

# RECORD SURVEY

BOUNDARY LINE ADJUSTMENT  
 LOCATED IN THE SW 1/4, NW 1/4 OF SECTION 2,  
 TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M.  
 UMATILLA COUNTY, OREGON

## SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO ADJUST THE COMMON BOUNDARY LINE BETWEEN WHAT IS NOW TAX LOTS 1400 AND 1403. THE EXISTING CONFIGURATION OF THIS TRACT INCLUDES A 60 FOOT WIDE STRIP ALONG A PORTION OF THE EAST BOUNDARY, PRESUMABLY FOR ACCESS TO THEATER LANE. THE NORTH AND EAST LINES OF THE NEW TRACT ARE BEING MOVED SOUTH AND WEST, AND SHALL INCLUDE A 30 FOOT WIDE STRIP ALONG THE EAST LINE TO MAINTAIN ACCESS TO THEATER LANE.

THE BEARING BASIS OF THIS SURVEY IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 2 HELD AS N 00°23'19"E ACCORDING TO DRIVERS 1985 SURVEY FOR DESERT PINES REALTY (SEE FILE 85-75-B). OUR BREAKDOWN OF THE NW 1/4 CONFORMS SUBSTANTIALLY WITH THE DRIVER SURVEY. HOWEVER, THE PINS WE FOUND WHICH WERE SET IN THAT SURVEY DO NOT FIT IN THE NORTH-SOUTH DIRECTION BY THE AMOUNTS SHOWN HEREON. WE SET NEW PINS AT ALL THE CORNERS OF THIS PROPERTY.

PINS ALONG EAST THEATER LANE WERE SET AT 30 FEET OFFSET FROM THE CENTER-SECTION LINE FOR FUTURE ROAD RIGHT OF WAY.

## RECORD LEGAL DESCRIPTION

TRACT I (TAX LOT 1400) REEL 250, PAGE 0372, A.F. #192055  
 A PARCEL OF LAND LOCATED IN SOUTHWEST QUARTER OF NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 28, DESCRIBED AS FOLLOWS: COMMENCING AT WEST QUARTER CORNER OF SAID SECTION 2; THENCE SOUTH 89°32'13"E EAST 932.91 FEET ALONG EAST-WEST CENTERLINE OF SAID SECTION 2, TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE NORTH 00°23'48"E EAST 451 FEET, PARALLEL TO EAST LINE OF WEST HALF OF SOUTHEAST QUARTER OF SOUTHWEST QUARTER OF SAID SECTION 2; THENCE NORTH 89°32'13"W WEST 103.10 FEET, PARALLEL TO SAID SECTION CENTER LINE TO A POINT; THENCE SOUTH 00°25'37"W WEST 142 FEET PARALLEL TO WEST LINE OF SAID WEST HALF TO A POINT; THENCE SOUTH 89°32'13"E WEST 168 FEET PARALLEL TO SAID SECTION CENTERLINE TO A POINT WHICH LIES ON WEST LINE OF SAID WEST HALF; THENCE NORTH 00°25'37"E EAST 770.17 FEET ALONG SAID WEST LINE TO A POINT; THENCE SOUTH 89°33'44"E EAST 331.31 FEET TO A POINT; THENCE SOUTH 00°28'54"W WEST 501.00 FEET TO A POINT WHICH LIES ON EAST-WEST CENTERLINE OF SAID SECTION 2; THENCE NORTH 89°32'13"W WEST ALONG SAID CENTER LINE 60.00 FEET TO THE TRUE POINT OF BEGINNING;  
 SUBJECT TO ANY AND ALL WATER RIGHTS OF WAY AND ROADS;  
 ALL BEING EAST OF THE WILLAMETTE MERIDIAN.

## NEW LEGAL DESCRIPTION

TRACT I  
 A PARCEL OF LAND LOCATED IN SOUTHWEST QUARTER OF NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 28, DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 2; THENCE SOUTH 89°32'34"E EAST 932.79 FEET ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 2 TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N 00°25'42"E, 451.00 FEET PARALLEL WITH THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 2; THENCE NORTH 89°32'34"W 103.10 FEET PARALLEL WITH SAID CENTER-SECTION LINE; THENCE S 00°25'37"W 142.00 FEET PARALLEL WITH THE WEST LINE OF SAID WEST HALF; THENCE N 89°32'34"W 167.88 FEET PARALLEL WITH SAID CENTER-SECTION LINE TO THE WEST LINE OF SAID WEST HALF; THENCE N 00°25'42"E 212.00 FEET ALONG SAID WEST LINE; THENCE S 89°32'34"E 301.10 FEET PARALLEL WITH SAID CENTER-SECTION LINE; THENCE S 00°28'54"W 501.00 FEET TO SAID CENTER-SECTION LINE; THENCE N 89°32'34"W ALONG SAID CENTER-SECTION LINE, 30.00 FEET TO THE TRUE POINT OF BEGINNING.  
 SUBJECT TO ANY AND ALL WATER RIGHTS AND ROADS.

## RECORD LEGAL DESCRIPTION

TRACT II (TAX LOT 1403) A.F. #235614  
 THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.  
 EXCEPTING THEREFROM THE SOUTH 396 FEET THEREOF.

## NEW LEGAL DESCRIPTION

TRACT II  
 A PARCEL OF LAND LOCATED IN SOUTHWEST QUARTER OF NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 28, DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 2; THENCE SOUTH 89°32'34"E EAST 661.86 FEET ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 2; THENCE NORTH 00°25'42"E EAST 501.00 FEET ALONG THE WEST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING N 00°25'42"E, 824.52 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE S 89°32'21"E 331.39 FEET ALONG SAID NORTH LINE; THENCE S 00°28'54"W 1325.59 FEET TO THE EAST-WEST CENTERLINE OF SAID SECTION 2; THENCE N 89°32'34"W 30.00 FEET ALONG SAID CENTERLINE; THENCE N 00°28'54"E 501.00 FEET PARALLEL WITH THE EAST LINE OF SAID WEST HALF; THENCE N 89°32'34"W 301.10 FEET PARALLEL WITH SAID CENTER-SECTION LINE TO THE TRUE POINT OF BEGINNING.  
 SUBJECT TO ANY AND ALL WATER RIGHTS OF WAY AND ROADS;  
 ALL BEING EAST OF THE WILLAMETTE MERIDIAN.

## SURVEYOR'S CERTIFICATION

I, GARY B. WAGNER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN NOVEMBER 1997, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY ORS 92.

REGISTERED PROFESSIONAL LAND SURVEYOR

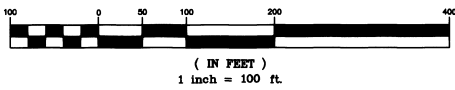
DATE Dec. 08, 1997

*Gary B. Wagner*  
 GARY B. WAGNER  
 02817LS  
 EXPIRES 6/30/98

RECEIVED BY  
 Umatilla County Surveyors  
 Date 2-98  
 Rec'd By JK  
 No. 98-08-B

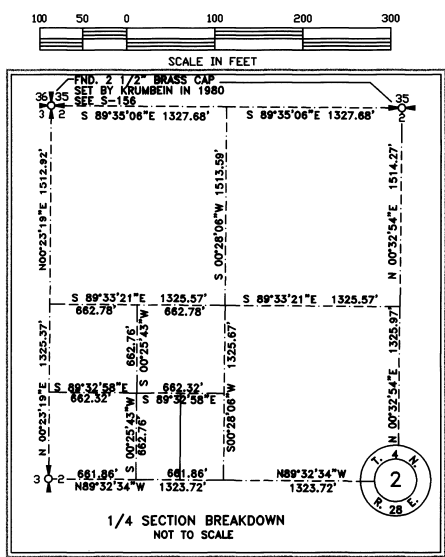
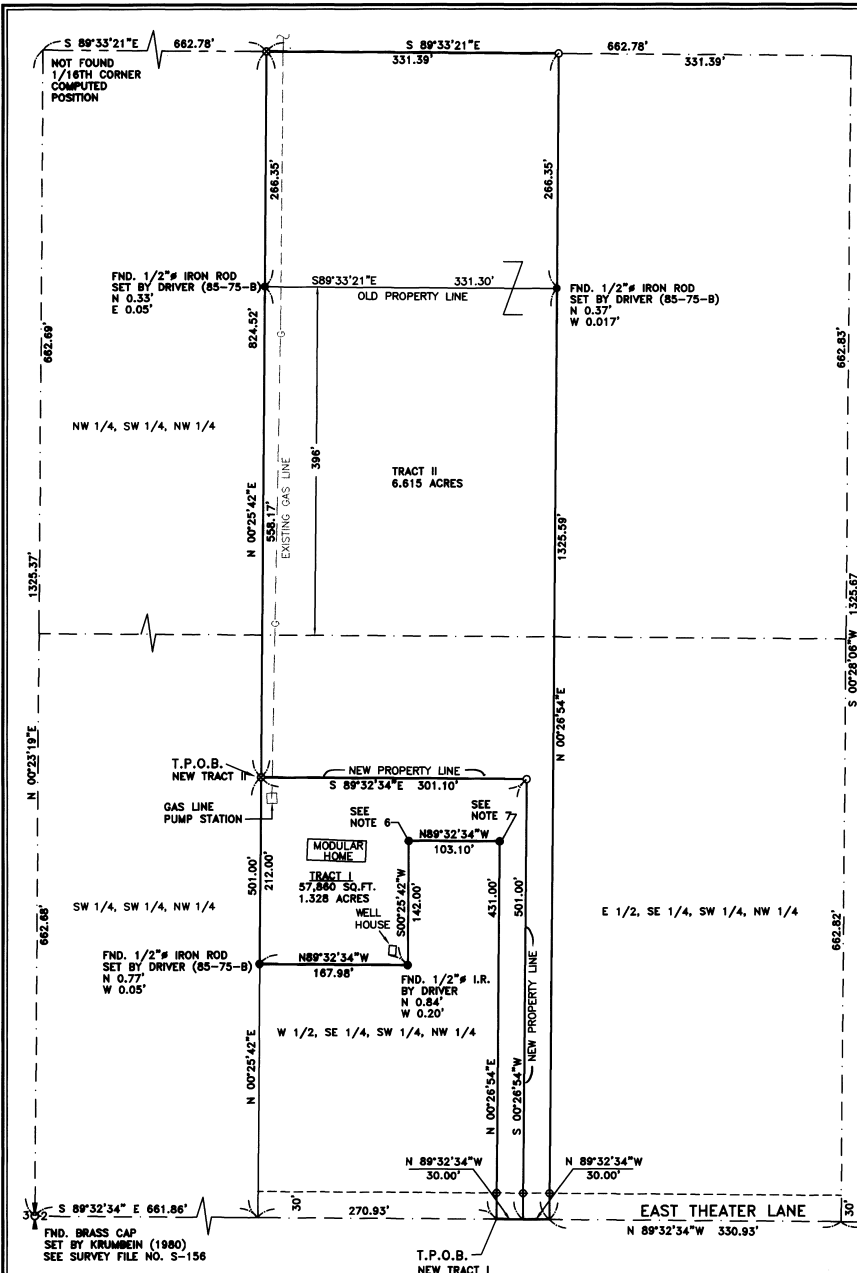
CENTER QUARTER SECTION 2  
 FND. 5/8" REBAR (NO CAP)  
 1.5" DEEP  
 SET BY UNKNOWN

## GRAPHIC SCALE



**ROGERS SURVEYING INC.**  
 2304 N. 1ST STREET  
 HERMISTON, OR. 97838  
 PHONE (541) 567-5859  
 FAX: (541) 567-6757

CLIENT	COPPER BASIN CONSTRUCTION	JOB NO.	OR03897
PROJECT	RECORD SURVEY BOUNDARY LINE ADJUSTMENT		
DRAWN BY:	RPJ	SCALE:	1" = 100'
APPROVED:	GBW	DATE:	11-24-97
		F. B. NO.:	NONE
		VERSION-	ACAD12
		FILE:	OR03897.DWG
		SHEET	1 OF 1



## NOTES:

- BASIS OF BEARING: THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 2 HELD AS N 00°23'19"E ACCORDING TO THE SURVEY BY DRIVER, RECORDED IN FILE 85-75-B, UMATILLA CO. RECORDS.
- (M) = MEASURED (C) = COMPUTED (P) = PLAT (D) = DEED
- = DENOTES SET 5/8"x24" REBAR WITH YELLOW PLASTIC CAP STAMPED "RSI-GBW 02817LS".
- = DENOTES FOUND PIN AS NOTED.
- EQUIPMENT AND PROCEDURES USED: LIETZ SET 3 TOTAL STATION; CLOSED TRAVERSE AND RADIAL SURVEY METHODS UTILIZED.
- = FND. 1/2" IRON ROD SET BY DRIVER (85-75-B). PIN IS N 0.63" x W 0.06'
- = FND. 1/2" IRON ROD SET BY DRIVER (85-75-B). PIN IS N 0.38" x W 0.11'