

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 1, PARTITION PLAT 2000-06 (REEL 366, PAGE 0584)

PARCEL 1, PARTITION PLAT NO 2000-06, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

TOGETHER WITH THE FOLLOWING DESCRIBED TRACT OF LAND: (REEL 409 PAGE 0439) THAT PORTION OF PARCEL 1, PARTITION PLAT 2000-24 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF PARCEL 1, PARTITION PLAT 2000-06; THENCE SOUTH 89°44'36"E, 133.50 FEET ALONG THE SOUTH LINE THEREOF TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°44'36"E, 198.86 FEET; THENCE SOUTH 00°15'24"W, 15.12 FEET; THENCE NORTH 89°44'36"W, 198.86 FEET; THENCE NORTH 00°15'24"E, 15.12 FEET TO THE POINT OF BEGINNING.

AND ALSO TOGETHER WITH THE FOLLOWING DESCRIBED TRACT OF LAND: THAT PORTION OF PARCEL 1, PARTITION PLAT 2000-24 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF PARCEL 1, PARTITION PLAT 2000-06 AND ALSO THE POINT OF BEGINNING; THENCE SOUTH 89°44'36"E, 133.50 FEET; THENCE SOUTH 00°15'24"W, 15.12 FEET; THENCE SOUTH 89°44'36"E, 198.86 FEET; THENCE NORTH 00°15'24"E, 15.12 FEET; THENCE SOUTH 89°44'36"W, 198.86 FEET; THENCE SOUTH 00°00'17"E, 50.00 FEET; THENCE SOUTH 89°59'43"W, 26.50 FEET; THENCE SOUTH 00°00'17"E, 11.02 FEET; THENCE NORTH 89°44'36"W, 369.68 FEET; THENCE NORTH 00°00'17"W, 61.14 FEET TO THE POINT OF BEGINNING.

PARCEL 1, PARTITION PLAT NO 2002-16

PARCEL 1, PARTITION PLAT NO 2002-16, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND: (REEL 450, PAGE 0028) ALL THAT PORTION OF PARCEL 1 OF PARTITION PLAT 2000-16 SITUATED IN THE CITY OF HERMISTON AS LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON AS DEFINED ON INSTRUMENT NO. 2002-4100751 FILED IN THE OFFICE OF COUNTY RECORDS AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL 1; THENCE SOUTH 00°00'17"E, 635.74 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 1; THENCE NORTH 89°46'41"W, 152.00 FEET TO THE SOUTHEAST CORNER OF PARCEL 2 OF PARTITION PLAT NO. 2002-16; THENCE NORTH 00°00'17"W, 151.20 FEET; THENCE SOUTH 89°59'43"W, 40.00 FEET; THENCE NORTH 00°00'17"W, 184.96 FEET; THENCE NORTH 89°46'41"W, 70.34 FEET; THENCE NORTH 45°06'31"E, 42.35 FEET; THENCE NORTH 00°00'17"E, 219.75 FEET; THENCE NORTH 89°59'43"E, 26.50 FEET; THENCE NORTH 00°00'17"W, 50.00 FEET TO THE NORTH LINE OF SAID PARCEL 1; THENCE SOUTH 89°44'36"E, 205.83 FEET TO THE POINT OF BEGINNING.

AND ALSO EXCEPT THE FOLLOWING DESCRIBED TRACT OF LAND: (REEL 409 PAGE 0439) THAT PORTION OF PARCEL 1, PARTITION PLAT 2000-24 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF PARCEL 1, PARTITION PLAT 2000-06; THENCE SOUTH 89°44'36"E, 133.50 FEET ALONG THE SOUTH LINE THEREOF TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°44'36"E, 198.86 FEET; THENCE SOUTH 00°15'24"W, 15.12 FEET; THENCE NORTH 89°44'36"W, 198.86 FEET; THENCE NORTH 00°15'24"E, 15.12 FEET TO THE POINT OF BEGINNING.

AND ALSO EXCEPT THE FOLLOWING DESCRIBED TRACT OF LAND: THAT PORTION OF PARCEL 1, PARTITION PLAT 2000-24 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF PARCEL 1, PARTITION PLAT 2000-06 AND ALSO THE POINT OF BEGINNING; THENCE SOUTH 89°44'36"E, 133.50 FEET; THENCE SOUTH 00°15'24"W, 15.12 FEET; THENCE SOUTH 89°44'36"E, 198.86 FEET; THENCE NORTH 00°15'24"E, 15.12 FEET; THENCE SOUTH 89°44'36"W, 198.86 FEET; THENCE SOUTH 00°00'17"E, 50.00 FEET; THENCE SOUTH 89°59'43"W, 26.50 FEET; THENCE SOUTH 00°00'17"E, 11.02 FEET; THENCE NORTH 89°44'36"W, 369.68 FEET; THENCE NORTH 00°00'17"W, 61.14 FEET TO THE POINT OF BEGINNING.

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.

7/26/04
DATE

REGISTERED
PROFESSIONAL
LAND SURVEYOR

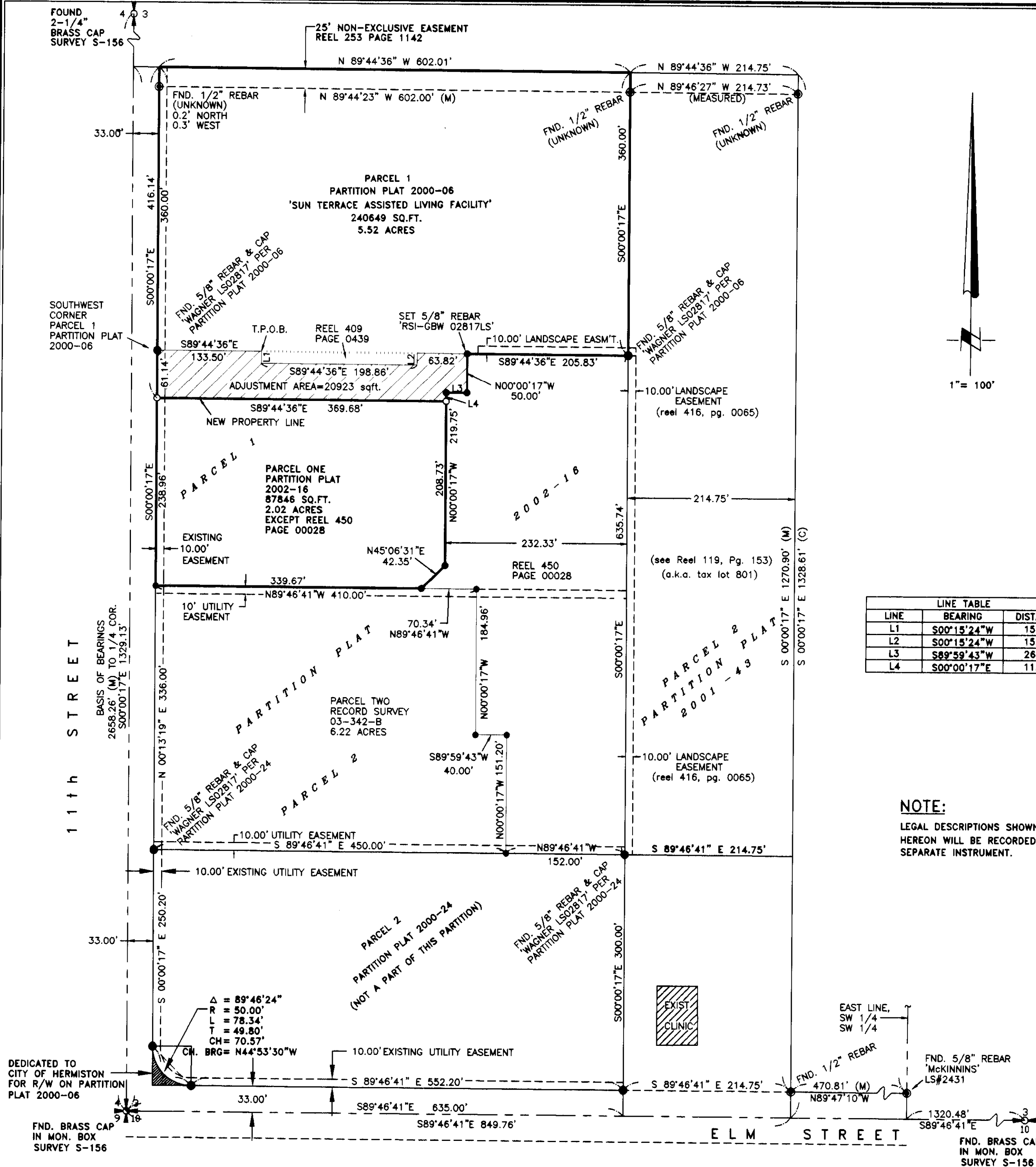
GARY B. WAGNER
OREGON
JUNE 30, 1997
GARY B. WAGNER
02817LS

RENEWS 6/30/06

RECEIVED BY
Umatilla County Surveyor
8-04
By KK
04-157-B
REV: 06/02/04

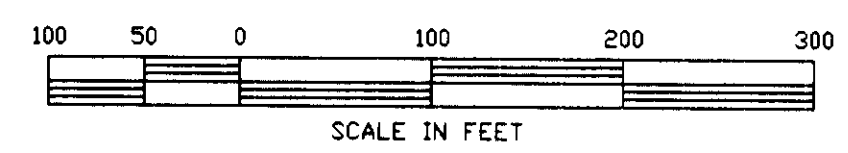
LINE	BEARING	DISTANCE
L1	S00°15'24"W	15.12
L2	S00°15'24"W	15.12
L3	S89°59'43"W	26.50
L4	S00°00'17"E	11.02'

NOTE:
LEGAL DESCRIPTIONS SHOWN
HEREON WILL BE RECORDED BY
SEPARATE INSTRUMENT.



NOTES & LEGEND

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



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CLIENT	REGENCY DEVELOPMENT	JOB	9504
PROJECT	BOUNDARY LINE ADJUSTMENT SW1/4, SW1/4, SEC. 3, T.4N., R.28E., W.M.		
DRN. BY	RPJ	SCALE	1" = 100'
APPROVED	GBW	DATE	5-12-04
F. B. NO.	NONE	SHEET	1
SDPROJ-	OR06199	FILE:	9504.DWG
OF			1