

RECORD SURVEY

LOCATED IN A PORTION OF SECTION 16
TOWNSHIP 3 NORTH, RANGE 29 EAST, W.M.
CITY OF ECHO, UMATILLA COUNTY, OREGON

LEGAL DESCRIPTION (RECORD) a.k.a. tax lot 1301
REEL 15, PAGE 1809, DEED RECORDS

COMMENCING AT THE NORTHEAST CORNER OF LOT 4, BLOCK 8, KOONTZ ADDITION TO THE CITY OF ECHO; THENCE NORTH 15 FEET TO A PIN ON THE SOUTHEAST CORNER OF THE FIFE PROPERTY, WHICH IS THE TRUE POINT OF BEGINNING FOR THIS PARCEL; THENCE CONTINUING NORTHERLY 270 FEET ON THE NORTHERLY PRODUCED EAST LINE OF SAID FIFE PROPERTY; THENCE WEST 220.5 FEET; THENCE SOUTH 565 FEET; THENCE EAST 80.5 FEET; THENCE NORTH 280 FEET; THENCE EAST 50 FEET; THENCE NORTH 15 FEET; THENCE EAST 90 FEET TO THE TRUE POINT OF BEGINNING.

NEW LEGAL DESCRIPTION a.k.a. tax lot 1301

COMMENCING AT THE NORTHEAST CORNER OF LOT 4, BLOCK 8, KOONTZ ADDITION TO THE CITY OF ECHO; THENCE NORTH 15 FEET TO A PIN ON THE SOUTHEAST CORNER OF THE FIFE PROPERTY, WHICH IS THE TRUE POINT OF BEGINNING FOR THIS PARCEL; THENCE CONTINUING NORTHERLY 270 FEET ON THE NORTHERLY PRODUCED EAST LINE OF SAID FIFE PROPERTY; THENCE WEST 220.5 FEET; THENCE SOUTH 565 FEET; THENCE EAST 80.5 FEET; THENCE NORTH 280 FEET; THENCE EAST 50 FEET; THENCE NORTH 15 FEET; THENCE EAST 90 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THE NORTH 27.50 FEET THEREOF. TOGETHER WITH THE VACATED ALLEY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 4, BLOCK 8 OF SAID KOONTZ ADDITION; THENCE N 89°58'24"W, 90.00 FEET; THENCE N 00°00'00"E, 15.00 FEET; THENCE S 89°58'24"E, 90.00 FEET TO THE WEST LINE OF DUPONT STREET; THENCE S 00°00'00"W, 15.00 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION (RECORD) (a.k.a. tax lot 1300)

REEL 233, PAGE 222, DEED RECORDS

BEGINNING AT THE NORTHEAST CORNER OF LOT 4, BLOCK 8, J.H. KOONTZ ADDITION TO THE CITY OF ECHO; RUNNING THENCE NORTHERLY ALONG THE WEST LINE OF DUPONT STREET EXTENDED 285 FT. MORE OR LESS, TO A POINT ON THE SOUTHEAST CORNER OF ESTHER FIFE PROPERTY WHICH IS THE TRUE POINT OF BEGINNING FOR THIS PARCEL; THENCE CONTINUING NORTHERLY 180 FT. MORE OR LESS TO A POINT WHICH IS 80 FT. DISTANT SOUTHWESTERLY FROM, AND MEASURED AT RIGHT ANGLES TO THE CENTER LINE OF THE MAIN TRACK OF THE OREGON-WASHINGTON RAILROAD & NAVIGATION COMPANY, (UNION PACIFIC RAILROAD), SAID POINT BEING ON THE SOUTHERLY LINE OF THAT CERTAIN 12 FT. RIGHT OF WAY CONVEYED BY CYNTHIA A. KOONTZ TO JOHN H. YOUNG, ET AL. BY WARRANTY DEED DATED MAY 11TH, 1914 AND RECORDED IN BOOK 89, PAGE 177 OF DEEDS RECORDS, UMATILLA COUNTY, ORE. RUNNING THENCE NORTHWESTERLY ALONG THE SOUTH LINE OF SAID 12 FT. RIGHT OF WAY, AND AT ALL TIMES 80 FT. DISTANT SOUTHWESTERLY FROM, AND MEASURED AT RIGHT ANGLES TO THE CENTER LINE OF SAID MAIN TRACT OF THE O.W. R. & R. CO. 900 FT MORE OR LESS, TO THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 3 NORTH, RANGE 29; RUNNING THENCE SOUTHERLY ALONG SAID WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 16, A DISTANCE 99.5 FT. MORE OR LESS, TO THE NORTHWEST CORNER OF THE TRACT OF LAND DESCRIBED IN THAT CERTAIN WARRANTY DEED GIVEN BY M.H. MEYERS TO ROY HALE, DATED MARCH 12TH, 1920 AND RECORDED IN BOOK 134, PAGE 406 OF THE DEEDS RECORDS OF UMATILLA COUNTY, OREGON; THENCE RUNNING EASTERLY ALONG THE NORTH LINE OF SAID ROY HALE TRACT, 482 FT. TO THE NORTHEAST CORNER THEREOF; SAID POINT BEING IN THE WESTERLY LINE OF A TRACT OF LAND GIVEN BY ESTHER FIFE TO DALE FIFE BY CONTRACT RECORDED IN BOOK 348 PAGE 197, DATED MAY 5TH, 1975 BOOK OF DEEDS RECORDS OF UMATILLA COUNTY OREGON, THENCE NORTHERLY AND PARALLEL TO THE EXTENDED WEST LINE OF DUPONT STREET 240.5 FT.; THENCE EAST 220.5 FT. TO THE TRUE POINT OF BEGINNING.

RECORDED
Umatilla County
10-98
JK
85-216-B
REV: 10/12/98

NEW LEGAL DESCRIPTION (NEW TAX LOT 1300)

BEGINNING AT THE NORTHEAST CORNER OF LOT 4, BLOCK 8, J.H. KOONTZ ADDITION TO THE CITY OF ECHO; RUNNING THENCE NORTHERLY ALONG THE WEST LINE OF DUPONT STREET EXTENDED 285 FT. MORE OR LESS, TO A POINT ON THE SOUTHEAST CORNER OF ESTHER FIFE PROPERTY WHICH IS THE TRUE POINT OF BEGINNING FOR THIS PARCEL; THENCE CONTINUING NORTHERLY 180 FT. MORE OR LESS TO A POINT WHICH IS 80 FT. DISTANT SOUTHWESTERLY FROM, AND MEASURED AT RIGHT ANGLES TO THE CENTER LINE OF THE MAIN TRACK OF THE OREGON-WASHINGTON RAILROAD & NAVIGATION COMPANY, (UNION PACIFIC RAILROAD), SAID POINT BEING ON THE SOUTHERLY LINE OF THAT CERTAIN 12 FT. RIGHT OF WAY CONVEYED BY CYNTHIA A. KOONTZ TO JOHN H. YOUNG, ET AL. BY WARRANTY DEED DATED MAY 11TH, 1914 AND RECORDED IN BOOK 89, PAGE 177 OF DEEDS RECORDS, UMATILLA COUNTY, ORE. RUNNING THENCE NORTHWESTERLY ALONG THE SOUTH LINE OF SAID 12 FT. RIGHT OF WAY, AND AT ALL TIMES 80 FT. DISTANT SOUTHWESTERLY FROM, AND MEASURED AT RIGHT ANGLES TO THE CENTER LINE OF SAID MAIN TRACT OF THE O.W. R. & R. CO. 900 FT MORE OR LESS, TO THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 3 NORTH, RANGE 29; RUNNING THENCE SOUTHERLY ALONG SAID WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 16, A DISTANCE 99.5 FT. MORE OR LESS, TO THE NORTHWEST CORNER OF THE TRACT OF LAND DESCRIBED IN THAT CERTAIN WARRANTY DEED GIVEN BY M.H. MEYERS TO ROY HALE, DATED MARCH 12TH, 1920 AND RECORDED IN BOOK 134, PAGE 406 OF THE DEEDS RECORDS OF UMATILLA COUNTY, OREGON; THENCE RUNNING EASTERLY ALONG THE NORTH LINE OF SAID ROY HALE TRACT, 482 FT. TO THE NORTHEAST CORNER THEREOF; SAID POINT BEING IN THE WESTERLY LINE OF A TRACT OF LAND GIVEN BY ESTHER FIFE TO DALE FIFE BY CONTRACT RECORDED IN BOOK 348 PAGE 197, DATED MAY 5TH, 1975 BOOK OF DEEDS RECORDS OF UMATILLA COUNTY OREGON, THENCE NORTHERLY AND PARALLEL TO THE EXTENDED WEST LINE OF DUPONT STREET 240.5 FT.; THENCE EAST 220.5 FT. TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH A PARCEL OF LAND LOCATED IN SECTION 16, TOWNSHIP 3 NORTH, RANGE 29 EAST, W.M. DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 4, BLOCK 8, J.H. KOONTZ ADDITION TO THE CITY OF ECHO; THENCE NORTH 00°00'00"W ALONG THE WEST LINE OF DUPONT STREET, 257.50 FEET, TO THE TRUE POINT OF BEGINNING; THENCE N89°58'24"W, 220.50 FEET; THENCE N00°00'00"W, 27.50 FEET; THENCE S89°58'24"E, 220.50 FEET TO THE WEST LINE OF DUPONT STREET; THENCE S00°00'00"E, ALONG SAID WEST LINE 27.50 FEET TO THE TRUE POINT OF BEGINNING.

LEGAL DESCRIPTION (RECORD) (a.k.a. TAX LOTS 600 & 700)

REEL 21, PAGE 1042, DEED RECORDS

LOT 4, BLOCK 8, KOONTZ'S ADDITION TO ECHO CITY.
ALSO, BEGINNING AT THE NORTHWEST CORNER OF LOT 4, BLOCK 8, KOONTZ'S ADDITION TO ECHO CITY; RUNNING THENCE 25 FEET WEST; THENCE 100 FEET SOUTH; THENCE 25 FEET EAST; THENCE 100 FEET NORTH TO THE POINT OF BEGINNING;
ALSO, BEGINNING AT A POINT 40 FEET WEST OF THE NORTHWEST CORNER OF LOT 4, BLOCK 8 KOONTZ'S ADDITION TO ECHO CITY; AND RUNNING THENCE 50 FEET WEST, THENCE 230 FEET SOUTH; THENCE 50 FEET EAST TO THE WEST SIDE OF THE ALLEY; THENCE 630 FEET NORTH ALONG THE WEST SIDE OF SAID ALLEY TO THE PLACE OF BEGINNING;

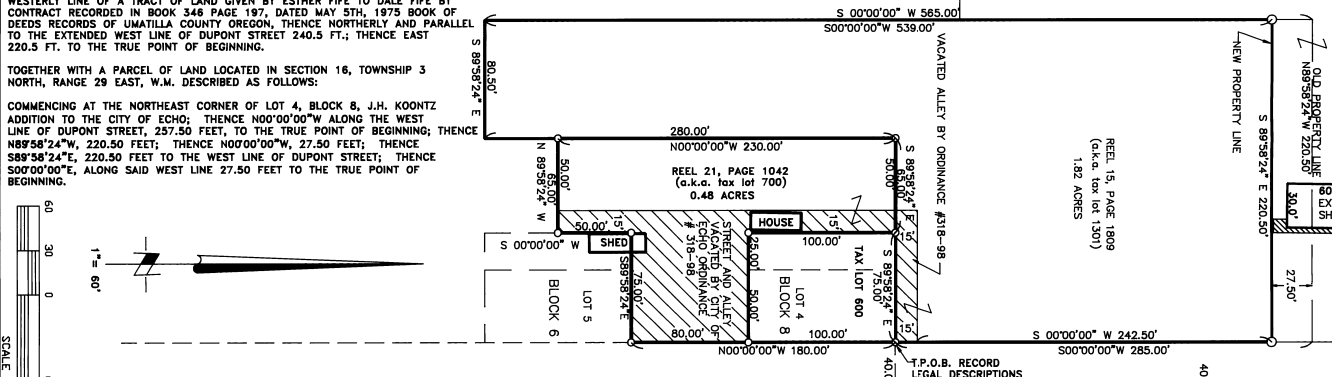
TOGETHER WITH:
VACATED GARDEN STREET AND ATTACHED ALLEYS, AS DESCRIBED IN CITY OF ECHO ORDINANCE NO. 318-98.

ALL BEING IN THE COUNTY OF UMATILLA AND STATE OF OREGON;

EXCEPTING ANY AND ALL WATER RIGHTS OF WAY.

REEL 233, PAGE 222
(a.k.a. tax lot 1300)
(entire parcel not surveyed)

REEL 15, PAGE 1809
(a.k.a. tax lot 1301)
1.82 ACRES



SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO (1) MONUMENT THE CORNERS OF THAT PROPERTY DESCRIBED IN REEL 21, PAGE 1042 WHICH NOW INCLUDES VACATED GARDEN STREET AND ATTACHED ALLEYS AS DESCRIBED IN CITY OF ECHO ORDINANCE NO. 318-98 AND (2) TO ADJUST THE COMMON BOUNDARY BETWEEN TAX LOTS 1300 & 1301 SO THAT THE EXISTING SHOP WILL BE LOCATED ENTIRELY ON WHAT IS NOW TAX LOT 1301.

THE BEARING BASE FOR THIS SURVEY IS BASED ON THE FOUND MONUMENTS AT THE INTERSECTION OF DUPONT & MAIN AND DUPONT & SPRAGUE ASSUMED TO BE N 00°00'00"E. ADDITIONAL MONUMENTS TIED IN THIS SURVEY ARE AS SHOWN. BOUNDARY LINES WERE HELD PARALLEL TO DUPONT STREET AND SPRAGUE STREET.

THIS SURVEY WAS PERFORMED WITH A TWO PERSON SURVEY CREW USING A SOKKIA SET 3 TOTAL STATION HAVING A STANDARD ERROR OF 3" ANGULAR AND ±5mm +3ppm TIMES THE DISTANCE. ALL MONUMENTS WERE VISITED ON 9/2/98.

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 SEPTEMBER 1998, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEYING RECORDING LAW, AS ESTABLISHED BY ORS 92.

REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. WAGNER
OREGON 02817LS
RENEWS 6/30/00

DATE 10/26/98

RSI ROGERS SURVEYING INC.
2304 N. 1ST STREET
HERMISTON, OR. 97838
PHONE (541) 567-5859
FAX: (541) 567-6757

NOTES:

1. BASIS OF BEARING IS THE PLAT OF J.H. KOONTZ ADDITION TO THE CITY OF ECHO, AS RECORDED IN DEED BOOK 1, PAGE 126, RECORDS OF UMATILLA COUNTY, OREGON.
2. (M) = MEASURED (C) = COMPUTED (P) = PLAT (D) = DEED
3. ○ = DENOTES SET 5/8"x24" REBAR WITH YELLOW PLASTIC CAP STAMPED "RSI-GBW 02817LS".
4. ● = DENOTES FOUND MONUMENT AS NOTED.
5. EQUIPMENT AND PROCEDURES USED: LIETZ SET 3 TOTAL STATION; CLOSED TRAVERSE AND RADIAL SURVEY METHODS UTILIZED.
6. ▨ = DENOTES VACATED PORTIONS OF GARDEN STREET AND ADJACENT ALLEY.

CLIENT	JERRIE FIFE	JOB NO.	8298
PROJECT	BOUNDARY LINE ADJUSTMENT SEC. 16, T. 3N. R. 29E., W.M.		
DRAWN BY:	ETP	SCALE:	1" = 60'
APPROVED:	GBW	DATE:	10-12-98
F. B. NO.:	008	VERSION-	ACAD14
FILE:	OR08298.DWG	SHEET	1 OF 1