

RECORD SURVEY

BOUNDARY LINE ADJUSTMENT
 BETWEEN PARCELS 1 & 2, PARTITION PLAT NO. 2002-16,
 LOCATED IN A PORTION OF SW 1/4, SW 1/4, SECTION 3,
 TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M.
 CITY OF HERMISTON, UMATILLA COUNTY, OREGON

NEW LEGAL DESCRIPTIONS

PARCEL ONE, PARTITION PLAT NO 2002-16, ACCORDING TO THE SURVEY THEREOF, RECORDS OF UMATILLA COUNTY.

EXCEPT THAT PORTION OF SAID PARCEL ONE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF PARCEL ONE OF SAID PLAT; THENCE SOUTH 00°00'17"EAST, 635.74 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 89°46'41"WEST, 152.00 FEET TO THE SOUTHEAST CORNER OF PARCEL TWO OF SAID PLAT; THENCE NORTH 00°00'17"WEST, 151.20 FEET; THENCE SOUTH 89°59'43"WEST, 40.00 FEET; THENCE NORTH 00°00'17"WEST, 184.96 FEET; THENCE NORTH 89°46'41"WEST, 70.34 FEET; THENCE NORTH 45°06'31"EAST, 42.35 FEET; THENCE NORTH 00°00'17"WEST, 219.75 FEET; THENCE NORTH 89°59'43"EAST, 26.50 FEET; THENCE NORTH 00°00'17"WEST, 50.00 FEET TO THE NORTH LINE OF PARCEL ONE OF SAID PLAT; THENCE SOUTH 89°44'36"EAST, 205.83 FEET TO THE POINT OF BEGINNING.

NEW PARCEL AREA IS 2.50 ACRES.

PARCEL TWO, PARTITION PLAT NO 2002-16, ACCORDING TO THE SURVEY THEREOF, RECORDS OF UMATILLA COUNTY.

TOGETHER WITH THAT PORTION OF PARCEL ONE OF SAID PLAT DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF PARCEL ONE OF SAID PLAT; THENCE SOUTH 00°00'17"EAST, 635.74 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 89°46'41"WEST, 152.00 FEET TO THE SOUTHEAST CORNER OF PARCEL TWO OF SAID PLAT; THENCE NORTH 00°00'17"WEST, 151.20 FEET; THENCE SOUTH 89°59'43"WEST, 40.00 FEET; THENCE NORTH 00°00'17"WEST, 184.96 FEET; THENCE NORTH 89°46'41"WEST, 70.34 FEET; THENCE NORTH 45°06'31"EAST, 42.35 FEET; THENCE NORTH 00°00'17"WEST, 219.75 FEET; THENCE NORTH 89°59'43"EAST, 26.50 FEET; THENCE NORTH 00°00'17"WEST, 50.00 FEET TO THE NORTH LINE OF PARCEL ONE OF SAID PLAT; THENCE SOUTH 89°44'36"EAST, 205.83 FEET TO THE POINT OF BEGINNING.

NEW PARCEL AREA IS 6.22 ACRES.

SURVEYOR'S CERTIFICATION

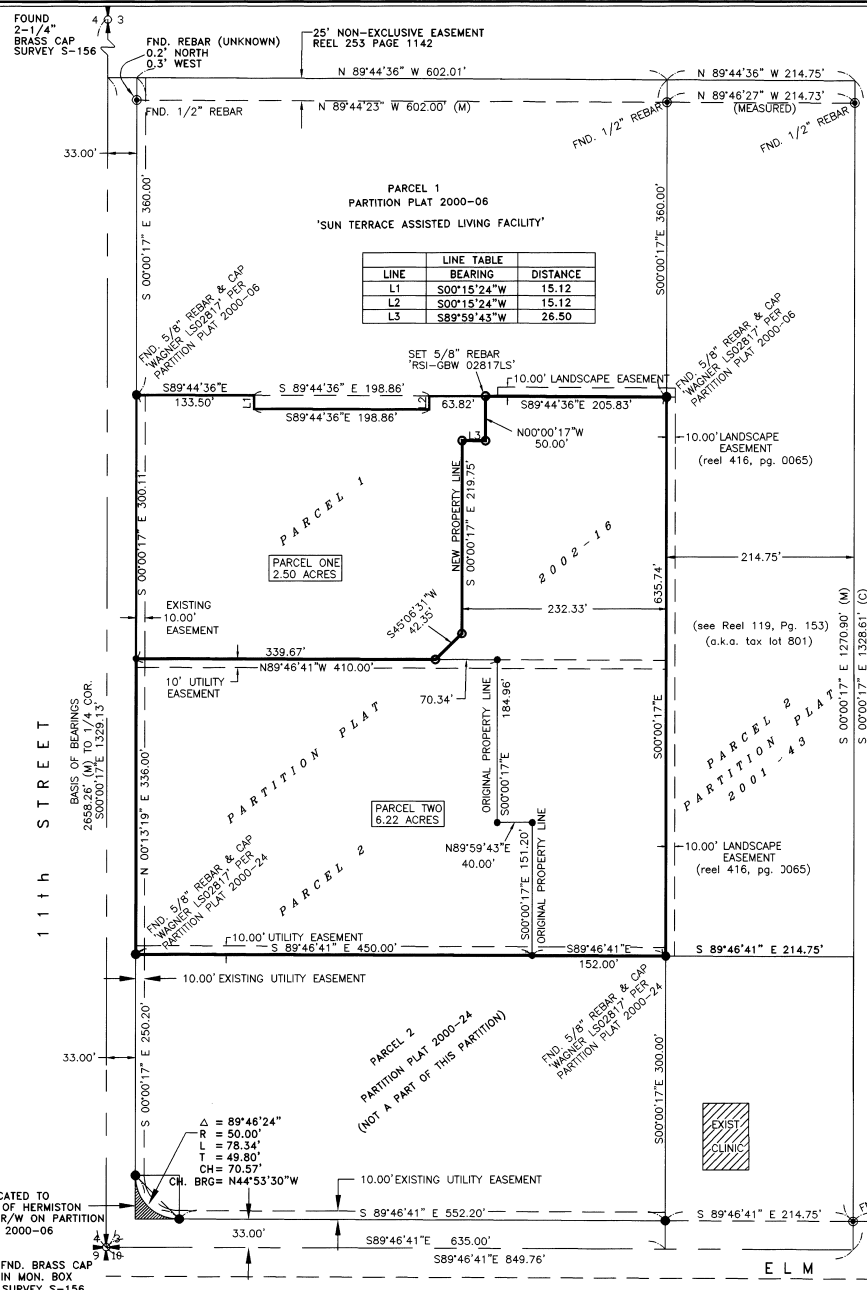
I, GARY B. WAGNER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN AUGUST, 2003, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY ORS 92.

12/10/03
 DATE

SURVEYOR'S NARRATIVE

THIS SURVEY WAS UNDERTAKEN IN JULY, 2003 AT THE REQUEST OF REGENCY SOUTH, INC. THE PURPOSE OF THIS SURVEY WAS TO RE-CONFIGURE THE BOUNDARIES OF PARCELS ONE AND TWO OF PARTITION PLAT NO. 2002-16 AS SHOWN HEREON. AS A RESULT OF THE ADJUSTMENT, PARCEL ONE, OWNED BY REGENCY DEVELOPMENT WILL DECREASE IN SIZE FROM 5.42 ACRES TO 2.50 ACRES. PARCEL TWO, OWNED BY STERLING RIDGE APARTMENTS, LLC., WILL INCREASE IN SIZE FROM 3.30 ACRES TO 6.22 ACRES. THE NEW LEGAL DESCRIPTIONS OF THE RESULTANT PARCELS ARE SHOWN ABOVE AND WERE RECORDED BY SEPARATE INSTRUMENT. THIS BOUNDARY LINE ADJUSTMENT WAS APPROVED BY THE CITY OF HERMISTON ON AUGUST 17, 2003.

THIS SURVEY AND THE BASIS OF BEARING ARE BASED ON PARTITION PLAT 2002-16, ACCORDING TO THE SURVEY THEREOF RECORDED AS DOCUMENT NO. 2002-4100751, RECORDS OF UMATILLA COUNTY. THIS SURVEY WAS PERFORMED USING A TOPCON GTS-225 ELECTRONIC TOTAL STATION.

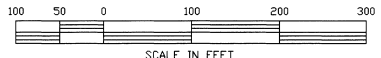


111th STREET

ELM STREET

NOTES & LEGEND

- THE BASIS OF BEARING FOR THIS SURVEY IS PARTITION PLAT NO. 2000-16, ACCORDING TO THE SURVEY THEREOF, RECORDS OF UMATILLA COUNTY, OREGON.
- (M) = MEASURED (C) = COMPUTED (P) = PLAT (D) = DEED
- = DENOTES SET 5/8"x30" REBAR WITH YELLOW PLASTIC CAP STAMPED 'GBW 02817LS'.
- = DENOTES FOUND 5/8" IRON REBAR & CAP 'WAGNER, LS02817' PER PARTITION PLAT 2000-06, 2000-24 & 2002-16.



RSI ROGERS SURVEYING INC.
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 RICHLAND, WA. 99352
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CLIENT	REGENCY SOUTH, INC.	JOB	18903
PROJECT	BOUNDARY LINE ADJUSTMENT PARCELS 1 & 2, PARTITION PLAT NO. 2002-16		
DRN. BY	RPJ	SCALE 1" = 100'	F. B. NO. NONE
APPROVED	GBW	DATE 7-10-03	SDPROJ-- 0806199
			FILE: 18903.DWG
			SHEET 1 OF 1

RECEIVED BY
 Umatilla County Surveyor
 Date 12-03
 Received by KK
 No. 03-342-B

REV: 12/18/03 GBW