

RECORD LEGAL DESCRIPTIONS

DENNIS TO PEARCE-WOODFIELD:

PARCEL 1:
COMMENCING AT THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 28 EAST, THENCE WEST ALONG THE SOUTH LINE OF SECTION 3 A DISTANCE OF 164.91 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE NORTH AND PARALLEL TO THE CENTERLINE OF UMATILLA DAM - HERMISTON SECTION OF THE OLD OREGON TRAIL HIGHWAY A DISTANCE OF 120.00 FEET; THENCE WEST AT RIGHT ANGLES FROM SAID CENTER LINE 95.00 FEET; THENCE SOUTH AND PARALLEL TO SAID CENTER LINE A DISTANCE OF 120.00 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 3; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID SECTION 3 A DISTANCE OF 95.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING THE SOUTH 33 FEET THEREOF WHICH LIES WITHIN THE RIGHT OF WAY OF COUNTY ROAD NO. 611.
ALL BEING EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF UMATILLA AND STATE OF OREGON.
ALSO EXCEPTING ANY AND ALL ROADS AND WATER RIGHTS OF WAY.

PARCEL 2:
COMMENCING AT THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 28 EAST, THENCE WEST ALONG THE SOUTH LINE OF SECTION 3 TO A POINT ON THE WEST RIGHT OF WAY LINE OF THE UMATILLA DAM - HERMISTON SECTION OF THE OLD OREGON TRAIL HIGHWAY AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH ALONG THE WEST RIGHT OF WAY LINE OF SAID HIGHWAY 120 FEET; THENCE WEST AT RIGHT ANGLES FROM SAID RIGHT OF WAY LINE 27.8 FEET; THENCE SOUTH, PARALLEL WITH THE WEST RIGHT OF WAY LINE OF SAID HIGHWAY, 120 FEET TO A POINT ON THE SOUTH LINE OF SECTION 3; THENCE EAST ALONG THE SOUTH LINE OF SECTION 3, 27.8 FEET TO THE POINT OF BEGINNING.

EXCEPTING THE SOUTH 33 FEET THEREOF WHICH LIES WITHIN THE RIGHT OF WAY OF COUNTY ROAD NO. 611.
EXCEPTING THEREFROM THAT TRACT CONVEYED TO MAYNARD E. CASTEEL BY DEED DATED APRIL 30, 1963 RECORDED MAY 7, 1963 IN BOOK 271, PAGE 572.
ALSO EXCEPTING THEREFROM THAT TRACT OF LAND CONVEYED TO THE STATE OF OREGON, DEPT. OF TRANSPORTATION, HIGHWAY DIVISION BY DEED RECORDED OCTOBER, 18, 1996 IN MICROFILM R-299, PAGE 93, OFFICE OF COUNTY RECORDS, UMATILLA COUNTY, OREGON.
ALL BEING EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF UMATILLA AND THE STATE OF OREGON.
ALSO EXCEPTING ANY AND ALL ROAD RIGHTS OF WAY.

JONES TO PEARCE-WOODFIELD

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 28 E.W.M., UMATILLA COUNTY, OREGON; THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 3 TO A POINT ON THE WEST RIGHT OF WAY LINE OF THE UMATILLA DAM - HERMISTON SECTION OF THE OLD OREGON TRAIL HIGHWAY AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH ALONG THE WEST RIGHT OF WAY LINE OF SAID HIGHWAY 240.3 FEET TO THE SOUTH EAST CORNER OF THAT TRACT OF LAND CONVEYED TO JOSEPH C. BALLENGER BY DEED RECORDED IN BOOK 181, PAGE 276, DEED RECORDS; THENCE WEST AT RIGHT ANGLES FROM SAID RIGHT OF WAY LINE AND ALONG THE SOUTH LINE OF SAID BALLENGER TRACT 27.8 FEET TO THE SOUTHWEST CORNER OF SAID BALLENGER TRACT; THENCE SOUTH PARALLEL TO THE WEST RIGHT OF WAY LINE OF SAID HIGHWAY 240.3 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 3; THENCE EAST ALONG THE SOUTH LINE OF SAID SECTION 3 A DISTANCE OF 27.8 FEET TO THE POINT OF BEGINNING.

EXCEPTING THE SOUTH 120 FEET THEREOF, CONVEYED TO HOWARD J. REID IN BOOK 224, PAGE 641, DEED RECORDS.
ALSO EXCEPTING ANY PORTION LYING WITHIN U.S. HIGHWAY 395, FORMERLY KNOWN AS STATE HIGHWAY NO. 32.

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF PARLEY PEARCE, TO LOCATE THE BOUNDARIES OF AND THE STRUCTURES UPON, PROPERTY AT THE NORTHWEST CORNER OF HIGHWAY 395 AND ELM STREET IN HERMISTON, THE CAPE SHOWN ON THIS MAP ALSO HAS A BASEMENT, WHICH EXTENDS AT LEAST EIGHT FEET BELOW THE FINISH FLOOR ELEVATION SHOWN HEREIN. I HAVE ALSO SHOWN THE DRIVEWAY CURB CUTS TO FACILITATE THE DESIGN OF ANY NEW CONSTRUCTION.

THIS SURVEY WAS PERFORMED AS AN OPEN FIELD TRAVERSE USING A SOKKIA AUTOMATIC TOTAL STATION WITH STANDARD ERRORS OF 3 MILLIMETERS ± 2 PARTS PER MILLION AND 0°00'02". THE MONUMENTS SHOWN HEREIN WERE VISITED IN MARCH, 1999.

FD. 2" BRASS CAP BY L.S. 934
IN VALVE CASE WITH BROKEN LID
AT THE S.W. CORNER OF THE S.E.
1/4 OF SECTION 3.

WEST ELM ST.

N 89°46'01" W 2640.18'
[N89°31'W 2640.27' SURVEY 0-50]
[2640' SURVEY 0-665-A]
[N89°45'58" W 2640.14' SURVEY 95-99-B]
[N89°45'26" W 2640.17' SURVEY 90-48-B]

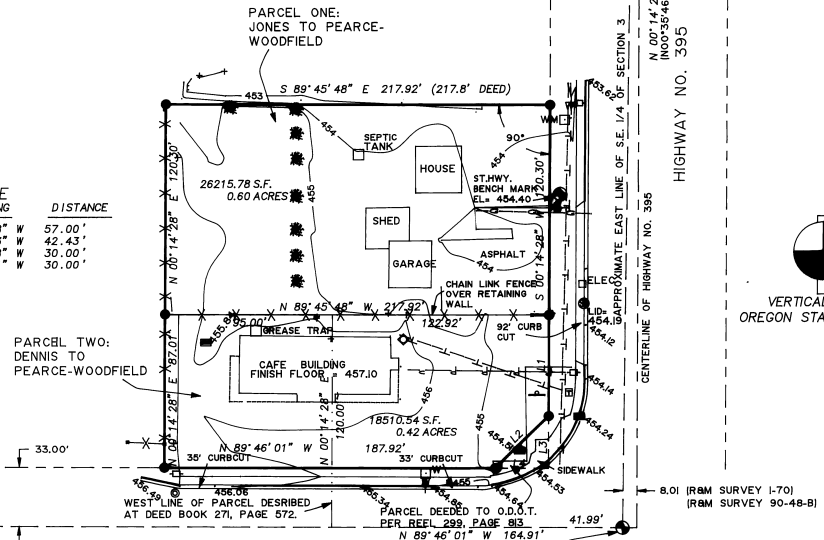
SCALE: 1" = 50 FEET
0 25 50 100

LEGEND

- — — — — PROPERTY BOUNDARY
- — — — — PARCEL BOUNDARY
- - - - - RIGHT OF WAY MARGIN
- - - - - CENTERLINE
- - - - - SECTION OR SECTION SUBDIVISION LINE
- - - - - EXISTING GROUND CONTOUR LINE
- — — — — CURB AND GUTTER WITH GUTTER ELEVATION
- — — — — WATER METER AND WATER LINE
- — — — — TELEPHONE LINE AND PEDESTAL
- — — — — UNDERGROUND POWER AND POWER POLE
- — — — — CATCH BASIN WITH LID ELEVATION
- — — — — LOCUST TREE, TRUNK DIAMETER 12" TO 20"
- — — — — TRAFFIC SIGNAL JUNCTION BOX
- — — — — SANITARY SEWER MANHOLE
- — — — — TELEPHONE LINE MANHOLE
- — — — — FOUND SURVEY MONUMENT AS DESCRIBED
- — — — — SET 5/8"x30" REBAR WITH PLASTIC YELLOW CAP STAMPED "TOMKINS SURVEYING", ATTACHED
- — — — — RECORD DIMENSION
- — — — — "GRANNY'S" SIGN
- — — — — SEWER CLEAN OUT

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS S 89°46'37" E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 10, TWP. 4 NORTH, RGE. 28 EAST, W.M. AS SHOWN ON SURVEY 97-238-B. NOTE: THIS LINE IS NOT SHOWN ON THIS MAP.



BRASS CAP IN MONUMENT CASE, RESET FROM TIES TO R.R. SPIKE AT HWY. STATION 280+00, PER SURVEY 88-24-C.



VERTICAL DATUM
OREGON STATE HIGHWAY

S.E. CORNER OF SECTION 3, MONUMENT HAS BEEN REMOVED FOR ROAD CONSTRUCTION. RE-ESTABLISHED CORNER FROM CROSS-TIES BY TOMKINS.

A SURVEY LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M., CITY OF HERMISTON, OREGON UMATILLA COUNTY, OREGON

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 28, 1988
PAUL W.P. TOMKINS
2360

11/20/99 6/30/2000
3/26/99

FOR: PEARCE - WOODFIELD DEVELOPMENT 1642 PLAZA WAY WALLA WALLA, WA. 99362

TOMKINS LAND SURVEYING, INC.
115 WEST HERMISTON AV. SUITE 140
HERMISTON, OR. 97838
(541) 564-4448
20 EAST POPLAR ST. SUITE 204
WALLA WALLA, WA. 99362
(509) 522-4843

DATE
MARCH, 1999
SCALE
1" = 50'

PEARCEHM.DWG