

RECORD OF SURVEY

ON PROPERTY LOCATED IN THE NE 1/4 SEC. 14, TWP. 4 N., RNG. 28 E.W.M., UMATILLA COUNTY, OREGON.

CLIENT: **RICHARD HUNSAKER**
JP HAMMER PROPERTIES
P.O. BOX 2266
EUGENE, OREGON 97402

SURVEYOR'S NARRATIVE

THIS SURVEY WAS UNDERTAKEN IN JUNE OF 2019 AT THE REQUEST OF RICHARD HUNSAKER WITH JP HAMMER PROPERTIES. THE PURPOSE OF THE SURVEY IS TO RECOVER AND/OR MONUMENT THE PROPERTY AS DESCRIBED ON INSTRUMENT NUMBER 2019-6840604. THE PROPERTY IS LOCATED IN THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY OREGON.

THE PROPERTY BOUNDS HAVE BEEN INITIALLY ESTABLISHED AS LOT 11 OF BLOCK 2 IN 1976 BY THOMAS F. LAGIER IN SUNNYVALE HEIGHTS SUBDIVISION. THE EXTERIOR BOUNDS OF LOT 11 BLOCK 2 OF SUNNYVALE SUBDIVISION HAVE EITHER BEEN FOUND OR ESTABLISHED AS SHOWN AND AS FOLLOWS:

THE WESTERLY LINE OF LOT 11, BLOCK 2 OF SUNNYVALE HEIGHTS SUBDIVISION ALSO BEING THE EASTERLY RIGHT OF WAY LINE OF HIGHWAY 395 WAS ESTABLISHED FROM THE FOUND 5/8 INCH IRON ROD AT THE NORTH RIGHT OF WAY LINE OF PORT DRIVE WITH THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF HIGHWAY 395 AND THE FOUND ODOT R.O.W MARKER AT THE EASTERLY RIGHT OF WAY LINE OF HIGHWAY 395. BOTH OF THESE MONUMENTS ARE CALLED OUT IN SURVEY NUMBER 87-28-C.

THE SOUTHERLY LINE OF LOT 11, BLOCK 2 OF SUNNYVALE HEIGHTS SUBDIVISION WAS ESTABLISHED FROM THE FOUND 5/8 INCH IRON ROD AT THE SOUTHEAST CORNER OF LOT 11, BLOCK 2 OF SUNNYVALE HEIGHTS SUBDIVISION AND UTILIZING THE BEARING OF N 49°19'00" E AS THOMAS F. LAGIER CALLED FOR UNTIL SAID SOUTH LINE INTERSECTS THE EASTERLY RIGHT OF WAY LINE OF HIGHWAY 395 MENTIONED ABOVE.

THE EASTERLY LINE OF LOT 11, BLOCK 2 OF SUNNYVALE HEIGHTS SUBDIVISION WAS ESTABLISHED FROM THE FOUND 5/8 INCH IRON ROD MARKING THE NORTHEAST CORNER OF SAID LOT AND BLOCK AND THE FOUND 5/8 INCH IRON ROD MARKING THE SOUTHEAST CORNER OF SAID LOT AND BLOCK.

THE NORTHERLY LINE OF LOT 11, BLOCK 2 OF SUNNYVALE HEIGHTS SUBDIVISION ALSO BEING THE SOUTHERLY RIGHT OF WAY LINE OF EVELYN AVENUE WAS ESTABLISHED FROM THE FOUND 5/8 INCH IRON ROD AT THE NORTHEAST CORNER OF SAID LOT AND BLOCK. I UTILIZED THE BEARING AND DISTANCE FROM SUNNYVALE HEIGHTS SUBDIVISION TO COMPUTE THE FIRST POINT OF CURVATURE GOING IN A WESTERLY DIRECTION, I HELD THE FOUND 5/8 INCH IRON ROD MARKING THE POINT OF TANGENCY GOING IN A WESTERLY DIRECTION, I UTILIZED THE BEARING AND DISTANCE FROM SUNNYVALE HEIGHTS SUBDIVISION TO COMPUTE THE 2ND POINT OF CURVATURE GOING IN A WESTERLY DIRECTION AND I HELD THE FOUND 5/8 INCH IRON ROD MARKING THE 2ND POINT OF TANGENCY GOING IN A WESTERLY DIRECTION. I UTILIZED THE BEARING TO COMPUTE THE INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF HIGHWAY 395.

THE BASIS OF BEARING FOR THIS RECORD OF SURVEY IS THE FOUND 5/8 INCH IRON ROD MARKING THE SOUTHEAST CORNER OF LOT 11, BLOCK 2, SUNNYVALE HEIGHTS SUBDIVISION AND THE FOUND 5/8 INCH IRON ROD MARKING THE NORTHEAST CORNER OF LOT 11, BLOCK 2, SUNNYVALE HEIGHTS SUBDIVISION.

THIS SURVEY WAS ACCOMPLISHED UTILIZING THE TRIMBLE R10 GNSS SYSTEM. AN AUTONOMOUS POSITION WAS GENERATED ON THE BASE UNIT AND THE 2 PREVIOUSLY MENTIONED FOUND MONUMENTS UTILIZED AS THE BASIS OF BEARING WERE SUBSEQUENTLY USED FOR A SITE CALIBRATION ON THE SYSTEM. ALL FEATURES WERE THEN LOCATED OR SET ON A 15 SECOND EPOCH WITH A FIXED SOLUTION ONLY.

EASEMENTS & SETBACK LINES STATEMENT

THE EASEMENTS AND BUILDING SETBACK LINES AS SHOWN UPON THIS SURVEY HAVE BEEN LOCATED FROM THE EXCEPTIONS INFORMATION AS PROVIDED BY PIONEER TITLE COMPANY. THE SURVEYOR MAKES NO GUARANTEES THAT THE EASEMENTS AND BUILDING SETBACK LINES AS SHOWN COMPRISE ALL SUCH EASEMENTS AND BUILDING SETBACK LINES IN THE GENERAL AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE EASEMENTS AND BUILDING SETBACK LINES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION PROVIDED FROM PIONEER TITLE COMPANY. SURVEYOR ENCOURAGES ANY PERSON OR ENTITY UTILIZING THE INFORMATION ON THE EASEMENTS AND BUILDING SETBACK LINES TO REVIEW THE TITLE REPORT EXCEPTIONS THOROUGHLY. SURVEYOR ASSUMES NO LIABILITY.

EASEMENTS AND SET-BACK LINES

5' UTILITY EASEMENT WAS ESTABLISHED FROM SUNNYVALE HEIGHTS SUBDIVISION, BOOK 10, PAGE 32.

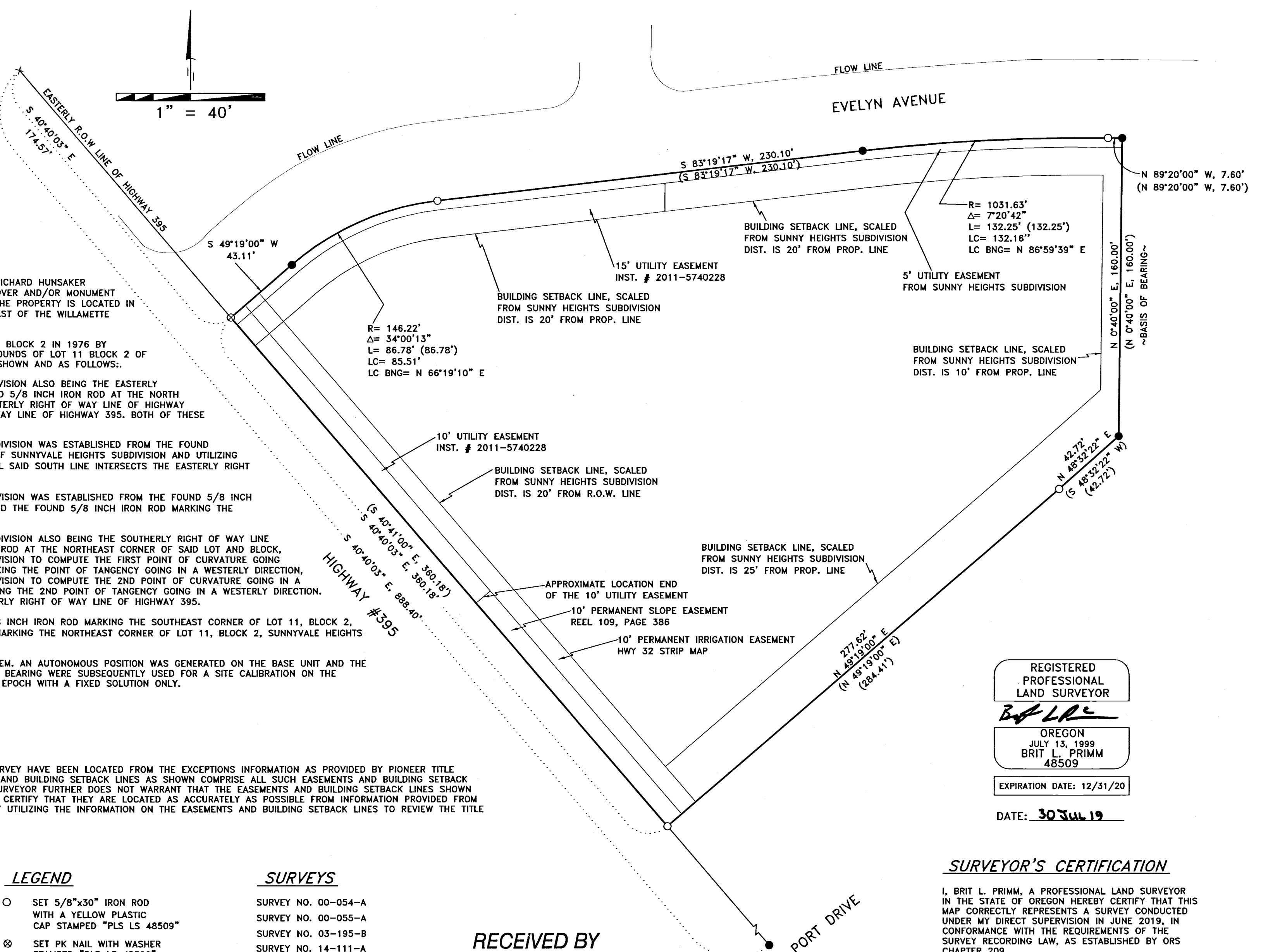
10' SLOPE EASEMENT WAS ESTABLISHED FROM REEL 109 PAGE 386 AS PER UMATILLA COUNTY VERBALLY N 13 JUN 19.

10' IRRIGATION EASEMENT WAS ESTABLISHED FROM HWY 32 STRIP MAP AS PER UMATILLA COUNTY VERBALLY ON 13 JUN 19.

15' UTILITY EASEMENT WAS ESTABLISHED FROM INSTRUMENT NUMBER 2011-5740228.

10' UTILITY EASEMENT WAS ESTABLISHED FROM INSTRUMENT NUMBER 2011-5740228.

BUILDING SET-BACKS ARE SHOWN GRAPHICALLY ON SUNNYVALE HEIGHTS SUBDIVISION, BOOK 10, PAGE 32. NO DIMENSIONS ARE GIVEN. BUILDING SETBACK LINES ARE SCALED FROM SUNNY HEIGHTS SUBDIVISION, BOOK 10, PAGE 32.



LEGEND

- SET 5/8"x30" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48509"
- ⊗ SET PK NAIL WITH WASHER STAMPED "PLS LS 48509"
- FOUND 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "951"
- FOUND 5/8" IRON ROD
- × ODOT R.O.W MARKER
- PROPERTY BOUNDARY
- EASEMENT LINES

DEEDS

- INSTRUMENT NO. 2011-5740228
- INSTRUMENT NO. 2019-6840604
- REEL 100, PAGE 3-5
- REEL 109, PAGE 386-388

SURVEYS

- SURVEY NO. 00-054-A
- SURVEY NO. 00-055-A
- SURVEY NO. 03-195-B
- SURVEY NO. 14-111-A
- SURVEY NO. 87-28-C
- SURVEY NO. D-033-AX
- SURVEY NO. L-019-B
- HWY 32 STRIP MAP
- BOOK 10, PAGE 32
- SUNNYVALE HEIGHTS

NOTES

- () SUNNYVALE HEIGHTS, BOOK 10, PAGE 32

RECEIVED BY
 Umatilla County Surveyor
 Date: 8/13/19
 Rec'd By: CT
 No.: 19-074-B

REGISTERED PROFESSIONAL LAND SURVEYOR
Brit L. Primm
 OREGON
 JULY 13, 1999
 BRIT L. PRIMM
 48509
 EXPIRATION DATE: 12/31/20
 DATE: 30 Jul 19

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 JUNE 2019, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY ORS CHAPTER 209.

PRIMM LAND SURVEYING, INC. P.O. BOX 1322, 1340 N.E. 4TH HERMISTON, OR 97838 BUI (541) 564-7887 FAX (541) 567-8020 brit@primmlandsurveying.com keith@primmlandsurveying.com		CLIENT: RICHARD HUNSAKER W/JP HAMMER PROPERTIES NE 1/4, SEC 14, TWP. 4 N. RNG. 28 E. WM	
PROJECT: A RECORD OF SURVEY ON PROPERTY THAT IS LOCATED IN THE NE 1/4 OF SEC. 14, TWP 4 NORTH, RNG 28, EAST OF THE W.M. UMATILLA COUNTY, OREGON.		JOB #:1906002ROS DATE: 16 JUN 19 FB/PG: 040/39 SHEET: 1 OF 1 DRAWN: BLP APPROVED: BLP	