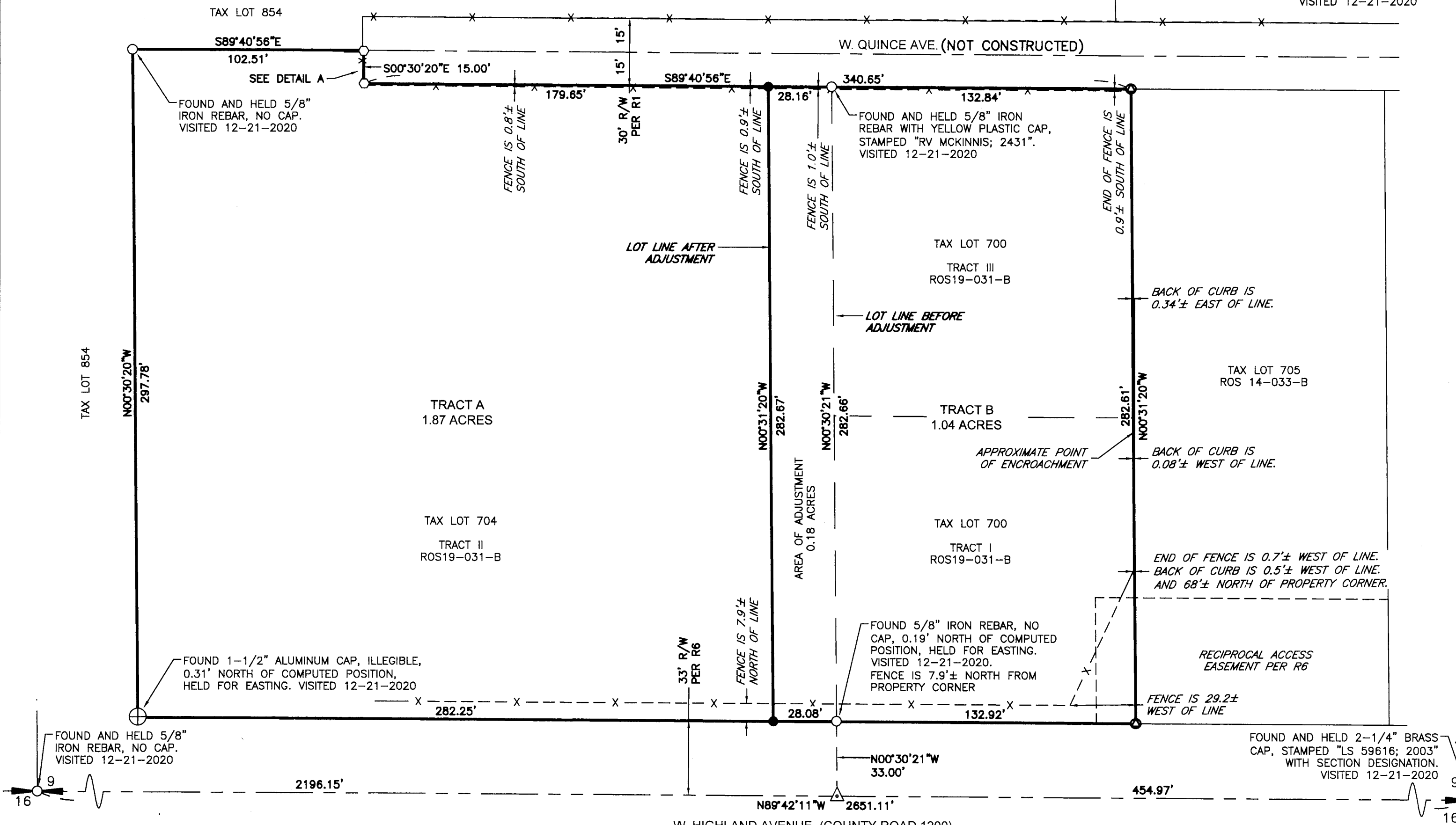
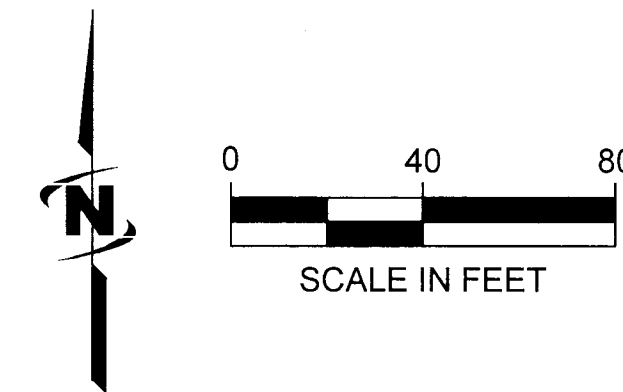


RECORD OF SURVEY

FOR LOT LINE ADJUSTMENT OF TRACTS I, II AND III, RECORD OF SURVEY 19-131-B,
LYING IN A PORTION OF THE SE1/4 OF THE SE1/4 OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M.,
CITY OF HERMISTON, UMATILLA COUNTY, OREGON

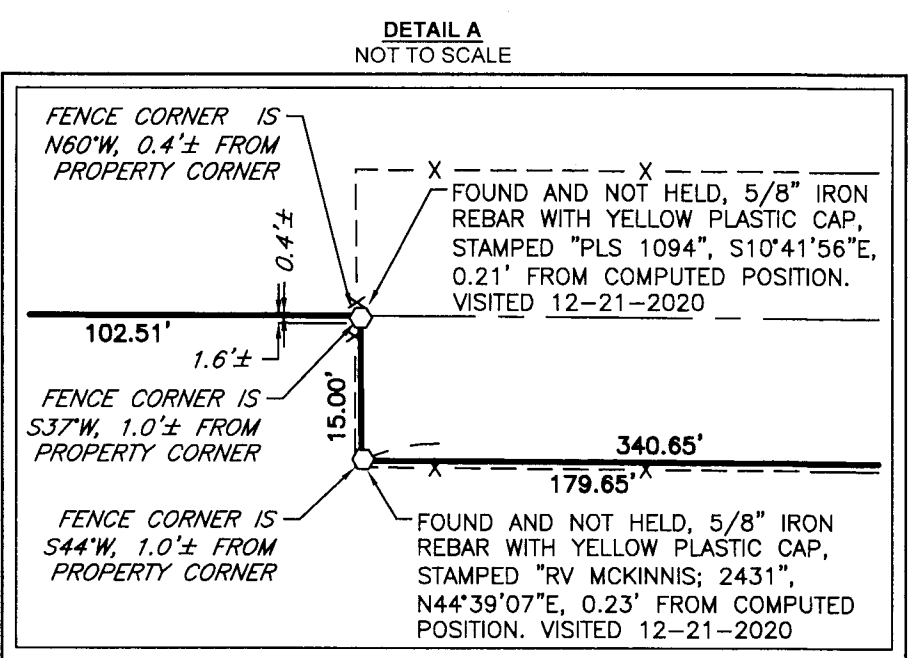
FOUND AND HELD, DAMAGED
ALUMINUM CAP, STAMPED "LS 951;
1995" WITH SECTION DESIGNATION.
VISITED 12-21-2020



BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS PROJECT IS A LOCAL SITE PROJECTION ORIGINATING FROM THE 2011 ADJUSTMENT OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83/2011), OREGON STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3601 BASED UPON STATIC GPS OBSERVATIONS PROCESSED THROUGH THE NATIONAL GEODETIC SURVEY (NGS) ONLINE POSITIONING USER SYSTEM (OPUS). THE PROJECT DATA HAS BEEN PROJECTED TO GROUND AT CONTROL POINT NO. 1: LATITUDE N45°50'06.89647", LONGITUDE W119°18'48.91861" USING A COMBINED SCALE FACTOR OF 1.0000574175. ALL BEARINGS ARE GRID, ALL DISTANCES ARE GROUND EXPRESSED IN INTERNATIONAL FEET.

SURVEY EQUIPMENT
SURVEY EQUIPMENT USED INCLUDED TRIMBLE R10 DUAL FREQUENCY MULTI-CONSTELLATION GNSS RECEIVERS, TRIMBLE S6 ROBOTIC TOTAL STATION, AND THE TRIMBLE TSC7 DATA COLLECTOR.

NARRATIVE
THE PURPOSE OF THIS SURVEY IS MONUMENT A LOT LINE ADJUSTMENT BETWEEN TAX LOTS 700 AND 704, RAYMOND A. POGUE, TRUSTEE OF THE RAYMOND A. POGUE REVOCABLE LIVING TRUST BEING A PORTION OF TRACTS I, II, AND III, RECORD OF SURVEY 19-031-B. THE ADJUSTED LINES ARE SHOWN HEREON.



SURVEY REFERENCES
R1: RECORD OF SURVEY NO. 19-031-B BY RONALD V. MCKINNIS, RECORDED MARCH 28, 2019, RECORDS OF UMATILLA COUNTY, OREGON
R2: RECORD OF SURVEY NO. 14-033-B BY LANCE CLARK KING, RECORDED MAY 5, 2014, RECORDS OF UMATILLA COUNTY, OREGON.

- LEGEND**
- SECTION CORNER-AS NOTED
 - QUARTER CORNER-AS NOTED
 - COMPUTED POSITION, NOTHING FOUND OR SET THIS SURVEY
 - FOUND AND HELD BRASS CAP, AS NOTED. VISITED 12-21-2020
 - FOUND AND HELD ALUMINUM CAP, AS NOTED. VISITED 12-21-2020
 - FOUND AND HELD 5/8" IRON REBAR, AS NOTED. VISITED 12-21-2020
 - FOUND AND NOT HELD 5/8" IRON REBAR, AS NOTED. VISITED 12-21-2020
 - SET 5/8" x 24" IRON REBAR WITH YELLOW PLASTIC CAP, STAMPED "SHEA 2751"
 - SET NAIL WITH BRASS TAG, IN CONCRETE, STAMPED "SHEA 2751"
 - R/W RIGHT-OF-WAY

EXISTING LEGAL DESCRIPTION TAX PARCEL 700
(PER ALTA COMMITMENT FOR TITLE INSURANCE FROM FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NUMBER NCS-1036424-CLE, DATED DECEMBER 16, 2020.)

THAT PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, DESCRIBED AS BEGINNING AT A POINT 322 FEET NORTH 89°43'29" WEST OF THE SOUTHEAST CORNER OF SAID SECTION 9; THENCE NORTH 0°32'33" WEST, A DISTANCE OF 315.55 FEET; THENCE NORTH 89°42'55" WEST, A DISTANCE OF 133.00 FEET; THENCE SOUTH 0°32'33" EAST, A DISTANCE OF 315.57 FEET; THENCE SOUTH 89°43'29" EAST, A DISTANCE OF 133.00 FEET, MORE OR LESS TO THE POINT OF BEGINNING. EXCEPTING THEREFROM ANY PORTION OF THE DESCRIBED LANDS LYING WITHIN THE COUNTY ROAD NO. 1215 AND HIGHLAND AVENUE.

EXISTING LEGAL DESCRIPTION TAX PARCEL 704
(PER ALTA COMMITMENT FOR TITLE INSURANCE FROM FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NUMBER NCS-1036424-CLE, DATED DECEMBER 16, 2020.)

A TRACT OF LAND LOCATED IN SECTION 9, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, DESCRIBED AS FOLLOWS:

THE EAST 102.5 FEET OF THE SOUTH HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, DESCRIBED AS BEGINNING AT A POINT 322 FEET NORTH 89°43'29" WEST OF THE SOUTHEAST CORNER OF SAID SECTION 9; THENCE NORTH 0°32'33" WEST, A DISTANCE OF 315.55 FEET; THENCE NORTH 89°42'55" WEST, A DISTANCE OF 133.00 FEET; THENCE SOUTH 0°32'33" EAST, A DISTANCE OF 315.57 FEET; THENCE SOUTH 89°43'29" EAST, A DISTANCE OF 133.00 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM ANY PORTION OF THE DESCRIBED LANDS LYING WITHIN THE COUNTY ROAD NO. 1215 AND HIGHLAND AVENUE.

TRACT A LEGAL DESCRIPTION
(PREPARED BY J-U-B ENGINEERS, INC.)

THAT PORTION OF TRACTS II, RECORD OF SURVEY 19-031-B, RECORDS OF UMATILLA COUNTY, OREGON, LYING IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M., CITY OF HERMISTON, UMATILLA COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A BRASS CAP MARKING THE SOUTHEAST CORNER OF SAID SECTION 9, FROM WHICH AN IRON REBAR MARKING THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 9 BEARS NORTH 89°42'11" WEST, 2651.11 FEET; THENCE ALONG THE SOUTH LINE OF SOUTHEAST QUARTER OF SAID SECTION 9, NORTH 00°30'21" WEST, 33.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF WEST HIGHLAND AVENUE AT A POINT 33.00 FEET NORTHERLY OF THE CENTERLINE THEREOF, WHEN MEASURED AT RIGHT ANGLES, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID TRACT II, RECORD OF SURVEY NO. 19-031-B, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT II AND THE NORTHERLY RIGHT-OF-WAY LINE OF SAID WEST HIGHLAND AVENUE, NORTH 89°42'11" WEST, 28.08 FEET; THENCE LEAVING THE SOUTHERLY BOUNDARY OF SAID TRACT II AND THE NORTHERLY RIGHT-OF-WAY LINE OF SAID WEST

NORTH 00°30'21" WEST, 33.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF WEST HIGHLAND AVENUE AT A POINT 33.00 FEET NORTHERLY OF THE CENTERLINE THEREOF, WHEN MEASURED AT RIGHT ANGLES, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID TRACT II, RECORD OF SURVEY NO. 19-031-B; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT II AND THE NORTHERLY RIGHT-OF-WAY LINE OF SAID WEST HIGHLAND AVENUE, NORTH 89°42'11" WEST, 28.08 FEET TO THE TRUE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE CONTINUING ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT II AND THE NORTHERLY RIGHT-OF-WAY LINE OF SAID WEST HIGHLAND AVENUE, NORTH 89°42'11" WEST, 282.25 FEET TO THE SOUTHWEST CORNER OF SAID TRACT II; THENCE LEAVING THE SOUTHERLY BOUNDARY OF SAID TRACT II AND THE NORTHERLY RIGHT-OF-WAY LINE OF SAID WEST HIGHLAND AVENUE, NORTH 00°30'21" WEST, 282.25 FEET TO THE MOST WESTERLY NORTHWEST CORNER OF SAID TRACT II; THENCE LEAVING THE WESTERLY BOUNDARY OF SAID TRACT II, SOUTH 89°40'56" EAST, 102.51 FEET TO AN INTERIOR CORNER OF SAID TRACT A, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY OF COUNTY ROAD 1215; THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF SAID COUNTY ROAD 1215, SOUTH 00°30'20" EAST, 15.00 FEET TO AN INTERIOR POINT OF SAID TRACT A, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 1215 AT A POINT 15.00 FEET SOUTHERLY OF THE CENTERLINE THEREOF, WHEN MEASURED AT RIGHT ANGLES; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 1215, SOUTH 89°40'56" EAST, 179.65 FEET TO THE NORTHEAST CORNER OF SAID TRACT A; THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 1215, SOUTH 00°30'21" WEST, 282.67 FEET TO THE TRUE POINT OF BEGINNING AND THE END OF THIS LEGAL DESCRIPTION.

CONTAINING 1.87 ACRES, MORE OR LESS.

TRACT B LEGAL DESCRIPTION
(PREPARED BY J-U-B ENGINEERS, INC.)

THAT PORTION OF TRACTS I, II, AND III, RECORD OF SURVEY 19-031-B, RECORDS OF UMATILLA COUNTY, OREGON, LYING IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M., CITY OF HERMISTON, UMATILLA COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A BRASS CAP MARKING THE SOUTHEAST CORNER OF SAID SECTION 9, FROM WHICH AN IRON REBAR MARKING THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 9 BEARS NORTH 89°42'11" WEST, 2651.11 FEET; THENCE ALONG THE SOUTH LINE OF SOUTHEAST QUARTER OF SAID SECTION 9, NORTH 89°42'11" WEST, 454.97 FEET; THENCE LEAVING THE SOUTH LINE OF SOUTHEAST QUARTER OF SAID SECTION 9, NORTH 00°30'21" WEST, 33.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF WEST HIGHLAND AVENUE AT A POINT 33.00 FEET NORTHERLY OF THE CENTERLINE THEREOF, WHEN MEASURED AT RIGHT ANGLES, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID TRACT II, RECORD OF SURVEY NO. 19-031-B, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT II AND THE NORTHERLY RIGHT-OF-WAY LINE OF SAID WEST HIGHLAND AVENUE, NORTH 89°42'11" WEST, 28.08 FEET; THENCE LEAVING THE SOUTHERLY BOUNDARY OF SAID TRACT II AND THE NORTHERLY RIGHT-OF-WAY LINE OF SAID WEST

HIGHLAND AVENUE, NORTH 00°31'20" WEST, 282.87 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 1215 AT A POINT 15.00 FEET SOUTHERLY OF THE CENTERLINE THEREOF, WHEN MEASURED AT RIGHT ANGLES; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 1215 AND THE NORTHERLY BOUNDARY OF SAID TRACT II, SOUTH 89°40'56" EAST, 28.16 FEET TO THE NORTHEAST CORNER OF SAID TRACT II; THENCE CONTINUING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 1215 AND THE NORTHERLY BOUNDARY OF SAID TRACT III, SOUTH 89°40'56" EAST, 132.84 FEET TO THE NORTHEAST CORNER OF SAID TRACT III; THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 1215, SOUTH 00°31'20" EAST, 282.61 FEET TO THE SOUTHEAST CORNER OF SAID TRACT I, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID WEST HIGHLAND AVENUE AT A POINT 33.00 FEET NORTHERLY OF THE CENTERLINE THEREOF, WHEN MEASURED AT RIGHT ANGLES; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID WEST HIGHLAND AVENUE, NORTH 89°42'11" WEST, 132.92 FEET TO THE TRUE POINT OF BEGINNING AND THE END OF THIS LEGAL DESCRIPTION.

CONTAINING 1.04 ACRES, MORE OR LESS.

AREA OF ADJUSTMENT
(PREPARED BY J-U-B ENGINEERS, INC.)

THAT PORTION OF TRACT II, RECORD OF SURVEY NO. 19-031-B, RECORDS OF UMATILLA COUNTY, OREGON LYING IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A BRASS CAP MARKING THE SOUTHEAST CORNER OF SECTION 9, FROM WHICH AN IRON REBAR MARKING THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 9 BEARS NORTH 89°42'11" WEST, 2651.11 FEET; THENCE NORTH 89°42'11" WEST ALONG THE SOUTH LINE OF SOUTHEAST QUARTER OF SAID SECTION 9 FOR A DISTANCE OF 454.97 FEET; THENCE LEAVING THE SOUTH LINE OF SOUTHEAST QUARTER OF SAID SECTION 9, NORTH 00°30'21" WEST, 33.00 FEET TO THE TRUE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF WEST HIGHLAND AVENUE AT A POINT 33.00 FEET NORTHERLY OF THE CENTERLINE THEREOF, WHEN MEASURED AT RIGHT ANGLES, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID TRACT II, RECORD OF SURVEY NO. 19-031-B; THENCE LEAVING THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9 AND CONTINUING NORTH 00°30'21" WEST, 282.66 FEET TO THE NORTHEAST CORNER OF SAID TRACT II, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 1215 AT A POINT 15.00 FEET SOUTHERLY OF THE CENTERLINE THEREOF, WHEN MEASURED AT RIGHT ANGLES; THENCE LEAVING THE EAST LINE OF SAID TRACT II, NORTH 89°40'56" WEST ALONG THE NORTH LINE OF SAID TRACT II AND THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 1215 FOR A DISTANCE OF 28.16 FEET; THENCE LEAVING THE NORTH LINE OF SAID TRACT II AND THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 1215, SOUTH 00°31'20" EAST, 282.61 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID WEST HIGHLAND AVENUE, SAID POINT BEING 33.00 FEET NORTHERLY OF THE CENTERLINE THEREOF, WHEN MEASURED AT RIGHT ANGLES; THENCE SOUTH 89°42'11" EAST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID WEST HIGHLAND AVENUE FOR A DISTANCE OF 28.08 FEET TO THE TRUE POINT OF BEGINNING AND THE END OF THIS LEGAL DESCRIPTION.

CONTAINING 0.18 ACRES (7946.53 SQUARE FEET), MORE OR LESS.

RECEIVED BY
 Umatilla County Surveyor
 Date: 6/29/21
 Rec'd By: CT
 No.: 21-075-B

06-29-2021

REGISTERED
PROFESSIONAL
LAND SURVEYOR

John Shea

OREGON
JAN 16, 1996
JOHN JOSEPH SHEA
2751LS

RENEWAL DATE: 6-30-2022

J-U-B ENGINEERS, INC.

2810 W. Clearwater Ave., Suite 201
Kennewick, WA 99336
p | 509 783 2144 w | www.jub.com

Dwg Name: 30-20-083_LLA
Date: June 29, 2021
Dr: DFG Ch: JJS Sheet 1 of 1