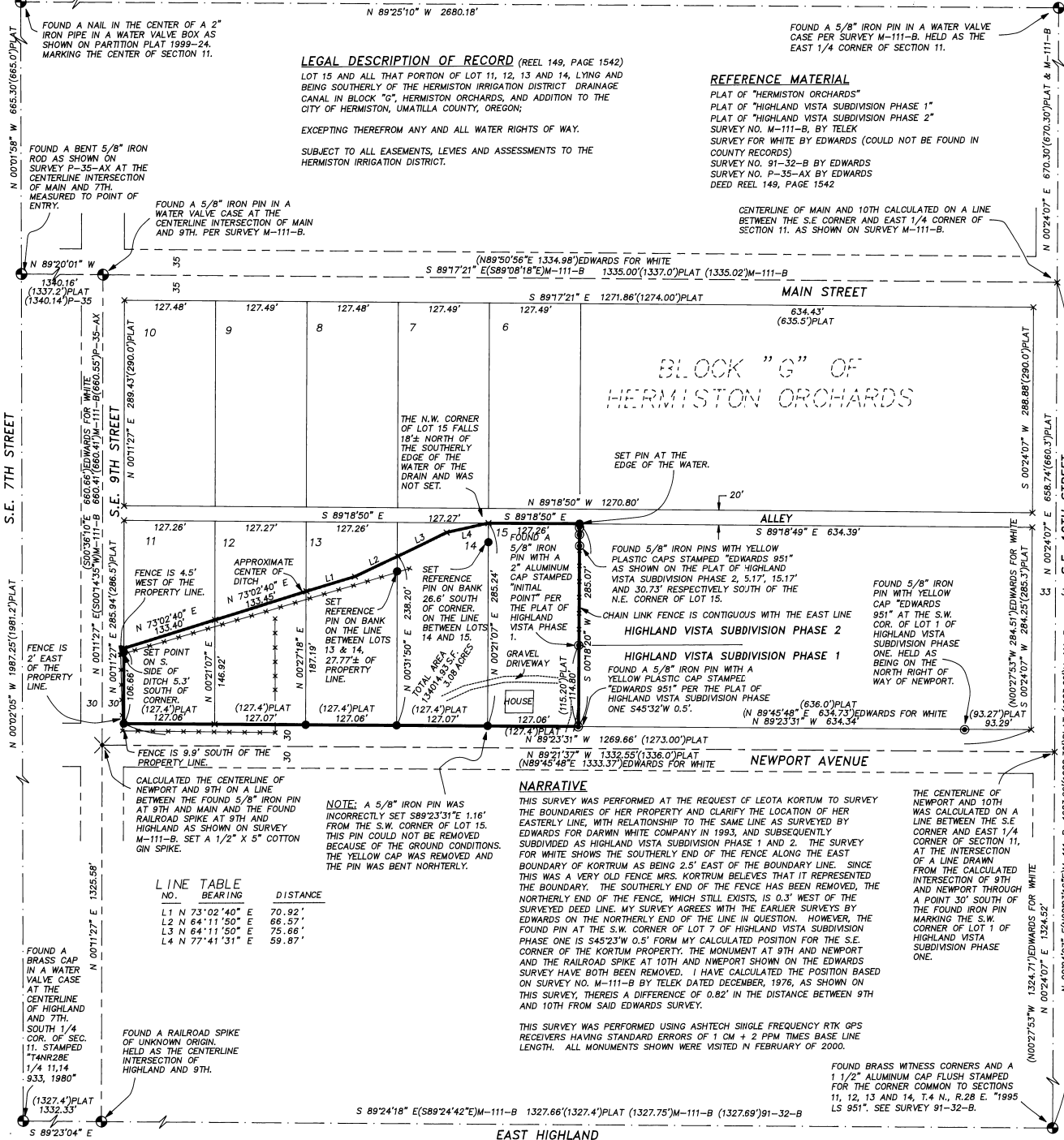


RIDGEWAY AVENUE



LEGAL DESCRIPTION OF RECORD (REEL 149, PAGE 1542)

LOT 15 AND ALL THAT PORTION OF LOT 11, 12, 13 AND 14, LYING AND BEING SOUTHERLY OF THE HERMISTON IRRIGATION DISTRICT DRAINAGE CANAL IN BLOCK "G", HERMISTON ORCHARDS, AND ADDITION TO THE CITY OF HERMISTON, UMATILLA COUNTY, OREGON;

EXCEPTING THEREFROM ANY AND ALL WATER RIGHTS OF WAY.

SUBJECT TO ALL EASEMENTS, LEVIES AND ASSESSMENTS TO THE HERMISTON IRRIGATION DISTRICT.

REFERENCE MATERIAL

PLAT OF "HERMISTON ORCHARDS"
 PLAT OF "HIGHLAND VISTA SUBDIVISION PHASE 1"
 PLAT OF "HIGHLAND VISTA SUBDIVISION PHASE 2"
 SURVEY NO. M-111-B, BY TELEX SURVEY FOR WHITE BY EDWARDS (COULD NOT BE FOUND IN COUNTY RECORDS)
 SURVEY NO. 91-32-B BY EDWARDS
 SURVEY NO. P-35-AX BY EDWARDS
 DEED REEL 149, PAGE 1542

BASIS OF BEARINGS

A GEODETIC BEARING OF N00°24'07"E ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 11 BETWEEN THE 1 1/2" ALUMINUM CAP MARKING THE S.E. CORNER OF SECTION 11 AND THE 5/8" IRON ROD MARKING THE EAST 1/4 CORNER OF SECTION 11, AS DETERMINED BY GPS OBSERVATIONS USING SINGLE FREQUENCY ASHTECH G024 RTK GPS RECEIVERS WITH THE BASE LOCATED NEAR THE SOUTH RIGHT OF WAY LINE OF NEWPORT 600' WEST OF 10TH STREET.

LEGEND

- ONE QUARTER SECTION LINE
- PROPERTY LINE
- CENTERLINE
- RIGHT OF WAY LINE
- PLATTED LOT LINE
- FENCE
- FOUND SURVEY MONUMENT AS NOTED
- ⊙ FOUND 5/8" IRON PIN WITH YELLOW CAP STAMPED "EDWARDS 951" AS NOTED
- SET 5/8" X 30" REBAR WITH A YELLOW PLASTIC CAP STAMPED "TOMKINS SURVEYING"
- ⊗ SET A 1/2" X 5" COTTON GIN SPIKE
- × CALCULATED POINT NOT FOUND OR SET.
- (XOX) RECORD DIMENSION AS NOTED.

BLOCK "G" OF HERMISTON ORCHARDS

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF LEOTA KORTUM TO SURVEY THE BOUNDARIES OF HER PROPERTY AND CLARIFY THE LOCATION OF HER EASTERLY LINE, WITH RELATIONSHIP TO THE SAME LINE AS SURVEYED BY EDWARDS FOR DARWIN WHITE COMPANY IN 1993, AND SUBSEQUENTLY SURVEYED AS HIGHLAND VISTA SUBDIVISION PHASE 1 AND 2. THE SURVEY FOR WHITE SHOWS THE SOUTHERLY END OF THE FENCE ALONG THE EAST BOUNDARY OF KORTUM AS BEING 2.5' EAST OF THE BOUNDARY LINE. SINCE THIS WAS A VERY OLD FENCE MRS. KORTUM BELIEVES THAT IT REPRESENTED THE BOUNDARY. THE SOUTHERLY END OF THE FENCE HAS BEEN REMOVED, THE NORTHERLY END OF THE FENCE, WHICH STILL EXISTS, IS 0.3' WEST OF THE SURVEYED DEED LINE. MY SURVEY AGREES WITH THE EARLIER SURVEYS BY EDWARDS ON THE NORTHERLY END OF THE LINE IN QUESTION. HOWEVER, THE FOUND PIN AT THE S.W. CORNER OF LOT 7 OF HIGHLAND VISTA SUBDIVISION PHASE ONE IS S45°23'W 0.5' FORM MY CALCULATED POSITION FOR THE S.E. CORNER OF THE KORTUM PROPERTY. THE MONUMENT AT 9TH AND NEWPORT AND THE RAILROAD SPIKE AT 10TH AND NEWPORT SHOWN ON THE EDWARDS SURVEY HAVE BOTH BEEN REMOVED. I HAVE CALCULATED THE POSITION BASED ON SURVEY NO. M-111-B BY TELEX DATED DECEMBER, 1976, AS SHOWN ON THIS SURVEY, THEREIS A DIFFERENCE OF 0.82' IN THE DISTANCE BETWEEN 9TH AND 10TH FROM SAID EDWARDS SURVEY.

THIS SURVEY WAS PERFORMED USING ASHTECH SINGLE FREQUENCY RTK GPS RECEIVERS HAVING STANDARD ERRORS OF 1 CM. 2 PPD. TIMES BASE LINE LENGTH. ALL MONUMENTS SHOWN WERE VISITED IN FEBRUARY OF 2000.

FOUND BRASS WITNESS CORNERS AND A 1 1/2" ALUMINUM CAP FLUSH STAMPED FOR THE CORNER COMMON TO SECTIONS 11, 12, 13 AND 14, T.4 N., R.28 E. "1995 LS 951". SEE SURVEY 91-32-B.

LINE TABLE

NO.	BEARING	DISTANCE
L1	N 73°02'40" E	70.92'
L2	N 64°11'50" E	66.57'
L3	N 64°11'50" E	75.66'
L4	N 77°41'31" E	59.87'

NOTE: A 5/8" IRON PIN WAS INCORRECTLY SET S89°23'31"E 1.16' FROM THE S.W. CORNER OF LOT 15. THIS PIN COULD NOT BE REMOVED BECAUSE OF THE GROUND CONDITIONS. THE YELLOW CAP WAS REMOVED AND THE PIN WAS BENT NORTHERLY.

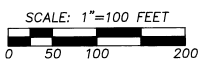
REGISTERED PROFESSIONAL LAND SURVEYOR

Greg E. Flowers

OREGON
 JUNE 30, 1997
 GREG E. FLOWERS
 02820LS

RENEWS 12/31/01

2/11/00



2-2000
 KK
 00-24-B

A SURVEY OF LOTS 11, 12, 13, 14 AND 15 OF BLOCK G IN HERMISTON ORCHARDS, LOCATED IN THE N.E. 1/4 OF THE S.E. 1/4 OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON FOR: LEOTA KORTUM, 945 E. NEWPORT, HERMISTON, OR 97838

TOMKINS LAND SURVEYING, INC.

20 EAST POPLAR ST. SUITE 204
 WALLA WALLA, WA. 99362
 (509) 522-4843

115 WEST HERMISTON AV. SUITE 140
 HERMISTON, OR. 97838
 (541) 564-4448

DATE
 FEBRUARY, 2000

SCALE
 1"=100'

KORTUM.DWG