

NARRATIVE OF SURVEY

PROPERTY LOCATED IN THE  
NE 1/4 OF THE NW 1/4 OF  
SEC. 11, T. 4 N., R. 28 E.W.M.;  
TAX LOT 1000, UMATILLA COUNTY;  
OWNER: REFUGIO & LUZ M. CARDENAS

LEGEND

- FOUND MONUMENT AS NOTED
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "PLS 2627"
- POWER POLE
- FENCE
- - - - - EDGE OF ROAD/DRIVEWAY
- - - - - RIGHT-OF-WAY LINE

FOUND 2-1/2" BRASS CAP  
IN MONUMENT BOX 7 INCHES  
BELOW PAVEMENT; SET  
BY KRUMBEIN, 1981. CS#  
S-156-C. CAP MARKED

T 4 N R 28 E  
1/4  
S2  
S11  
1981  
PLS 933

NO SCALE

FOUND 1/2" SQ. PIN  
2 INCHES BELOW GRASS  
SURFACE; SET BY  
WALLULIS, 1965. CS#  
A-26-AX

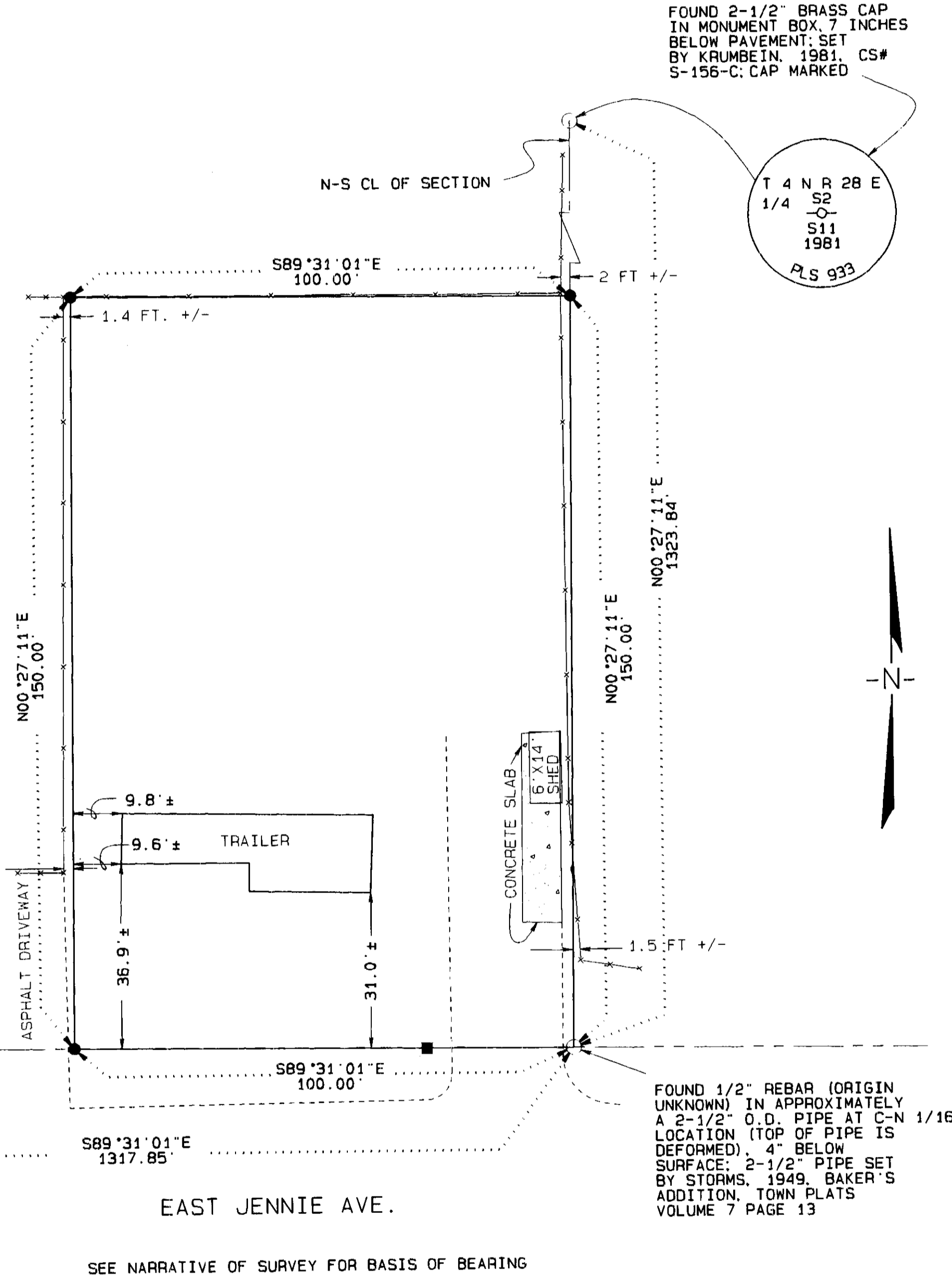
589°23'04"E  
29.97'

FOUND 5/8" REBAR AT NW  
1/16 CORNER LOCATION  
APPROXIMATELY 3  
INCHES BELOW  
PAVEMENT; SET  
BY EDWARDS,  
1981. CS# S-80-AX

SEE DETAIL

1/16 SECTION LINE  
& NORTH R/W LINE  
OF JENNIE AVE.

NW 1/16  
CORNER  
LOCATION



FOUND 1/2" REBAR (ORIGIN  
UNKNOWN) IN APPROXIMATELY  
A 2-1/2" O.D. PIPE AT C-N 1/16  
CORNER (TOP OF PIPE IS  
DEFORMED). 4" BELOW  
SURFACE; 2-1/2" PIPE SET  
BY STORMS, 1949. BAKER'S  
ADDITION, TOWN PLATS  
VOLUME 7 PAGE 13

SEE NARRATIVE OF SURVEY FOR BASIS OF BEARING

THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE EXTERIOR BOUNDARY OF THE PARCEL DESCRIBED IN BOOK 232, PAGE 363, UMATILLA COUNTY DEED RECORDS, SHOWN ON TAX MAP #4N 28E 11 BA, NOW OWNED BY REFUGIO AND LUZ CARDENAS, IN ORDER TO ESTABLISH PROPERTY LINES AND ACREAGE FOR A POSSIBLE LAND PARTITION.

RECORDED SURVEYS DESCRIBING MONUMENTS SET ARE AS SHOWN ON THIS PLAT. DISTANCES AND INTERIOR ANGLES BETWEEN MONUMENTS AT THE FOUR CORNERS OF THIS 1/16TH SECTION HAVE REMAINED CONSISTENT OVER THE YEARS, THOUGH THE 5/8" REBAR AT THE NW 1/16TH IS SHOWN AS BEING SET IN CS#S-80-AX, JUNE, 1981, AND ITS ORIGIN IS UNKNOWN IN CS #94-34-B AND CS#94-76-B BOTH 1984. THE MONUMENT FOUND AT THE C-N 1/16TH CORNER WAS THE PIPE (APPROXIMATELY 2 1/2" DIAMETER, TOP DEFORMED) STORMS SET IN 1949 AS THE INITIAL POINT OF BAKER'S ADDITION TO THE CITY OF HERMISTON WITH A 1/2" REBAR SET IN THE MIDDLE OF THE PIPE AND PROTRUDING SLIGHTLY ABOVE IT (NO RECORD OF THE REBAR FOUND; POSSIBLY THE 5/8" IRON PIN SHOWN BY STORMS AS BEING SET IN A 1948 SURVEY IN HIS FIELD NOTES FOR ROY TOWNSEND, CS#Q-639-B, THOUGH THE PIPE WOULD HAVE HAD TO HAVE BEEN SET FIRST). THE BRASS CAP AT THE N 1/4 CORNER OF SECTION 11 WAS SET BY KRUMBEIN, S-156-C, IN PLACE OF 3/4" PIPE (NELSON, 1948, CS#Q-635-A (MAP), CS#Q-1355-AX (FIELD NOTES) UNDER A 3/4" X 18" PIN (ORIGIN UNKNOWN).

IN 1965, WALLULIS DID A LAND SURVEY FOR CRUME AND GETTS IN THE NE 1/4 OF THE NW 1/4 OF SECTION 11 IN WHICH HE ESTABLISHED THE LINE BETWEEN THE EAST 630 FEET AND THE WEST 630 FEET OF THE 1/16TH SECTION BY PROPORTION DUE TO THE 1/16TH SECTION NOT BEING EXACTLY A SQUARE, AS IS ASSUMED IN MANY OLDER DEEDS. IN CS#A-26-AX; HE ALSO SHOWS THE SOUTH 162 FEET OF THE EAST 400' OF THE NE 1/4 OF THE NW 1/4 AS BEING A PARALLELOGRAM. DEED RECORDS FOR TAX LOTS 4N 28 11 BA #600 (COUNTY), #700 AND #800 (COUNTY), #900 (COUNTY) AND #1000 (CITY) REFLECT NORTH-SOUTH PROPERTY LINES BEING PARALLEL EAST-WEST PROPERTY LINES BEING PARALLEL (SEE UMATILLA COUNTY DEED RECORDS, BOOK 234, PAGE 241, TAX LOT #600; BOOK 232, PAGE 190, TAX LOT #900; BOOK 232, PAGE 363, TAX LOT #1000; BOOK 255, PAGE 589, TAX LOT #700; BOOK 266 PAGE 221, TAX LOT #800), WITH TOTAL EAST-WEST DISTANCE AND NORTH-SOUTH DISTANCE BEING 400' X 162', AS PER THE WALLULIS SURVEY.

THE 1/2" SQUARE IRON PIN WALLULIS SET IN CS#A-26-AX AT THE INTERSECTION OF THE EAST LINE OF EAST 4TH STREET AND THE NORTH LINE OF EAST JENNIE AVE. WAS FOUND, AS WAS THE MONUMENT HE DESCRIBES IN THE SAME SURVEY AS BEING AN "APPROX. 2" PIPE WITH 1/2" ROD IN TOP" AT THE C-N 1/16TH CORNER. THE BEARING BASE FOR THIS SURVEY IS BASED ON HIS BEARING BETWEEN THESE TWO MONUMENTS, AND THE LOCATION OF HIS 1/2" SQUARE PIN WAS USED TO VERIFY THE LOCATION OF THE 5/8" REBAR AT THE NW 1/16TH CORNER. THE NORTH LINE OF JENNIE AVENUE AS SHOWN ON THIS PLAT IS A PORTION OF THE LINE EXTENDING FROM THE 5/8" REBAR AT THE NW 1/16TH CORNER TO THE PIPE AND REBAR AT THE C-N 1/16TH CORNER, AS FIELD MEASUREMENTS SHOWED THE DIFFERENCE BETWEEN USING THE REBAR OR CALCULATING THE CORNER BASED UPON THE WALLULIS PIN WERE MEANINGLESS (SEE DETAIL).

RECORD BEARINGS AND DISTANCES ALONG THE 1/16TH LINES ARE AS FOLLOWS: WALLULIS, CS#A-26-AX, SOUTH LINE OF THE NE 1/4 OF THE NW 1/4 FROM PIPE SET AT NW 1/16TH CORNER TO PIPE AND PIN FOUND AT C-N 1/16TH CORNER EQUALS S89°31'13"E, 1317.79'. FROM C-N 1/16TH TO PIPE FOUND AT N 1/4 CORNER EQUALS N0°27'07"E, 1323.55'. FROM IRON PIPE FOUND AT N 1/4 CORNER TO N 1/4 CORNER (IRON PIPE) EQUALS N0°27'E, 1323.56'. STORMS, CS#Q-638-B (BAKER'S ADDITION IN THE CITY OF HERMISTON, OREGON), C-N 1/16TH CORNER (2 1/2" IRON PIPE) TO N 1/4 CORNER (IRON PIPE) EQUALS N0°27'15"E, 1323.56'. G. VERNON NELSON, FIELD NOTES CS#Q-1355-AX (MAP CS#Q-635-A) MEASURED S89°31'07"E, 1318.03' ALONG THE SOUTH LINE OF THE NE 1/4 OF THE NW 1/4 OF SECTION 11 (1948). VERA FRALEY MEASURED 1324.5' FROM A 1/2" I.P. AT THE C-N 1/16TH CORNER TO A "3/4" I.P." AT THE N 1/4 CORNER, CS#Q-633-AX. FRALEY SAYS HE SET 1/2" IRON PIPE IN FIELD NOTES AT C-N 1/16TH CORNER, CS#Q-1357-AX; NONE FOUND OR SEARCHED FOR. EDWARDS, CS#Q-42-A, 1978, NW 1/16TH CORNER (3/4" I.P.) TO C-N 1/16TH CORNER (I.R. INSIDE 1" I.P.) EQUALS S89°31'07"E, 1317.78'. C-N 1/16TH CORNER TO 5/8" I.R. AT N 1/4 CORNER EQUALS N0°27'21"E, 1323.92'.

IT SHOULD BE NOTED BY ALL PLANNING AGENCIES AND GOVERNING BODIES THAT EAST JENNIE AVENUE WAS ESTABLISHED WITHIN THE CITY LIMITS OF HERMISTON, OREGON AND WHETHER THE ROAD IS RECOGNIZED AS A CITY STREET OR A PUBLIC ACCESS ROAD, THE CITY OF HERMISTON HAS AUTHORITY OVER ACCESS POINTS. UMATILLA COUNTY HAS AUTHORITY OVER ALL COUNTY ROADS WITHIN CITY LIMIT BOUNDARIES AND ALL PUBLIC ACCESS ROADS OUTSIDE OF CITY LIMIT BOUNDARIES (SEE OREGON REVISED STATUTES, CHAPTER 368.015 AND 368.031).

INSTRUMENT USED WAS A NIKON NTD-4 MANUAL TOTAL STATION.

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" REBAR SET IN A 2 1/2" PIPE MARKING THE C-N 16TH CORNER OF SECTION 11, T. 4 N., R. 28 E.W.M.; THENCE N00°27'31"E 150.00 FEET ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 11 TO A 5/8" REBAR; THENCE N89°31'01"N 100.00 FEET AND PARALLEL WITH THE SOUTH LINE OF THE NE 1/4 OF THE NW 1/4 OF SECTION 11 TO A 5/8" REBAR; THENCE S00°27'11"W, 150.00 FEET AND PARALLEL TO THE EAST LINE OF THE NE 1/4 OF THE NW 1/4 OF SECTION 11 TO A 5/8" REBAR; THENCE S89°31'01"E, 100.00 FEET ALONG THE SOUTH LINE OF THE NE 1/4 OF THE NW 1/4 OF SECTION 11, T. 4 NORTH, RANGE 28 E.W.M. TO THE POINT OF BEGINNING.

SAID PARCEL IS LOCATED ENTIRELY WITHIN THE CITY LIMITS OF HERMISTON (UMATILLA COUNTY) OREGON, AND CONTAINS 0.34 ACRE, MORE OR LESS.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

GARY R. ROBERTS  
JULY 20, 1993  
RENEWS 12/31/98

BOUNDARY SURVEY  
FOR REFUGIO & LUZ M. CARDENAS

LOCATED IN THE NE 1/4 OF THE NW 1/4, SECTION  
11, TOWNSHIP 4 NORTH, RANGE 28 E.W.M.

GARY R. ROBERTS SURVEYING  
32374 E. LOOP ROAD  
HERMISTON, OREGON  
PHONE: (541) 567-7770

DATE OF SURVEY: JUNE 1, 1998

SCALE 1" = 20 FT.

DRAWN BY: NELL ROBERTS CHECKED BY: G.R.

RECEIVED BY  
Umatilla County Surveyor  
Date 6-98  
Rec'd By: NR  
No. 98-112-C