

# RECORD OF SURVEY

## BOUNDARY LINE ADJUSTMENT

IN THE SW 1/4 OF SECTION 11  
TOWNSHIP 4 NORTH, RANGE 28  
EAST OF THE W.M., CITY OF HERMISTON  
UMATILLA COUNTY, OREGON.

CLIENT: **JAY AND LINDA BOGNER**  
320 EAST NEWPORT AVENUE  
HERMISTON, OREGON  
97838

### SURVEYOR'S NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF JAY AND LINDA BOGNER. THE PURPOSE OF THE SURVEY IS TO PERFORM A LOT LINE ADJUSTMENT FOR TWO ADJOINING TAX LOTS KNOWN AS TL 303 AND TL 301 TO ENCOMPASS A PUMP BUILDING ON TL 301.

I ENCOUNTERED NUMEROUS ERRORS AND DISCREPANCIES IN THE DEEDS WITHIN THIS BLOCK. THEY DO NOT MATHEMATICALLY CLOSE. IN ADDITION, THE LOT LINES HAVE CHANGED ON NUMEROUS DIFFERENT OCCASIONS OVER THE YEARS. I APPROACHED THIS SURVEY BY ESTABLISHING THE BLOCK CORNERS FROM THE CENTER STREET MONUMENTS EITHER FOUND OR CALCULATED. ONCE THOSE BLOCK CORNERS WERE CALCULATED I HAD TO SURVEY EACH LOT THAT FALLS WITHIN THE BLOCK IN ORDER TO PERFORM THIS LOT LINE ADJUSTMENT.

THE WESTERLY RIGHT OF WAY LINE OF S.E. FOURTH STREET WAS CALCULATED BY THE FOLLOWING FOUND MONUMENTS:

A 3/4" IRON PIPE WITH A BRASS NAIL IN A MONUMENT BOX AT THE INTERSECTIONS OF S.E. FOURTH STREET WITH EAST NEWPORT AVENUE.

A 5/8" IRON ROD IN A MONUMENT BOX AT THE INTERSECTIONS OF S.E. FOURTH STREET WITH EAST HIGHLAND AVENUE.

THE SOUTHERLY RIGHT OF WAY LINE OF EAST NEWPORT STREET WAS CALCULATED BY THE FOLLOWING FOUND MONUMENTS:

A 3/4" IRON PIPE WITH A BRASS NAIL IN A MONUMENT BOX AT THE INTERSECTIONS OF S.E. FOURTH STREET WITH EAST NEWPORT AVENUE.

A BRASS BAR AT THE INTERSECTIONS OF S.E. THIRD STREET WITH EAST NEWPORT AVENUE.

THE EASTERLY RIGHT OF WAY LINE OF S.E. THIRD STREET WAS CALCULATED BY THE FOLLOWING FOUND MONUMENT AND CALCULATED POSITION:

A BRASS BAR AT THE INTERSECTIONS OF S.E. THIRD STREET WITH EAST NEWPORT AVENUE.

THE LOCATION OF THE CENTERLINE OF S.E. THIRD STREET WITH THE CENTERLINE OF EAST TAMARACK AVENUE WAS CALCULATED FROM SURVEY NUMBER 00-98-B & M-59.

THE NORTHERLY RIGHT OF WAY LINE OF EAST TAMARACK STREET WAS CALCULATED FROM SURVEY NUMBER 00-98-B & M-59.

ONCE THE DEEDS WERE DECIPHERED I MADE AN INITIAL SEARCH WITHIN THE BLOCK FOR ANY PREVIOUSLY SET MONUMENTS. RALPH THOMPSON DID A SURVEY WITHIN THIS BLOCK ON AUGUST 20 OF 1964. I CALCULATED THE LOCATIONS OF HIS CORNERS THAT HE SET AND FOUND THE ONES THAT ARE DEPICTED UPON THIS MAP. AT THE TIME THAT MR. THOMPSON DID HIS SURVEY THERE WAS AN ALLEY THAT RAN IN AN EAST-WEST DIRECTION THROUGH THIS BLOCK. IT HAS SINCE BEEN VACATED BY ORDINANCE NO. 526 IN BOOK 286 PAGE 220 IN UMATILLA COUNTY DEED RECORDS DATED JANUARY 13 OF 1965.

MY BASIS OF BEARING ON THIS PROJECT IS THE FOUND 3/4" IRON PIPE WITH A BRASS NAIL IN A MONUMENT BOX AT THE INTERSECTIONS OF EAST NEWPORT AVENUE WITH S.E. FOURTH STREET AND THE 5/8" IRON ROD IN A MONUMENT BOX AT THE INTERSECTIONS OF S.E. FOURTH STREET WITH EAST HIGHLAND AVENUE AS FROM SURVEY NO. 00-98-B.

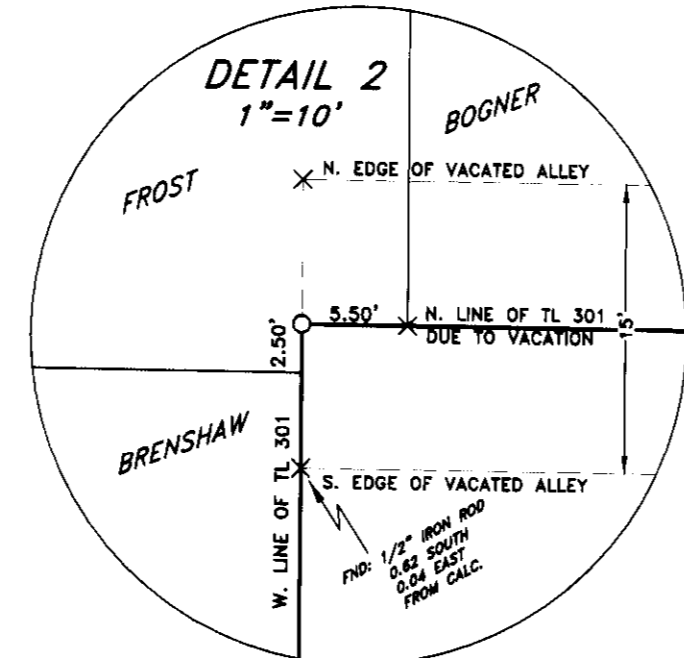
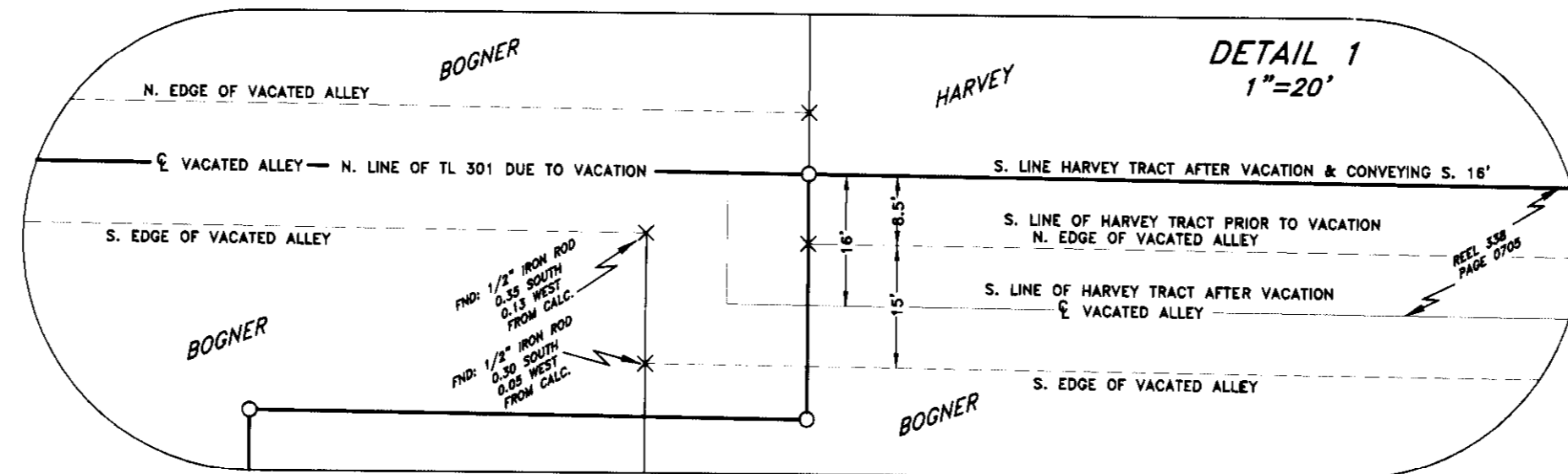
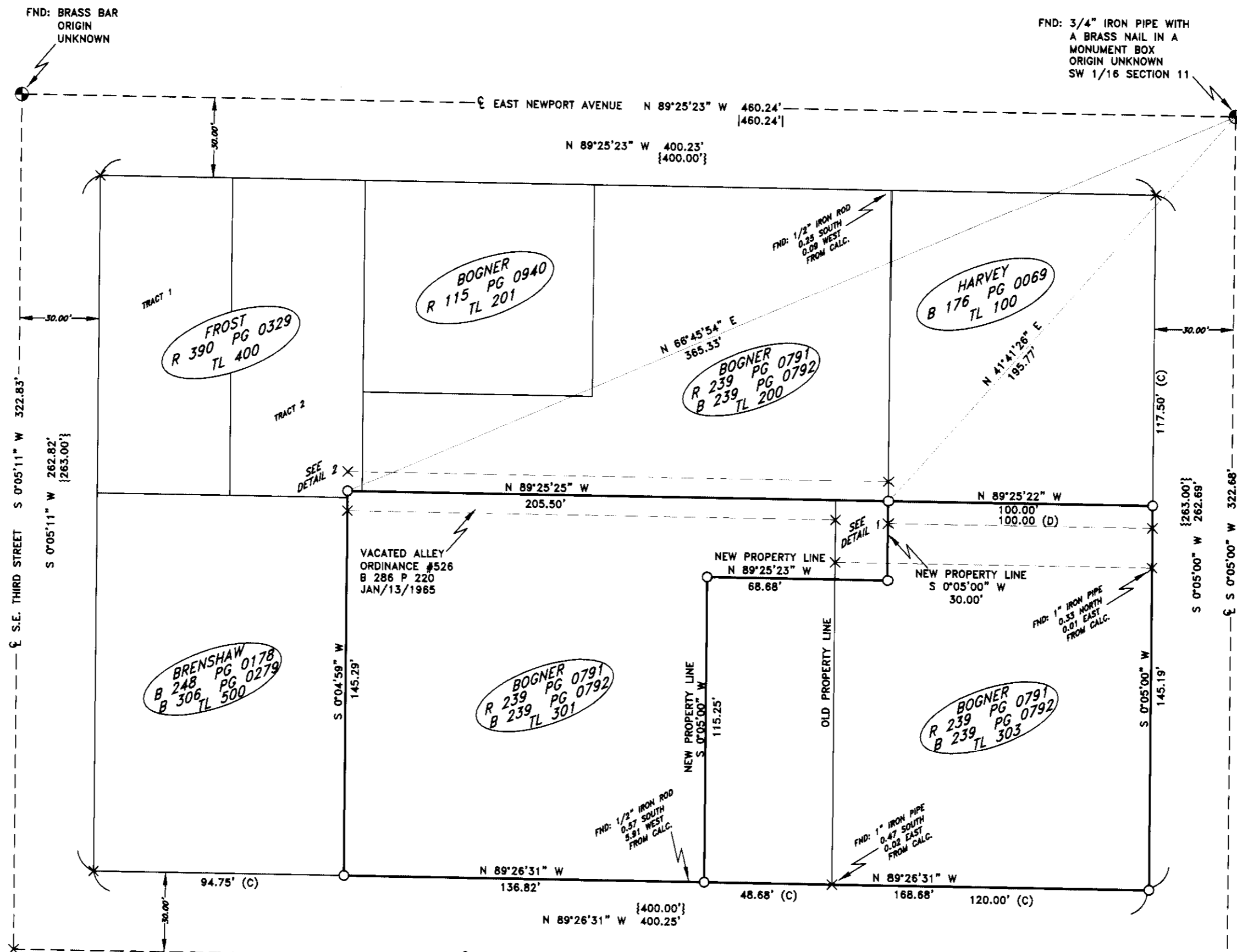
THIS SURVEY WAS ACCOMPLISHED USING THE TOPCON HYPER GPS SYSTEM WITH A LEGACY H RECEIVER. AN ARBITRARY POSITION WAS GENERATED ON THE BASE UNIT AND THE 3/4" IRON PIPE WITH A BRASS NAIL IN A MONUMENT BOX AT THE INTERSECTIONS OF EAST NEWPORT AVENUE WITH S.E. FOURTH STREET, THE 5/8" IRON ROD IN A MONUMENT BOX AT THE INTERSECTIONS OF S.E. FOURTH STREET WITH EAST HIGHLAND AVENUE, AND THE BRASS BAR AT THE INTERSECTIONS OF S.E. THIRD STREET WITH EAST NEWPORT AVENUE WERE SUBSEQUENTLY USED FOR LOCALIZING THE SYSTEM. ALL CORNERS AND FEATURES WERE LOCATED ON A 5 SECOND EPOCH ON A FIXED SOLUTION.

### NEW LEGAL DESCRIPTION TL 301

COMMENCING AT A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "PLS LS 48509" FROM WHICH A 3/4 INCH IRON PIPE WITH A BRASS NAIL IN A MONUMENT BOX AT THE INTERSECTIONS OF EAST NEWPORT AVENUE WITH SOUTHEAST FOURTH STREET, MARKING THE SW 1/16 CORNER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN BEARS N 86°45'54" E, 365.33 FEET; THENCE S 89°25'23" E, 205.50 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "PLS LS 48509"; THENCE S 0°05'00" W, 30.00 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "PLS LS 48509"; THENCE N 89°25'23" W, 68.88 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "PLS LS 48509"; THENCE S 0°05'00" W, 115.25 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "PLS LS 48509"; ON THE NORTHERLY RIGHT OF WAY LINE OF EAST TAMARACK AVENUE; THENCE N 89°26'31" W, 136.82 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "PLS LS 48509"; THENCE N 0°04'59" E, 145.29 FEET LEAVING SAID NORTHERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING. CONTAINING 0.52 ACRES.

### NEW LEGAL DESCRIPTION TL 303

COMMENCING AT A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "PLS LS 48509" FROM WHICH A 3/4 INCH IRON PIPE WITH A BRASS NAIL IN A MONUMENT BOX AT THE INTERSECTIONS OF EAST NEWPORT AVENUE WITH SOUTHEAST FOURTH STREET, MARKING THE SW 1/16 CORNER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN BEARS N 86°45'54" E, 365.33 FEET; THENCE S 89°25'23" E, 205.50 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "PLS LS 48509"; THENCE S 0°05'00" W, 30.00 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "PLS LS 48509"; ON THE WESTERLY RIGHT OF WAY LINE OF SOUTHEAST FOURTH STREET; THENCE S 0°05'00" W, 145.19 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "PLS LS 48509"; ON THE NORTHERLY RIGHT OF WAY LINE OF EAST TAMARACK AVENUE; THENCE N 89°26'31" W, 168.88 FEET LEAVING SAID WESTERLY RIGHT OF WAY LINE AND CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "PLS LS 48509"; THENCE N 0°05'00" E, 115.25 FEET LEAVING SAID NORTHERLY RIGHT OF WAY LINE TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "PLS LS 48509"; THENCE S 89°25'23" E, 68.88 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "PLS LS 48509"; THENCE S 0°05'00" E, 30.00 TO THE POINT OF BEGINNING. CONTAINING 0.52 ACRES.



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Brit L. Primm*

OREGON  
JULY 13, 1999  
BRIT L. PRIMM  
48509

EXPIRATION DATE: 12/31/04

DATE MARCH/22/04

### SURVEYOR'S CERTIFICATION

I, BRIT L. PRIMM, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN MARCH 2004, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY ORS CHAPTER 92. AND HAVE SET THE PROPER MONUMENTS.

RECEIVED BY  
Umatilla County Surveyor  
Date 3-04  
Rec'd by [Signature]  
No. 04-061-B

### LEGEND

- SET 5/8" x 30" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED "PLS LS 48509"
- × COMPUTED POINT
- FOUND MONUMENT AS NOTED

### NOTES

- (C) CALCULATED
- (D) DEED
- ( ) RECORD AS PER SURVEY NO. 00-98-B
- { } RECORD AS PER SURVEY NO. A-11-AX
- | | RECORD AS PER SURVEY NO. M-59
- BOUNDARY OF PROPERTY SURVEYED
- - - EDGE OF VACATED ALLEY

### DEEDS

- BOOK 176 PAGE 0069 (DOC. # 1946-79518)
- BOOK 286 PAGE 0220 (DOC. # 1966-289437)
- REEL 338 PAGE 0705 (DOC. # 1998-3380705)
- REEL 390 PAGE 0329 (DOC. # 2001-3900329)
- BOOK 248 PAGE 0178 (DOC. # 1958-203516)
- BOOK 306 PAGE 0279 (DOC. # 1970-319918)
- REEL 239 PAGE 0791-0792 (DOC. # 93-184851)
- REEL 115 PAGE 0940 (DOC. # 1998-3380705)

### SURVEYS

- THOMPSON SURVEY FOR M.A. PETERSON (NO. A-11-AX)
- EDWARDS SURVEY FOR ST. ANTHONY HOSPITAL (NO. 95-137-A)
- McKINNIS SURVEY FOR PAGE (NO. 00-98-B)
- EDWARDS SURVEY FOR SAWYER (NO. M-59)

### NOTES

ON OCTOBER 20 OF 1988 HAROLD E. HARVEY CONVEYED TO JAY D. BOGNER THE SOUTHERLY 16 FEET OF THE PROPERTY AS IS DESCRIBED ON REEL 338 PAGE 0705 UMATILLA COUNTY DEED RECORDS. HARVEY HAD TITLE TO THE NORTHERLY EDGE OF THE ALLEY PRIOR TO IT BEING VACATED, HE THEN GAINED TITLE TO THE CENTER LINE OF ALLEY AFTER IT WAS VACATED, HE THEN CONVEYED TO BOGNER THE SOUTHERLY 16 FEET THEREOF.

THERE WAS SOME AMBIGUITIES DISCOVERED IN MY RESEARCH AS TO THE SOUTHERLY LINE OF TAX LOT 200 AFTER THE ALLEY WAS VACATED. I ESTABLISHED THE SOUTHERLY LINE UP TO THE CENTER LINE OF THE VACATED ALLEY EASTERLY TO THE WESTERLY EDGE OF THE HARVEY TRACT.

### PRIMM LAND SURVEYING LLC

*[Logo]*

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pls@oregontrail.net

CLIENT: <b>JAY AND LINDA BOGNER</b>	
SW 1/4 OF SEC. 11, TWP. 4 N, RNG. 28 E., OF THE W.M.	
PROJECT:	BOUNDARY LINE ADJUSTMENT OF TWO ADJOINING LOTS LOCATED IN THE SW 1/4 OF SEC 11 TWP. 4 N., RNG. 28 E. OF THE W.M.
JOB#:	0403004
DATE:	3/11/04
FB/PG:	012/14
SHEET:	1 OF 1
DRAWN BY:	BLP
APPROVED:	BLP