

RECORD OF SURVEY

LOT LINE ADJUSTMENT

IN THE SE 1/4 OF SECTION 13
TOWNSHIP 5 NORTH, RANGE 27
EAST OF THE W.M., CITY OF UMATILLA
UMATILLA COUNTY, OREGON

CLIENT: **KEITH AND KATHRYN METCALF**
28481 SOUTH SHORE DRIVE
UMATILLA, OREGON
97882

SURVEYOR'S NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF KEITH AND KATHRYN METCALF. THE PURPOSE OF THE SURVEY IS TO PERFORM A LOT LINE ADJUSTMENT OF THAT LAND DESCRIBED ON REEL 419 PAGE 0451 AND RECORDED AS DOCUMENT NO. 2002-4190451. THE INTENTION IS TO ADJUST THE BOUNDARIES OF TAX LOT 1300 AND 1400 WITH TAX LOT 1300 CONTAINING 1.00 ACRE AND THE REMAINDER TO TAX LOT 1400. THE ACREAGE IN EACH TAX LOT WILL INCLUDE THAT PROPERTY FROM THE SOUTHERLY RIGHT OF WAY LINE OF SOUTH SHORE DRIVE TO THE CENTER LINE OF THE ABANDONED RAIL ROAD AT A NORMAL.

THE LOCATIONS AND CALCULATED POSITIONS OF THE MONUMENTS SET ARE AS FOLLOWS:

THE THREE NORTHERLY CORNERS WERE FOUND AND OR CALCULATED BY THE MONUMENTS FOUND ALONG THE U.S. CORPS OF ENGINEERS TAKING LINE IN THIS SECTION

THE CENTERLINE OF HIGHWAY # 730, RAILROAD RIGHT OF WAY AND THE NORTHERLY RIGHT OF WAY AND SOUTHERLY RIGHT OF WAY OF SHORE DRIVE WAS CALCULATED UTILIZING OREGON STATE HIGHWAY DEPARTMENT LOCATION MAP OF THE IRRIGON-UMATILLA SECTION OF THE COLUMBIA RIVER HIGHWAY (88-18-21).

THE TWO WESTERLY CORNERS OF TAX LOT 1300 WERE CALCULATED BY THE DEED DIRECTION AS WELL AS THE FOUND MONUMENT ON THE TAKING LINE AT THE NORTHWEST CORNER. I HELD THAT MONUMENT AND ROTATED THE DEED DIRECTION SLIGHTLY TO MATCH THOSE FROM PARTITION PLAT 1999-36.

THE TWO EASTERLY CORNERS OF TAX LOT 1400 WERE CALCULATED FROM DEED DISTANCES AND THE MONUMENTS FOUND ALONG THE U.S. CORPS OF ENGINEERS TAKING LINE.

THOSE CORNERS SOUTH OF SHORE DRIVE WERE CALCULATED FROM THE PREVIOUS MENTIONED FOUND MONUMENTS AS WELL AS THE CALCULATED POSITIONS OF THE RIGHT OF WAYS OF SHORE DRIVE AND THE ABANDONED RAILROAD. THE LINES WERE CALCULATED AT A NORMAL TO THE ABANDONED RAILROAD.

THE BASIS OF BEARING ON THIS SURVEY IS THE FOUND 8" CONCRETE CYLINDER WITH BRASS PLUG MONUMENTING THE SECTION CORNER COMMON TO SECTIONS 13,14,23, & 24 AS WELL AS THE 3" BRASS CAP MONUMENTING THE SECTION CORNER COMMON TO SECTIONS 13,18,19, & 24, AND IS BASED ON SURVEY NO. Q-952-B.

THIS SURVEY WAS ACCOMPLISHED USING THE TOPCON HYPER GPS SYSTEM WITH A LEGACY H RECEIVER. AN AUTONOMOUS POSITION WAS GENERATED ON THE BASE UNIT AND THE TWO PREVIOUSLY MENTIONED SECTION CORNERS WERE SUBSEQUENTLY USED FOR LOCALIZING THE SYSTEM. ALL CORNERS AND FEATURES WERE LOCATED ON A 5 SECOND EPOCH ON A FIXED SOLUTION.

LEGAL DESCRIPTION OF RECORD

TRACT I:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 27, E.W.M., WHICH IS A CEMENT MONUMENT 8 INCHES IN DIAMETER, SET 18 INCHES IN THE GROUND MARKED ON TOP WITH A COPPER TACK; THENCE NORTH 387.5 FEET TO THE NORTH RIGHT OF WAY OF THE O.W.R. & N. CO.; THENCE ALONG SAID RIGHT OF WAY LINE NORTH 81°51' EAST 382.11 FEET TO AN IRON PIN SET ON SAID NORTH RIGHT OF WAY LINE; THENCE CONTINUING ON SAID NORTH RIGHT OF WAY LINE NORTH 81°51' EAST 280.8 FEET; THENCE CONTINUING ON SAID NORTH RIGHT OF WAY LINE NORTH 78°29' EAST 164.3 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION, SAID POINT BEING THE SOUTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO MELLIE A. HOYT, BY R.E. GOAD, AS SHERIFF OF UMATILLA COUNTY, OREGON, BY SHERIFF'S DEED RECORDED OCTOBER 9, 1955 BOOK 149, PAGE 314, DEED RECORDS, UMATILLA COUNTY, OREGON; THENCE ALONG SAID NORTH RIGHT OF WAY LINE SOUTH 78°28' WEST 164.3 FEET; THENCE SOUTH 81°51' WEST 119.35 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE NORTH 02°28' WEST 232.08 FEET; THENCE NORTH 73°02' EAST 291.87 FEET TO A POINT 10 FEET DISTANT, AT RIGHT ANGLES FROM THE EAST LINE OF SAID HOYT TRACT; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID HOYT TRACT 723.16 FEET TO A POINT ON THE NORTH LINE OF SAID HOYT TRACT; THENCE NORTH 78°29' EAST ALONG SAID NORTH LINE 10.2 FEET TO THE NORTHEAST CORNER OF SAID HOYT TRACT, SAID POINT BEING MARKED BY A ONE-HALF INCH IRON PIN; THENCE SOUTH ALONG THE EAST LINE OF SAID HOYT TRACT 992.00 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PORTION CONVEYED TO UNITED STATES OF AMERICA, BY DEED RECORDED IN BOOK 272, PAGE 400, DEED RECORDS, UMATILLA COUNTY, OREGON.

ALSO EXCEPTING THEREFROM THAT PORTION LYING WITHIN COUNTY ROAD NO. 1282 AKA SHORE DRIVE.

ALL BEING EAST, WILLAMETTE MERIDIAN, COUNTY OF UMATILLA, STATE OF OREGON.

TRACT II:

A TRACT OF LAND LYING IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 27, E.W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SAID NORTHWEST QUARTER OF SOUTHWEST QUARTER; THENCE NORTH ALONG CENTERLINE OF SAID SECTION 13, A DISTANCE OF 397.5 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF O.W.R. & N. CO.; THENCE NORTH 81°51' EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 543.58 FEET; THENCE NORTH 00°26' WEST A DISTANCE OF 232.08 FEET TO THE NORTHWEST CORNER OF THAT TRACT OF LAND CONVEYED TO LESLIE J. O'BRIEN BY DEED RECORDED IN BOOK 205, PAGE 284, DEED RECORDS, UMATILLA COUNTY, OREGON, SAID POINT BEING THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUING NORTH 00°26' WEST A DISTANCE OF 50 FEET TO SOUTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO BETTY M. MILBAUSE, RECORDED IN BOOK 330, PAGE 484, DEED RECORDS, UMATILLA COUNTY, OREGON; THENCE NORTH ALONG EAST LINE OF SAID MILBAUSE TRACT TO U.S. CORPS OF ENGINEERS' TAKING LINE; THENCE NORTHEASTERLY ALONG SAID TAKING LINE TO A POINT ON WEST LINE OF SAID O'BRIEN TRACT; THENCE SOUTHERLY ALONG SAID WEST LINE TO A POINT ON THE NORTHERLY LINE OF SAID O'BRIEN TRACT; THENCE SOUTH 73°02' WEST ALONG SAID NORTH LINE A DISTANCE OF 291.87 FEET TO SAID NORTHWEST CORNER AND THE POINT OF BEGINNING;

ALL BEING EAST, WILLAMETTE MERIDIAN, COUNTY OF UMATILLA, STATE OF OREGON.

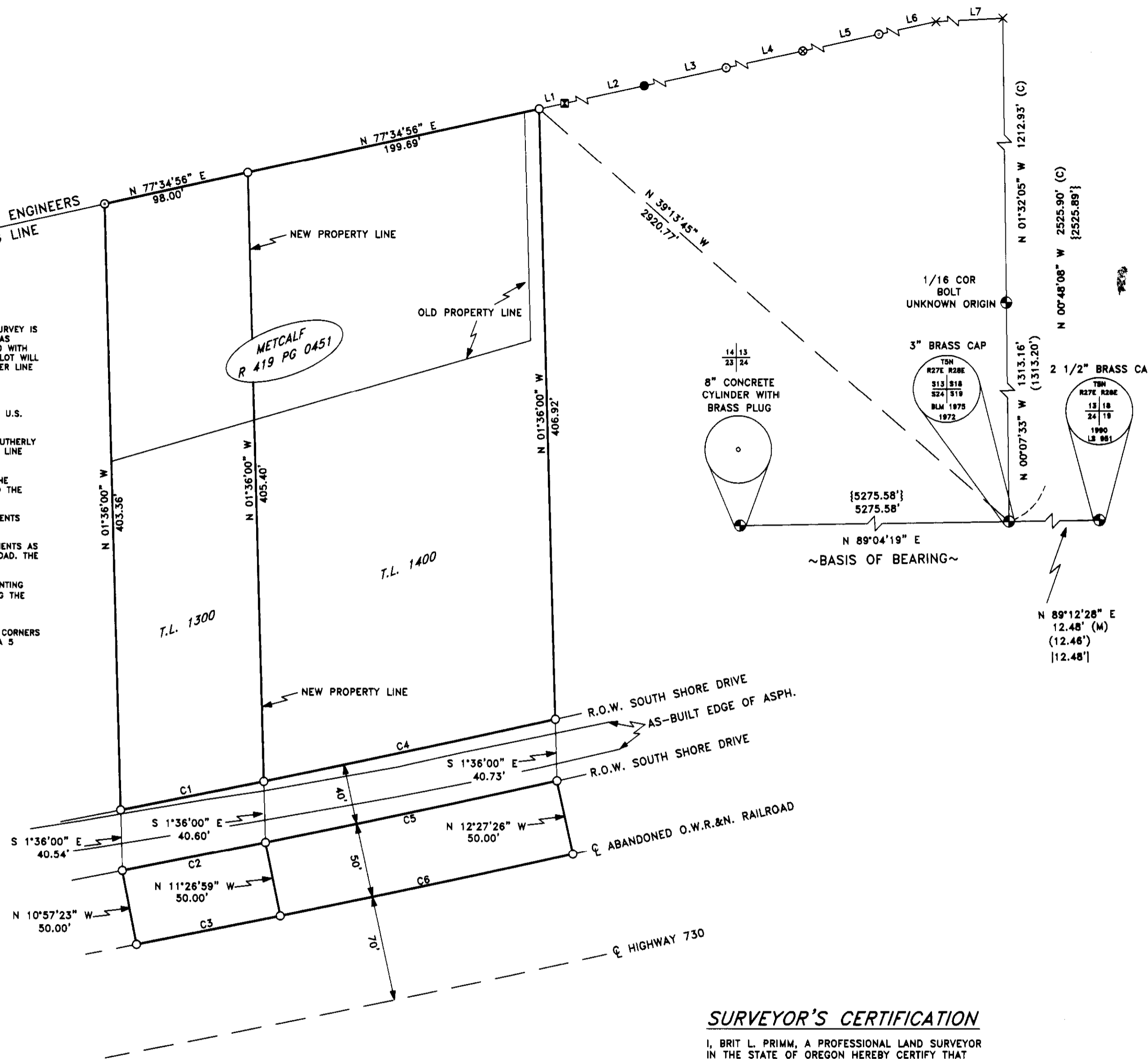
TRACT III:

AN EASEMENT FOR INGRESS AND EGRESS 20 FEET IN WIDTH, BEING 10 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT NORTHEAST CORNER OF SOUTHWEST QUARTER OF SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 27, E.W.M., WHICH IS A CEMENT MONUMENT 8" IN DIAMETER, 18 INCHES IN THE GROUND MARKED WITH A COPPER TACK; THENCE NORTH 387.5 FEET TO A POINT ON NORTH LINE OF O.W.R. & N. CO. NORTH RIGHT OF WAY; THENCE NORTH 81°51' EAST A DISTANCE OF 382.11 FEET TO AN IRON PIN IN SAID RIGHT OF WAY LINE; THENCE CONTINUING NORTH 81°51' EAST A DISTANCE OF 151.45 FEET TO THE TRUE POINT OF BEGINNING FOR THIS EASEMENT DESCRIPTION; THENCE NORTH 02°28' WEST A DISTANCE OF 282.08 FEET, MORE OR LESS TO SOUTH LINE OF THAT TRACT OF LAND DESCRIBED IN CONTRACT TO LLOYD H. SAMPSON, ET UX, RECORDED IN BOOK 261, PAGE 507, DEED RECORDS, UMATILLA COUNTY, OREGON;

EXCEPTING THEREFROM THAT PORTION LYING WITHIN COUNTY ROAD NO. 1282, AKA SHORE DRIVE.

ALL BEING EAST, WILLAMETTE MERIDIAN, COUNTY OF UMATILLA, STATE OF OREGON.



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	LONG CHORD	LC BRNG
C1	00°29'42"	11299.0657	97.64'	97.64'	N 78°45'46" E
C2	00°29'36"	11339.0657	97.63'	97.63'	N 78°47'49" E
C3	00°29'36"	11389.0657	98.06'	98.06'	N 78°47'49" E
C4	01°00'40"	11299.0657	199.42'	199.42'	N 78°00'34" E
C5	01°00'27"	11339.0657	199.39'	199.39'	N 78°02'48" E
C6	01°00'27"	11389.0657	200.27'	200.27'	N 78°02'48" E

LINE TABLE

LINE	HD	RECORD	BEARING
L1	17.79'	-----	N 77°34'56" E
L2	281.68'	-----	N 77°33'40" E
L3	171.78'	-----	N 77°33'39" E
L4	138.57'	{138.49'}	N 77°37'05" E
L5	158.63'	{158.63'}	N 77°37'05" E
L6	299.28'	{299.27'}	N 77°34'58" E
L7	789.81'	{200.27'}	N 87°30'00" E

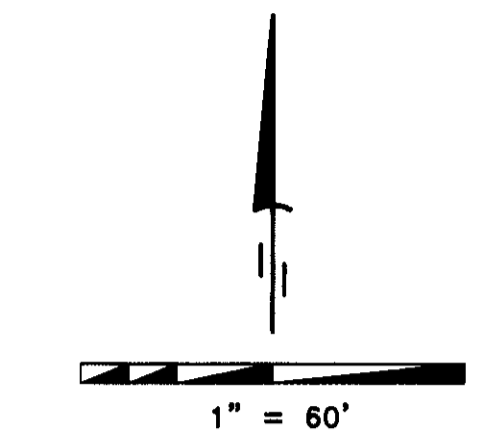
SURVEYOR'S CERTIFICATION

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.

REGISTERED PROFESSIONAL LAND SURVEYOR
Brit L. Primm
OREGON JULY 13, 1999
BRIT L. PRIMM 48509

EXPIRATION DATE: 12/31/04 RECEIVED BY

Umatilla County Surveyor
Date 04-04
Rec'd by KK
No. 04-81-B



- LEGEND**
- FOUND 5/8" x 30" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED "PLS LS 48509"
 - SET 5/8" x 30" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED "PLS LS 48509"
 - × COMPUTED POINT
 - ⊙ 1-1/2" IRON PIPE WITH A BRASS SCREW AND WASHER STAMPED AS NOTED
 - ⊕ 5/8" REBAR WITH A YELLOW PLASTIC CAP STAMPED "GBW-02B17LS"
 - ⊗ FOUND MONUMENT AS NOTED
 - ⊠ FOUND 4" ALUM. CAP MARKED 13-7.

- NOTES**
- () RECORD AS PER SURVEY NO. 99-128-B
 - { } RECORD AS PER SURVEY NO. Q-952-B
 - | | RECORD AS PER SURVEY NO. 91-01-B
 - BOUNDARY OF PROPERTY SURVEYED

- DEEDS**
- REEL 419 PAGE 0451 (DOC. # 2002-4190421)
 - REEL 200 PAGE 243-247 (DOC. # 159166)

- SURVEYS**
- OREGON STATE HIGHWAY DEPARTMENT LOCATION LINE MAP OF THE IRRIGON-UMATILLA SECTION OF THE COLUMBIA RIVER HIGHWAY (NO. 88-18-21)
 - ROGERS SURVEY FOR MICHAEL BUILDING & DESIGN, PARTITION PLAT 1999-36 (NO. 99-128-B)
 - CH2M HILL INC. SURVEY FOR CORPS OF ENGINEERS (NO. Q-952-B)
 - EDWARDS SURVEY FOR UMATILLA COUNTY (NO. 91-01-B)

PRIMM LAND SURVEYING LLC

P.O. BOX 1322, 775 S.E. 10TH
HERMISTON, OR 97838
BUI (541) 564-7887
FAX (541) 567-8020
pls@oregontrail.net

CLIENT: **KEITH AND KATHRYN METCALF**

SE 1/4 OF SEC. 13, TWP. 5 N, RNG. 27 E., OF THE W.M.

PROJECT: LOT LINE ADJUSTMENT OF THAT PROPERTY DESCRIBED ON REEL 419 PAGE 0451 AND RECORDED ON DOC. NO 2002-4190451 AS WELL AS THE LANDS ON THE SOUTH SIDE OF SHORE DRIVE UP TO THE CENTERLINE OF ABANDONED RAIL ROAD AS DESCRIBED ON REEL 200 PAGE 243-247.

JOB#: 0403005
DATE: 3/19/04
FB/PG: 012/17
SHEET: 1 OF 1
DRAWN BY: KPP
APPROVED: BLP