

RECORD SURVEY

BOUNDARY LINE ADJUSTMENT

IN THE NW1/4, NW1/4 SEC. 13 T.4N., R.28E., W.M.,
CITY OF HERMISTON, UMATILLA COUNTY, OREGON

LEGAL DESCRIPTIONS

PARCEL "A"
(revised description, tax lot 500)

THAT PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 13; SAID POINT BEARS N 89°24'35"W, 2852.68 FEET FROM THE NORTH ONE-QUARTER CORNER OF SAID SECTION; THENCE S 00°00'08"W, 641.76 FEET ALONG THE WEST LINE OF SAID SECTION 13; THENCE S 89°24'45"E, 487.91 FEET TO A 1-1/2" IRON PIPE AT THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN REEL 32, PAGE 1072, UMATILLA COUNTY DEED RECORDS; THENCE N 00°10'12"W, 131.21 FEET ALONG THE WEST LINE OF SAID TRACT TO A 5/8" DIAMETER REBAR STAMPED "EDWARDS"; THENCE N 00°25'09"W, 78.09 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING N 00°25'09"W, 434.52 FEET TO THE NORTH LINE OF SAID SECTION 13; THENCE S 89°24'35"E, 171.37 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID NORTHWEST QUARTER; THENCE S 00°12'50"W, 434.45 FEET ALONG SAID EAST LINE; THENCE N 89°24'45"W, 166.61 FEET TO THE TRUE POINT OF BEGINNING. CONTAINING 1.56 ACRES MORE OR LESS.

EXCEPTING THEREFROM ANY ROAD RIGHTS OF WAY.

PARCEL "B"
(revised description, tax lot 600)

THAT PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 13; SAID POINT BEARS N 89°24'35"W, 2852.68 FEET FROM THE NORTH ONE-QUARTER CORNER OF SAID SECTION; THENCE S 00°00'08"W, 641.76 FEET ALONG THE WEST LINE OF SAID SECTION 13; THENCE S 89°24'45"E, 487.91 FEET TO A 1-1/2" IRON PIPE AT THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN REEL 32, PAGE 1072, UMATILLA COUNTY DEED RECORDS AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N 00°10'12"W, 131.21 FEET ALONG THE WEST LINE OF SAID TRACT TO A 5/8" DIAMETER REBAR STAMPED "EDWARDS"; THENCE N 00°25'09"W, 78.06 FEET; THENCE S 89°24'45"E, 166.61 FEET TO THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID NORTHWEST QUARTER; THENCE S 00°12'50"W, 201.91 FEET ALONG SAID EAST LINE; THENCE S 89°43'50"W, 164.93 FEET TO THE TRUE POINT OF BEGINNING. CONTAINING 0.78 ACRES MORE OR LESS.

SUBJECT EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

NEW INGRESS-EGRESS EASEMENT TO JOHNSON

A STRIP OF LAND 30 FEET IN WIDTH WITH 15 FEET OF SAID WIDTH LYING ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE.

COMMENCING AT THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON; SAID POINT BEARS N 89°24'35"W, 2852.68 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 13; THENCE S 89°24'45"E, 33.90 FEET TO THE EAST RIGHT OF WAY LINE OF S.E. TENTH ST. AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING S 89°24'45"E, 444.90 FEET TO THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN REEL 32, PAGE 1072 WHICH IS MONUMENTED WITH A 1-1/2" IRON PIPE; SAID POINT BEING THE TERMINUS OF THE ABOVE DESCRIBED CENTERLINE.

THE NORTH LINE OF SAID EASEMENT SHALL TERMINATE AT WEST LINE OF THAT TRACT DESCRIBED IN REEL 32, PAGE 1072. THE SOUTH LINE OF SAID EASEMENT SHALL TERMINATE AT A POINT WHICH IS SOUTH 15 FEET AND EAST 30.0 FEET FROM THE SOUTHWEST CORNER OF SAID TRACT.

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO ADJUST THE BOUNDARIES BETWEEN TAX LOTS 500 AND 600 AS DESCRIBED IN REEL 32, PAGE 1069 AND 1072 AND TO CREATE A NEW INGRESS-EGRESS EASEMENT TO TAX LOT 800. THE NEW EASEMENT IS BEING GRANTED BY RAY KOPACZ ACROSS THAT TRACT OF LAND DESCRIBED IN REEL 308, PAGES 1473-1475, UMATILLA COUNTY DEED RECORDS. (TAX LOT 800)

THE BEARING BASE FOR THIS SURVEY IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 14 HELD AS S 89°24'58"E, ACCORDING TO THE "EDWARDS" SURVEY FOR THE PRESBYTERIAN CHURCH AS SHOWN ON COUNTY SURVEY FILE 96-90-B, UMATILLA COUNTY RECORDS.

THE BOUNDARY OF THE JOHNSON PROPERTY WAS ESTABLISHED BY RETRACING THE SOUTH BOUNDARY OF THE WENDELL FORD PROPERTY ACCORDING TO "EDWARDS" SURVEY AND FROM THE DEED DESCRIPTION, REEL 32, PAGE 1072. WE FOUND ALL OF THE MONUMENTS ALONG THE SOUTH BOUNDARY OF THE FORD PROPERTY AS WELL AS THE SOUTHWEST CORNER OF THE JOHNSON PROPERTY. IT APPEARS THAT MONUMENT WAS SET BY "KYLE" IN HIS 1960 SURVEY FOR KOPACZ. WE FOUND NO OTHER EVIDENCE FROM THE "KYLE" SURVEY, BUT THE DEED LINES AND CORNERS WE MARKED FIT THE OCCUPATION LINES VERY WELL.

I ELECTED TO HOLD THE 1/2" IRON ROD ON THE CENTERLINE OF 10th. STREET FOR THE N 1/10th. CORNER BETWEEN SECTIONS 14 & 13. THIS POSITION HAS BEEN CONSISTENTLY USED FOR OTHER SURVEYS IN SECTION 14 AND PROVIDES A BETTER FIT TO EXISTING OCCUPATION LINES ON BOTH SIDES OF 10th. STREET.

THIS SURVEY WAS PERFORMED USING A SOKKIA SET 38 TOTAL STATION. CLOSED TRAVERSE AND RADIAL SURVEY METHODS WERE UTILIZED FOR THE PERFORMANCE OF THIS WORK.

REV: NONE

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, 2002 IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY ORS 92.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

DATE April 8, 2002

GARY B. WAGNER
02817LS

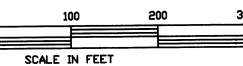
RENEWS 6/30/02

REFERENCES

EDWARDS SURVEY 96-90-B
EDWARDS SURVEY 9-37-AX
EDWARDS SURVEY 91-32-B
PLAT OF HERMISTON ORCHARDS BY KIMBRELL
EDWARDS SURVEY FOR WENDELL FORD

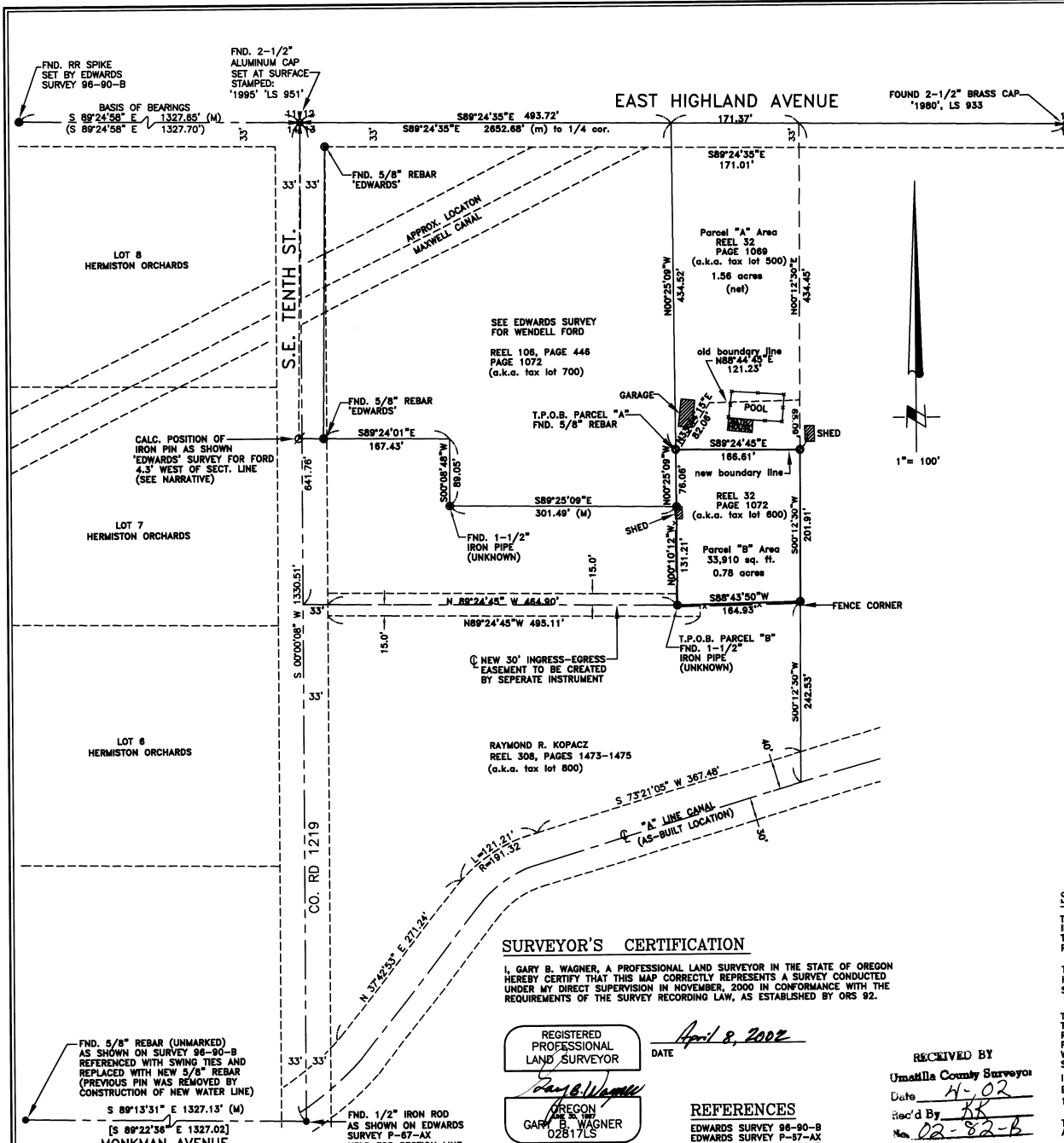
RECEIVED BY

Umatilla County Surveyor
Date 4-02
Rec'd By [Signature]
No. 02-82-B



RSA ROGERS SURVEYING INC.
803 COLUMBIA PARK TRAIL
RICHLAND, WA. 99352
PHONE (509) 627-6666
FAX: (509) 627-2994

CLIENT	LINDA JOHNSON	JOB	ORD4000
PROJECT	RECORD SURVEY/BOUNDARY ADJUSTMENT		
PROTION OF NW 1/4, NW 1/4 SEC. 13			
DRN. BY	GBW	SCALE	1" = 100'
APPROVED	GBW	DATE	03/21/02
F. B. NO.	OR021	FILE:	OR4000.DWG
VERSION	-ACAD14	SHEET	1
OF			1



- NOTES:**
- BASIS OF BEARING : THE NORTH LINE OF THE NE 1/4, NE 1/4 HELD AS S 89°24'58"E PER EDWARDS SURVEY 96-90-B FOR PRESBYTERIAN CHURCH.
 - (M) = MEASURED THIS SURVEY () = DENOTES RECORD DATA PER EDWARDS SURVEY 96-90-B [] = DENOTES RECORD DATA PER EDWARDS SURVEY P-67-AX
 - = DENOTES SET 5/8" x 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "OR 02817LS".
 - = DENOTES FOUND PROPERTY CORNER AS SHOWN

FND. RR SPIKE SET BY EDWARDS SURVEY 96-90-B
BASIS OF BEARINGS
S 89°24'58" E 1327.85' (M)
S 89°24'58" E 1327.70'

FND. 5/8" REBAR (UNMARKED) AS SHOWN ON SURVEY 96-90-B REFERENCED WITH SWING TIES AND REPLACED WITH NEW 5/8" REBAR (PREVIOUS PIN WAS REMOVED BY CONSTRUCTION OF NEW WATER LINE)
S 89°13'31" E 1327.13' (M)
[S 89°22'36" E 1327.02]
MONKMAN AVENUE

FND. 1/2" IRON ROD AS SHOWN ON EDWARDS SURVEY P-67-AX HELD FOR SECTION LINE (SEE NARRATIVE)
FND. 5/8" REBAR "EDWARDS"
FND. 5/8" REBAR "EDWARDS"
T.P.O.B. PARCEL "A" FND. 5/8" REBAR
T.P.O.B. PARCEL "B" FND. 1-1/2" IRON PIPE (UNKNOWN)
RAYMOND R. KOPACZ REEL 308, PAGES 1473-1475 (a.k.a. tax lot 800)

EAST HIGHLAND AVENUE
S 89°24'35"E 483.72'
S 89°24'35"E 2852.68' (m) to 1/4 cor.
171.37'
S 89°24'35"E 171.01'
S 89°24'45"E 487.91'
N 00°10'12"W 131.21'
N 00°25'09"W 78.06'
S 89°24'45"E 166.61'
S 89°24'45"E 487.91'
S 89°24'45"E 487.91'
S 89°24'45"E 487.91'
S 89°24'45"E 487.91'
S 89°24'45"E 487.91'
S 89°24'45"E 487.91'

SEE EDWARDS SURVEY FOR WENDELL FORD
REEL 106, PAGE 446
PAGE 1072
(a.k.a. tax lot 700)
T.P.O.B. PARCEL "A" FND. 5/8" REBAR
GARAGE
POOL
SHED
REEL 32 PAGE 1072 (a.k.a. tax lot 600)
old boundary line N 89°44' E 121.23'
new boundary line
REEL 32 PAGE 1072 (a.k.a. tax lot 600)
Parcel "B" Area 33,910 sq. ft. 0.78 acres
S 89°43'50"W 164.93'
S 89°43'50"W 164.93'
S 89°43'50"W 164.93'
S 89°43'50"W 164.93'
S 89°43'50"W 164.93'
S 89°43'50"W 164.93'
S 89°43'50"W 164.93'

NEW 30' INGRESS-EGRESS EASEMENT TO BE CREATED BY SEPERATE INSTRUMENT
S 73°21'05" W 367.48'
S 73°21'05" W 367.48'
S 73°21'05" W 367.48'
S 73°21'05" W 367.48'
S 73°21'05" W 367.48'
S 73°21'05" W 367.48'
S 73°21'05" W 367.48'

CO. RD 1219
S 00°00'08" W 1330.51'
S 00°00'08" W 1330.51'
S 00°00'08" W 1330.51'
S 00°00'08" W 1330.51'
S 00°00'08" W 1330.51'
S 00°00'08" W 1330.51'

APPROX. LOCATION WAXWELL CANAL
FND. 2-1/2" ALUMINUM CAP SET AT SURFACE STAMPED: '1995' 'LS 951'
FND. 2-1/2" BRASS CAP '1980', LS 933
1" = 100'