

RECEIVED BY

Umatilla County Surveyor

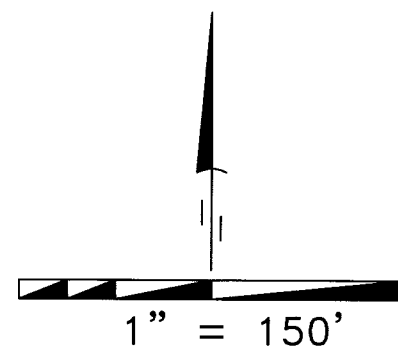
Date: 2/28/22 CLIENT: LESTER B. JONES & JOAN F. JONES
AFFORDABLE HOMES OF OREGON, INC.
1911 NE 8TH STREET
HERMISTON, OREGON 97838

BOUNDARY LINE ADJUSTMENT

A BOUNDARY LINE ADJUSTMENT ON PROPERTY LOCATED IN THE N.E. 1/4 OF SEC. 27, TWP. 5 NORTH, RNG. 28 EAST OF THE W.M. UMATILLA COUNTY OREGON.

LEGEND

- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PLS LS 48509"
FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "EDWARDS #951"
FOUND 5/8" IRON ROD SET BY LS #951
FOUND MONUMENT AS NOTED
COMPUTED POINT (NOT SET)
STRUCTURE FOOTPRINTS



SURVEYOR'S NARRATIVE

THIS SURVEY WAS UNDERTAKEN IN JANUARY OF 2022 AT THE REQUEST OF LESTER B. JONES & JOAN F. JONES. THE PURPOSE OF THE SURVEY IS TO PERFORM A BOUNDARY LINE ADJUSTMENT ON TRACT 1 AND TRACT 3 OF THE PROPERTY AS DESCRIBED ON INSTRUMENT NO. 2021-7310651.

THE INTENT OF THIS BOUNDARY LINE ADJUSTMENT IS TO ADJUST THE COMMON NORTH-SOUTH LINE BETWEEN TRACT 1 AND TRACT 3 IN ORDER TO MEET THE 20 FOOT SETBACK DISTANCES TO EXISTING STRUCTURES.

THE EXTERIOR PROPERTY LINES OF BOTH TRACT 1 AND TRACT 3 HAVE BEEN ESTABLISHED FROM THE DEED CALLS AS WELL AS THE FOUND MONUMENTS AS SHOWN. I ELECTED TO SET ALL THE CORNERS FOR THAT PROPERTY AS DESCRIBED ON INSTRUMENT NO. 2021-7310651.

THE LEGAL DESCRIPTION OF RECORD CONTAINS TYPOGRAPHICAL ERRORS AS SHOWN.

THE BASIS OF BEARING FOR THIS PARTITION SURVEY IS THE FOUND 2 1/2" BRASS CAP MARKING THE NORTHEAST SECTION CORNER TO SECTION 27, TOWNSHIP 5 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN AND THE FOUND 2 1/2" BRASS CAP MARKING THE EAST 1/4 CORNER TO SECTION 27, TOWNSHIP 5 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN AND IS BASED UPON RECORD OF SURVEY NO. 09-003-A.

NEW LEGAL DESCRIPTION TRACT 1

COMMENCING AT A 2 1/2 INCH BRASS CAP MARKING THE NORTHEAST CORNER FOR SECTION 27, TOWNSHIP 5 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN; THENCE S 1°34'03" W, 1319.52 FEET TO A 5/8 INCH IRON ROD ON THE WESTERLY RIGHT OF WAY LINE OF SAGEBRUSH ROAD...

NEW LEGAL DESCRIPTION TRACT 3

COMMENCING AT A 2 1/2 INCH BRASS CAP MARKING THE NORTHEAST CORNER FOR SECTION 27, TOWNSHIP 5 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN; THENCE S 28°52'46" W, 1502.44 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48509"...

LEGAL DESCRIPTION FROM TRACT 1 TO TRACT 3

COMMENCING AT A 2 1/2 INCH BRASS CAP MARKING THE NORTHEAST CORNER FOR SECTION 27, TOWNSHIP 5 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN; THENCE S 19°52'11" W, 1720.21 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48509"...

LEGAL DESCRIPTION FROM TRACT 3 TO TRACT 1

COMMENCING AT A 2 1/2 INCH BRASS CAP MARKING THE NORTHEAST CORNER FOR SECTION 27, TOWNSHIP 5 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN; THENCE S 26°51'31" W, 1475.00 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48509"...

OWNERS ACKNOWLEDGEMENT

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, LESTER B. JONES & JOAN F. JONES, MANAGING MEMBERS OF AFFORDABLE HOMES OF OREGON, INC. AND OWNERS OF THE LANDS SHOWN ON THIS PLAT...

Lester B. Jones
Joan F. Jones
MANAGING MEMBER OF AFFORDABLE HOMES OF OREGON, INC.

KNOW ALL PEOPLE BY THESE PRESENTS THAT ON

THIS DAY 24th OF February
APPEARED LESTER B. JONES & JOAN F. JONES, MANAGING MEMBERS OF AFFORDABLE HOMES OF OREGON, INC. TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING PARTITIONING TO BE A FREE AND VOLUNTARY ACT.

BEFORE ME Dana Lynn Tassie
NOTARY PUBLIC FOR OREGON

PRINTED NAME Dana Lynn Tassie

COMMISSION NO. 1D16081

MY COMMISSION EXPIRES Sept. 25, 2025

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 DECEMBER 2021, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW...

AREA TABLE

Table with 3 columns: DESCRIPTION, FEET^2, ACRES. Rows include OLD TRACT 3, NEW TRACT 3, OLD TRACT 1, NEW TRACT 1, TRACT 1 TO TRACT 3, TRACT 3 TO TRACT 1.

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JULY 13, 1999 BRIT L. PRIMM 48509

EXPIRATION DATE: 12/31/22

DATE: 17 FEB 22

DEEDS

INST. # 2021-7310651

SURVEYS

R.O.S. 09-003-A

NOTES

- (D) DEED
(C) CALCULATED
(R) R.O.S. 09-003-A

PRIMM LAND SURVEYING, INC.

Logo for Primm Land Surveying, Inc. with contact information: P.O. BOX 1322, 1340 N.E. 4TH, HERMISTON, OR 97838.

LEGAL DESCRIPTION OF RECORD

TRACT I

Township 5 North, Range 28, East of the Willamette Meridian
Section 27: The North 1,056.00 feet of the Southeast Quarter of the Northeast Quarter.

Excepting therefrom the West 660.00 feet of the north 528.00 feet.

Also excepting therefrom the South 264.00 feet of the North 1,056.00 feet (Excepting therefrom the West 660 feet thereof).

Also excepting therefrom any portion lying within the County Road right-of-ways.

All being East of the Willamette Meridian, Umatilla County, Oregon.

TRACT II

Township 5 North, Range 28, East of the Willamette Meridian

Section 27: The South 264 feet of the North 1,056.00 feet of the Southeast Quarter of the Northeast Quarter.

Excepting therefrom the East 33.00 feet lying in Sagebrush Road.

Section 27: A Non-Exclusive Easement for ingress, egress and utilities over a strip of land 50.00 feet in width, the centerline of which is described as beginning on the West line of the Southeast Quarter of the Northeast Quarter of said Section 27, which lies 1,056.00 feet South of the Northwest corner of said Southeast Quarter and run thence East, parallel with the North line of said Southeast Quarter, a distance of 660.00 feet; thence South, parallel with the West line of said Southeast Quarter, a distance of 264.00 feet, more or less to a point on the South line of said Southeast Quarter and the point of terminus of said 50.00 foot easement.

Section 27: A Non-Exclusive Easement for ingress, egress and utilities over a strip of land 25.00 feet in width, the South line of which is described as beginning on the South line of the Southeast Quarter of the Northeast Quarter of said Section 27, which lines 660.00 feet East of the Southwest corner of said Southeast Quarter, and run thence East, a distance of 130.00 feet more or less to the Northerly line of County Road No. 1264 aka Klaus Road.

All being East of the Willamette Meridian, Umatilla County, Oregon.

TRACT III

Township 5 North, Range 28, East of the Willamette Meridian

Section 27: The East 330.00 feet of the West 660.00 feet of the North 528.00 feet of the Southeast Quarter of the Northeast Quarter.

Section 27: A Non-Exclusive Easement for ingress, egress and utilities over the North 25.00 feet of the Southeast Quarter and over the South 50.00 feet of the North 553.00 feet of said Southeast Quarter.

All being East of the Willamette Meridian, Umatilla County, Oregon.

TRACT IV

Township 5 North, Range 28, East of the Willamette Meridian

Section 27: The West 330.00 feet of the North 528.00 the Southeast Quarter of the Northeast Quarter.

Section 27: A Non-Exclusive Easement for ingress, egress and utilities over the North 25.00 feet of the Southeast Quarter and over the South 50.00 feet of the North 553.00 feet of said Southeast Quarter.

All being East of the Willamette Meridian, Umatilla County, Oregon.

TRACT V

Township 5 North, Range 28, East of the Willamette Meridian

Section 27: The South 528.00 feet of the North 1,056.00 of the West 330.00 feet of the Southeast Quarter of the Northeast Quarter.

A Non-Exclusive Easement for ingress, egress and utilities over the South 50.00 feet of the North 553.00 feet of the Southeast Quarter.

Section 27: A Non-Exclusive Easement for ingress, egress and utilities over a strip of land 50.00 feet in width, the centerline of which is described as beginning at the Southwest corner of the South 528.00 feet of the North 1,056.00 feet of the West 330.00 feet of the Southeast Quarter of the Northeast Quarter; thence East, parallel with the North line of said Southeast Quarter, a distance of 660.00 feet; thence South, parallel with the West line of said Southeast Quarter, a distance of 264.00 feet, more or less to a point on the South line of said Southeast Quarter.

Section 27: A Non-Exclusive Easement for ingress, egress and utilities over a strip of land 25.00 feet in width, the South line of which is described as beginning at a point on the South line of the Southeast Quarter of the Northeast Quarter of said Section 27, which lies 660.00 feet East of the Southwest corner of said Southeast Quarter, and run thence East, parallel with the North line of said Southeast Quarter, a distance of 130.00 feet more or less to the Northerly line of County Road No. 1624 aka Klaus Road.

All being East of the Willamette Meridian, Umatilla County, Oregon.

CLIENT: LESTER B JONES & JOAN F. JONES

NE 1/4 OF SEC. 27, TWP. 5 N, RNG. 28 E.W.M.

PROJECT: A BOUNDARY LINE ADJUSTMENT ON PROPERTY LOCATED IN THE N.E. 1/4 OF SEC. 27, TWP. 5 NORTH, RNG. 28 EAST OF THE W.M. UMATILLA COUNTY OREGON.

JOB #: 2201001
DATE: 10 JAN 22
FB/PG: 043/56
SHEET: 1 OF 1
DRAWN: BLP
APPROVED: BLP