

RECORD SURVEY

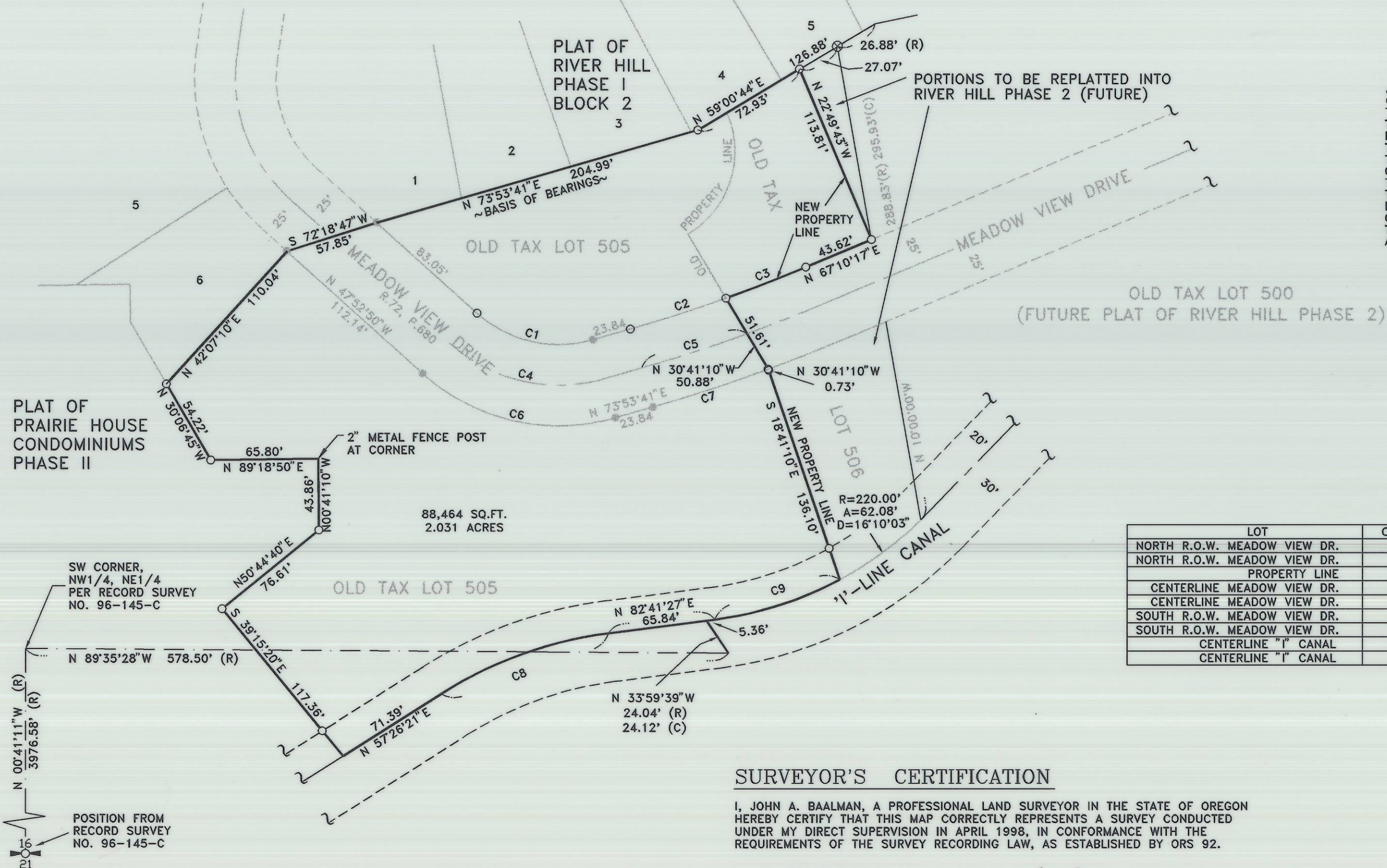
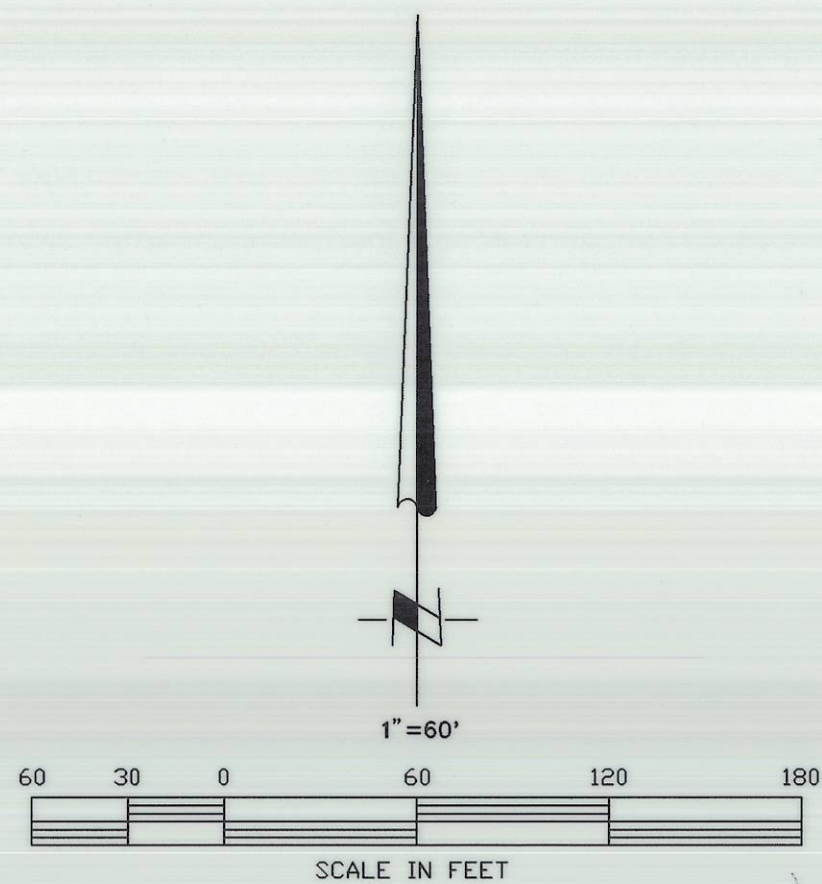
BOUNDARY LINE ADJUSTMENT

LOCATED IN A PORTION OF THE NW1/4, NE1/4 OF SECTION 16,
TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M.

CITY OF HERMISTON,
UMATILLA COUNTY, OREGON

LEGAL DESCRIPTIONS

SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTIONS.



SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ADJUST THE BOUNDARIES OF TWO PARCELS OF LAND (OLD TAX LOTS 505, 506) BY ADDING A PORTION OF OLD TAX LOT 506 TO OLD TAX LOT 505. THE REMAINDER OF OLD TAX LOT 506 IS TO BE COMBINED WITH OLD TAX LOT 500 TO THE EAST IN THE FUTURE. THIS WILL REQUIRE REPLATTING OF THE PLAT OF RIVER HILL PHASE 2. THE ALIGNMENT AND LOCATION OF THE "I" CANAL WAS DETERMINED BY SURVEY OF THE AS-BUILT CENTERLINE OF THE CANAL. THE DESCRIPTION FOR THE ADJOINING PROPERTY TO THE SOUTH CALLS OUT ITS NORTH LINE AS BEING THE NORTH LINE OF THE CANAL. IN RESEARCHING THE HISTORY OF DEEDS FOR THIS AREA IT WAS DETERMINED THAT THE SENIOR DEED CALLED OUT THE CENTERLINE OF THE CANAL AS BEING THE BOUNDARY AND THIS WAS HELD FOR THIS SURVEY.

CURVE TABLE

LOT	CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD	BEARING
NORTH R.O.W. MEADOW VIEW DR.	C1	75.00'	76.22'	41.77'	58°13'29"	72.98'	S76°59'35"E
NORTH R.O.W. MEADOW VIEW DR.	C2	975.00'	61.73'	30.87'	03°37'39"	61.72'	N72°04'51"E
PROPERTY LINE	C3	975.00'	52.68'	26.35'	03°05'45"	52.67'	N68°43'09"E
CENTERLINE MEADOW VIEW DR.	C4	100.00'	101.62'	55.69'	58°13'29"	97.30'	S76°59'34"E
CENTERLINE MEADOW VIEW DR.	C5	1000.00'	68.15'	34.09'	03°54'17"	68.14'	N71°56'33"E
SOUTH R.O.W. MEADOW VIEW DR.	C6	125.00'	127.03'	69.61'	58°13'29"	121.63'	S76°59'35"E
SOUTH R.O.W. MEADOW VIEW DR.	C7	1025.00'	74.56'	37.30'	04°10'05"	74.55'	N71°48'39"E
CENTERLINE "I" CANAL	C8	250.00'	110.18'	56.00'	25°15'06"	109.29'	N70°03'54"E
CENTERLINE "I" CANAL	C9	220.00'	80.83'	40.88'	21°03'05"	80.38'	N72°09'55"E

SURVEYOR'S CERTIFICATION

I, JOHN A. BAALMAN, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN APRIL 1998, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY ORS 92.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

John A. Baalman
OREGON
JANUARY 16, 1998
JOHN A. BAALMAN
02735LS

RENEWS 12-99

DATE 5/11/98

RECEIVED BY

Umatilla County Surveyor

Date 5-98

Rec'd By KK

No. 98-98-B

REV: NONE

NOTES:

1. BASIS OF BEARING IS THE SOUTH LINE OF BLOCK 2 OF THE PLAT OF RIVERHILL, PHASE 1, RECORDS OF UMATILLA COUNTY, OREGON.
2. (M) = MEASURED (C) = COMPUTED (P) = PLAT (D) = DEED (R) = RECORD PER RECORD SURVEY NO. 96-145-C FOR DIXON.
3. ○ = DENOTES SET 5/8" x 24" REBAR WITH YELLOW PLASTIC CAP STAMPED 'RSI-JAB 02735LS'.
4. ● = DENOTES FOUND 5/8" x 24" REBAR. (EDWARDS LS951) SURVEY No. R-20-C.
5. ⊗ = DENOTES FOUND 5/8" x 24" REBAR. (WELLS LS1106) SURVEY No. 96-145-C.
6. EQUIPMENT AND PROCEDURES USED: LIETZ SET 3 TOTAL STATION; CLOSED TRAVERSE AND RADIAL SURVEY METHODS UTILIZED.

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

CLIENT	BROCK LINNELL		JOB NO.	OR03598
PROJECT	BOUNDARY LINE ADJUSTMENT PORTION OF NW1/4, NE1/4, SEC. 16, T. 4N., R. 28E.			
DRAWN BY: RPJ	SCALE: 1" = 60'	F. B. NO.: NONE	SHEET 1	
APPROVED: JAB	DATE: 5-6-98	VERSION: ACAD12	OF 2	
		FILE: OR3598-1.DWG		

RECORD SURVEY

BOUNDARY LINE ADJUSTMENT

LOCATED IN A PORTION OF THE NW1/4, NE1/4 OF SECTION 16,
TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M.

CITY OF HERMISTON,
UMATILLA COUNTY, OREGON

EXISTING LEGAL DESCRIPTION

OLD TAX LOT 506 - R. 326, P. 0526

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF THE NORTH EAST QUARTER OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SAID PARCEL IS DESCRIBED AS BEING THAT PROPERTY LYING SOUTH OF RIVERHILL ADDITION, NORTH OF THE CENTERLINE OF THE HERMISTON IRRIGATION DISTRICT "I" CANAL, EAST OF THE PROPERTY DESCRIBED BELOW AS TRACT I (OLD TAX LOT 505) AND WEST OF THE PROPERTY DESCRIBED BELOW AS TRACT II (OLD TAX LOT 500), SAID PROPERTY IS ALSO KNOWN AS ASSESSORS MAP NO. 4N2B16AB TL 506 AS SHOWN ON EXHIBIT "A".

EXISTING LEGAL DESCRIPTION

TRACT I - OLD TAX LOT 505 - R.314, P. 1669

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF PRAIRIE HOUSE CONDOMINIUMS, PHASE 1 AND THE SOUTHERLY LINE OF RIVER HILL ADDITION PHASE 1, SAID POINT ALSO BEING THE MOST SOUTHERLY CORNER OF LOT 6, BLOCK 1 OF SAID RIVER HILL ADDITION, PHASE 1; THENCE NORTH 42 DEGREES 07'10" EAST ALONG THE SOUTH LINE OF SAID LOT 6 A DISTANCE OF 110.04 FEET; THENCE NORTH 72 DEGREES 18'47" EAST A DISTANCE OF 57.84 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 2 OF SAID RIVER HILL ADDITION; THENCE NORTH 73 DEGREES 53'41" EAST ALONG THE SOUTH LINE OF SAID RIVER HILL ADDITION A DISTANCE OF 204.89 FEET; THENCE NORTH 59 DEGREES 00'44" EAST CONTINUING ALONG SAID SOUTH LINE A DISTANCE OF 100.00 FEET; THENCE SOUTH 10 DEGREES EAST A DISTANCE OF 270 FEET MORE OR LESS TO THE CENTERLINE OF THE HERMISTON IRRIGATION DISTRICT CANAL; THENCE SOUTHWESTERLY ALONG THE CENTERLINE OF SAID IRRIGATION DISTRICT CANAL TO THE SOUTHEAST CORNER OF SAID PRAIRIE HOUSE CONDOMINIUMS, PHASE 1; THENCE ALONG THE EASTERLY SIDE OF SAID CONDOMINIUMS THE FOLLOWING COURSES AND DISTANCES: NORTH 39 DEGREES 15'20" WEST A DISTANCE OF 97.87 FEET; NORTH 50 DEGREES 44'40" EAST A DISTANCE OF 76.61 FEET; NORTH 0 DEGREES 41'10" WEST A DISTANCE OF 43.86 FEET; SOUTH 89 DEGREES 18'50" WEST A DISTANCE OF 65.80 FEET; NORTH 30 DEGREES 08'45" WEST A DISTANCE OF 54.22 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL LANDS LYING NORTH AND EAST OF THE FOLLOWING DESCRIBED LINE; BEGINNING AT THE NORTHWEST CORNER OF THE PRAIRIE HOUSE CONDOMINIUMS, PHASE 1 PLAT; THENCE NORTH 89 DEGREES 18'50" EAST A DISTANCE OF 64 FEET; THENCE NORTH 89 DEGREES 18'50" EAST A DISTANCE OF 421.69 FEET; THENCE ALONG THE ARC OF A 20 FOOT RADIUS CURVE TO THE LEFT, THE CHORD BEARS NORTH 58 DEGREES 31'16" EAST 20.48 FEET, A DISTANCE OF 21.50 FEET; THENCE ALONG THE ARC OF A 33 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD BEARS NORTH 37 DEGREES 11'12" EAST 27.99 FEET, A DISTANCE OF 28.90 FEET; THENCE ALONG THE ARC OF A 9 FOOT RADIUS CURVE TO THE LEFT, THE CHORD BEARS NORTH 38 DEGREES 57'00" EAST 11.32 FEET, A DISTANCE OF 12.24 FEET; THENCE NORTH 0 DEGREES 00'09" WEST A DISTANCE OF 17 FEET; THENCE ALONG THE ARC OF A 59 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD BEARS SOUTH 15 DEGREES 20'22" EAST 113.80 FEET, A DISTANCE OF 153.75 FEET; THENCE SOUTH 30 DEGREES 41'10" EAST A DISTANCE OF 97.50 FEET; THENCE SOUTH 18 DEGREES 41'10" EAST A DISTANCE OF 105 FEET TO THE CENTERLINE OF THE HERMISTON IRRIGATION DISTRICT CANAL, SAID POINT BEING THE TERMINUS POINT FOR THIS LINE.

EXCEPTING THEREFROM LANDS CONVEYED TO CITY OF HERMISTON DESIGNATED AS MEADOW VIEW DRIVE.

EXCEPTING ANY AND ALL ROAD AND WATER RIGHTS-OF-WAY.

ALL BEING IN UMATILLA COUNTY, OREGON.

EXISTING LEGAL DESCRIPTION

TRACT II - OLD TAX LOT 500 - R. 298, P. 712

A PARCEL OF LAND LYING IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 28 EWM, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF THE SAID SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHEAST CORNER OF LOT 16, BLOCK 3 OF RIVERHILL ADDITION, PHASE 1; THENCE SOUTH 0'41'00" EAST A DISTANCE OF 100.00 FEET TO THE NORTH LINE OF RIVER HILL DRIVE; THENCE SOUTH 89'32'20" EAST ALONG THE NORTH LINE OF SAID RIVER HILL DRIVE A DISTANCE OF 35.00 FEET; THENCE SOUTH 0'27'40" WEST ALONG THE EAST LINE EXTENDED AND THE EAST LINE OF LOT 8, BLOCK 2 IN SAID RIVER HILL ADDITION A DISTANCE OF 140.00 FEET; THENCE ALONG THE SOUTH LINE OF SAID BLOCK 2 SOUTH 78'11'45" WEST A DISTANCE OF 162.05 FEET; THENCE SOUTH 59'00'44" WEST A DISTANCE OF 28.88 FEET; THENCE SOUTH 10' EAST A DISTANCE OF 265 FEET MORE OR LESS TO THE CENTERLINE OF THE HERMISTON IRRIGATION DISTRICT "I" CANAL; THENCE SOUTHWESTERLY ALONG THE SAID CENTERLINE A DISTANCE OF 170 FEET MORE OR LESS TO THE NORTHEAST CORNER OF THAT PARCEL DEEDED TO HORIZON 8 INVESTMENTS AS RECORDED ON PAGE 1009 OF ROLL 49 OF THE UMATILLA COUNTY DEED RECORDS; THENCE SOUTH 34'00'00" EAST A DISTANCE OF 65 FEET MORE OR LESS TO A POINT ON THE SOUTH LINE OF SAID SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, SAID POINT BEING THE TERMINUS POINT OF THIS LINE.

SUBJECT TO ANY AND ALL ROAD AND WATER RIGHTS-OF-WAY.

ALL BEING IN UMATILLA COUNTY, OREGON.

EXCEPTING THEREFROM LANDS CONVEYED TO CITY OF HERMISTON DESIGNATED AS RIVER HILL DRIVE AND MEADOW VIEW DRIVE.

SURVEYOR'S CERTIFICATION

I, JOHN A. BAALMAN, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN APRIL 1998, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY ORS 92.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

John A. Baalman
JOHN A. BAALMAN
02735LS
RENEWS 12-99

5/11/98
DATE

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

NEW LEGAL DESCRIPTION

PARCEL 1

REAL PROPERTY LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, BEING ALL THAT PROPERTY DESCRIBED IN DEED RECORDED IN REEL 314, AT PAGE 1669 RECORDS OF UMATILLA COUNTY AND ALSO BEING A PORTION OF THAT PROPERTY DESCRIBED IN DEED RECORDED IN REEL 326, AT PAGE 0526 RECORDS OF UMATILLA COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 2, PLAT OF RIVER HILL PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDS OF UMATILLA COUNTY; THENCE NORTH 73'53'41" EAST, 204.89 FEET ALONG THE SOUTH LINE OF SAID PLAT; THENCE CONTINUING ALONG SAID SOUTH LINE NORTH 59'00'44" EAST, 72.93 FEET; THENCE SOUTH 22'49'43" EAST, 113.81 FEET TO THE NORTH LINE OF MEADOW VIEW DRIVE AS DEEDED TO THE CITY OF HERMISTON BY DEED RECORDED IN REEL 72, PAGE 680 RECORDS OF UMATILLA COUNTY; THENCE SOUTH 67'10'17" WEST, 43.62 FEET ALONG SAID NORTH LINE TO THE BEGINNING OF A 975.00 FEET RADIUS CURVE CONCAVE TO THE NORTH; THENCE WESTERLY 52.68 FEET ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTH LINE THROUGH A CENTRAL ANGLE OF 03'05'45"; THENCE SOUTH 50'41'10" EAST, 51.61 FEET; THENCE SOUTH 18'41'10" EAST, 136.10 FEET TO THE CENTERLINE OF THE HERMISTON IRRIGATION DISTRICT "I" CANAL, SAID POINT BEING ON THE ARC OF A NONTANGENT 220.00 FEET RADIUS CURVE (RADIUS POINT BEARS NORTH 28'21'38" WEST); THENCE WESTERLY, 80.83 FEET ALONG THE ARC OF SAID CURVE AND ALONG SAID CENTERLINE THROUGH A CENTRAL ANGLE OF 21'03'05"; THENCE SOUTH 82'41'27" WEST, 65.84 FEET ALONG SAID CENTERLINE TO THE BEGINNING OF A 250.00 FEET RADIUS CURVE CONCAVE TO THE SOUTH; THENCE WESTERLY, 110.18 FEET ALONG THE ARC OF SAID CURVE AND ALONG SAID CENTERLINE THROUGH A CENTRAL ANGLE OF 25'19'06"; THENCE SOUTH 57'28'21" WEST, 71.39 FEET ALONG SAID CENTERLINE; THENCE NORTH 38'15'20" WEST, 117.38 FEET ALONG THE EASTERLY BOUNDARY OF PRAIRIE HOUSE CONDOMINIUMS PHASE 1; THENCE NORTH 50'44'40" EAST, 76.61 FEET ALONG SAID EASTERLY BOUNDARY; THENCE NORTH 0'41'10" WEST, 43.86 FEET ALONG SAID EASTERLY BOUNDARY; THENCE SOUTH 89'18'50" WEST, 65.80 FEET ALONG SAID EASTERLY BOUNDARY; THENCE NORTH 30'08'45" WEST, 54.22 FEET ALONG SAID EASTERLY BOUNDARY TO THE SOUTHWEST CORNER OF LOT 6, BLOCK 1, PLAT OF RIVER HILL PHASE 1; THENCE NORTH 42'07'10" EAST, 110.04 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE NORTH 72'18'47" EAST, 57.85 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION DECDED TO THE CITY OF HERMISTON RECORDED IN REEL 72, PAGE 680 RECORDS OF UMATILLA COUNTY.

CONTAINS 2.031 ACRES MORE OR LESS.

RECEIVED BY

Umatilla County Surveyor

Date 5-98

Rec'd By BK

No. 98-98-B

REV: NONE

CLIENT	BROCK LINNELL	JOB NO.	OR03598
PROJECT	BOUNDARY LINE ADJUSTMENT		
PORTION OF NW1/4, NE1/4, SEC. 16, T. 4N., R. 28E.			
DRAWN BY: RPJ	SCALE: 1"= 60'	F. B. NO.: NONE	SHEET 2
APPROVED: JAB	DATE: 5-6-98	VERSION- ACAD12	FILE-OR3598-2.DWG
			OF 2