

RECORD OF SURVEY

A RECORD OF SURVEY ON PROPERTY THAT IS LOCATED IN THE S.E. 1/4 OF SEC. 11, TWP. 4 NORTH, RNG. 28, EAST OF THE W.M., CITY OF HERMISTON, UMATILLA COUNTY OREGON.

CLIENTS: **BRIAN OWENS**
665 W. DIVISION AVENUE
HERMISTON, OREGON 97838

STEVEN AND PATRICIA BARROWS
P.O. BOX 464, 130 S.E. 9TH
HERMISTON, OREGON 97838

SURVEYOR'S NARRATIVE

THIS SURVEY WAS UNDERTAKEN IN OCTOBER OF 2022 AT THE REQUEST OF BRIAN OWENS AND STEVEN & PATRICIA BARROWS. THE PURPOSE OF THE SURVEY IS TO MONUMENT THE EXTERIOR BOUNDS OF THE PROPERTY AS DESCRIBED ON INSTRUMENT NUMBER 2019-6860434, THE EXTERIOR BOUNDS OF THE PROPERTY AS DESCRIBED ON INSTRUMENT NUMBER 2016-6450293 AND THE EXTERIOR BOUNDS OF THE PROPERTY AS DESCRIBED ON INSTRUMENT NUMBER 2016-6450292 ALL LOCATED IN THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON.

THE EXTERIOR BOUNDS OF THE PROPERTY SURVEYED HAVE BEEN COMPUTED AS FOLLOWS:

I HAD PREVIOUSLY PERFORMED "BRATTON REPLAT", BOOK 16 PAGE 83, IN 2018. THE SOUTHWEST CORNER OF LOT 11 OF BLOCK "G" OF HERMISTON ORCHARDS, THE SOUTHEAST CORNER OF LOT 15 OF BLOCK "G" OF HERMISTON ORCHARDS AND THE CENTERLINE LOCATION OF THE DRAINAGE DITCH WAS EITHER MONUMENTED OR CALCULATED DURING THE PROCESS OF "BRATTON REPLAT".

THE NORTHWEST CORNER OF LOT 11 OF BLOCK "G" OF HERMISTON ORCHARDS WAS COMPUTED BY A BEARING-BEARING INTERSECTION.

BEARING #1 = N 89°26'13" W IS FROM THE NORTHEAST CORNER OF LOT 15 OF BLOCK "G" OF HERMISTON ORCHARDS TO THE NORTHWEST CORNER OF LOT 15 OF BLOCK "G" OF HERMISTON ORCHARDS.

BEARING #2 = N 0°11'27" E IS FROM THE SOUTHWEST CORNER OF LOT 11 OF BLOCK "G" OF HERMISTON ORCHARDS WITH A BEARING FROM THE FOUND R/R SPIKE IN THE CENTERLINE OF EAST HIGHLAND TO THE FOUND 5/8 INCH IRON ROD IN A MONUMENT BOX IN THE INTERSECTION OF SOUTHEAST 9TH STREET AND MAIN STREET.

THE NORTHWEST CORNER OF LOT 10 OF BLOCK "G" OF HERMISTON ORCHARDS WAS COMPUTED BY A BEARING-BEARING INTERSECTION.

I HELD THE BEARING OF EAST MAIN STREET AS S 89°17'21" E. SEE R.O.S. 00-24-B.

I OFFSET THE CENTERLINE OF MAIN STREET IN A SOUTHERLY DIRECTION WITH A DISTANCE OF 35 FEET, 1/2 THE RIGHT-OF-WAY WIDTH OF 70 FEET. THE OFFSET OF 35 FEET SOUTHERLY IDENTIFIES THE SOUTHERLY RIGHT-OF-WAY LINE OF MAIN STREET.

FROM THE PREVIOUSLY COMPUTED LOCATION OF THE NORTHWEST CORNER OF LOT 11 OF BLOCK "G" OF HERMISTON ORCHARDS I HELD THE BEARING OF N 0°11'27" E TO THE SOUTHERLY RIGHT-OF-WAY LINE OF MAIN STREET.

THE NORTHEAST CORNER OF LOT 6 OF BLOCK "G" OF HERMISTON ORCHARDS WAS COMPUTED BY A BEARING-BEARING INTERSECTION.

BEARING #1 = S 89°17'21" E IS FROM THE SOUTHERLY RIGHT-OF-WAY LINE OF MAIN STREET.

BEARING #2 = N 0°28'03" E IS FROM THE SOUTHEAST CORNER OF LOT 15 OF BLOCK "G" OF HERMISTON ORCHARDS AND THE FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "TOMKINS SURVEYING" MARKING THE NORTHEAST CORNER OF LOT 15 OF BLOCK "G" OF HERMISTON ORCHARDS.

I COMPUTED THE NORTHEAST CORNERS OF LOTS 10, 9, 8 AND 7 OF BLOCK "G" OF HERMISTON ORCHARDS BY PROPORTIONATE CALCULATIONS. MY COMPUTED DISTANCE FROM THE NORTHWEST CORNER OF LOT 10 OF BLOCK "G" OF HERMISTON ORCHARDS TO THE NORTHEAST CORNER OF LOT 6 OF BLOCK "G" OF HERMISTON ORCHARDS = 637.87 FEET WITH A PROPORTION CALCULATION OF 127.57 FEET ALONG LOTS 10, 9, 8 AND 7 OF BLOCK "G" OF HERMISTON ORCHARDS. THE COMPUTED LOCATIONS OF EACH OF THE NORTHEAST CORNERS OF THE MENTIONED LOTS WERE THEN EXTENDED SOUTHERLY TO THE PREVIOUSLY COMPUTED CENTERLINE LOCATION OF THE DRAINAGE DITCH. SEE R.O.S. BOOK 16, PAGES 83 AND R.O.S. 00-24-B.

THE NORTHERLY RIGHT-OF-WAY LINE OF THE ALLEY WAS COMPUTED AT 20 FEET NORTHERLY FROM THE PREVIOUSLY COMPUTED NORTHWEST CORNER OF LOT 11 OF BLOCK "G" OF HERMISTON ORCHARDS AND THE FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "TOMKINS SURVEYING" MARKING THE NORTHEAST CORNER OF LOT 15 OF BLOCK "G" OF HERMISTON ORCHARDS.

I COMPUTED THE EXTERIOR BOUNDS OF THE PROPERTY AS DESCRIBED ON INSTRUMENT 2019-6860434 AS FOLLOWS:

TRACT III - I COMPUTED THE EXTERIOR BOUNDS AS BEING THE WEST 87 FEET AND THE NORTH 104 FEET OF LOT 8 OF BLOCK "G" OF HERMISTON ORCHARDS PER DEED DISTANCES.

TRACT II - I COMPUTED THE EXTERIOR BOUNDS AS BEING THAT PORTION OF LOT 12 OF BLOCK "G" OF HERMISTON ORCHARDS THAT IS LYING NORTHERLY OF THE DRAINAGE DITCH AS PER DEED.

TRACT I - I WENT THE DEED DISTANCE OF 171 FEET FROM THE SOUTHEAST CORNER OF LOT 7 OF BLOCK "G" OF HERMISTON ORCHARDS NORTHERLY ADJG THE EAST LINE OF SAID 7.

I WENT THE DEED DISTANCE OF 16.40 FEET FROM THE NORTHEAST CORNER OF TRACT III ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF MAIN.

I WENT SOUTHERLY AND PARALLEL TO THE EAST LINE OF TRACT III AT A DEED DISTANCE OF 119 FEET.

I WENT THE DEED DISTANCE OF 104 AND NORTHERLY FROM THE SOUTHEAST CORNER OF TRACT III.

I WENT THE DEED DISTANCE OF 87 FEET AND WESTERLY FROM THE SOUTHEAST CORNER OF TRACT III.

THE DEED DISTANCE OF 152 FEET WESTERLY CALCULATES OUT TO BE 151.36 FEET.

THE DEED DISTANCE OF 186 FEET SOUTHERLY FROM THE SOUTHWEST CORNER OF TRACT III CALCULATES OUT TO BE 185.92 FEET.

THE DEED DISTANCE OF 255.40 FEET EASTERLY FROM THE SOUTHWEST CORNER OF LOT 8 OF BLOCK "G" OF HERMISTON ORCHARDS TO THE SOUTHWEST CORNER OF LOT 6 OF BLOCK "G" OF HERMISTON ORCHARDS CALCULATES OUT TO BE 254.20 FEET.

I COMPUTED THAT PORTION OF LOTS 11 AND 12 OF BLOCK "G" OF HERMISTON ORCHARDS AS LYING NORTHERLY OF THE DRAINAGE DITCH FROM THE PREVIOUSLY COMPUTED ORIGINAL LOT LINES AND THE CENTERLINE LOCATION OF THE DRAINAGE DITCH.

I COMPUTED THE SOUTHERLY 90 FEET OF LOT 10 OF BLOCK "G" OF HERMISTON ORCHARDS FROM THE PREVIOUSLY COMPUTED ORIGINAL LOT LINES.

THE BASIS OF BEARING FOR THIS SURVEY IS THE FOUND 5/8" IRON ROD IN A MONUMENT BOX AT THE INTERSECTIONS OF MAIN AND SOUTHEAST 9TH STREET AND THE R/R SPIKE IN THE CENTERLINE OF EAST HIGHLAND AND IS BASED ON BOOK 16, PAGE 83 AS WELL AS R.O.S. 00-24-B.

THIS SURVEY WAS ACCOMPLISHED UTILIZING 2 TRIMBLE R-10 GNSS RECEIVERS. AN AUTONOMOUS POSITION WAS GENERATED ON THE BASE UNIT AND THE TWO PREVIOUSLY MENTIONED FOUND MONUMENTS WERE SUBSEQUENTLY USED FOR A SITE CALIBRATION FOR THE SYSTEM, EACH CORNER WAS THEN LOCATED OR SET ON A 15 SECOND EPOCH WITH A FIXED SOLUTION.

LEGAL DESCRIPTION OF RECORD INSTRUMENT NO. 2019-6860434

TRACT I:

A tract of land located in Block "G", HERMISTON ORCHARDS, an Addition to the Town, now City of Hermiston, Umatilla County, Oregon and described as beginning at the Southeast corner of Lot 7 of said Block "G"; thence Northerly along the East Line of said Lot 7, a distance of 171 feet; thence South 89°53'10" West, a distance of 152 feet; thence North 00°11'39" West, a distance of 119 feet to the North line of Lot 8 of said Block "G"; thence Westerly along the North line of said Lot 8, a distance of 16.40 feet; thence Southerly along a line parallel with the West line of said Lot 8, a distance of 104 feet; thence Westerly along a line parallel with the North line of said Lot 8, a distance of 87 feet to the West line of said Lot 8; thence Southerly along the West line of said Lot 8, a distance of 186 feet to the Southwest corner of said Lot 8; thence Easterly along the South line of said Lots 7 and 8, a distance of 255.40 feet to the point of beginning;

Also including all that portion of Lots 13 and 14 of said Block "G", lying Northerly of the Hermiston Irrigation District Drainage Canal.

TRACT II

All that portion of Lot 12, Block "G", HERMISTON ORCHARDS, an Addition to the Town, now the City of Hermiston, Umatilla County, Oregon, lying Northerly of the Hermiston Irrigation District Drainage Canal.

TRACT III

The West 87 feet of the North 104 feet of Lot 8, Block "G", HERMISTON ORCHARDS, an Addition to the Town, now the City of Hermiston, Umatilla County, Oregon.

LEGAL DESCRIPTION OF RECORD INSTRUMENT NO. 2016-6450293

The South 90 feet of Lot 10 Block "G", Hermiston Orchards Addition to the City of Hermiston, Umatilla County, Oregon. EXCEPTING any and all water rights of way.

LEGAL DESCRIPTION OF RECORD INSTRUMENT NO. 2016-6450292

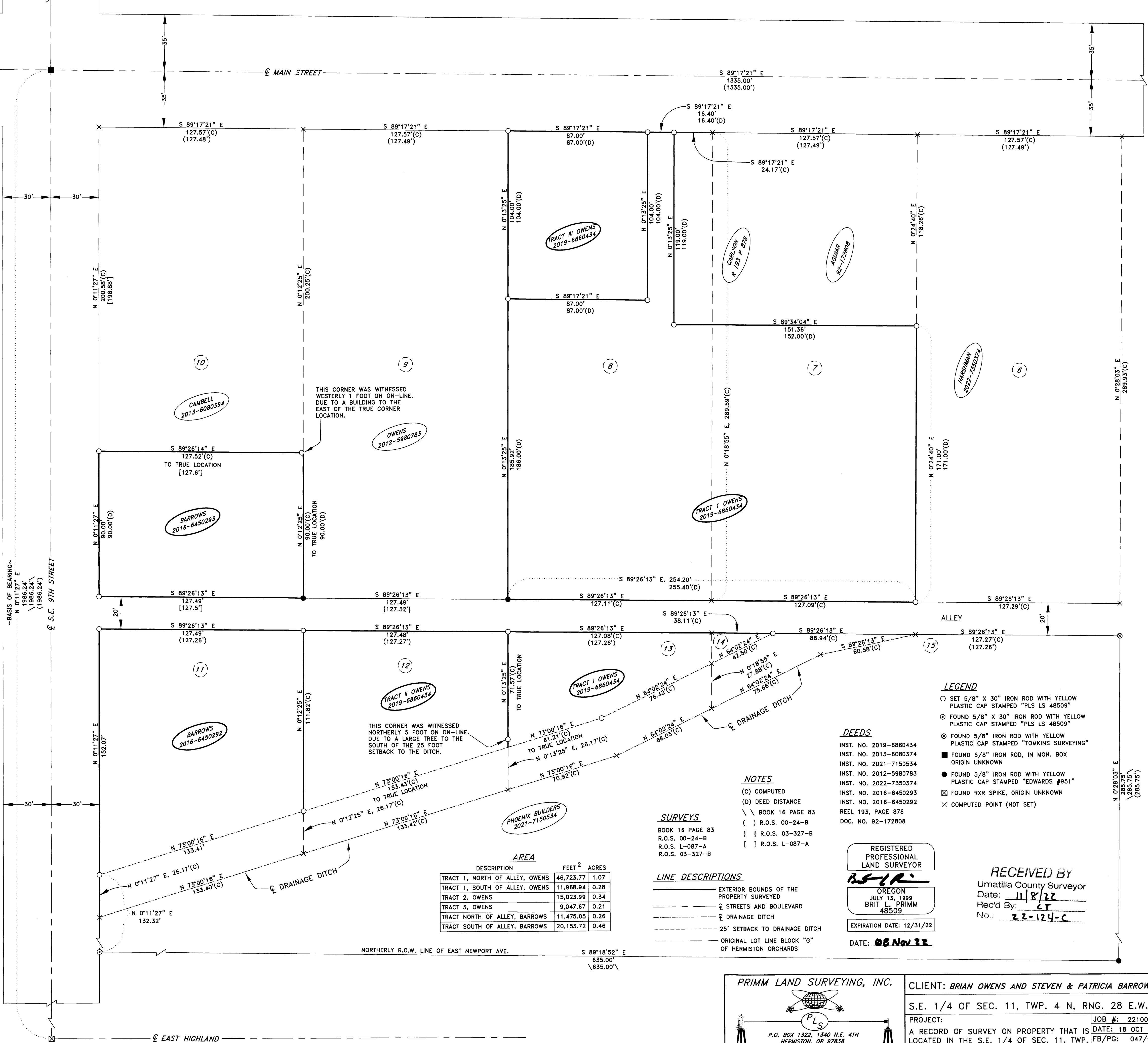
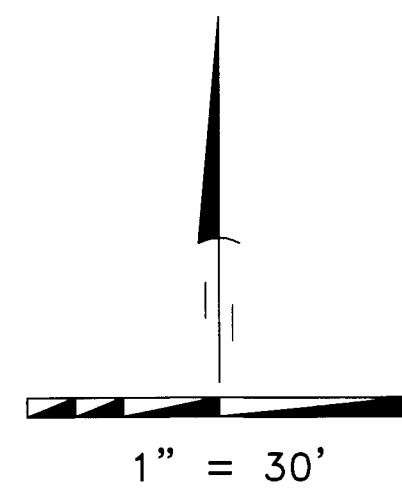
All that portion of Lot 11, Block "G", Hermiston Orchard Addition to the City of Hermiston, lying Northerly of the Drainage Ditch. All being in the City of Hermiston, Umatilla County, Oregon.

NOTE ON SOUTHERLY MONUMENTS

THE 5 MONUMENTS ON THE NORTHERLY SIDE OF THE DRAINAGE DITCH HAVE BEEN PLACED AT 25 FOOT PERPENDICULAR DISTANCE FROM SAID DRAINAGE DITCH.

NOTE ON DRAINAGE DITCH

IT WAS RELATED TO MYSELF BY THE HERMISTON IRRIGATION DISTRICT ON 25 JAN 2019 THAT THE DRAINAGE DITCH IS A NATURAL DRAIN AND THAT THERE IS NO EASEMENT LISTED ON THE 1917 MAP.



- ### LEGEND
- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PLUS LS 48509"
 - ⊙ FOUND 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PLUS LS 48509"
 - ⊗ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TOMKINS SURVEYING"
 - FOUND 5/8" IRON ROD, IN MON. BOX ORIGIN UNKNOWN
 - FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "EDWARDS #951"
 - ⊠ FOUND R/R SPIKE, ORIGIN UNKNOWN
 - × COMPUTED POINT (NOT SET)

DEEDS

INST. NO. 2019-6860434
 INST. NO. 2013-6080374
 INST. NO. 2021-7150534
 INST. NO. 2012-5980783
 INST. NO. 2022-7350374
 INST. NO. 2016-6450293
 INST. NO. 2016-6450292
 REEL 193, PAGE 878
 DOC. NO. 92-172808

NOTES

(C) COMPUTED
 (D) DEED DISTANCE
 \ \ BOOK 16 PAGE 83
 () R.O.S. 00-24-B
 { } R.O.S. 03-327-B
 [] R.O.S. L-087-A

SURVEYS

BOOK 16 PAGE 83
 R.O.S. 00-24-B
 R.O.S. L-087-A
 R.O.S. 03-327-B

AREA

DESCRIPTION	FEET ²	ACRES
TRACT 1, NORTH OF ALLEY, OWENS	46,723.77	1.07
TRACT 1, SOUTH OF ALLEY, OWENS	11,968.94	0.28
TRACT 2, OWENS	15,023.99	0.34
TRACT 3, OWENS	9,047.67	0.21
TRACT NORTH OF ALLEY, BARROWS	11,475.05	0.26
TRACT SOUTH OF ALLEY, BARROWS	20,153.72	0.46

LINE DESCRIPTIONS

- EXTERIOR BOUNDS OF THE PROPERTY SURVEYED
- - - STREETS AND BOULEVARD
- ⊘ DRAINAGE DITCH
- - - 25' SETBACK TO DRAINAGE DITCH
- - - ORIGINAL LOT LINE BLOCK "G" OF HERMISTON ORCHARDS

REGISTERED PROFESSIONAL LAND SURVEYOR
BSIR
 OREGON
 JULY 13, 1999
 BRIT L PRIMM
 48509
 EXPIRATION DATE: 12/31/22
 DATE: **08 Nov 22**

RECEIVED BY
 Umatilla County Surveyor
 Date: **11/8/22**
 Rec'd By: **CT**
 No.: **22-124-C**

PRIMM LAND SURVEYING, INC.

 P.O. BOX 1322, 1340 N.E. 4TH
 HERMISTON, OR 97838
 BU (541) 564-7887
 FAX (541) 567-8020
 brit@primmlandsurveying.com
 keith@primmlandsurveying.com

CLIENT: **BRIAN OWENS AND STEVEN & PATRICIA BARROWS**
 S.E. 1/4 OF SEC. 11, TWP. 4 N, RNG. 28 E.W.M.
 PROJECT:
 A RECORD OF SURVEY ON PROPERTY THAT IS LOCATED IN THE S.E. 1/4 OF SEC. 11, TWP. 4 NORTH, RNG. 28, EAST OF THE W.M., CITY OF HERMISTON, UMATILLA COUNTY OREGON.
 JOB #: **2210002**
 DATE: **18 OCT 22**
 FB/PG: **047/03**
 SHEET: **1 OF 1**
 DRAWN: **BLP**
 APPROVED: **BLP**