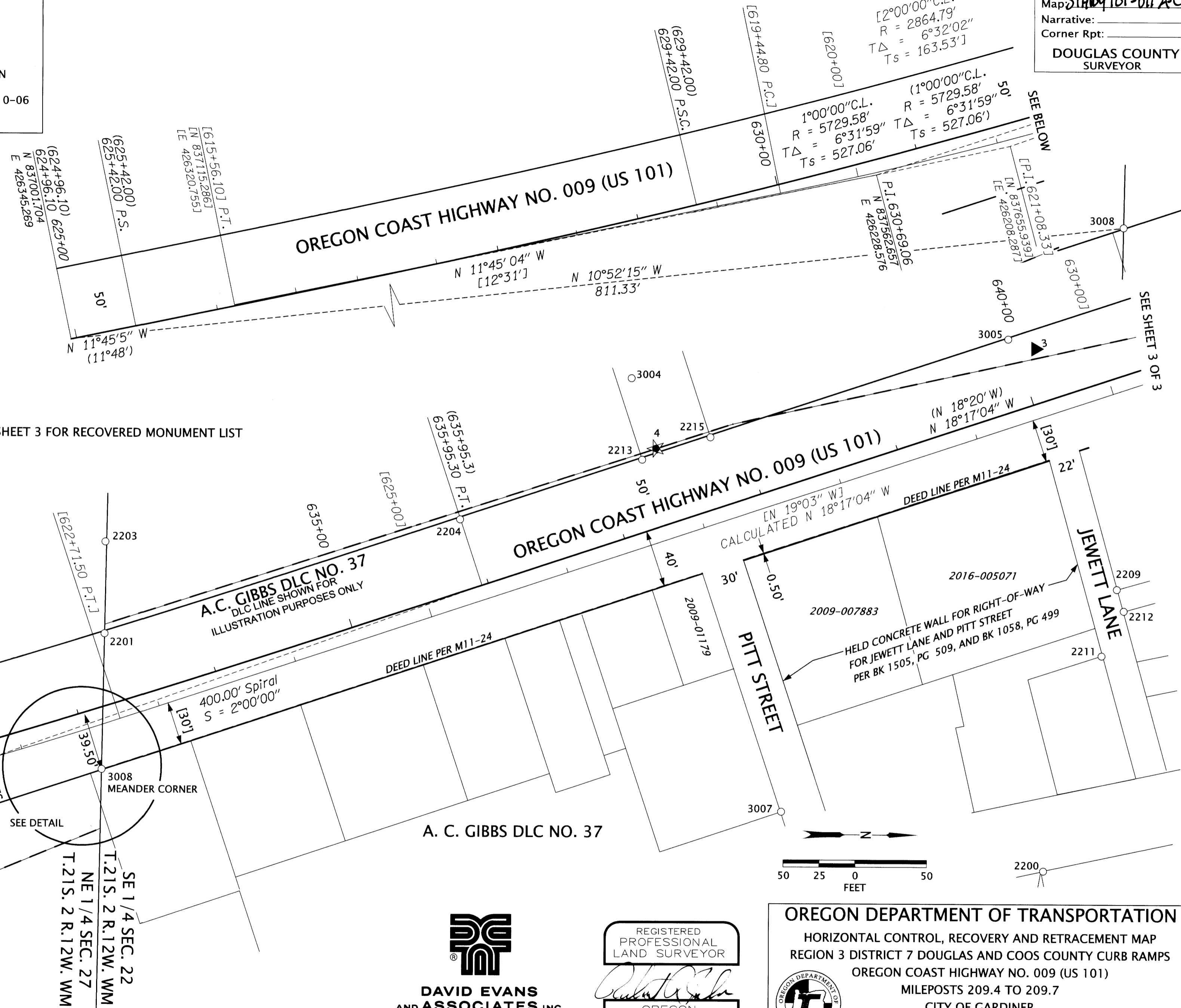
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SURVEYOR

LEGEND

▲	SET NETWORK POINT	BS	BRASS SCREW
○	FOUND MONUMENT	CONC	CONCRETE
★	SET GPS POINT	IP	IRON PIPE
—	DLC LINE	IR	IRON ROD
—	SECTION LINE	MON	MONUMENT
—	PROPERTY LINE	W/	WITH
—	RIGHT-OF-WAY LINES	YPC	YELLOW PLASTIC CAP
—	RIGHT-OF-WAY CENTERLINE	()	RECORD INFORMATION
—	CENTERLINE (1B-10-6)	[]	PER 5B-31-5
—	DEED LINE PER M11-24		OLD CENTERLINE 1B-10-06



SEE SHEET 3 FOR RECOVERED MONUMENT LIST



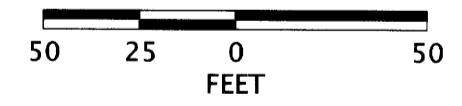
[2°00'00" C.L.
R = 2864.79'
TΔ = 6°32'02"
Ts = 163.53']

[1°00'00" C.L.
R = 5729.58'
TΔ = 6°31'59"
Ts = 527.06']

[2°00'00" C.L.
R = 2864.79'
TΔ = 6°32'02"
Ts = 163.53']

[1°00'00" C.L.
R = 5729.58'
TΔ = 6°31'59"
Ts = 527.06']

[N 19°03' W]
CALCULATED N 18°17'04" W



NOTE:
THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE OCRS OREGON COAST ZONE. RECORD BEARINGS AND STATIONING ARE SHOWN IN PARENTHESES OR BRACKETS. ALL RESOLVED CURVE DATA AS SHOWN HEREON IS PER RECORD INFORMATION, UNLESS STATED OTHERWISE.

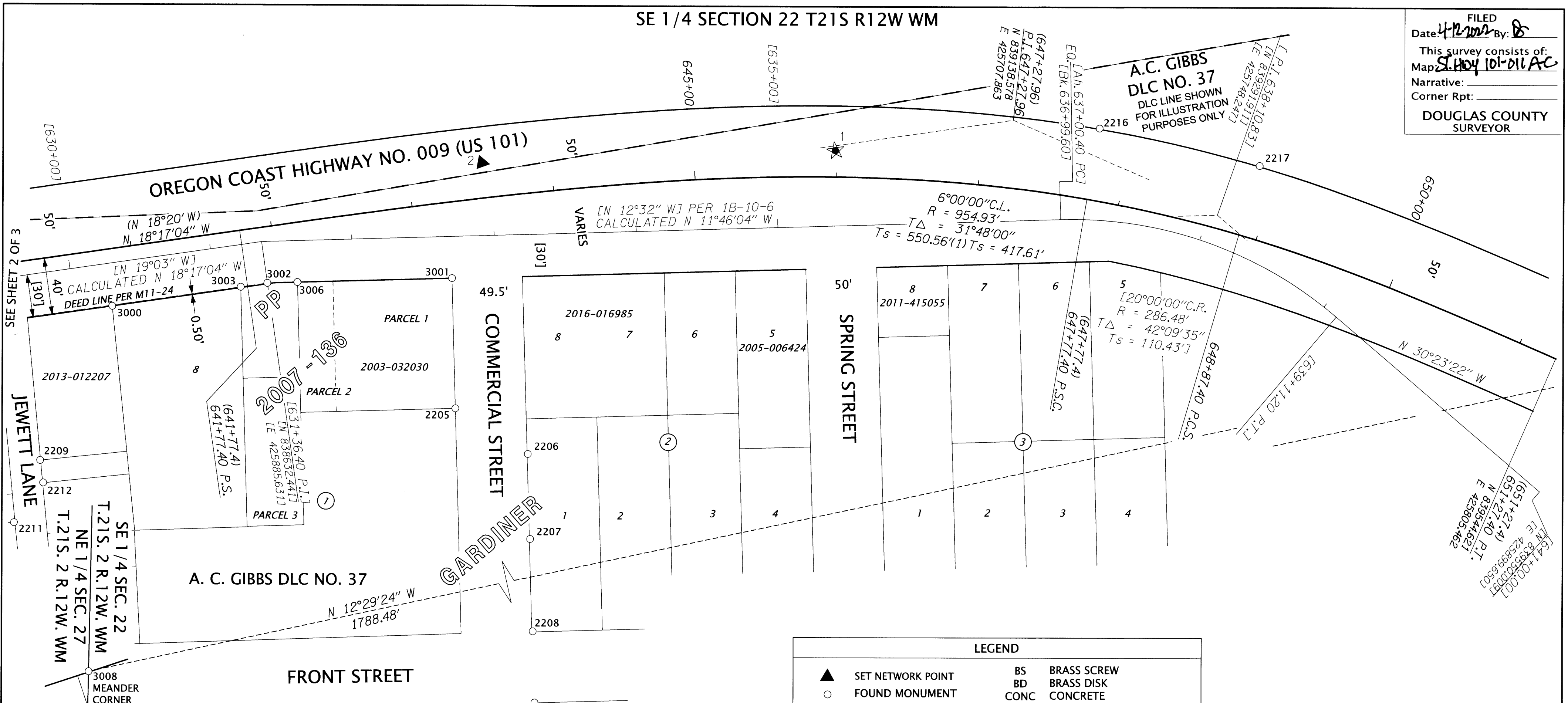
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SCALE: 1" = 50'
SHEET 2 OF 3

SE 1/4 SECTION 22 T21S R12W WM

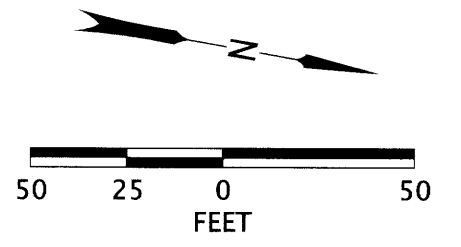
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PT. NO.	OCRS NORTHING	OCRS EASTING	STATION	OFFSET	DATE	DESCRIPTION	SOURCE
2200	838455.3930	426260.9339	639+05.75	310.81 R	4/8/2021	2" BD STAMPED "FLAGSTAFF", DOWN 0.2'	M11-24
2201	837800.1871	426097.9310	633+34.04	48.24 L	4/8/2021	5/8" IR W/ YPC "STUNTZNER ENG", DOWN 0.2'	M153-34A
2202	837668.4640	426138.2526	631+95.32	47.94 L	4/8/2021	5/8" IR W/ YPC "STUNTZNER ENG", FLUSH	M153-34A
2203	837800.5280	426034.0067	633+53.75	109.1 L	4/8/2021	5/8" IR W/ YPC "STUNTZNER ENG", UP 0.1'	M153-34A
2204	838047.6691	426017.4255	635+95.01	48.32 L	4/8/2021	5/8" IR W/ YPC "STUNTZNER ENG", UP 0.2'	M153-34A
2205	838787.3825	425976.9034	643+12.39	144.58 R	4/8/2021	1/2" IR, NO CAP, DOWN 0.8'	CS55/115-1
2206	838843.0029	425999.4918	643+61.20	182.45 R	4/8/2021	5/8" IR W/ YPC "H.G.E. INC.", DOWN 0.6'	CS63/120-1
2207	838855.2150	426058.1243	643+55.74	242.12 R	4/8/2021	5/8" IR W/ OPC "LS 2865", FLUSH	M136-13
2208	838868.4793	426121.7106	643+49.61	306.83 R	4/8/2021	5/8" IR W/ OPC "LS 2865", DOWN 0.2'	M136-13
2209	838506.0182	426064.6302	640+15.40	140.30 R	4/8/2021	1-1/4" O.D. IP, FLUSH	CS51/252-2
2210	838878.6060	426170.8230	643+44.57	356.77 R	4/8/2021	1/2" I.D. IP	CS51/256-6
2211	838495.5795	426110.9902	639+90.95	181.04 R	5/18/2021	3/4" I.D. IP, DOWN 0.6'	ORIGIN UNKNOWN
2212	838510.9117	426079.7551	640+15.30	156.19 R	5/18/2021	1" I.D. IP, LEANING NW'LY, DOWN 0.2'	ORIGIN UNKNOWN
2213	838174.5131	425975.3647	637+28.64	48.47 L	5/18/2021	5/8" IR W/ YPC "STUNTZNER ENG", DOWN 0.1'	M153-34A
2214	838199.5319	425891.3852	637+78.74	120.36 L	5/18/2021	5/8" IR W/ YPC "STUNTZNER ENG", FLUSH	M153-34A
2215	838222.0771	425959.6643	637+78.73	48.45 L	5/18/2021	5/8" IR W/ YPC "STUNTZNER ENG", DOWN 0.1'	M153-34A
2216	839199.5670	425702.9640	647+77.70	50.48 L	5/19/2021	5/8" IR W/ YPC "STUNTZNER ENG", FLUSH	M153-34A
2217	839315.1310	425708.9870	648+87.67	50.57 L	5/19/2021	5/8" IR W/ YPC "STUNTZNER ENG", FLUSH	M170-24
3000	838536.8700	425948.8740	640+81.01	40.07 R	1/20/2021	5/8" IR W/RPC "LS 2865"	2007-0136
3001	838768.8570	425887.2500	643+21.60	53.47 R	1/20/2021	MAG NAIL W/ WASHER "PLS 896"	2007-0136
3002	838641.6890	425913.5930	641+91.62	39.45 R	1/20/2021	MAG NAIL W/ WASHER "PLS 896"	CS55/115-1
3003	838623.6550	425919.6030	641+72.60	39.50 R	1/20/2021	TACK IN LEAD	DCSO G-100
3004	838166.8750	425918.7350	637+39.16	104.63 L	1/21/2021	3" BD "DOUGLAS COUNTY SURVEYOR OFFICE, GARD-2, 2003"	NGS 1755
3005	838429.3710	425890.7260	639+97.19	48.87 L	1/21/2021	1/2" IR IN MON BOX "NGS VERTICAL CONTROL MON, J755, 1988"	2007-0136
3006	838662.3700	425909.2730	642+12.65	41.83 R	1/21/2021	5/8" IR W/RPC "LS 896"	M138-77
3007	838272.4500	426220.1340	637+44.84	214.67 R	1/21/2021	MAG NAIL W/ WASHER "HE 2128"	M11-24
3008	837798.4720	426192.2580	633+04.29	41.30 R	1/21/2021	5/8" IR, MEANDER CORNER SEC. 22 - SEC. 27	M11-24

LEGEND	
▲	SET NETWORK POINT
○	FOUND MONUMENT
✱	SET GPS POINT
—	DLC LINE
—	SECTION LINE
—	PROPERTY LINE
—	RIGHT-OF-WAY LINES
—	RIGHT-OF-WAY CENTERLINE
—	CENTERLINE (1B-10-6)
BS	BRASS SCREW
BD	BRASS DISK
CONC	CONCRETE
IP	IRON PIPE
IR	IRON ROD
MON	MONUMENT
W/	WITH
YPC	YELLOW PLASTIC CAP
RPC	RED PLASTIC CAP
()	RECORD INFORMATION PER 5B-31-5
[]	OLD CENTERLINE 1B-10-06

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