

# RECORD SURVEY

IN THE NE 1/4, NE 1/4 SEC. 14, T.4N., R.28E., W.M.,  
BLOCK "K", PLAT OF HERMISTON ORCHARDS,  
CITY OF HERMISTON, UMATILLA COUNTY, OREGON

## RECORD LEGAL DESCRIPTION

SEE WARRANTY DEED FILED IN REEL 401 PAGE 0473

LOTS 3 AND 4 IN BLOCK "K", HERMISTON ORCHARDS, LOCATED IN SECTION 14, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON;

EXCEPTING THEREFROM THAT PORTION OF SAID LOT 3, LYING NORTHERLY OF THE MAXWELL CANAL, BEING FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3 AND RUNNING; THENCE SOUTH 89°33'36" EAST ALONG THE NORTH LINE OF SAID LOT 3 A DISTANCE OF 584.65 FEET TO THE CENTERLINE OF THE MAXWELL CANAL; THENCE SOUTH 63°41'50" WEST ALONG SAID CENTERLINE 517.38 FEET; THENCE CONTINUING ALONG SAID CENTERLINE SOUTH 56°46'41" WEST 143.39 FEET TO THE WEST LINE OF SAID LOT 3; THENCE NORTH 00°09'30" WEST ALONG SAID WEST LINE 312.31 FEET TO THE POINT OF BEGINNING.

SUBJECT TO RIGHT OF WAY OF MAXWELL CANAL AND SUBJECT TO PIPELINE EASEMENT DESCRIBED IN BOOK 293 PAGE 218, UMATILLA CO. DEED RECORDS

## SURVEYOR'S NARRATIVE

THIS SURVEY WAS PERFORMED IN FEBRUARY 2011 AT THE REQUEST OF THE LDS CHURCH. THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE BOUNDARY CORNERS OF THE PROPERTY DESCRIBED HEREON.

THE BASIS OF BEARING FOR THIS SURVEY IS THE OREGON COORDINATE SYSTEM, (NORTH ZONE), NAD 83 (GORS96 DATUM) ESTABLISHED FROM GPS FAST\_STATIC OBSERVATIONS. THE PRIMARY CONTROL WAS SURVEYED UTILIZING A TRIMBLE RB GPS SYSTEM CONFIGURED FOR REAL TIME KINEMATIC SURVEYING.

THE BOUNDARY OF BLOCK "K", PLAT OF HERMISTON ORCHARDS (NE 1/4, NE 1/4, SECTION 14) WAS ESTABLISHED FROM THE EXISTING SURVEY MONUMENTS SHOWN AND TIED HEREON. THE MEASURED ANGLES AND DISTANCES BETWEEN THESE MONUMENTS ARE CONSISTENT WITH PREVIOUS SURVEYS BY DENNIS EDWARDS, LS 951 AS FILED IN UMATILLA COUNTY SURVEY RECORDS NO. 96-90-B AND P-67-X AS REFERENCED BELOW.

THE NORTHERLY PROPERTY LINE DESCRIBED AS AN EXCEPTION IN THE RECORD LEGAL DESCRIPTION FOLLOWS THE APPROXIMATE CENTERLINE OF THE MAXWELL DITCH. OUR AS-BUILT SURVEY OF SAID DITCH CENTERLINE IS GENERALLY CONSISTENT WITH THE RECORD CALLS IN THE LEGAL DESCRIPTION. THE DEED EXCEPTION IS REFERENCED IN SEVERAL PREVIOUS DEEDS OF RECORD (REFERENCED BELOW). SINCE THE DEED CALLS CLOSELY REPRESENT THE DITCH CENTERLINE, WE ARE HOLDING THE DEED CALLS, ROTATED TO OUR BEARING BASE, AS THE LEGAL BOUNDARY.

THE LOCATION OF THE PIPELINE EASEMENT DESCRIBED IN BOOK 293, PAGE 218 IS UNKNOWN

## SURVEY REFERENCES

WAGNER SURVEY 98-092-B  
EDWARDS SURVEY 96-90-B  
EDWARDS SURVEY P-67-AX  
EDWARDS SURVEY 91-32-B  
PLAT OF HERMISTON ORCHARDS BY KIMBRELL

### DEED RECORDS:

REEL 27 PAGE 1032  
REEL 353 PAGE 0134  
REEL 265 PAGE 0495  
REEL 401 PAGE 0473

### NOTES:

- (M) = MEASURED PER THIS SURVEY (D) = INDICATES DEED CALL PER RECORD LEGAL DESCRIPTION (C) = COMPUTED BEARING & DISTANCE PER THIS SURVEY ( ) = DENOTES RECORD DATA PER EDWARDS SURVEY 96-90-B [ ] = DENOTES RECORD DATA PER EDWARDS SURVEY P-67-AX
- = INDICATES SET 5/8"x30" REBAR WITH YELLOW PLASTIC CAP STAMPED "OR 02817LS" UNLESS OTHERWISE NOTED.
- = INDICATES FOUND REBAR WITH YELLOW PLASTIC CAP AS NOTED HEREON

## SURVEYOR'S CERTIFICATION

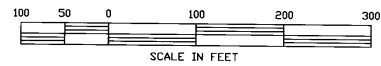
I, GARY B. WAGNER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN FEBRUARY 2011, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY ORS 92.

REGISTERED PROFESSIONAL LAND SURVEYOR

GARY B. WAGNER  
OREGON  
GARY B. WAGNER  
02817LS

RENEWS 6/30/12

RECEIVED BY  
Umatilla County Survey  
Date 4-11  
Surveyor KB  
DATE 3/31/11  
REV: 03/31/11



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CLIENT	CHURCH OF LATTER DAY SAINTS		JOB	03311
PROJECT	HERMISTON HERITAGE 09T SITE		BOUNDARY SURVEY	
DRN. BY	GBW	SCALE 1" = 100'	F. B. NO.	TDC6
APPROVED	GBW	DATE 02/08/11	SDPROJ-	03311
			FILE:	03311.DWG
			SHEET	1 OF 1

