

A MAP OF SURVEY FOR RIGHT-OF-WAY DEDICATION

LOCATED WITHIN THE NORTHWEST ONE-QUARTER SECTION 24, TOWNSHIP 4 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON

SURVEY NARRATIVE

THIS SURVEY WAS DONE AT THE REQUEST OF RANCH AND HOME IN COOPERATION WITH THE CITY OF HERMISTON FOR THE PURPOSE OF DEDICATING A SIXTY FOOT WIDE RIGHT OF WAY, WHICH IS AN EXTENSION OF EAST PENNEY AVENUE, IN ORDER TO CONNECT TO HIGHWAY US 395, AS SHOWN ON THIS SURVEY.

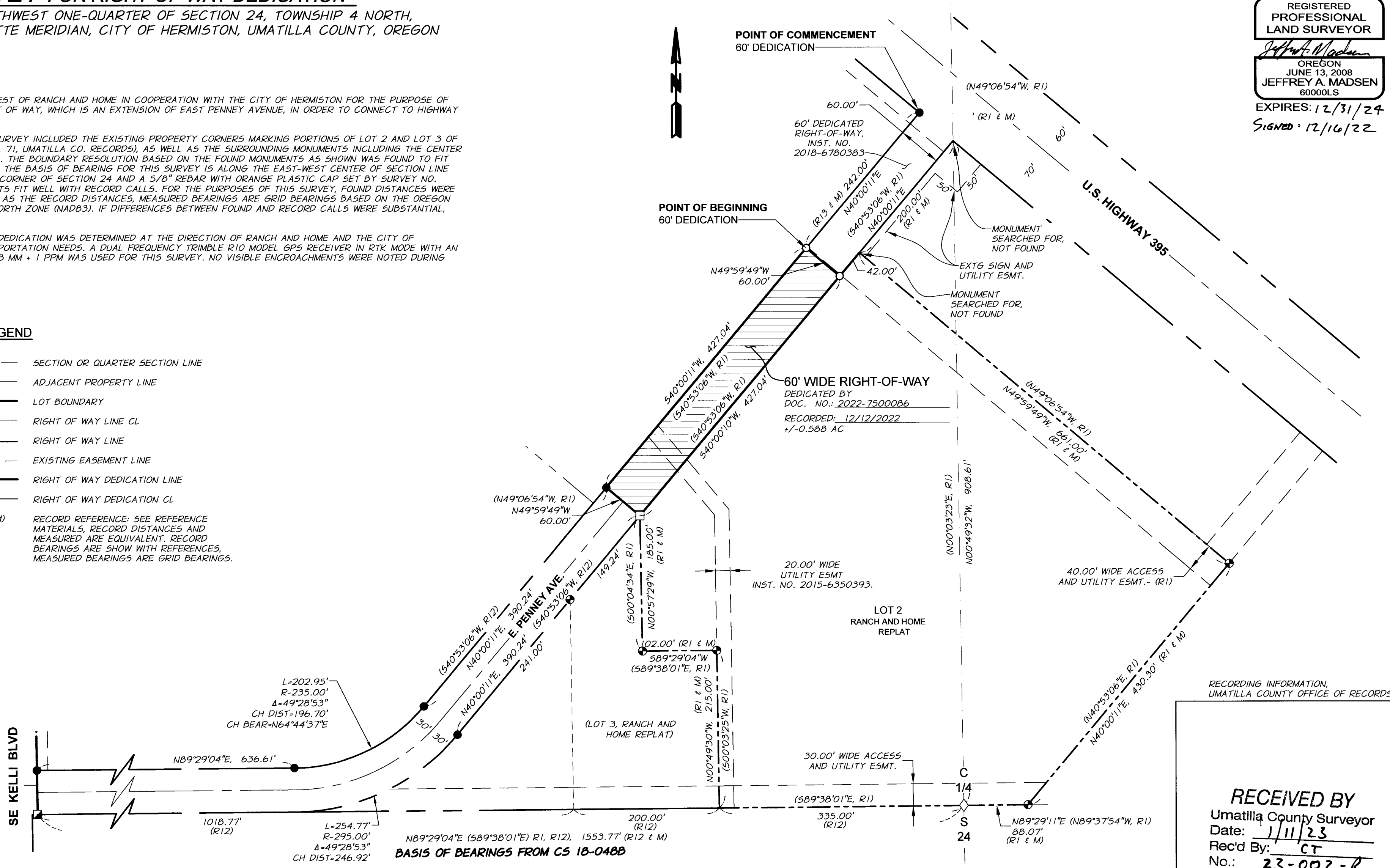
THE MONUMENT RECOVERY FOR THIS SURVEY INCLUDED THE EXISTING PROPERTY CORNERS MARKING PORTIONS OF LOT 2 AND LOT 3 OF RANCH AND HOME REPLAT (BK. 16, PG. 71, UMATILLA CO. RECORDS), AS WELL AS THE SURROUNDING MONUMENTS INCLUDING THE CENTER ONE-QUARTER CORNER OF SECTION 24. THE BOUNDARY RESOLUTION BASED ON THE FOUND MONUMENTS AS SHOWN WAS FOUND TO FIT VERY WELL WITH THE RECORDS CALLS. THE BASIS OF BEARING FOR THIS SURVEY IS ALONG THE EAST-WEST CENTER OF SECTION LINE BETWEEN SAID CENTER ONE-QUARTER CORNER OF SECTION 24 AND A 5/8" REBAR WITH ORANGE PLASTIC CAP SET BY SURVEY NO. 18-008B, AS SHOWN. FOUND MONUMENTS FIT WELL WITH RECORD CALLS. FOR THE PURPOSES OF THIS SURVEY, FOUND DISTANCES WERE HELD TO BE HARMONIOUS, AND SHOWN AS THE RECORD DISTANCES, MEASURED BEARINGS ARE GRID BEARINGS BASED ON THE OREGON STATE PLANE COORDINATE SYSTEM, NORTH ZONE (NAD83). IF DIFFERENCES BETWEEN FOUND AND RECORD CALLS WERE SUBSTANTIAL, THEY HAVE BEEN NOTED.

THE LOCATION OF THE RIGHT OF WAY DEDICATION WAS DETERMINED AT THE DIRECTION OF RANCH AND HOME AND THE CITY OF HERMISTON, BASED ON FUTURE TRANSPORTATION NEEDS. A DUAL FREQUENCY TRIMBLE R10 MODEL GPS RECEIVER IN RTK MODE WITH AN AVERAGE HORIZONTAL ACCURACY OF 8 MM + 1 PPM WAS USED FOR THIS SURVEY. NO VISIBLE ENCROACHMENTS WERE NOTED DURING THIS SURVEY.

LEGEND

- SECTION OR QUARTER SECTION LINE
- ADJACENT PROPERTY LINE
- LOT BOUNDARY
- RIGHT OF WAY LINE CL
- RIGHT OF WAY LINE
- EXISTING EASEMENT LINE
- RIGHT OF WAY DEDICATION LINE
- RIGHT OF WAY DEDICATION CL
- (RX & M) RECORD REFERENCE: SEE REFERENCE MATERIALS, RECORD DISTANCES AND MEASURED ARE EQUIVALENT. RECORD BEARINGS ARE SHOWN WITH REFERENCES, MEASURED BEARINGS ARE GRID BEARINGS.

SE KELLI BLVD



REGISTERED PROFESSIONAL LAND SURVEYOR
 JEFFREY A. MADSEN
 OREGON
 JUNE 13, 2008
 JEFFREY A. MADSEN
 60000LS
 EXPIRES: 12/31/24
 SIGNED: 12/16/22

RECORDING INFORMATION,
 UMATILLA COUNTY OFFICE OF RECORDS

RECEIVED BY
 Umatilla County Surveyor
 Date: 1/11/23
 Rec'd By: CT
 No.: 23-002-8

REFERENCE MATERIALS

- UMATILLA COUNTY SURVEY RECORDS:
- R 1. RANCH AND HOME REPLAT BK. 16, PG. 71, CS 18-064-B
 - R 2. CS 18-008-B
 - R 3. REPLAT OF LOT 1&2, BLK. 1 AND BLK. 2 HERMISTON PORT-UNIT ONE AND LOT 8, BLK. 3 HIGHLANDER CENTER-UNIT TWO, BK. 13, PG. 67, CS 95-93-B
 - R 4. HERMISTON PORT-UNIT ONE, BK. 13, PG. 11, CS 90-01-B
 - R 5. CS 89-086-B
 - R 6. PARTITION PLAT 2008-25, CS 08-150-B
 - R 7. HIGHLANDER CENTER SUBDIVISION - UNIT TWO, BK. 12, PG. 4
 - R 8. PARTITION PLAT 1997-06, CS 97-64-B
 - R 9. CAMPBELL DRIVE SECOND ADDITION, BK. 14, PG. 2
- UMATILLA COUNTY DEED DOCUMENTS
- R 10. INSTRUMENT NO. 2001-3850379 - HERMISTON FOODS LLC, VESTING DOCUMENT
 - R 11. REEL 186, PAGE 1665 - CITY OF HERMISTON, VESTING DOCUMENT
 - R 12. HERMISTON FOODS REPLAT, BOOK 16, PAGE 85, CS 19-048B
 - R 13. DEDICATION DEED, INSTRUMENT NO. 2018-6780383

FOUND MONUMENT REFERENCES - MONUMENTS RECOVERED 11-02-2021 & 12-09-2021

- SET 5/8" X 30" REBAR WITH 1 1/2" ALUMINUM CAP, MARKED "APA 60000 L5" - SET 12/06/2022
- FOUND 5/8" REBAR W/1 1/2" ALUMINUM CAP; POSADA; CS 19-048B (R12)
- ⊙ FOUND 5/8" REBAR W/YPC; DYCK; CS 18-064B (R1)
- ⊠ FOUND 5/8" REBAR W/OPC; BEST; CS 18-008B (R2)
- ◇ FOUND 2 3/8" BRASS CAP; EDWARDS; 89-086B (R5)
- FOUND 5/8" REBAR; EDWARDS; BK 13, PG 11, CS 90-01B

ANDERSON PERRY & ASSOCIATES, INC.
 1901 N. FIR STREET
 LA GRANDE, OREGON 97850
 1-541-963-8309



CITY OF HERMISTON
RANCH AND HOME
RIGHT-OF-WAY DEDICATION

CITY OF HERMISTON
 180 NE SECOND STREET
 HERMISTON, OREGON 97838

SCALE: 1"=100
 DATE: 16-Dec-22
 JOB NO. 736-125 (100)

Anderson Perry & Associates, Inc.
 engineering surveying natural resources

SHEET 1/1