

# RECORD OF SURVEY

DESCRIBED IN BOOK 322 PG 0577  
 CONVEYED FROM PETERSON TO  
 MITCO INVESTMENTS  
 WITH INSTRUMENT 2003-4540246  
 IN THE SE 1/4 OF SEC 10  
 TWP 4 NORTH, RNG 28 EAST  
 OF THE W.M., CITY OF HERMISTON  
 UMATILLA COUNTY, OREGON.

## SURVEYOR'S NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF MITCH MYERS TO MONUMENT THE 6 LOT CORNERS OF THAT LAND DESCRIBED ON REEL 322 PAGE 0577 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1, REPLAT OF BLOCK 2, KERN'S ADDITION, LOTS 1,2,3,4,5, & 6 AND BLOCK "A" ORIGINAL TOWN OF HERMISTON, LOTS 6,7,8, & 9, LOCATED IN SECTION 10, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, COUNTY OF UMATILLA, STATE OF OREGON.

EXCEPTING THEREFROM TWO TRACTS CONVEYED TO THE STATE OF OREGON, DEPARTMENT OF TRANSPORTATION, HIGHWAY DIVISION BY DEED RECORDED IN MICROFILM R-297, PAGE 479, OFFICE OF COUNTY RECORDS, UMATILLA COUNTY, OREGON.

SUBJECT TO:  
 1. THE PREMISES HEREIN DESCRIBED ARE WITHIN THE BOUNDARIES OF THE HERMISTON IRRIGATION DISTRICT AND THIS PROPERTY IS THEREFORE SUBJECT TO ALL EASEMENTS, LEVIES AND ASSESSMENTS THEREOF.

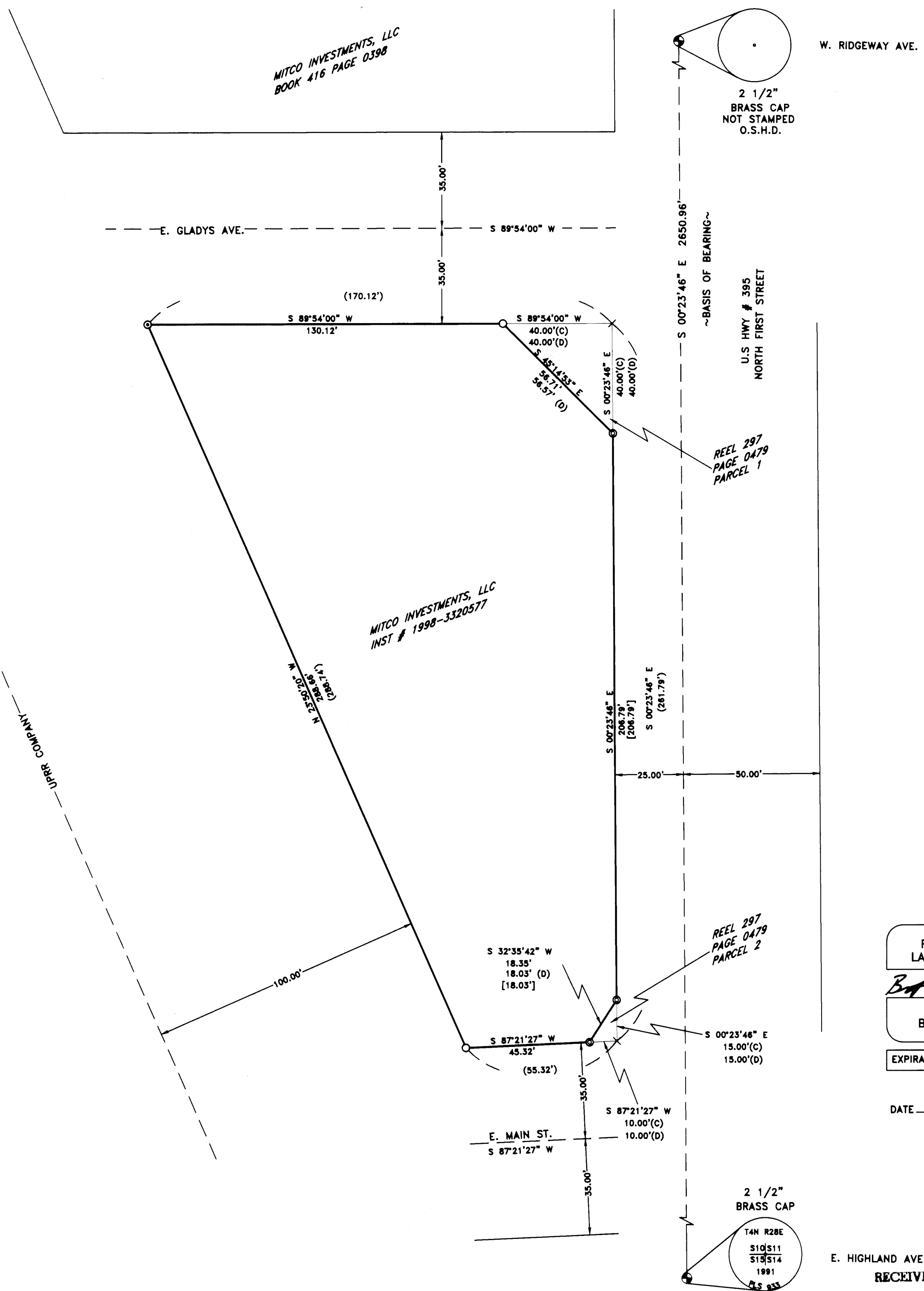
2. THE PROPERTY DESCRIBED ABOVE IS SOLD AND CONVEYED SUBJECT TO THE RESTRICTION AND CONDITION THAT NO FINANCIAL INSTITUTION, OR ANY BRANCH THEREOF, MAY OCCUPY THE PROPERTY UNTIL MAY 1, 2008. "FINANCIAL INSTITUTION" SHALL INCLUDE COMMERCIAL BANKS, SAVINGS BANKS, SAVINGS AND LOAN ASSOCIATIONS, MORTGAGE BANKS, MORTGAGE BROKERS, SECURITIES OR BROKERAGE COMPANIES AND CREDIT UNIONS.

McKINNIS PREVIOUSLY DID A REPLAT ON THIS PROPERTY IN MAY OF 1994. I PERFORMED A THROUGH SEARCH FOR HIS PROPERTY CORNERS SET FOR THAT REPLAT AND WAS UNABLE TO FIND ANY OF THE CORNERS.

THIS FIRM PREVIOUSLY PERFORMED A PROPERTY SURVEY ON THIS LAND IN FEBRUARY OF 2004, SINCE THAT TIME THREE OF THE PROPERTY CORNERS HAVE BEEN DESTROYED DURING CONSTRUCTION ACTIVITIES.

I FOUND A 2 1/2" BRASS CAP IN A MONUMENT BOX AT THE INTERSECTION OF U.S. HIGHWAY #395 AND WEST RIDGEWAY AVENUE, SAID BRASS CAP MARKS THE 1/4 CORNER COMMON TO SECTIONS 10 & 11, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE W.M., I ALSO FOUND A 2 1/2" BRASS CAP IN A MONUMENT BOX AT THE INTERSECTION OF EAST HIGHLAND AVENUE AND NORTH FIRST STREET, SAID BRASS CAP MARKS THE SECTION CORNER OF COMMON TO SECTIONS 10,11,15 & 14, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE W.M., THUS MY BASIS OF BEARING IS THESE TWO FOUND MONUMENTS AND IS BASED ON EDWARDS REPLAT FOR THAT PROPERTY DESCRIBED ON REEL 416 PAGE 0398. I COMPUTED THE SIX CORNER POSITIONS UTILIZING McKINNIS REPLAT, BOOK 13 PAGE 45 UMATILLA COUNTY TOWN PLATS AS WELL AS DEED DESCRIBED ON REEL 297 PAGE 0479. ON JULY 7, 1998 INLAND EMPIRE BANK SOLD THE REAL PROPERTY TO KENNETH D. PETERSON AS DESCRIBED ON REEL 332 PAGE 0577. ON DECEMBER 16, 2003 KENNETH D. PETERSON CONVEYS THE REAL PROPERTY TO MITCO INVESTMENTS AS IS DESCRIBED ON INST.# 2003-4540246. THREE OF THE PROPERTY CORNERS SET BY THIS FIRM IN FEBRUARY OF 2004 WERE RECOVERED, THE REMAINING THREE WERE RESET.

THIS SURVEY WAS ACCOMPLISHED BY UTILIZING THE TOPCON RTK HYPER GPS SYSTEM. AN AUTONOMOUS POSITION WAS GENERATED ON THE BASE UNIT AND THE SECTION CORNER COMMON TO SECTIONS 10,11,15 & 14 AND THE 1/4 CORNER COMMON TO SECTIONS 10 & 11 WERE SUBSEQUENTLY USED FOR LOCALIZING THE SYSTEM. EACH CORNER WAS THEN LOCATED OR SET WITH A 15 SECOND EPOCH ON A FIXED SOLUTION.



## LEGEND

- ⊙ FOUND CONCRETE NAIL WITH STEEL WASHER STAMPED "PLS LS 48509"
- SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PLS LS 48509"
- ⊕ FOUND 2 1/2" BRASS CAP AS NOTED
- × COMPUTED POINT (NOT SET)
- ⊙ SET CONCRETE NAIL WITH STEEL WASHER STAMPED "PLS LS 48509"

## SURVEYS

McKINNIS REPLAT BOOK 13 PAGE 45  
 McKINNIS PARTITION PLAT 1993-13 R.O.S. 93-097-B  
 PRIMM PROPERTY SURVEY FOR MITCO 04-059-B

## NOTES

- (C) CALCULATED
- (D) DEED
- ( ) RECORD AS PER R.O.S 94-196088  
 McKINNIS REPLAT
- [ ] RECORD AS PER PRIMM FOR MYERS 04-059-B

## DEEDS

BOOK 332 PAGE 0577  
 REEL 297 PAGE 0479 PARCEL 1  
 REEL 297 PAGE 0479 PARCEL 2  
 INST # 2003-4540246

## SURVEYOR'S CERTIFICATION

I, BRIT L. PRIMM, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN MARCH 2005, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY ORS CHAPTER 92.

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*BLP*  
 OREGON  
 JULY 13, 1999  
 BRIT L. PRIMM  
 48509

EXPIRATION DATE: 12/31/08

DATE 15 APR 05

PRIMM LAND SURVEYING LLC

P.O. BOX 1322, 775 S.E. 10TH  
 HERMISTON, OR 97838  
 BUI (541) 564-7887  
 FAX (541) 567-8020  
 pls@oregonrll.net

CLIENT: MITCH MYERS	
SE 1/4 OF SEC 10, TWP. 4 N., RNG. 28 E., W.M.	
PROJECT: BOUNDARY SURVEY OF THAT PROPERTY DESCRIBED IN BOOK 322 PAGE 0577.	JOB#: 0503006 DATE: 16 MAR 05 FB/PG: 011/73 SHEET: 1 OF 1 DRAWN BY: BLP APPROVED: BLP

E. HIGHLAND AVE.  
 RECEIVED BY  
 Umatilla County Surveyor

Date 4-05  
 Rec'd by KE  
 No. 05-99-B

05-099-B