

RECORD OF SURVEY FOR BOUNDARY ADJUSTMENT

LEGEND

- FOUND QUARTER OR SECTION CORNER AS NOTED.
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP PER PARTITION PLAT NO. 2001-48.
- FOUND MONUMENT AS NOTED.
- FOUND 5/8" REBAR WITH 1 1/4" RED PLASTIC CAP STAMPED "ORPLS 1106 WAPLS 17372" FROM SURVEY NO. 09-105-B. SEE SURVEY NO. 09-105-B FOR DIMENSIONS BETWEEN INTERIOR MONUMENTS.
- SET 5/8" BY 24" REBAR WITH 1 1/4" RED PLASTIC CAP STAMPED "ORPLS 1106 WAPLS 17372" TO MARK NEW TRACT BOUNDARIES AFTER ADJUSTMENT.
- CALCULATED POINT ONLY, NOT FOUND OR SET.
- RECORD DIMENSION PER PARTITION PLAT 2001-48.
- RECORD DIMENSION PER DEED DESCRIPTION.
- RECORD DIMENSION PER DEED DESCRIPTION IN BOOK 214, PAGES 585-587, DEED RECORDS AND REDRAW OF SERIAL 56276 MAP BY BONNEVILLE POWER ADMINISTRATION FOUND IN THE UMATILLA COUNTY ASSESSOR'S OFFICE.
- RECORD DIMENSION PER STATE HIGHWAY DRAWING 108-1-25, DATED JULY 25, 1991.
- LINE TOO SHORT TO ANNOTATE, SEE SHORT LINE TABLE.
- INDICATES LOCATION OF EXISTING EASEMENT, SEE "EXISTING EASEMENT NOTES".
- INDICATES LOCATION OF APPROVED HIGHWAY APPROACH, SEE "HIGHWAY APPROACH PERMIT NOTES".
- EXISTING TAX LOT LINE, EXISTING TAX LOTS WERE MONUMENTED UNDER SURVEY NO. 09-105-B. TAX LOT NUMBERS ARE FROM UMATILLA COUNTY TAX MAP NO. 5N2816A.
- EXISTING EASEMENT LINE, SEE "EXISTING EASEMENT NOTES".
- REVISED TAX LOT LINES.
- PROPOSED NEW EASEMENT LINES, AS NOTED.
- EXISTING WATER METER.
- EXISTING CITY WATER LINE, 12 INCH.
- EXISTING UECA OVERHEAD POWER LINE.
- EXISTING BURIED FIBER OPTIC LINE.

NOTE: NEW MONUMENTS WILL BE ESTABLISHED AND DESCRIPTIONS PREPARED FOR REVISED TRACTS AND EASEMENTS AFTER THE ADJUSTMENT REQUESTS ARE APPROVED BY THE CITY OF UMATILLA.

NARRATIVE

THE PURPOSE OF THIS MAP AND SURVEY IS TO DOCUMENT AND MONUMENT PROPOSED BOUNDARY LINE ADJUSTMENTS OF FOUR EXISTING TRACTS. THE MAP AND SURVEY WAS MADE BY STUART F. BONNEY, THE BOUNDARIES OF THE FOUR EXISTING TRACTS WERE SURVEYED IN 2009 UNDER SURVEY NO. 09-105-B.

THE REVISED TRACT LINES ARE TO BE MONUMENTED AS SHOWN, AFTER THE BOUNDARY LINE ADJUSTMENTS ARE APPROVED BY THE CITY OF UMATILLA.

TRIMBLE 5700 GEODETIC GPS RECEIVERS WERE USED FOR CONTROL SURVEY AND CORNER SETS. CORNER TIES AND SETS WERE VERIFIED BY REDUNDANT OBSERVATIONS.

PLANNING & ZONING INFORMATION ONLY

BOUNDARY ADJUSTMENT & REZONE PROPOSAL:

- THIS PROPOSAL INVOLVES REVISING THE BOUNDARIES OF TRACTS KNOWN AS TAX LOTS 1200, 1300, 1400 & 1500, UMATILLA COUNTY ASSESSOR MAP NO. 5N 28 16A.
- AFTER BOUNDARY REVISION, THE PLAN IS TO CONSOLIDATE TAX LOTS 1400 & 1500 INTO ONE TAX ACCOUNT, WITH ZONING TO REMAIN AS GENERAL COMMERCIAL. REVISED TAX LOT 1200 WILL REMAIN ZONED GENERAL COMMERCIAL. A REZONE REQUEST WILL BE SUBMITTED TO THE CITY TO REZONE REVISED TAX LOT 1300 TO RESIDENTIAL.
- A NEW PRIVATE INGRESS-EGRESS & UTILITY EASEMENT, KNOWN AS "BUCKS LANE" IS TO BE CREATED AS PART OF THE BOUNDARY LINE ADJUSTMENTS. THIS VARIABLE WIDTH EASEMENT IS SHOWN. THIS NEW EASEMENT WILL BE RESERVED FROM AND BE APPURTENANT TO, ALL THE REVISED TRACTS.
- A NEW PRIVATE 20 FOOT INGRESS-EGRESS & UTILITY EASEMENT IS TO BE CREATED IN WITHIN THE FORMER RIGHT-OF-WAY OF COUNTY ROAD NO. 709. THIS EASEMENT SHALL BE APPURTENANT TO AND RESERVED FROM THE REVISED TRACTS KNOWN AS TAX LOTS 1200 & 1300. THIS EASEMENT WILL ALSO BE APPURTENANT TO CONSOLIDATED REVISED TAX LOTS 1400 & 1500. THIS EASEMENT IS SHOWN.
- A NEW PRIVATE 10 FOOT UTILITY EASEMENT IS TO BE CREATED ACROSS REVISED, CONSOLIDATED TAX LOTS 1400 & 1500. THIS EASEMENT IS ALONG THE EXISTING WATER LINE TO REVISED TAX LOT 1300. REVISED, CONSOLIDATED TAX LOTS 1400 & 1500 WILL ALSO HAVE USE OF THE WATER LINE & OTHER UTILITIES WITHIN WITHIN THE EASEMENT. THIS EASEMENT IS SHOWN AND THE CENTERLINE IS ANNOTATED.
- WHEN THE PROPERTY WAS CONVEYED TO THE "UNITED STATES OF AMERICA" IN DEED RECORDED AT BOOK 214, PAGE 585, DEED RECORDS, CERTAIN RIGHTS WERE RESERVED TO THE TRACTS BEING BOUNDARY ADJUSTED. SEE NOTE "A" ON THIS MAP.
- A NEW PRIVATE 30 FOOT INGRESS-EGRESS & UTILITY EASEMENT IS TO BE CREATED ACROSS REVISED TAX LOT 1300. THIS EASEMENT WILL BE RESERVED FROM TAX LOT 1300 AND IS APPURTENANT TO REVISED REVISED TAX LOT 1200 & CONSOLIDATED TAX LOTS 1400 & 1500. THIS EASEMENT IS SHOWN AND THE CENTERLINE IS ANNOTATED.
- DESCRIPTIONS FOR REVISED TRACTS AND ASSOCIATED EASEMENTS WILL BE PREPARED AFTER BOUNDARY ADJUSTMENT APPROVALS FROM THE CITY OF UMATILLA. THE DESCRIPTIONS WILL BE USED FOR THE SUBSEQUENT BOUNDARY ADJUSTMENT DEEDS.

CONTRACT PURCHASER:
STUART F. BONNEY
P.O. BOX 302
HERMISTON, OREGON 97838

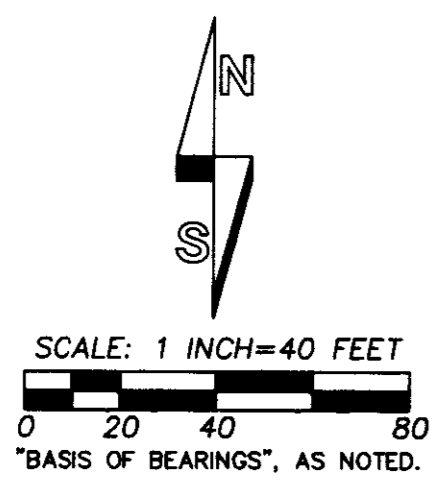
MORTGAGE HOLDERS:
LAURA L. BUCK NIELSON AND CEPHAS S.D. BUCK, CO-TRUSTEES OF DEPIETRO LIVING TRUST DATED 9/22/99, AS TO AN UNDIVIDED 1/3 INTEREST.
LAURA L. BUCK NIELSON, AS TO AN UNDIVIDED 1/3 INTEREST.
CEPHAS S.D. BUCK, AS TO AN UNDIVIDED 1/3 INTEREST.

REVISED AREAS ARE CALCULATED BASED ON SURVEY MEASUREMENTS.

SHORT LINE TABLE

NO.	BEARING	DISTANCE
L1	S 16°04'03" E	20.00'
L2	N 44°54'19" W	28.28'
L3	N 89°54'19" W	20.00'
L4	N 00°05'41" E	30.00'
L5	N 74°57'41" E	35.42'
L6	N 00°37'42" W	29.76'
L7	N 58°49'27" E	40.09'
L8	N 67°36'39" E	25.23'
L9	N 77°32'31" E	25.34'
L10	N 67°38'11" E	41.03'

FOUND A 3 1/2" ALUM. CAP IN CONCRETE BY THE CORPS OF ENGINEERS, CIRCA 1989, HELD AS A POINT AT INTERSECTION OF THE NORTHERLY R/W LINE OF STATE HIGHWAY AND THE EAST LINE OF SECTION 16. NO RECORD FOUND IN SURVEYOR'S OFFICE.



NOTE "A":
1. DEED RECORDED AT BOOK 214, PAGE 585, DEED RECORDS, CONVEYS TO THE UNITED STATES OF AMERICA, THE LAND WEST OF THE SURVEY SITE BOUNDARY. A RESERVATION IN THE DEED, WHICH IS APPURTENANT TO SURVEYED PROPERTY STATES: "RESERVING, HOWEVER UNTO THE GRANTORS, THEIR HEIRS AND ASSIGNS, THE RIGHT TO USE THE LAND DESCRIBED ABOVE AS PARCEL MC-D-18 FOR ALL PURPOSES NOT INCONSISTENT WITH THE USE TO BE MADE OF SAID LAND BY THE UNITED STATES FOR TRANSMISSION LINE PURPOSES; SAID RIGHT SHALL BE APPURTENANT TO AND RUN WITH THAT PARCEL OF LAND IMMEDIATELY EAST OF AND ADJOINING SAID PARCEL MC-D-18 AND LYING NORTH OF STATE HIGHWAY NO. 2, EAST AND SOUTH OF COUNTY ROAD NO. 709, AND WEST OF THE EAST LINE OF SECTION 16.

LANDS OF THE U.S.A. PARCEL NO. MC-D-18 BOOK 214, PAGE 585. DEED RECORDS. ZONE: COUNTY FFU

SECTION CORNER. FOUND 3 1/2" BRASS CAP IN CONCRETE AS REPORTED ON PARTITION PLAT NO. 2001-48.

PARCEL 2 KENNETH & LINDA MOON P.O. BOX 66 BORING OR 97009 ZONING: CITY RESIDENTIAL

PARCEL 3 KENNETH & LINDA MOON P.O. BOX 66 BORING OR 97009 ZONING: CITY RESIDENTIAL

TRACT A REVISED AREA= 0.71 ACRES, M/L

TRACT B REVISED AREA= 0.66 ACRES, M/L

TRACT C REVISED AREA= 1.30 ACRES, M/L

NOTE: NO RECORDED EASEMENTS WERE FOUND FOR 12" CITY WATER LINE & BURIED FIBER OPTIC LINE ACROSS THE BONNEY PROPERTY.

EXISTING EASEMENT NOTES

- APPROXIMATE LOCATION OF UNSPECIFIED WIDTH EASEMENT FOR TRANSMISSION TO UNITED STATES OF AMERICA RECORDED AT BOOK 188, PAGE 445, DEED RECORDS.
- LOCATION OF 20' EASEMENT FOR ELECTRIC TRANSMISSION TO PACIFIC POWER & LIGHT COMPANY RECORDED AT BOOK 253, PAGE 587, DEED RECORDS.
- APPROXIMATE LOCATION OF UNSPECIFIED WIDTH EASEMENT TO UMATILLA ELECTRIC COOPERATIVE ASSOCIATION, RECORDED IN BOOK 241, PAGE 8, DEED RECORDS.

HIGHWAY APPROACH PERMIT NOTES

- LOCATION OF GRANDFATHERED APPROACH PERMIT, A.N. 17305, GRANTED BY LETTER DATED 12/08/11 AT MILE POINT 184.70, LEFT HIGHWAY SIDE, ENGINEERING STATION 64+05, MAP NO. 108-01-25.
- LOCATION OF GRANDFATHERED APPROACH PERMIT, A.N. 17322, GRANTED BY LETTER DATED 12/08/11 AT MILE POINT 184.70, LEFT HIGHWAY SIDE, ENGINEERING STATION 59+50, MAP NO. 108-01-25.

REGISTERED PROFESSIONAL LAND SURVEYOR
Will R. Well
OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106
RENEWS 6/30/12

RECEIVED BY
Umatilla County Surveyor
Date: 2/29/2012
Rec'd By: *[Signature]*
No.: 12-014-C

PROJECT: BOUNDARY ADJUSTMENT SURVEY FOR:
STUART F. BONNEY

LOCATED IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 28 EAST, W.M., UMATILLA COUNTY, OREGON.

1/4 CORNER FOUND BRASS CAP ON GALV. IRON PIPE AS REPORTED ON PARTITION PLAT 2001-48.