

**LEGAL DESCRIPTIONS (PARCEL DESCRIPTIONS OF AREAS BEING TRANSFERRED)**

(CITY OF HERMISTON TO LOOKOUT INVESTMENTS, LLC)  
 THE NORTH 20.00 FEET OF THE SOUTH 90.00 FEET OF THE WEST 50.0 FEET OF THE FOLLOWING DESCRIBED PARCEL:  
 BEGINNING AT THE SOUTHEAST CORNER OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M.; THENCE NORTH 209 FEET; THENCE WEST 209 FEET; THENCE SOUTH 209 FEET; THENCE EAST 209 FEET TO THE POINT OF BEGINNING.

(LOOKOUT INVESTMENTS, LLC TO CITY OF HERMISTON)  
 THE EAST 20.00 FEET OF THE WEST 70.0 FEET OF THE SOUTH 70.00 FEET OF THE FOLLOWING DESCRIBED PARCEL:  
 BEGINNING AT THE SOUTHEAST CORNER OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M.; THENCE NORTH 209 FEET; THENCE WEST 209 FEET; THENCE SOUTH 209 FEET; THENCE EAST 209 FEET TO THE POINT OF BEGINNING.

PLAT OF QUAIL RIDGE, PHASE IV  
 BOOK 15, PAGE 36

**RECORD SURVEY**

FOR BOUNDARY LINE ADJUSTMENT  
 LOCATED IN THE SW 1/4, NW 1/4 OF SECTION 2  
 TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M.  
 CITY OF HERMISTON, UMATILLA COUNTY, OREGON

**LEGAL DESCRIPTIONS (RESULTANT PARCELS OF BOUNDARY ADJUSTMENT)**

(TAX LOT 1700)  
 THE NORTH 50.00 FEET OF THE SOUTH 70.00 FEET OF THE WEST 70.00 FEET OF THE FOLLOWING DESCRIBED PARCEL:  
 BEGINNING AT THE SOUTHEAST CORNER OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M.; THENCE NORTH 209 FEET; THENCE WEST 209 FEET; THENCE SOUTH 209 FEET; THENCE EAST 209 FEET TO THE POINT OF BEGINNING.

(TAX LOT 1600)  
 THAT PORTION OF THE EAST HALF OF THE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SOUTHEAST CORNER OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 209 FEET; THENCE WEST 209 FEET; THENCE SOUTH 209 FEET THENCE EAST 209 FEET TO THE POINT OF BEGINNING;

EXCEPT THE SOUTH 70.00 FEET OF THE WEST 70.00 FEET AND EXCEPT ANY PORTION LYING IN EAST THEATER LANE AND NORTHEAST 4<sup>TH</sup> STREET RIGHT OF WAY.

ALSO THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2; TOWNSHIP 4 NORTH, RANG 28 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 2; THENCE SOUTH 89°32'34"EAST, 1328.74 FEET ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 2 TO THE SOUTHWEST CORNER OF SAID WEST HALF BEING MONUMENTED WITH A 1/2" IRON REBAR AS SHOWN ON THE PLAT OF PHEASANT RUN PHASE I, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 13 OF PLATS, PAGE 45, UMATILLA COUNTY RECORDS; THENCE NORTH 00°22'03"EAST, 209.00 FEET TO THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN BARGAIN AND SALE DEED RECORDED IN REEL 283, PAGE 124, RECORDS OF UMATILLA COUNTY AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°32'34"EAST, 49.24 FEET ALONG THE EASTERLY PROJECTION OF THE NORTH LINE OF SAID TRACT TO A POINT ON CURVE ON THE WEST RIGHT OF WAY LINE OF NE 4<sup>TH</sup> STREET AS DESCRIBED IN DEDICATION DEED RECORDED IN REEL 373, PAGE 596 (THE RADIUS POINT OF SAID CURVE BEARS NORTH 82°29'29"WEST, 2102.54 FEET); THENCE SOUTHERLY, 116.22 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°3'10"02" TO A POINT OF TANGENT; THENCE SOUTH 10°40'36"WEST, 52.22 FEET; THENCE SOUTH 50°34'16"WEST A DISTANCE OF 28.98 FEET TO THE EAST LINE OF SAID TRACT DESCRIBED IN REEL 283 PAGE 124; THENCE NORTH 00°22'03"EAST, 184.87 FEET TO THE TRUE POINT OF BEGINNING.

**NARRATIVE**

THIS SURVEY WAS PERFORMED IN MAY 2019 AT THE REQUEST OF THE CITY OF HERMISTON. THE PURPOSE OF THIS SURVEY IS TO ADJUST THE BOUNDARIES OF TAX LOT 1600 OWNED BY LOOKOUT INVESTMENTS, LLC & TAX LOTS 1700 & 1800, OWNED BY THE CITY OF HERMISTON. THE CITY'S PUMP STATION IS CURRENTLY LOCATED ON PORTIONS OF TAX LOTS 1600 AND 1700 WHICH IS DESCRIBED AS THE WEST 50 FEET OF THE SOUTH 90 FEET OF THAT PARCEL DESCRIBED IN BARGAIN AND SALE DEED, REEL 283, PAGE 124 RECORDS OF UMATILLA COUNTY. THE CITY OF HERMISTON INTENDS TO DEED THE 20'x50' TAX LOT 1800 TO LOOKOUT INVESTMENTS IN EXCHANGE FOR THE 20'x50' PORTION OF TAX LOT 1600 IN ORDER TO PLACE THE PUMP STATION BUILDING ENTIRELY ON CITY PROPERTY.

SEPARATE DOCUMENTS WILL BE FILED FOR THE LAND EXCHANGE AND FOR THE RESULTANT PARCELS CREATED BY THIS BOUNDARY ADJUSTMENT.

THE BASIS OF BEARING OF THIS SURVEY IS THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 2 ACCORDING TO THE PLATS OF PHEASANT RUN AND QUAIL RIDGE AS SHOWN IN THE SURVEY REFERENCES BELOW. NEW SURVEY MONUMENTS WILL BE SET MARKING THE CORNERS OF ADJUSTED TAX LOT 1700 (THE NORTH 50' OF THE SOUTH 70' OF THE WEST 70') OF THE ADJACENT PARCEL.

**SURVEYOR'S CERTIFICATION**

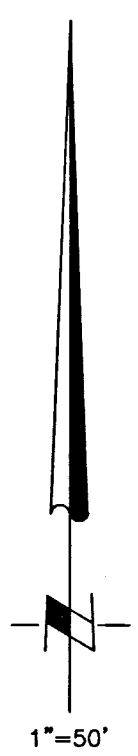
I, GARY B. WAGNER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN JUNE 2019, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY ORS 92.

LINE	DIRECTION	LENGTH
L1	N50°34'18"E	35.41
L2	N10°40'36"E	52.22
L3	S89°32'34"E	70.00
L4	S0°22'04"W	50.00
L5	N89°32'34"W	70.00
L6	N0°22'04"E	50.00

LINE	DIRECTION	LENGTH
L1	N50°34'18"E	35.41
L2	N10°40'36"E	52.22
L3	S89°32'34"E	70.00
L4	S0°22'04"W	50.00
L5	N89°32'34"W	70.00
L6	N0°22'04"E	50.00

FND. BRASS CAP IN MON. BOX

EAST THEATER LANE (CO. RD NO. 693)



(NOT A PART OF THIS SURVEY)

15' SLOPE ESM'T. REEL 372 PG. 0054

1/16th. SECTION LINE  
 PORTION OF LOT 14 PLAT OF QUAIL RIDGE, BOOK 14, PAGE 41

N.E. 4TH STREET  
 (SEE REEL 373, PAGE 0596)

PLAT OF QUAIL RIDGE, BOOK 14, PAGE 41

PLAT OF QUAIL RIDGE, BOOK 14, PAGE 41

SEE REEL 283, PAGE 124 (T.L. 1600)

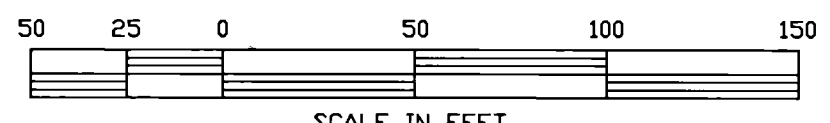
SEE REEL 373 PG. 597 (4TH-ST. R/W)

**SURVEY REFERENCES**

- DEED RECORD, REEL 283, PAGE 124,
- DEED RECORD, REEL 373, PAGE 596,
- PLAT OF QUAIL RIDGE, BOOK 14, PAGE 41
- PLAT OF QUAIL RIDGE-PHASE II, BOOK 14, PAGE 57
- PLAT OF PHEASANT RUN, PHASE 1, BOOK 13, PAGE 45
- RECORD SURVEY FOR COPPER BASIN, COUNTY FILE 98-08-B

**NOTES:**

- BASIS OF BEARING: BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 2 AS SHOWN ON THE PLAT OF QUAIL RIDGE, RECORDED IN BOOK 14, PAGE 41, RECORDS OF UMATILLA COUNTY, OREGON.
- O = DENOTES SET 5/8"x24" REBAR WITH YELLOW PLASTIC CAP STAMPED "WAGNER 02817LS".
- ✕ = DENOTES FOUND PROPERTY CORNER MONUMENTS STAMPED GBW LS02817 PER PLAT OF QUAIL RIDGE BOOK 14, PAGE 41.
- ✕ = FOUND SCRIBE "X" IN SIDEWALK FOR ANGLE POINT PROPERTY LINE PER PLAT OF QUAIL RIDGE BOOK 14, PAGE 41.
- (M) = MEASURED THIS SURVEY (N00°00'E, 200.0') = RECORD PER DEED FILED IN REEL 283, PAGE 124
- EQUIPMENT AND PROCEDURES; THIS SURVEY WAS PERFORMED USING A LEICA 405A ELECTRONIC TOTAL STATION HAVING STANDARD ERRORS OF 5" ANGULAR AND 5mm + 2ppm DISTANCE



DATE 8/06/19

**RECEIVED BY**  
 Umatilla County Surveyor  
 Date: 8/13/19  
 Rec'd By: CT  
 No.: 19-077-B

REGISTERED PROFESSIONAL LAND SURVEYOR

GARY B. WAGNER  
 OREGON  
 GARY B. WAGNER  
 02817LS  
 RENEWS 6/30/20

REV: 08/6/19

**RSI ROGERS SURVEYING INC., P.S.**  
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 RICHLAND, WA. 99352  
 PHONE (509) 783-4141  
 FAX: (509) 783-8994  
 www.rogerssurveying.com

CLIENT	CITY OF HERMISTON		JOB	09819
PROJECT	RECORD SURVEY-BNDRY LINE ADJUSTMENT PORTION OF E 1/2, SW 1/4, NW 1/4			
DRN. BY	GBW/RAR	SCALE	1"= 50'	F. B. NO.
APPROVED	GBW	DATE	4/11/19	ACAD VER -2019 FILE: 09819.DWG
			SHEET 1	OF 1