

RECORD OF SURVEY

LOT LINE ADJUSTMENT AFFIDAVIT OF CORRECTION TO SURVEY RECORDED AT 04-81-B

IN THE SE 1/4 OF SECTION 13
TOWNSHIP 5 NORTH, RANGE 27
EAST OF THE W.M., CITY OF UMATILLA
UMATILLA COUNTY, OREGON

CLIENT: **KEITH AND KATHRYN METCALF**
28481 SOUTH SHORE DRIVE
UMATILLA, OREGON
97882

SURVEYOR'S NARRATIVE

THIS SURVEY WAS PERFORMED FOR THE PURPOSE OF AN AFFIDAVIT OF CORRECTION ON A LOT LINE ADJUSTMENT I PERFORMED IN MARCH OF 2004. THE ORIGINAL INTENT IS TO CREATE THE WESTERLY TAX LOT AT 1 ACRE, THAT INCLUDES THE PORTION THAT FALLS WITHIN THE ABANDONED RAILROAD THAT THE OWNERS WILL NEED TO ACQUIRE TITLE TO, AND THE EASTERLY ONE AS THE REMAINDER.

PRIOR TO REEVALUATING THIS SURVEY I LOCATED ALL PROPERTY CORNERS AND FENCE LINES IN THE GENERAL VICINITY AND DURING THE COURSE OF MY CALCULATIONS I HAVE FOUND THAT THERE ARE CERTAIN AMBIGUITIES AND DISCREPANCIES TYING PROPERTIES IN FROM WEST TO EAST OR VISA-VERSA, IN ADDITION THERE ARE NUMEROUS MATHEMATICAL ERRORS ON THE RIGHT OF WAY MAP FOR BOTH THE RAILROAD AND HIGHWAY 730. THE SOUTHERLY CORNERS OF PARTITION PLAT 1999-36 LOCATED TO THE EAST AND THE SOUTHERLY CORNERS OF PARTITION PLAT 1998-14 TO THE WEST WERE BOTH HELD AS ESTABLISHING THE NORTHERLY RIGHT OF WAY LINE OF SHORE DRIVE.

I CONSULTED WITH LS #02817 IN REGARDS TO P.P. 1999-36 AND HE INFORMED ME THAT HE IS COMFORTABLE WITH HIS CALCULATIONS AND THE LOCATIONS OF SAID PARTITION LINES.

UTILIZING P.P. 1998-14 (WEST) AND P.P. 1999-36 (EAST) IT APPEARS THERE IS A ± 5' GAP BETWEEN SAID PARTITIONS ALONG THE SOUTH LINE (NORTHERLY R.O.W. LINE OF SHORE DRIVE).

THE EASTERLY MONUMENTS OF T.L. 1400 WERE NOT SET BECAUSE I FOUND LS #951 MONUMENTS IN CLOSE PROXIMITY OF MY COMPUTED LOCATIONS.

I CAN CONCLUDE WITH CERTAIN CONFIDENCE THE SLIGHT DIFFERENCE IN THE LOCATIONS FROM MY COMPUTED LOCATION AND THE FOUND LS #951 MONUMENTS ARE THAT LS #951 DID NOT TAKE INTO CONSIDERATION THE FOUND MONUMENTS ON PARTITION PLAT 1999-36 AT THE NORTHERLY ROW LINE OF SHORE DRIVE. IT APPEARS THAT LS #951 UTILIZED THE RIGHT OF WAY MAPS AND HIS PREVIOUSLY SET CORNERS ON PARTITION PLAT 1998-14 ONLY FOR THE DETERMINATION OF THE NORTH RIGHT OF WAY LINE OF SHORE DRIVE.

THE PROPERTY FOR THE ABANDONED RAILROAD IS HELD IN FEE TITLE BY SAID RAILROAD. IT IS MY SUGGESTION THAT THOSE PROPERTY OWNERS WHO ARE ADJACENT TO THE ABANDONED RAILROAD CONTACT SAID RAILROAD FOR ACQUIRING TITLE TO THAT ABANDONED PORTION, SEE REEL 200 PAGES 243-247.

I CALCULATED THE BOUNDARIES OF THE PROPERTY AS FOLLOWS:

- 1) THE NORTHERLY BOUNDARY WAS ESTABLISHED BY THE FOUND MONUMENTS ALONG THE U.S. CORPS TAKING LINE.
- 2) THE SOUTHERLY BOUNDARY WAS ESTABLISHED BY THE NORTHERLY RIGHT OF WAY LINE OF SHORE DRIVE. THIS WAS COMPUTED BY THE FOUND MONUMENTS AS SET IN PARTITION PLAT 1998-14 AT THE NORTHERLY RIGHT OF WAY LINE OF SHORE DRIVE AND THE FOUND MONUMENTS AS SET IN PARTITION PLAT 1999-36 AT THE NORTHERLY RIGHT OF WAY LINE OF SHORE DRIVE. THESE FOUND MONUMENTS WERE HELD AS THE TANGENTS FOR THE HORIZONTAL CURVE WITHIN SHORE DRIVE. I CALCULATED A BEARING BEARING INTERSECTION TO ESTABLISH THE POINT OF INTERSECTION OF SAID CURVE AND COMPUTED THE CURVE DATA THEREOF.
- 3) THE WESTERLY BOUNDARY WAS ESTABLISHED BY THE FOUND 1/2" IRON ROD SET BY WAYNE HARRIS IN 1960 FOR CLYDE HOYT AND THE SET 1/2" IRON ROD RESET BY EDWARDS IN 2006 FOR PECKHAM. I HELD THESE TWO MONUMENTS AND EXTENDED IT IN A SOUTHERLY DIRECTION TO THE PREVIOUSLY CALCULATED NORTH RIGHT OF WAY LINE OF SHORE DRIVE TAKING INTO CONSIDERATION THE SLIGHT ANGLE OF 2'28" AS I BELIEVE WAS THE INTENT IN THE DEED.
- 4) THE EASTERLY BOUNDARY WAS ESTABLISHED BY THE FOUND 3/4" BOLT NORTH OF THE TAKING LINE AND CALCULATING A BEARING-CIRCLE INTERSECTION TO ESTABLISH THE SOUTHEASTERLY CORNER AT 283.85 ALONG TO CURVE FROM THE SOUTHWESTERLY CORNER.

THE PROPERTY BOUNDARIES THAT FALL SOUTH OF THE SOUTHERLY RIGHT OF WAY LINE OF SHORE DRIVE ARE ESTABLISHED RADIAL TO THE HORIZONTAL CURVE OF THE ABANDONED PORTION OF THE RAILROAD TRACKS.

THIS SURVEY WAS ACCOMPLISHED USING THE TOPCON HYPER GPS SYSTEM WITH A LEGACY H RECEIVER. THE SOUTH 1/4 CORNER OF SECTION 13 WAS OCCUPIED BY THE BASE UNIT. THE BASIS OF BEARING ON THIS SURVEY IS BETWEEN THE SECTION CORNER COMMON TO SECTION 13, 14, 23 & 24 OF TOWNSHIP 5 NORTH, RANGE 27, EAST OF THE WILLAMETTE MERIDIAN AND THE SOUTH 1/4 CORNER OF SECTION 13 OF TOWNSHIP 5 NORTH, RANGE 27, EAST OF THE WILLAMETTE MERIDIAN, AND IS BASED ON A PROJECT THIS FIRM PREVIOUSLY PERFORMED FOR UMATILLA COUNTY IN 2006. THE CORNERS WERE SET WITH A TRIMBLE S-8 ROBOTIC TOTAL STATION.

LEGEND

- SET 5/8" x 30" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED "PLS LS 48509"
- FOUND 1/2" IRON ROD "LS 346"
- FOUND 5/8" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED "EDWARDS #951"
- FOUND 5/8" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED "GBW-02817LS"
- FOUND 3/4" BOLT
- ⊕ FOUND MONUMENT AS NOTED
- ⊠ FOUND 4" ALUM. CAP MARKED 13-7.
- FOUND 1/2" IRON REBAR SET BY LS # 951
- × COMPUTED POINT

SURVEYS

OREGON STATE HIGHWAY DEPARTMENT LOCATION LINE MAP OF THE IRRIGAN-UMATILLA SECTION OF THE COLUMBIA RIVER HIGHWAY.

ROGERS SURVEY FOR MICHAEL BUILDING & DESIGN, PARTITION PLAT 1999-36 (99-128-B)

CH2M HILL INC. SURVEY FOR CORPS OF ENGINEERS (Q-952-B)

PRIMM SURVEY FOR UMATILLA COUNTY (06-461-B)

EDWARDS SURVEY FOR COOMBS, PARTITION PLAT 1998-14 (98-84-B)

NOTES

- () RECORD AS PER PARTITION PLAT 1999-36
- { } RECORD AS PER PARTITION PLAT 1998-14
- [] RECORD AS PER Q-104-A
- (C) COMPUTED
- (D) DEED
- BOUNDARY OF PROPERTY SURVEYED

DEEDS

REEL 419 PAGE 0451 (DOC. # 2002-4190421)

REEL 200 PAGE 243-247 (DOC. # 159166)

REGISTERED PROFESSIONAL LAND SURVEYOR

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

EXPIRATION DATE: 12/31/08

DATE **22 MAR 07**

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 2007, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY ORS CHAPTER 92. AND HAVE SET THE PROPER MONUMENTS.

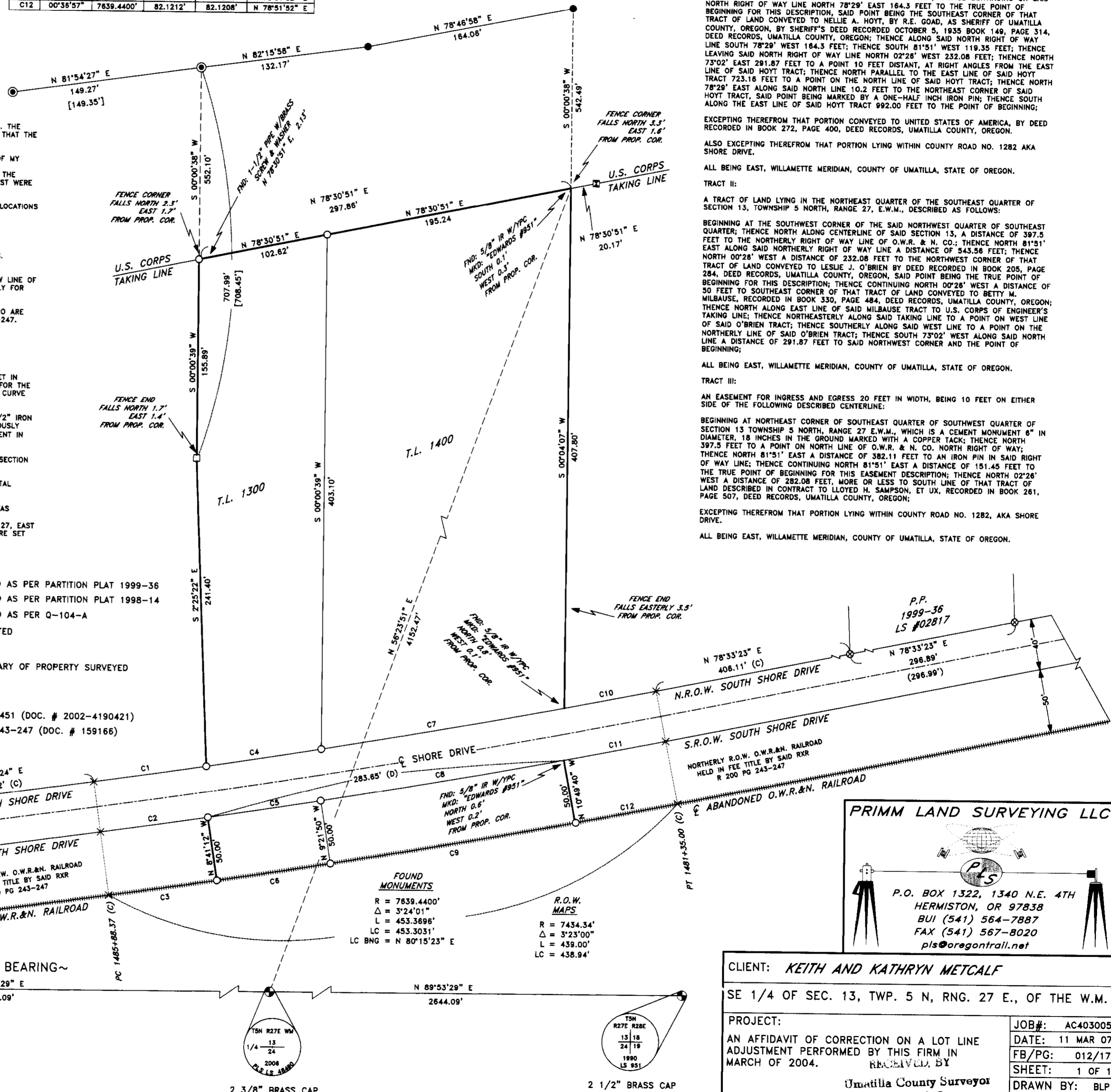
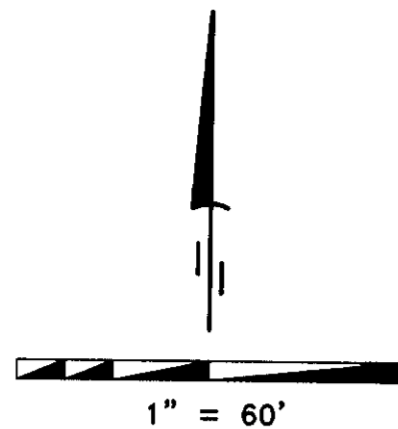
CONC. MON
W/ BRASS PLUG

2 3/8" BRASS CAP

2 1/2" BRASS CAP

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	LONG CHORD	LC BRNG
C1	00°40'36"	7549.4400'	89.1554'	89.1529'	N 81°37'06" E
C2	00°38'36"	7589.4400'	85.2119'	85.2115'	N 81°38'06" E
C3	00°38'36"	7639.4400'	85.7733'	85.7729'	N 81°38'06" E
C4	00°41'39"	7549.4400'	91.4811'	91.4806'	N 80°53'59" E
C5	00°40'38"	7589.4400'	89.7203'	89.7198'	N 80°58'29" E
C6	00°40'38"	7639.4400'	90.3113'	90.3108'	N 80°58'29" E
C7	01°28'19"	7549.4400'	193.9809'	193.9556'	N 79°51'00" E
C8	01°27'49"	7589.4400'	193.8864'	193.8811'	N 79°54'15" E
C9	01°27'49"	7639.4400'	195.1638'	195.1585'	N 79°54'15" E
C10	00°33'27"	7549.4400'	73.4530'	73.4527'	N 78°50'06" E
C11	00°36'57"	7589.4400'	81.5838'	81.5834'	N 78°51'52" E
C12	00°36'57"	7639.4400'	82.1212'	82.1208'	N 78°51'52" E



LEGAL DESCRIPTION OF RECORD

TRACT 1:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 27, E.W.M., WHICH IS A CEMENT MONUMENT 6 INCHES IN DIAMETER, SET 18 INCHES IN THE GROUND MARKED ON TOP WITH A COPPER TACK; THENCE NORTH 397.5 FEET TO THE NORTH RIGHT OF WAY OF THE O.W.R. & N. CO.; THENCE ALONG SAID RIGHT OF WAY LINE NORTH 81°51' EAST 382.11 FEET TO AN IRON PIN SET ON SAID NORTH RIGHT OF WAY LINE; THENCE CONTINUING ON SAID NORTH RIGHT OF WAY LINE NORTH 81°51' EAST 280.8 FEET; THENCE CONTINUING ON SAID NORTH RIGHT OF WAY LINE NORTH 78°29' EAST 184.3 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION, SAID POINT BEING THE SOUTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO NELLIE A. HOYT, BY R.E. GOAD, AS SHERIFF OF UMATILLA COUNTY, OREGON, BY SHERIFF'S DEED RECORDED OCTOBER 5, 1935 BOOK 149, PAGE 314, DEED RECORDS, UMATILLA COUNTY, OREGON; THENCE ALONG SAID NORTH RIGHT OF WAY LINE SOUTH 78°29' WEST 164.3 FEET; THENCE SOUTH 81°51' WEST 119.35 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE NORTH 02°28' WEST 232.08 FEET; THENCE NORTH 73°02' EAST 291.87 FEET TO A POINT 10 FEET DISTANT, AT RIGHT ANGLES FROM THE EAST LINE OF SAID HOYT TRACT; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID HOYT TRACT 723.16 FEET TO A POINT ON THE NORTH LINE OF SAID HOYT TRACT; THENCE NORTH 78°29' EAST ALONG SAID NORTH LINE 10.2 FEET TO THE NORTHEAST CORNER OF SAID HOYT TRACT, SAID POINT BEING MARKED BY A ONE-HALF INCH IRON PIN; THENCE SOUTH ALONG THE EAST LINE OF SAID HOYT TRACT 992.00 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PORTION CONVEYED TO UNITED STATES OF AMERICA, BY DEED RECORDED IN BOOK 272, PAGE 400, DEED RECORDS, UMATILLA COUNTY, OREGON.

ALSO EXCEPTING THEREFROM THAT PORTION LYING WITHIN COUNTY ROAD NO. 1282 AKA SHORE DRIVE.

ALL BEING EAST, WILLAMETTE MERIDIAN, COUNTY OF UMATILLA, STATE OF OREGON.

TRACT 2:

A TRACT OF LAND LYING IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 27, E.W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SAID SOUTHWEST QUARTER OF SOUTHWEST QUARTER; THENCE NORTH ALONG CENTERLINE OF SAID SECTION 13, A DISTANCE OF 397.5 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF O.W.R. & N. CO.; THENCE NORTH 81°51' EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 543.56 FEET; THENCE NORTH 00°28' WEST A DISTANCE OF 232.08 FEET TO THE NORTHWEST CORNER OF THAT TRACT OF LAND CONVEYED TO LESLIE J. O'BRIEN BY DEED RECORDED IN BOOK 205, PAGE 284, DEED RECORDS, UMATILLA COUNTY, OREGON, SAID POINT BEING THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUING NORTH 00°28' WEST A DISTANCE OF 50 FEET TO SOUTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO BETTY M. MILBAUSE, RECORDED IN BOOK 330, PAGE 484, DEED RECORDS, UMATILLA COUNTY, OREGON; THENCE NORTH ALONG EAST LINE OF SAID MILBAUSE TRACT TO U.S. CORPS OF ENGINEER'S TAKING LINE; THENCE NORTHEASTERLY ALONG SAID TAKING LINE TO A POINT ON WEST LINE OF SAID O'BRIEN TRACT; THENCE SOUTHERLY ALONG SAID WEST LINE TO A POINT ON THE NORTHERLY LINE OF SAID O'BRIEN TRACT; THENCE SOUTH 73°02' WEST ALONG SAID NORTH LINE A DISTANCE OF 291.87 FEET TO SAID NORTHWEST CORNER AND THE POINT OF BEGINNING;

ALL BEING EAST, WILLAMETTE MERIDIAN, COUNTY OF UMATILLA, STATE OF OREGON.

TRACT 3:

AN EASEMENT FOR INGRESS AND EGRESS 20 FEET IN WIDTH, BEING 10 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT NORTHEAST CORNER OF SOUTHWEST QUARTER OF SOUTHWEST QUARTER OF SECTION 13 TOWNSHIP 5 NORTH, RANGE 27 E.W.M., WHICH IS A CEMENT MONUMENT 6" IN DIAMETER, 18 INCHES IN THE GROUND MARKED WITH A COPPER TACK; THENCE NORTH 397.5 FEET TO A POINT ON NORTH LINE OF O.W.R. & N. CO. NORTH RIGHT OF WAY; THENCE NORTH 81°51' EAST A DISTANCE OF 382.11 FEET TO AN IRON PIN IN SAID RIGHT OF WAY LINE; THENCE CONTINUING NORTH 81°51' EAST A DISTANCE OF 151.45 FEET TO THE TRUE POINT OF BEGINNING FOR THIS EASEMENT DESCRIPTION; THENCE NORTH 02°28' WEST A DISTANCE OF 282.08 FEET, MORE OR LESS TO SOUTH LINE OF THAT TRACT OF LAND DESCRIBED IN CONTRACT TO LLOYD H. SAMPSON, ET UX, RECORDED IN BOOK 261, PAGE 507, DEED RECORDS, UMATILLA COUNTY, OREGON;

EXCEPTING THEREFROM THAT PORTION LYING WITHIN COUNTY ROAD NO. 1282, AKA SHORE DRIVE.

ALL BEING EAST, WILLAMETTE MERIDIAN, COUNTY OF UMATILLA, STATE OF OREGON.

PRIMM LAND SURVEYING LLC

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pls@oregontrail.net

CLIENT: **KEITH AND KATHRYN METCALF**

SE 1/4 OF SEC. 13, TWP. 5 N, RNG. 27 E., OF THE W.M.

PROJECT:	AN AFFIDAVIT OF CORRECTION ON A LOT LINE ADJUSTMENT PERFORMED BY THIS FIRM IN MARCH OF 2004.	JOB#:	AC403005
DATE:	11 MAR 07	FB/PG:	012/17
SHEET:	1 OF 1	DRAWN BY:	BLP
APPROVED:	BLP		

Umatilla County Surveyor

3-07

07-37-B