

RECORD OF SURVEY

RECORD OF SURVEY ON PROPERTY LOCATED IN THE NE 1/4 OF SECTION 32 TWP. 4 N., RNG 29 E.W.M. UMATILLA COUNTY, OREGON.

SURVEYOR'S NARRATIVE

THIS SURVEY WAS UNDERTAKEN IN SEPTEMBER OF 2017 AT THE REQUEST OF JULIAN CORNEJO AND PETRA CORNEJO. THE PURPOSE OF THE SURVEY IS TO MONUMENT THE PROPERTY AS DESCRIBED IN REEL 82 PAGE 1242 AND REEL 180 PAGE 581 LOCATED IN THE NE 1/4 OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 29, EAST OF THE WILLAMETTE MERIDIAN, CITY OF STANFIELD, UMATILLA COUNTY OREGON.

IT IS BELIEVED THAT THE LEGAL DESCRIPTIONS OF RECORD FOR TAX LOTS 1200, 1300, 1301, 1500, 1100 AND 1101 HAVE BEEN CREATED WITH THE ASSUMPTION THAT THE DISTANCE BETWEEN THE CENTER 1/4 CORNER OF SECTION 32 AND THE EAST 1/4 CORNER OF SECTION 32 IS 2640.00 FEET. IN 1974 PLS 933 SET BOTH THE CENTER 1/4 CORNER TO SECTION 32 AND THE EAST 1/4 CORNER TO SECTION 32 WITH 2 1/2 INCH BRASS CAPS. THE DISTANCE BETWEEN THESE TWO FOUND BRASS CAPS IS 2629.96 FEET.

THERE ARE ERRORS IN THE LEGAL DESCRIPTIONS OF RECORD FOR TAX LOTS 1200, 1300, 1301, 1500, 1100, 1101 BASED UPON THE ABOVE FOUND CORNERS AS SET BY PLS 933 IN 1974.

THERE ARE DISCREPANCIES BETWEEN THE FENCE LOCATIONS AND THE COMPUTED LOCATIONS OF THE PROPERTY LINES. PLEASE READ NOTES ON FENCE LINES IN THE UPPER RIGHT.

THE 10 FOOT INGRESS AND EGRESS EASEMENT OVER THE EAST 10 FOOT OF TAX LOTS 1100 & 1101 AS CALLED FOR IN BOOK 82 PAGE 1242 IS INCORRECT. IT SHOULD STATE OVER THE WESTERLY 16 FEET AS STATED ON REEL 233 PAGE 311.

THE NORTH-SOUTH LINE BETWEEN THE C-W-W-E 1/256 AND THE C-W-SW-NE 1/256 IS HELD AS THE COMPUTED LOCATION OF THE C-W-W-E 1/256 AND THE FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "OR PLS 1106, WA PLS 17372".

THE NORTH-SOUTH LINE BETWEEN THE C-W-E 1/64 AND THE SW-NE 1/64 IS HELD AS THE COMPUTED LOCATION OF THE C-W-E 1/64 AND THE FOUND 5/8 INCH IRON ROD STAMPED "LS 951".

THE COMPUTED DISTANCE BETWEEN THE C-W-W-E 1/256 AND THE C-W-E 1/64 ON THE EAST-WEST CENTERLINE OF SECTION 32 IS 328.75 FEET. THIS DIFFERS FROM WHAT IS ASSUMED IN THE DEEDS OF RECORD OF 330.00 FEET. I APPROACHED THIS SURVEY TAKING INTO CONSIDERATION THE "INTENT" OF THE DEEDS OF RECORD.

MY COMPUTATIONS FOR THE PROPERTY CORNERS ON THE ABOVE MENTIONED TAX LOTS ARE AS FOLLOWS:

- POINT "A" WAS COMPUTED BY PROPORTIONAL MEASUREMENTS.
- POINT "B" WAS COMPUTED BY INTERSECTING MEASUREMENTS.
- POINT "C" WAS COMPUTED BY PROPORTIONAL MEASUREMENTS.

I COMPUTED THE LOCATIONS FOR TAX LOT 1200 AS FOLLOWS:

- POINT "D" WAS COMPUTED ON LINE AT A DEED DISTANCE ALONG THE COMPUTED NORTH-SOUTH LINE FROM THE C-W-W-E 1/256 CORNER OF SECTION 32 WITH THE FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "OR PLS 1106, WA PLS 17372".
- POINT "E" WAS COMPUTED BY AN BEARING-BEARING INTERSECTION FROM THE ABOVE COMPUTED POINT "D", HOLDING THE BEARING FROM THE CENTER 1/4 CORNER OF SECTION 32 AND THE EAST 1/4 OF SECTION 32 AND THE NORTH-SOUTH LINE FROM THE COMPUTED POINT "A" WITH POINT "C".
- POINT "F" WAS COMPUTED ON LINE FROM THE ABOVE COMPUTED POINT "E" AND POINT "A" AT A DEED DISTANCE OF 150.00 FEET.
- POINT "G" WAS COMPUTED BY PROPORTIONAL MEASUREMENTS.
- POINT "H" WAS COMPUTED BY A BEARING AND THE DEED DISTANCE.
- POINT "I" WAS COMPUTED BY A BEARING AND DISTANCE INTERSECTING MEASUREMENT FROM POINT "F" AND POINT "H".

I COMPUTED THE LOCATIONS FOR TAX LOT 1300 AS FOLLOWS:

- POINT "J" WAS COMPUTED ON LINE FROM THE C-W-E 1/64 AND POINT "O" AT THE DEED DISTANCE.
- POINT "K" WAS COMPUTED BY A BEARING-BEARING INTERSECTION FROM POINT "J" AND POINT "A".
- POINT "L" WAS COMPUTED BY A BEARING AND DEED DISTANCE FROM POINT "I".

I COMPUTED THE LOCATIONS FOR TAX LOT 1301 AS FOLLOWS:

- POINT "M" WAS COMPUTED BY A BEARING AND DEED DISTANCE FROM POINT "K".
- POINT "N" WAS COMPUTED BY A BEARING AND DEED DISTANCE FROM POINT "L".

I COMPUTED THE LOCATIONS FOR TAX LOT 1500 AS FOLLOWS:

- POINT "O" WAS COMPUTED ON A BEARING AND DEED DISTANCE FROM THE C-W-E 1/64.
- POINT "P" WAS COMPUTED BY A BEARING-BEARING INTERSECTION FROM POINT "O" AND POINT "A".
- POINT "Q" WAS COMPUTED BY PROPORTIONAL MEASUREMENTS FROM POINT "P".
- POINT "R" WAS COMPUTED ON A BEARING AND DEED DISTANCE FROM POINT "H".
- POINT "S" WAS COMPUTED ON A BEARING AND DEED DISTANCE FROM THE C-W-E 1/64.
- POINT "T" WAS COMPUTED BY PROPORTIONAL MEASUREMENTS FROM POINT "R".

I COMPUTED THE LOCATIONS FOR TAX LOT 1100 AS FOLLOWS:

- POINT "U" WAS COMPUTED ON A BEARING AND DEED DISTANCE FROM THE C-W-E 1/64.
- POINT "V" WAS COMPUTED ON A BEARING AND DEED DISTANCE FROM POINT "P".
- POINT "W" WAS COMPUTED ON A BEARING AND DEED DISTANCE FROM POINT "O".

THE BASIS OF BEARING FOR THIS RECORD OF SURVEY IS THE FOUND 2 1/2" BRASS CAP MARKING THE CENTER 1/4 CORNER TO SECTION 32, TOWNSHIP 4 NORTH, RANGE 29, EAST OF THE WILLAMETTE MERIDIAN AND THE FOUND 2 1/2" BRASS CAP MARKING THE EAST 1/4 CORNER TO SECTION 32, TOWNSHIP 5 NORTH, RANGE 29, EAST OF THE WILLAMETTE MERIDIAN AND IS BASED UPON PARTITION SURVEY 2016-03.

LEGAL DESCRIPTION OF RECORD REEL 180 PAGE 581

NORTH HALF OF. Beginning at a point 170 feet North and 150 feet West of the Southeast corner of the Southwest Quarter of the Southwest quarter of the Northeast Quarter of section 32, Township 4 North, Range 29; thence North 150 feet; thence West 150 feet; thence South 150 feet; thence East 150 feet to the point of beginning.

LEGAL DESCRIPTION OF RECORD REEL 82 PAGE 1242

Beginning at a point 170 feet North and 150 feet West of the Southeast corner of the Southwest Quarter of the Southwest Quarter of Section 32, Township 4 North, Range 29; thence North 75 feet; thence West 150 feet; thence South 75 feet; thence East 150 feet to the point of beginning;

SUBJECT TO any and all water rights of way; All being East of the Willamette Meridian, Umatilla County, Oregon. ALSO SUBJECT TO: 1) The Premises herein described are within the boundaries of the Stanfield Irrigation District, and this property is therefore subject to all easements, levies and assessments thereof. 2) Easement, including the terms and provisions thereof, granted by Stanfield Irrigation District, to Umatilla Electric Cooperative Association, recorded April 14, 1938, Book 120, Page 521, Deed Records. 3) SUBJECT to easement for roadway purposes over the East 10 feet thereof. Said easement is reserved to the Sellers, the City of Stanfield, all adjoining property owners, and to the heirs, successors, and assigns of the Sellers, the City of Stanfield and all adjoining property owners. Together with an easement for roadway purposes of ingress and egress over the east 10 feet of the following property: Beginning at a point 30 feet North and 150 feet West of the Southeast corner of the Southwest Quarter of the Southwest Quarter of the Northeast Quarter of Section 32, Township 4 North, Range 29, EWM, thence West 150 feet; thence South 290 feet; thence East 150 feet, to the point of beginning.

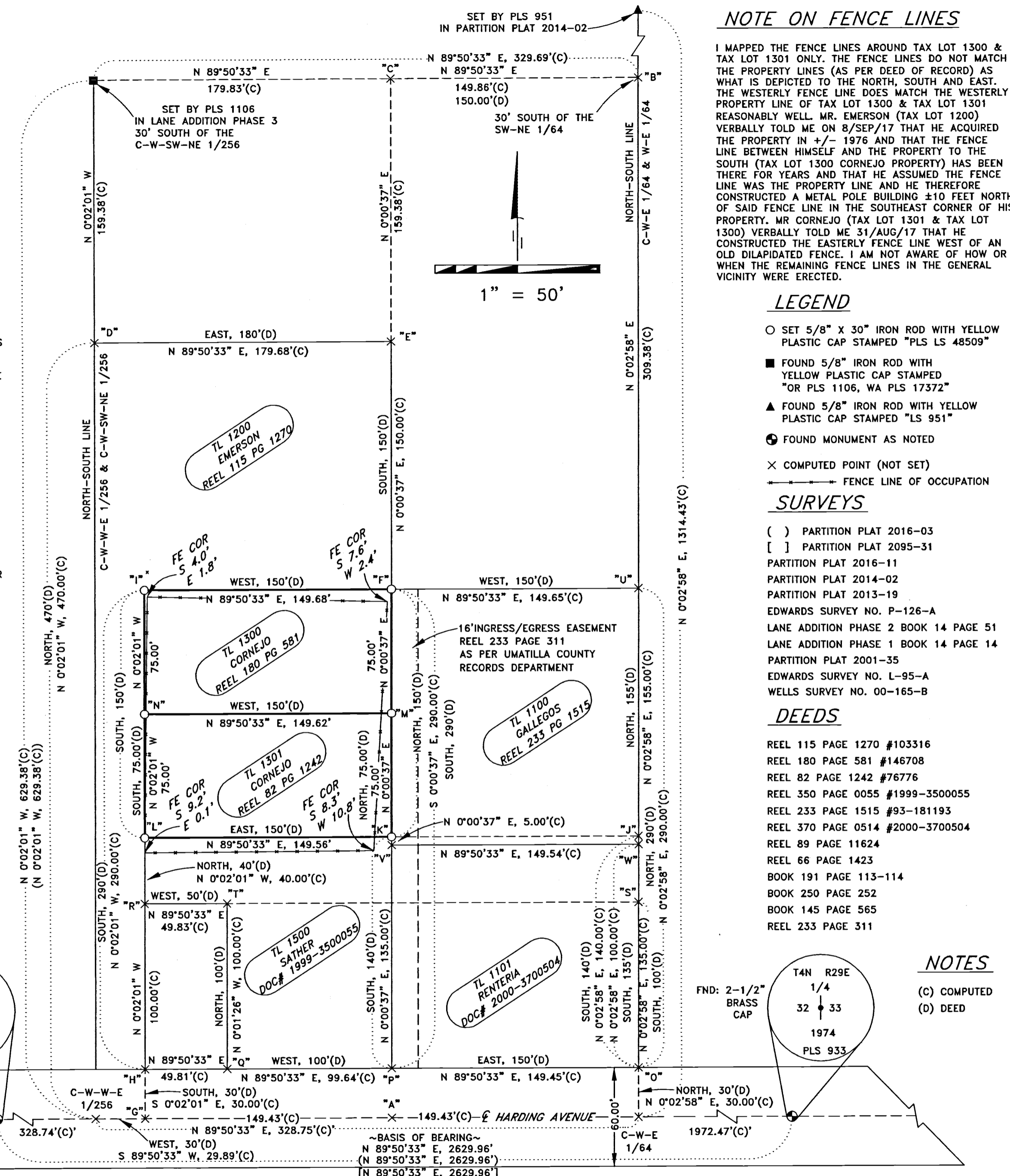
CLIENT: JULIAN CORNEJO
PETRA CORNEJO
PO BOX 631
STANFIELD, OREGON 97875

RECEIVED BY
Umatilla County Surveyor
Date: 10/31/17
Rec'd By: CT
No.: 17-117-B

T 4 N
R 29 E
C 1/4
S 32
1974
PLS 933
FND: 2-1/2" BRASS CAP

REGISTERED PROFESSIONAL LAND SURVEYOR
BLP
OREGON
JULY 13, 1999
BRIT L. PRIMM
48509
EXPIRATION DATE: 12/31/18

DATE: 26 OCT 17



NOTE ON FENCE LINES

I MAPPED THE FENCE LINES AROUND TAX LOT 1300 & TAX LOT 1301 ONLY. THE FENCE LINES DO NOT MATCH THE PROPERTY LINES (AS PER DEED OF RECORD) AS WHAT IS DEPICTED TO THE NORTH, SOUTH AND EAST. THE WESTERLY FENCE LINE DOES MATCH THE WESTERLY PROPERTY LINE OF TAX LOT 1300 & TAX LOT 1301 REASONABLY WELL. MR. EMERSON (TAX LOT 1200) VERBALLY TOLD ME ON 8/SEP/17 THAT HE ACQUIRED THE PROPERTY IN +/- 1976 AND THAT THE FENCE LINE BETWEEN HIMSELF AND THE PROPERTY TO THE SOUTH (TAX LOT 1300 CORNEJO PROPERTY) HAS BEEN THERE FOR YEARS AND THAT HE ASSUMED THE FENCE LINE WAS THE PROPERTY LINE AND HE THEREFORE CONSTRUCTED A METAL POLE BUILDING ±10 FEET NORTH OF SAID FENCE LINE IN THE SOUTHEAST CORNER OF HIS PROPERTY. MR CORNEJO (TAX LOT 1301 & TAX LOT 1300) VERBALLY TOLD ME 31/AUG/17 THAT HE CONSTRUCTED THE EASTERLY FENCE LINE WEST OF AN OLD DILAPIDATED FENCE. I AM NOT AWARE OF HOW OR WHEN THE REMAINING FENCE LINES IN THE GENERAL VICINITY WERE ERRECTED.

LEGEND

- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PLS LS 48509"
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "OR PLS 1106, WA PLS 17372"
- ▲ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LS 951"
- FOUND MONUMENT AS NOTED
- × COMPUTED POINT (NOT SET)
- FENCE LINE OF OCCUPATION

SURVEYS

- () PARTITION PLAT 2016-03
- [] PARTITION PLAT 2095-31
- PARTITION PLAT 2016-11
- PARTITION PLAT 2014-02
- PARTITION PLAT 2013-19
- EDWARDS SURVEY NO. P-126-A
- LANE ADDITION PHASE 2 BOOK 14 PAGE 51
- LANE ADDITION PHASE 1 BOOK 14 PAGE 14
- PARTITION PLAT 2001-35
- EDWARDS SURVEY NO. L-95-A
- WELLS SURVEY NO. 00-165-B

DEEDS

- REEL 115 PAGE 1270 #103316
- REEL 180 PAGE 581 #146708
- REEL 82 PAGE 1242 #76776
- REEL 350 PAGE 0055 #1999-3500055
- REEL 233 PAGE 1515 #93-181193
- REEL 370 PAGE 0514 #2000-3700504
- REEL 89 PAGE 11624
- REEL 66 PAGE 1423
- BOOK 191 PAGE 113-114
- BOOK 250 PAGE 252
- BOOK 145 PAGE 565
- REEL 233 PAGE 311

NOTES

- (C) COMPUTED
- (D) DEED

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 SEPTEMBER 2017, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY ORS CHAPTER 92, AND HAVE SET THE PROPER MONUMENTS.

PRIMM LAND SURVEYING, INC.

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keith@primmlandsurveying.com

CLIENT: JULIAN CORNEJO AND PETRA CORNEJO

NE 1/4 OF SEC. 32, TWP. 4 N., RNG 29 E.W.M.

PROJECT:
RECORD OF SURVEY ON PROPERTY
LOCATED IN THE NE 1/4 OF SECTION 32
TOWNSHIP 4 NORTH, RANGE 29 EAST
OF THE WILLAMETTE MERIDIAN,
UMATILLA COUNTY, OREGON.

JOB #: 1709001
DATE: 30 SEP 17
FB/PG: 038/56
SHEET: 1 OF 1
DRAWN: BLP
APPROVED: BLP