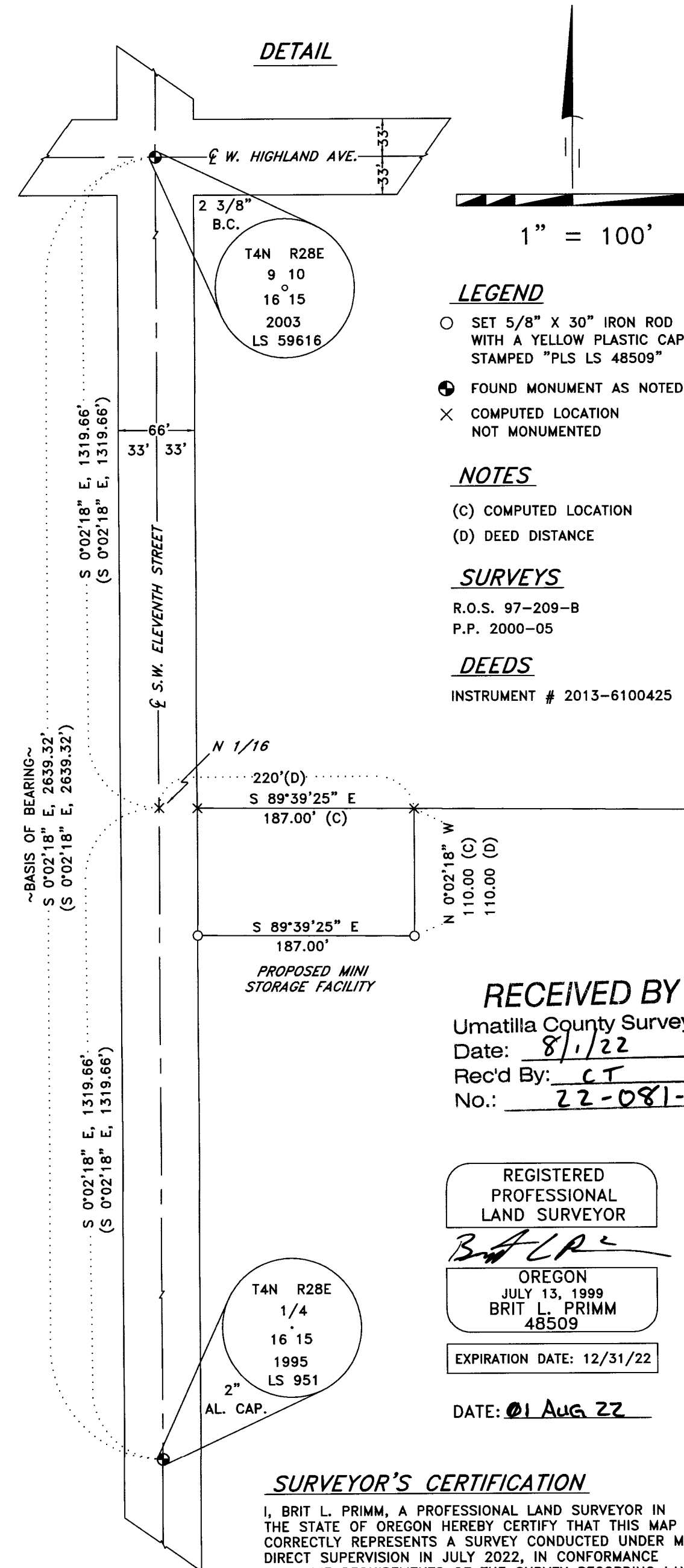


RECORD OF SURVEY

A RECORD OF SURVEY ON PROPERTY THAT IS LOCATED IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON.

CLIENT: ROLAND SCHARTNER
VILLAGE PARK
GRACELAND HOLDINGS, LLC
525 WILDROSE CIRCLE
LYNDEN, WA 98264

N.W. 1/4 OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 28 EAST OF W.M.



SURVEYOR'S NARRATIVE

THIS SURVEY WAS UNDERTAKEN IN JULY OF 2022 AT THE REQUEST OF ROLAND SCHARTNER. THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE TWO NORTHWESTERLY CORNERS AS DESCRIBED ON INSTRUMENT NUMBER 2013-6100425 AND FLAG UP THE WESTERLY PROPERTY LINE, ALSO THE EASTERLY RIGHT OF WAY LINE OF S.W. ELEVENTH STREET IN A SOUTHERLY DIRECTION UP TO AN EAST-WEST FENCE LINE FOR THE PURPOSE OF A PROPOSED MINI STORAGE FACILITY.

THE PROPERTY IS LOCATED IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY OREGON.

LS 1106 HAD PREVIOUSLY SUBDIVIDED THE NORTHWEST ONE-QUARTER OF SECTION 15 OF TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN IN 1997, SEE RECORD OF SURVEY NUMBER 97-209-B.

I UTILIZED RECORD OF SURVEY NUMBER 97-209-B TO ESTABLISH THE 2 NORTHWESTERLY CORNERS AS DESCRIBED ON INSTRUMENT 2013-6100425 AS FOLLOWS:

FROM THE COMPUTED NORTH ONE-SIXTEENTH CORNER I WENT A DEED DISTANCE OF 220 FEET EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER. THE NORTHERLY LINE OF THE PROPERTY AS DESCRIBED ON INSTRUMENT NUMBER 2013-6100425 COMPUTED OUT AT 187 FEET, ACCOUNTING FOR THE RIGHT OF WAY OF 33 FEET FOR S.W. 11TH STREET.

THIS SURVEY WAS ACCOMPLISHED UTILIZING THE TRIMBLE R10 GNSS SYSTEM. AN AUTONOMOUS POSITION WAS GENERATED ON THE BASE UNIT AND THE FOUND BRASS CAP MARKING THE NORTHWEST CORNER OF SECTION 15 OF TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, AND THE FOUND BRASS CAP MARKING THE WEST ONE-QUARTER CORNER FOR SECTION 15 OF TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN WERE SUBSEQUENTLY UTILIZED FOR A SITE CALIBRATION ON THE SYSTEM. A CHECK SHOT WAS THEN MADE TO A STATIC CONTROL POINT AND REDUCED BY OPUS PROCEDURES (NAVD 88 ELEVATIONS) IN A PROJECT I PERFORMED IN 2021 FOR UMATILLA COUNTY IN ORDER TO ESTABLISH NAVD 88 ELEVATIONS ON THIS RECORD OF SURVEY. THE BASIS OF BEARING IS FROM RECORD OF SURVEY NUMBER 97-209-B. EACH CORNER WAS THEN LOCATED OR SET ON A 15 SECOND EPOCH WITH A FIXED SOLUTION ONLY.

LEGAL DESCRIPTION OF RECORD

A tract land located in the Southwest Quarter of the Northwest Quarter of Section 15, Township 4 North, Range 28, E.W.M., and not being limited to only the tract of land conveyed to Ross O. DeGroof and Alice Elaine DeGroof, husband and wife, by Deed recorded in May 13, 1965 in Book 280, Page 67, Umatilla County Deed Records, and now being described as follows, to wit:

Commencing at the Northwest corner of the Southwest Quarter of the Northwest Quarter of said Section 15; thence East along the North line of the Southwest Quarter of the Northwest Quarter, a distance of 220 feet to the point of beginning; thence South and parallel to the West line of said Section 15 that is 110 feet south of the point of beginning (and also described as a point on the West line of said Section 15 that is 110 feet South of the Northwest corner of the Southwest Quarter of the Northwest Quarter of said Section 15); thence South along the beginning (and also described as a point on the West line of said Section 15 that is 110 feet South of the Northwest corner of the Southwest Quarter of the Northwest Quarter of said Section 15); thence East and parallel with the 20 West line of said Section 15, to a point that is 20 feet North of the Southwest corner of the Northwest Quarter of the Southwest Quarter of the Northwest Quarter of said Section 15; thence North along said North-South centerline of the Southwest Quarter of the Northwest Quarter of said Section 15 to a point on the North-South centerline of the Southwest Quarter of the Northwest Quarter of said Section 15; thence East and parallel to and 100 feet North of the East-West centerline of the Southwest Quarter of the Northwest Quarter of said Section 15 to a point on the East line of the Southwest Quarter of the Northwest Quarter of said Section 15; thence North along the East line of the Southwest Quarter of the Northwest Quarter of said Section 15 to the Northeast corner of the Southwest Quarter of the Northwest Quarter of said Section 15; thence West along the North line of the Southwest Quarter of the Northwest Quarter of said Section 15 to the point of beginning;

EXCEPTING therefrom that tract of land conveyed to City of Hermiston, by Deed recorded September 15, 1976 in Reel 9, Page 1415, Umatilla County Microfilm Records, and being described as follow, to-wit:

Commencing at the Northwest corner of the Southwest Quarter of the Northwest Quarter of said section 15; thence East 630 feet to the point of beginning; thence South and parallel to the West line of said Section 15, to a point that is 20 feet North of the South line of the Northwest Quarter of the Southwest Quarter of said Section 15; thence North along the East line of the Northwest Quarter of the Southwest Quarter of the Northwest Quarter of said Section 15, a distance of 60 feet; thence East 30 feet; thence North to the North line of the Southwest Quarter of the Northwest Quarter of said Section 15; thence 60 feet to the point of beginning;

ALSO EXCEPTING therefrom that portion lying within S.W. 11th Street on the West side thereof;

All being in the City of Hermiston, Umatilla County, Oregon;

ALSO Including all that portion from Jerald L. Brandt, et ux, to Paul O. Jakobsen and Delores B. Jacobson, recorded January 21, 1999, in Reel 344, Page 112, Umatilla County Microfilm Records, described as follow:

A portion of the South 20 feet of the Northwest Quarter of the Southwest Quarter of the Northwest Quarter of Section 15, Township 4 North, Range 28, East of the Willamette Meridian, Umatilla County, Oregon, described as follows:

Commencing at the Southeast corner of said Northwest Quarter of the Southwest Quarter of the Northwest Quarter of said Section 15; thence North 89°38'17" West along the South line of said Northwest Quarter of the Southwest Quarter of the Northwest Quarter a distance of 25.00 feet to the true point of beginning; thence North 00°01'51" West, parallel with the East line of said Northwest Quarter of the Southwest Quarter of the Northwest Quarter a distance of 20.00 feet; thence North 89°38'17" West, parallel with the South line of said Northwest Quarter of the Southwest Quarter of the Northwest Quarter a distance of 634.61 feet to a point on the West line of said Northwest Quarter of the Southwest Quarter of the Northwest Quarter; thence South 00°02'18" East along the West line of said Northwest Quarter of the Southwest Quarter of the Northwest Quarter a distance of 20.00 feet to the Southwest corner of said Northwest Quarter of the Southwest Quarter of the Northwest Quarter; thence South 89°38'17" East along the South line of said Northwest Quarter of the Southwest Quarter of the Northwest Quarter a distance of 634.60 feet to the true point of beginning;

EXCEPTING there from, that portion of said South 20 feet lying within the right of way of South 11th Street;

ALSO including all that portion from Jerald L. Brandt, et ux, to Paul O. Jakobson, et ux, recorded September 9, 2000 in Reel 375, Page 508, Umatilla County Microfilm Records, described as follows:

A portion of Parcel 2 of Umatilla County Partition Plat Number 2000-05, located in the Northeast Quarter of the Southwest Quarter of the Northwest Quarter of Section 15, Township 4 North, Range 28, East of the Willamette Meridian, Umatilla County, Oregon, described as follows:

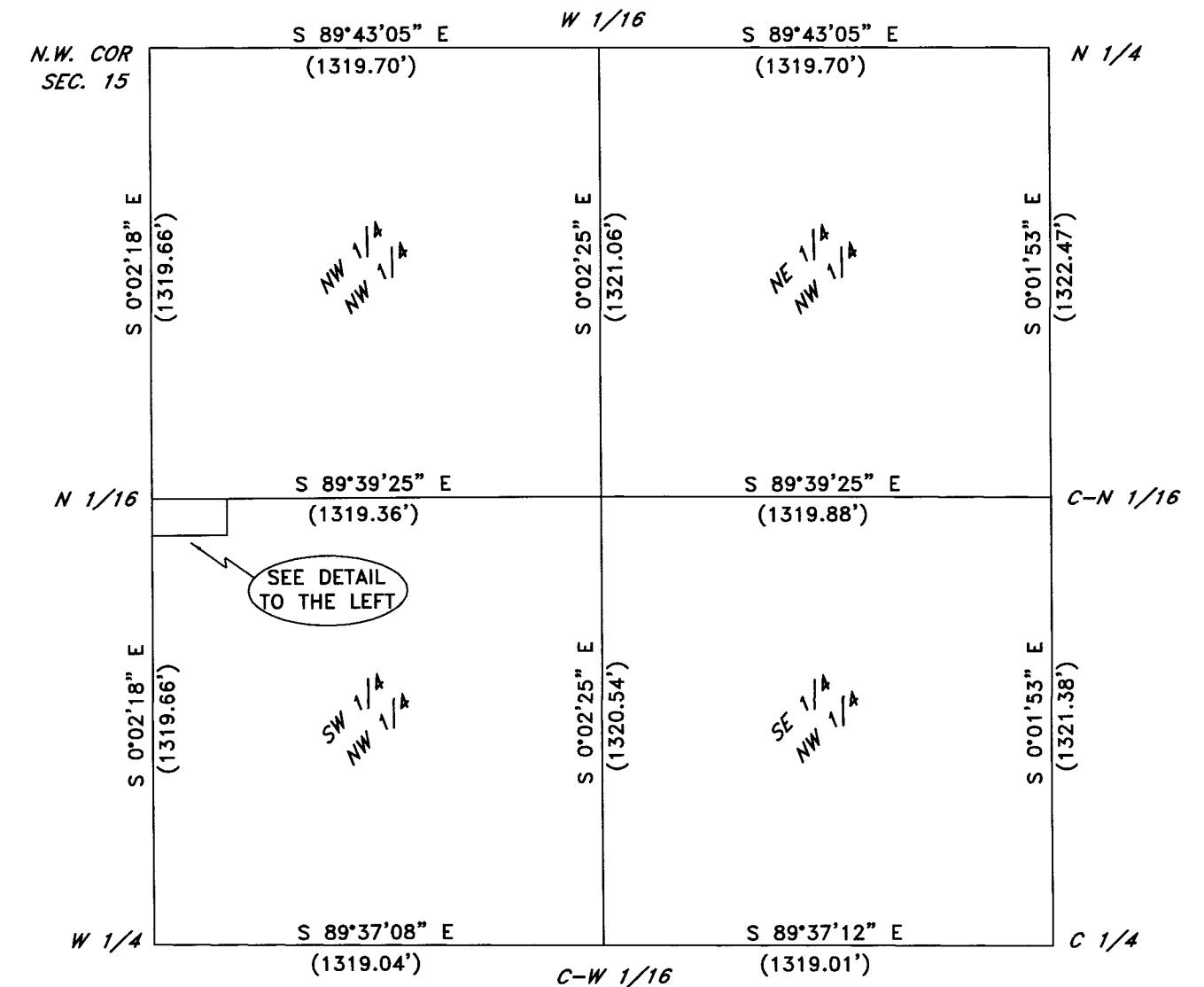
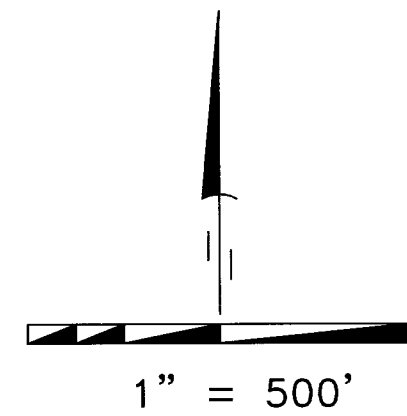
Beginning at the Northeast corner of said Parcel 2, a point on the East line of the Northeast Quarter of the Southwest Quarter of the Northwest Quarter of said Section 15, located 100.00 feet North of the Southeast corner of said Northeast Quarter of the Southwest Quarter of the Northwest Quarter; thence North 89°38'17" West, parallel with the South line of said Northwest Quarter of the Southwest Quarter of the Northwest Quarter a distance of 634.61 feet to a point on the East right of way line of Southwest Tenth Street; thence South 00°01'51" East along said East right of way line a distance of 25.00 feet; thence South 89°38'17" East, parallel with the South line of said Northeast Quarter of the Southwest Quarter of the Northwest Quarter a distance of 634.61 feet to a point on the East line of said Northeast Quarter of the Southwest Quarter of the Northwest Quarter; thence North 00°01'25" West along said East line a distance of 25.00 feet to the point of beginning;

EXCEPTING therefrom, the East 25.00 feet of the above described tract, measure parallel with the East line of the Northeast Quarter of the Southwest Quarter of the Northwest Quarter;

EXCEPTING therefrom that tract from Paul Jakobson and Delores Jakobson to the City of Hermiston, recorded April 27, 2001, in Reel 387, Page 594, Umatilla County Microfilm Records, described as follows:

The East 25 feet of the Northeast Quarter of the Southwest Quarter of the Northwest Quarter of Section 15, Township 4 North, Range 28, East of the Willamette Meridian, Umatilla County, Oregon;

EXCEPTING therefrom the South 100 feet of said Northeast Quarter of the Southwest Quarter of the Northwest Quarter.



PRIMM LAND SURVEYING, INC.

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brit@primmlandsurveying.com
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CLIENT: ROLAND SCHARTNER	
NE 1/4 OF SEC. 18, TWP. 4 N., RNG 28 E.W.M.	
PROJECT:	JOB #: 2207003
A RECORD OF SURVEY ON PROPERTY THAT IS LOCATED IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON.	DATE: 10 JUL 22
	FB/PG: 043/73
	SHEET: 1 OF 1
	DRAWN: BLP
	APPROVED: BLP