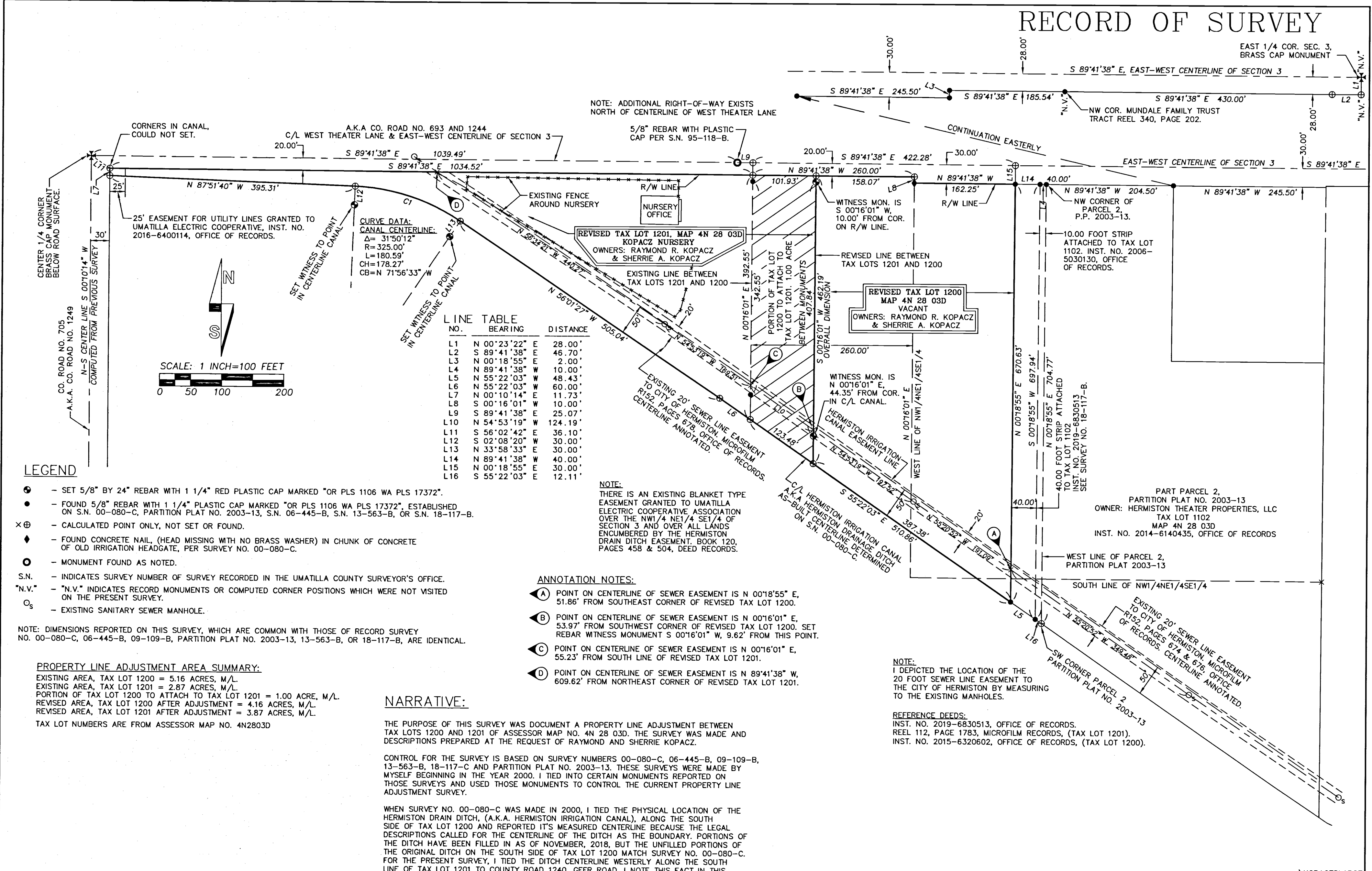


RECORD OF SURVEY

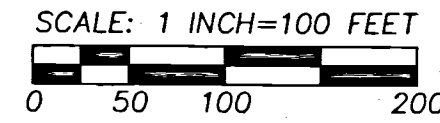
EAST 1/4 COR. SEC. 3,
BRASS CAP MONUMENT



NOTE: ADDITIONAL RIGHT-OF-WAY EXISTS NORTH OF CENTERLINE OF WEST THEATER LANE

CURVE DATA:
CANAL CENTERLINE:
Δ = 31°50'12"
R = 325.00'
L = 180.59'
CH = 178.27'
CB = N 71°56'33" W

| LINE NO. | BEARING | DISTANCE |
|----------|---------------|----------|
| L1 | N 00°23'22" E | 28.00' |
| L2 | S 89°41'38" E | 46.70' |
| L3 | N 00°18'55" E | 2.00' |
| L4 | N 89°41'38" W | 10.00' |
| L5 | N 55°22'03" W | 48.43' |
| L6 | N 55°22'03" W | 60.00' |
| L7 | N 00°10'14" E | 11.73' |
| L8 | S 00°16'01" W | 10.00' |
| L9 | S 89°41'38" E | 25.07' |
| L10 | N 54°53'19" W | 124.19' |
| L11 | S 56°02'42" E | 36.10' |
| L12 | S 02°08'20" W | 30.00' |
| L13 | N 33°58'33" E | 30.00' |
| L14 | N 89°41'38" W | 40.00' |
| L15 | N 00°18'55" E | 30.00' |
| L16 | S 55°22'03" E | 12.11' |



LEGEND

- - SET 5/8" BY 24" REBAR WITH 1 1/4" RED PLASTIC CAP MARKED "OR PLS 1106 WA PLS 17372".
- - FOUND 5/8" REBAR WITH 1 1/4" PLASTIC CAP MARKED "OR PLS 1106 WA PLS 17372", ESTABLISHED ON S.N. 00-080-C, PARTITION PLAT NO. 2003-13, S.N. 06-445-B, S.N. 13-563-B, OR S.N. 18-117-B.
- ⊕ - CALCULATED POINT ONLY, NOT SET OR FOUND.
- ◆ - FOUND CONCRETE NAIL (HEAD MISSING WITH NO BRASS WASHER) IN CHUNK OF CONCRETE OF OLD IRRIGATION HEADGATE, PER SURVEY NO. 00-080-C.
- - MONUMENT FOUND AS NOTED.
- S.N. - INDICATES SURVEY NUMBER OF SURVEY RECORDED IN THE UMATILLA COUNTY SURVEYOR'S OFFICE.
- "N.V." - "N.V." INDICATES RECORD MONUMENTS OR COMPUTED CORNER POSITIONS WHICH WERE NOT VISITED ON THE PRESENT SURVEY.
- _S - EXISTING SANITARY SEWER MANHOLE.

NOTE: THERE IS AN EXISTING BLANKET TYPE EASEMENT GRANTED TO UMATILLA ELECTRIC COOPERATIVE ASSOCIATION OVER THE NW 1/4 NE 1/4 SE 1/4 OF SECTION 3 AND OVER ALL LANDS ENCUMBERED BY THE HERMISTON DRAIN DITCH EASEMENT, BOOK 120, PAGES 458 & 504, DEED RECORDS.

ANNOTATION NOTES:

- Ⓐ POINT ON CENTERLINE OF SEWER EASEMENT IS N 00°18'55" E, 51.86' FROM SOUTHEAST CORNER OF REVISED TAX LOT 1200.
- Ⓑ POINT ON CENTERLINE OF SEWER EASEMENT IS N 00°16'01" E, 53.97' FROM SOUTHWEST CORNER OF REVISED TAX LOT 1200. SET REBAR WITNESS MONUMENT S 00°16'01" W, 9.62' FROM THIS POINT.
- Ⓒ POINT ON CENTERLINE OF SEWER EASEMENT IS N 00°16'01" E, 55.23' FROM SOUTH LINE OF REVISED TAX LOT 1201.
- Ⓓ POINT ON CENTERLINE OF SEWER EASEMENT IS N 89°41'38" W, 609.62' FROM NORTHEAST CORNER OF REVISED TAX LOT 1201.

NOTE: I DEPICTED THE LOCATION OF THE 20 FOOT SEWER LINE EASEMENT TO THE CITY OF HERMISTON BY MEASURING TO THE EXISTING MANHOLES.

REFERENCE DEEDS:
INST. NO. 2019-6830513, OFFICE OF RECORDS.
REEL 112, PAGE 1783, MICROFILM RECORDS, (TAX LOT 1201).
INST. NO. 2015-6320602, OFFICE OF RECORDS, (TAX LOT 1200).

PROPERTY LINE ADJUSTMENT AREA SUMMARY:
EXISTING AREA, TAX LOT 1200 = 5.16 ACRES, M/L.
EXISTING AREA, TAX LOT 1201 = 2.87 ACRES, M/L.
PORTION OF TAX LOT 1200 TO ATTACH TO TAX LOT 1201 = 1.00 ACRE, M/L.
REVISED AREA, TAX LOT 1200 AFTER ADJUSTMENT = 4.16 ACRES, M/L.
REVISED AREA, TAX LOT 1201 AFTER ADJUSTMENT = 3.87 ACRES, M/L.
TAX LOT NUMBERS ARE FROM ASSESSOR MAP NO. 4N2803D

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS DOCUMENT A PROPERTY LINE ADJUSTMENT BETWEEN TAX LOTS 1200 AND 1201 OF ASSESSOR MAP NO. 4N 28 03D. THE SURVEY WAS MADE AND DESCRIPTIONS PREPARED AT THE REQUEST OF RAYMOND AND SHERRIE KOPACZ.

CONTROL FOR THE SURVEY IS BASED ON SURVEY NUMBERS 00-080-C, 06-445-B, 09-109-B, 13-563-B, 18-117-C AND PARTITION PLAT NO. 2003-13. THESE SURVEYS WERE MADE BY MYSELF BEGINNING IN THE YEAR 2000. I TIED INTO CERTAIN MONUMENTS REPORTED ON THOSE SURVEYS AND USED THOSE MONUMENTS TO CONTROL THE CURRENT PROPERTY LINE ADJUSTMENT SURVEY.

WHEN SURVEY NO. 00-080-C WAS MADE IN 2000, I TIED THE PHYSICAL LOCATION OF THE HERMISTON DRAIN DITCH, (A.K.A. HERMISTON IRRIGATION CANAL), ALONG THE SOUTH SIDE OF TAX LOT 1200 AND REPORTED ITS MEASURED CENTERLINE BECAUSE THE LEGAL DESCRIPTIONS CALLED FOR THE CENTERLINE OF THE DITCH AS THE BOUNDARY. PORTIONS OF THE DITCH HAVE BEEN FILLED IN AS OF NOVEMBER, 2018, BUT THE UNFILLED PORTIONS OF THE ORIGINAL DITCH ON THE SOUTH SIDE OF TAX LOT 1200 MATCH SURVEY NO. 00-080-C. FOR THE PRESENT SURVEY, I TIED THE DITCH CENTERLINE WESTERLY ALONG THE SOUTH LINE OF TAX LOT 1201 TO COUNTY ROAD 1240, GEER ROAD. I NOTE THIS FACT IN THIS NARRATIVE BECAUSE CERTAIN SURVEYS MADE SOUTH OF THE DITCH CENTERLINE AFTER SURVEY NO. 00-080-C USED A "GENERALIZED" DITCH CENTERLINE LOCATION WHICH DOES NOT FIT THE EXISTING DITCH CENTERLINE. THE "GENERALIZED" DITCH CENTERLINE LOCATION WAS REPORTED ON SURVEY NO. C-8-C.

DESCRIPTIONS FOR THE PROPERTY LINE ADJUSTMENT ARE PREPARED SEPARATELY FOR CONVEYANCE PURPOSES. EXISTING AND RESULTING AREAS FOR EACH PROPERTY LINE ADJUSTMENT ARE SHOWN IN THE AREA SUMMARY ON THIS RECORD OF SURVEY. THE SURVEY WAS MADE WITH TRIMBLE GEODETIC GPS RECEIVERS OPERATED IN REAL TIME KINEMATIC MODE. CONTROL POINTS AND NEW MONUMENTS SET WERE VERIFIED BY SEPARATE OBSERVATIONS.

RECEIVED BY
Umatilla County Surveyor
Date: 5/29/19
Rec'd By: CT
No.: 19-055-B

REGISTERED PROFESSIONAL LAND SURVEYOR
Willi R. Wells
OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106
RENEWS 6/30/20

WELLS SURVEYING
200 SE HAILEY SUITE 108
P.O. BOX 1696
PENDLETON, OR 97801
PHONE: (541) 276-6362
DATE: 05/19 DR. BY: WRW
CK. BY: WRW NO: 18-1713

PROJECT:
PROPERTY LINE ADJUSTMENT FOR:
RAYMOND R. KOPACZ & SHERRIE A. KOPACZ
IN THE SE 1/4 OF SECTION 3, T4N., R28E., W.M. CITY OF HERMISTON, UMATILLA COUNTY, OREGON.