

BOUNDARY LINE ADJUSTMENT

BOUNDARY LINE ADJUSTMENT ON PROPERTY LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 29, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

CLIENTS: JAMES MELVIN KEY
77126 COUNTY LINE ROAD
HERMISTON, OREGON 97838

KAREN E. GORHAM
PO BOX 348
HERMISTON, OREGON 97838

BWTW PROPERTIES, LLC
PO BOX 273
HERMISTON, OREGON 97838

OWNER'S ACKNOWLEDGEMENT/DECLARATION

I JAMES MELVIN KEY DO HEREBY ACKNOWLEDGE THAT THIS BOUNDARY LINE ADJUSTMENT WAS PREPARED WITH MY KNOWLEDGE AND CONSENT, IN ACCORDANCE WITH O.R.S. CHAPTER 92, AS REVISED, AND UMATILLA COUNTY ORDINANCES.

BY: James Melvin Key
JAMES MELVIN KEY

ON THIS 20th DAY OF March 2019, THE ABOVE INDIVIDUAL APPEARED PERSONALLY BEFORE ME AND ARE KNOWN TO ME TO BE THE IDENTICAL INDIVIDUAL WHO EXECUTED THIS PLAT AND ACKNOWLEDGED THAT HE DID SO FREELY AND VOLUNTARILY BEFORE ME.

NAME: Shelli M. Freels
NOTARY PUBLIC FOR OREGON

PRINTED NAME: Shelli M. Freels

COMMISSION NO. 951306

MY COMMISSION EXPIRES June 26, 2020

OWNER'S ACKNOWLEDGEMENT/DECLARATION

I KAREN E. GORHAM DO HEREBY ACKNOWLEDGE THAT THIS BOUNDARY LINE ADJUSTMENT WAS PREPARED WITH MY KNOWLEDGE AND CONSENT, IN ACCORDANCE WITH O.R.S. CHAPTER 92, AS REVISED, AND UMATILLA COUNTY ORDINANCES.

BY: Karen E. Gorham
KAREN E. GORHAM

ON THIS 1st DAY OF February 2019, THE ABOVE INDIVIDUAL APPEARED PERSONALLY BEFORE ME AND IS KNOWN TO ME TO BE THE IDENTICAL INDIVIDUAL WHO EXECUTED THIS PLAT AND ACKNOWLEDGED THAT SHE DID SO FREELY AND VOLUNTARILY BEFORE ME.

NAME: Alex Clavice Pennington
NOTARY PUBLIC FOR OREGON

PRINTED NAME: Alex Clavice Pennington

COMMISSION NO. 964480

MY COMMISSION EXPIRES October 2nd, 2020

OWNER'S ACKNOWLEDGEMENT/DECLARATION

BRAD E. WILLIAMS & TAMMIE L. WILLIAMS, MANAGING MEMBERS OF BWTW PROPERTIES, LLC, DO HEREBY ACKNOWLEDGE THAT THIS BOUNDARY LINE ADJUSTMENT WAS PREPARED WITH OUR KNOWLEDGE AND CONSENT, IN ACCORDANCE WITH O.R.S. CHAPTER 92, AS REVISED, AND UMATILLA COUNTY ORDINANCES.

BY: Brad E. Williams
BWTW PROPERTIES, LLC MANAGING MEMBER BRAD E. WILLIAMS

BY: Tammie L. Williams
BWTW PROPERTIES, LLC MANAGING MEMBER TAMMIE L. WILLIAMS

ON THIS 27th DAY OF February 2019, THE ABOVE INDIVIDUALS APPEARED PERSONALLY BEFORE ME AND ARE KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO EXECUTED THIS PLAT AND ACKNOWLEDGED THAT THEY DID SO FREELY AND VOLUNTARILY BEFORE ME.

NAME: Susan Bendixsen
NOTARY PUBLIC FOR OREGON

PRINTED NAME: Susan Bendixsen

COMMISSION NO. 966893

MY COMMISSION EXPIRES 9/18/21

LEGAL DESCRIPTION OF RECORD FOR INST. NO. 2018-6800475 (TL 1301)

TRACT I
TOWNSHIP 4 NORTH, RANGE 28, E.W.M.

Section 7: That portion lying within the land deeded to William John Eiferling and Yvonne Marie Eiferling on Reel 214, page 77, Office of County Records, Umatilla County, Oregon described as follows:

Beginning at the Southeast corner of the Southwest Quarter of the Southwest Quarter of said Section 7; thence South 89°32'35" West along the South line of said Southwest Quarter of the Southwest Quarter 497.25 feet to a point on the center line of the original power line which lies within the Bonneville Power Administration easement, said center line lies 62.50 feet Easterly of and parallel with the Westerly edge of said easement which is 250 feet in width; thence North 37°40'26" West along said power line and said power line extended, 1538.29 feet to a 5/8" iron rebar lying on the Southerly right of way line of U.S.R.S. Feed Canal; thence North 64°22'31" East along said right of way line 232.08 feet to a point on the North line of said Southwest Quarter; thence North 89°31'50" East along said North line 1234.77 feet to the Northeast corner of said Southwest Quarter of Southwest Quarter; thence South 0°17'08" West 1324.09 feet to the point of beginning;

All being East, Willamette Meridian, Umatilla County, Oregon;

EXCEPTING THEREFROM that portion lying within Highland Avenue Extension.

NEW LEGAL DESCRIPTION FOR TL 1301

TRACT I
TOWNSHIP 4 NORTH, RANGE 28, E.W.M.

Section 7: That portion lying within the land deeded to William John Eiferling and Yvonne Marie Eiferling on Reel 214, page 77, Office of County Records, Umatilla County, Oregon described as follows:

Beginning at the Southeast corner of the Southwest Quarter of the Southwest Quarter of said Section 7; thence South 89°32'35" West along the South line of said Southwest Quarter of the Southwest Quarter 497.25 feet to a point on the center line of the original power line which lies within the Bonneville Power Administration easement, said center line lies 62.50 feet Easterly of and parallel with the Westerly edge of said easement which is 250 feet in width; thence North 37°40'26" West along said power line and said power line extended, 1538.29 feet to a 5/8" iron rebar lying on the Southerly right of way line of U.S.R.S. Feed Canal; thence North 64°22'31" East along said right of way line 232.08 feet to a point on the North line of said Southwest Quarter; thence North 89°31'50" East along said North line 1234.77 feet to the Northeast corner of said Southwest Quarter of Southwest Quarter; thence South 0°17'08" West 1324.09 feet to the point of beginning;

EXCEPTING THEREFROM land located in the Southwest One-Quarter of Section 7, Township 4 North, Range 29 East of the Willamette Meridian, Umatilla County, Oregon. More particularly described as follows:

Beginning at a 5/8 inch iron rod with a yellow plastic cap stamped "EDWARDS 951" on the Southeastery right of way line of the U.S.R.S. feed canal also on the North line of the Southwest One-Quarter of Section 7, Township 4 North, Range 29 East of the Willamette Meridian, from which a 2 1/2 inch brass cap marking the Southwest Section corner of Section 7, Township 4 North, Range 29 East of the Willamette Meridian bears S 24°36'00" W, 1461.25 feet; thence leaving said Southeastery right of way line N 89°31'58" E, 1234.93 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "EDWARDS 951", along said North line; thence leaving said North line S 81°40'10" W, 39.03 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "EDWARDS 951"; thence S 88°39'30" W, 1248.31 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "PLS LS 48509", on the Southeastery right of way line of the U.S.R.S. feed canal; thence N 64°21'59" E, 57.35 feet to the point of beginning.

Containing 0.41 acres.

All being East, Willamette Meridian, Umatilla County, Oregon;

EXCEPTING THEREFROM that portion lying within Highland Avenue Extension.

LEGAL DESCRIPTION OF RECORD FOR DOC. NO. 2002-4180224 (TL 1200)

That portion of Lot 2 of the Southwest Quarter, also described as that portion of the Northwest Quarter of the Southwest Quarter of Section 7, Township 4 North, Range 29 E.W.M., lying and being Southerly of the United States Reclamation Feed Canal;

EXCEPTING THEREFROM the West 500 feet thereof;

SUBJECT to an easement for roadway purposes over and across the Northerly 20 feet thereof; and Easterly 50 feet.

TOGETHER WITH AND SUBJECT TO a non-exclusive easement for the purposes of ingress and egress over a strip of land 50 feet in width running North from County Road No. 610 to the Southerly Line of the U.S.R.S. Feed Canal in said Section 7, the East boundary line of said 50 foot strip of land is in the West line of the Southwest Quarter of the Southwest Quarter and the West line of that tract of land described in Contract to John R. Rogers, recorded in Book 320, Page 184, Deed Records;

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

EXCEPTING and all water rights of way and roads.

NEW LEGAL DESCRIPTION FOR TL 1200

That portion of Lot 2 of the Southwest Quarter, also described as that portion of the Northwest Quarter of the Southwest Quarter of Section 7, Township 4 North, Range 29 E.W.M., lying and being Southerly of the United States Reclamation Feed Canal;

EXCEPTING THEREFROM the West 500 feet thereof;

SUBJECT to an easement for roadway purposes over and across the Northerly 20 feet thereof; and Easterly 50 feet.

TOGETHER WITH AND SUBJECT TO a non-exclusive easement for the purposes of ingress and egress over a strip of land 50 feet in width running North from County Road No. 610 to the Southerly Line of the U.S.R.S. Feed Canal in said Section 7, the East boundary line of said 50 foot strip of land is in the West line of the Southwest Quarter of the Southwest Quarter and the West line of that tract of land described in Contract to John R. Rogers, recorded in Book 320, Page 184, Deed Records;

TOGETHER WITH land located in the Southwest One-Quarter of Section 7, Township 4 North, Range 29 East of the Willamette Meridian, Umatilla County, Oregon. More particularly described as follows:

Beginning at a 5/8 inch iron rod with a yellow plastic cap stamped "PLS LS 48509" on the North line of the Southwest One-Quarter of the Southwest One-Quarter of Section 7, Township 4 North, Range 29 East of the Willamette Meridian, from which a 2 1/2 inch brass cap marking the Southwest Section corner of Section 7, Township 4 North, Range 29 East of the Willamette Meridian bears S 39°44'49" W, 1733.31 feet; thence N 89°31'58" E, 734.93 feet along said North line to a 5/8 inch iron rod with a yellow plastic cap stamped "EDWARDS 951"; thence leaving said North line S 81°40'10" W, 39.03 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "EDWARDS 951"; thence S 88°39'30" W, 896.56 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "PLS LS 48509"; thence N 00°17'20" E, 15.97 feet to the point of beginning.

Containing 0.17 acres.

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

EXCEPTING and all water rights of way and roads.

LEGAL DESCRIPTION OF RECORD FOR INST. NO. 2017-6620644 (TL 1100)

TRACT I
The West 500 feet of that portion of Lot 2 of the Southwest Quarter (also described as that portion of North Half of the Southwest Quarter) of Section 7, Township 4 North, Range 29 East of the Willamette Meridian, Umatilla County, Oregon, lying and being Southerly of the United States Reclamation Feed Canal; all being East of the Willamette Meridian, in the County of Umatilla and State of Oregon.

TRACT II
An easement for roadway purposes over and across the Northerly 20 Feet of that portion of Lot 1, lying Southerly of said canal; EXCEPTING the west 500 feet, AND

a Non-exclusive easement for the purposes of Ingress and egress over a strip of land 50 feet in width running North from County Road No. 610 to the Southerly line of the U.S.R.S. Feed Canal in said Section 7, the East boundary line of said 50 foot strip of land is in the West line of the Southeast Quarter of the Southwest Quarter and West line of that tract described in Land Sale Contract to John R. Rogers recorded in Book 320, Page 184, Deed Records;

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

NEW LEGAL DESCRIPTION FOR TL 1100

TRACT I
The West 500 feet of that portion of Lot 2 of the Southwest Quarter (also described as that portion of North Half of the Southwest Quarter) of Section 7, Township 4 North, Range 29 East of the Willamette Meridian, Umatilla County, Oregon, lying and being Southerly of the United States Reclamation Feed Canal; all being East of the Willamette Meridian, in the County of Umatilla and State of Oregon.

TOGETHER WITH land located in the Southwest One-Quarter of Section 7, Township 4 North, Range 29 East of the Willamette Meridian, Umatilla County, Oregon. More particularly described as follows:

Beginning at a 5/8 inch iron rod with a yellow plastic cap stamped "EDWARDS 951" on the Southeastery right of way line of the U.S.R.S. feed canal also on the North line of the Southwest One-Quarter of the Southwest One-Quarter of Section 7, Township 4 North, Range 29 East of the Willamette Meridian, from which a 2 1/2 inch brass cap marking the Southwest Section corner of Section 7, Township 4 North, Range 29 East of the Willamette Meridian bears S 24°36'00" W, 1461.25 feet; thence leaving said Southeastery right of way line N 89°31'58" E, 500.00 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "PLS LS 48509", along said North line; thence leaving said North line S 00°17'20" W, 15.97 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "PLS LS 48509"; thence S 88°39'30" W, 551.75 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "PLS LS 48509" on the Southeastery right of way line of the U.S.R.S. feed canal; thence along said Southeastery right of way line N 64°21'59" E, 57.35 feet to the point of beginning.

Containing 0.24 acres.

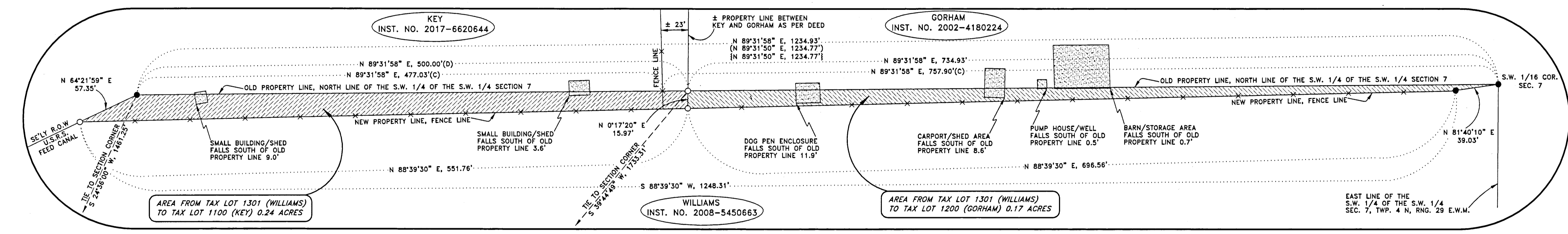
TRACT II
An easement for roadway purposes over and across the Northerly 20 Feet of that portion of Lot 1, lying Southerly of said canal; EXCEPTING the west 500 feet, AND

a Non-exclusive easement for the purposes of Ingress and egress over a strip of land 50 feet in width running North from County Road No. 610 to the Southerly line of the U.S.R.S. Feed Canal in said Section 7, the East boundary line of said 50 foot strip of land is in the West line of the Southeast Quarter of the Southwest Quarter and West line of that tract described in Land Sale Contract to John R. Rogers recorded in Book 320, Page 184, Deed Records;

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

DETAIL ON POTENTIAL ENCROACHMENTS

1" = 50'



SURVEYOR'S NARRATIVE

THIS SURVEY WAS UNDERTAKEN IN MAY OF 2018 AT THE REQUEST OF WES MCCLATCHY AND KAREN GORHAM. THE PURPOSE OF THE SURVEY IS TO PERFORM A BOUNDARY LINE ADJUSTMENT BETWEEN 3 INDIVIDUAL TAX LOTS KNOWN AS TAX LOT 1100 (KEY), TAX LOT 1200 (GORHAM) AND TAX LOT 1301 (BWTW PROPERTIES, LLC).

THE INTENT OF THIS BOUNDARY LINE ADJUSTMENT IS TO ADJUST THE NORTH BOUNDARY LINE OF TAX LOT 1301 ALSO BEING THE SOUTH BOUNDARY LINE OF BOTH TAX LOT 1100 AND TAX LOT 1200 TO MATCH AN EXISTING FENCE LINE TO ENSURE THE IMPROVEMENTS AS SHOWN FALL ON BOTH TAX LOT 1100 AND TAX LOT 1200 TO THE NORTH.

LS 951 PREVIOUSLY PERFORMED A SURVEY ON TAX LOT 1301 IN 2007, SEE SURVEY NUMBER 07-296-B. IN THIS SURVEY HE COMPUTED THE SECTION BREAKDOWN AS WELL AS MONUMENTED THE EXTERIOR BOUNDS OF TAX LOT 1301. THE CORNERS SET BY LS 951 MARKING THE EXTERIOR BOUNDS OF TAX LOT 1301 HAVE BEEN RECOVERED DURING THIS SURVEY.

LS 951 PREVIOUSLY PERFORMED A SURVEY ALONG THE NORTH LINE OF TAX LOT 1300 AND THE SOUTH LINE OF BOTH TAX LOT 1100 AND TAX LOT 1200 IN 2015, SEE SURVEY NUMBER 15-137-B. IN THIS SURVEY HE MAPPED AND SHOWED THE POTENTIAL ENCROACHMENTS ALONG THE NORTH LINE HE ALSO MONUMENTED AN EAST-WEST FENCE LINE & POWER LINE AS WHAT IS SHOWN.

I WAS ABLE TO RECOVER THE EASTERLY CORNER THAT LS 951 SET MARKING THE WILLAMETTE 1/16 CORNER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 29 EAST OF THE WILLAMETTE MERIDIAN. I ALSO RECOVERED THE WESTERLY CORNER THAT LS 951 SET AT THE FENCE LINE. THE WESTERLY CORNER SET BY LS 951 AT THE FENCE LINE WERE NOT RECOVERED, IT IS BELIEVED THAT THEY MAY HAVE BEEN DESTROYED DUE TO CULTIVATION ACTIVITY. I REESTABLISHED THE WESTERLY CORNER, ALSO THE SOUTHWEST CORNER TO TAX LOT 1100 AT THE FENCE LINE AND THE U.S.R.S. FEED CANAL RIGHT OF WAY LINE. I ESTABLISHED THE SOUTHERLY COMMON CORNER TO TAX LOT 1100 AND TAX LOT 1200 AT THE DEED DISTANCE FROM THE REESTABLISHED SOUTHWEST CORNER TO TAX LOT 1100. I THEN WENT PARALLEL TO THE EAST LINE OF TAX LOT 1301 S 0°17'20" W, 15.97 FEET TO THE EAST-WEST FENCE LINE AS SHOWN.

THE BASIS OF BEARING FOR THIS BOUNDARY LINE ADJUSTMENT ARE FROM THE FOUND 2-1/2" BRASS CAP MARKING THE SOUTH-WEST CORNER OF SECTION 7, AND THE 2-3/8" BRASS CAP MARKING THE SOUTH 1/4 CORNER OF SECTION 7 BOTH LOCATED IN TOWNSHIP 4 NORTH, RANGE 29, EAST OF THE WILLAMETTE MERIDIAN, AND IS BASED ON RECORD OF SURVEY NUMBER 07-296-B.

THIS SURVEY WAS ACCOMPLISHED UTILIZING 2 TRIMBLE R-10 GNSS RECEIVERS. AN AUTONOMOUS POSITION WAS GENERATED ON THE BASE UNIT AND A SITE CALIBRATION WAS ACCOMPLISHED ON THE 2 MONUMENTS PREVIOUSLY MENTIONED THAT WERE HELD AS THE BASIS OF BEARING.

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"
- × COMPUTED POINT (NOT SET)
- ⊙ FOUND MONUMENT AS NOTED

SURVEYS

- LS 951 R.O.S. 15-137-B
- LS 951 R.O.S. 07-296-B

NOTES

- () LS 951 R.O.S. 15-137-B
- [] LS 951 R.O.S. 07-296-B
- (C) COMPUTED
- (D) AS PER DEED

DEEDS

- INST. NO. 2017-6620644
- INST. NO. 2002-4180224
- INST. NO. 2018-6800475

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 MAY 2018, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY ORS CHAPTER 92, AND HAVE SET THE PROPER MONUMENTS.

REGISTERED PROFESSIONAL LAND SURVEYOR

Brit L. Primm
OREGON
JULY 13, 1989
BRIT L. PRIMM
48509

EXPIRATION DATE: 12/31/20

DATE: 18 JAN 19

RECEIVED BY

Umatilla County Surveyor
Date: 3/1/19
Rec'd By: CT
No.: 19-021-C

PRIMM LAND SURVEYING, INC.

P.O. BOX 1322, 1340 N.E. 4TH
HERMISTON, OR 97838
BU (541) 564-7887
FAX (541) 567-0020
brit@primmlandsurveying.com
kelth@primmlandsurveying.com

CLIENT: KEY, GORHAM & BWTW PROPERTIES, LLC

PROJECT: SW 1/4 OF SEC. 7, TWP. 4 N, RNG. 29 E.W.M.

JOB #: 1805004
DATE: 22 MAY 18
FB/PG: 040/12
SHEET: 1 OF 1
DRAWN: BLP
APPROVED: BLP