

NOTES:

1. BASIS OF BEARING: THE WEST LINE OF THE NW 1/4 OF SECTION 11, T.4S., R.28E., W.M., BEING N 00°20'00"W ACCORDING TO A SURVEY BY EDWARDS FOR ROGER BOUNDS, DATED 2-13-80.
2. (M) = MEASURED (C) = COMPUTED (P) = PLAT (D) = DEED
3. O = DENOTES SET 5/8"x24" REBAR WITH YELLOW PLASTIC CAP STAMPED "RSI-JAB 02735 LS".
4. ● = DENOTES FOUND PROPERTY CORNER AS NOTED.
5. EQUIPMENT AND PROCEDURES USED: LIETZ SET 3 TOTAL STATION; CLOSED TRAVERSE AND RADIAL SURVEY METHODS UTILIZED.

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO RECONFIGURE THE EXISTING BOUNDARIES OF TRACTS I, II, III AND IV AS DESCRIBED IN THE RECORD LEGAL DESCRIPTIONS SHOWN HEREON. THE TOTAL NUMBER OF TRACTS HAS BEEN REDUCED FROM FOUR TO THREE DUE TO THE INCREASED SIZE OF NEWLY CONFIGURED TRACTS I AND II. THE 20' WIDE ALLEY IS TO BE VACATED AND THE EXISTING SEWER LINE WILL BE MOVED TO ITS NEW LOCATION AS SHOWN.

THE BASIS OF BEARING FOR THIS SURVEY IS BASED ON THE WEST LINE OF SECTION 11 AS BEING N 00°20'00"W ACCORDING TO SURVEY BY EDWARDS FOR ROGER BOUNDS, DATED 2-13-80. THE FOUND PROPERTY CORNERS SHOWN ON THIS SURVEY ARE ASSUMED TO BE THOSE SET BY EDWARDS IN 1980 AND FIT THE RECORD DIMENSIONS PER HIS SURVEY.

RECORD SURVEY

BOUNDARY LINE ADJUSTMENT
LOCATED IN A PORTION OF THE NW 1/4 OF SECTION 11,
TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M.
CITY OF HERMISTON, UMATILLA COUNTY, OREGON

RECORD LEGAL DESCRIPTIONS

TRACT I (TAX LOT 4000)
BEGINNING AT INTERSECTION OF SOUTHERLY LINE OF CATHERINE AVENUE AND EASTERLY RIGHT-OF-WAY LINE OF RELOCATED HERMISTON-UMATILLA SECTION OF OREGON STATE HIGHWAY, WHICH POINT IS INITIAL POINT OF LOBAUGH-STORER ADDITION TO CITY OF HERMISTON, AND WHICH IS MARKED BY A 2 INCH IRON PIPE; THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE 130 FEET; THENCE EASTERLY, PARALLEL WITH SAID SOUTHERLY LINE OF CATHERINE AVENUE, 100 FEET; THENCE NORTHERLY, PARALLEL WITH SAID EASTERLY RIGHT-OF-WAY LINE 130 FEET TO SAID SOUTHERLY LINE OF CATHERINE AVENUE; THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF CATHERINE AVENUE TO THE POINT OF BEGINNING;
SUBJECT TO ANY AND ALL WATER RIGHTS-OF-WAY;
ALL BEING EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

TRACT II (TAX LOT 4300)
ALSO, BEGINNING AT INTERSECTION OF SOUTHERLY LINE OF CATHERINE AVENUE AND THE EASTERLY RIGHT-OF-WAY LINE OF RELOCATED HERMISTON-UMATILLA SECTION OF OREGON STATE HIGHWAY, WHICH POINT IS THE INITIAL POINT OF LOBAUGH-STORER ADDITION TO CITY OF HERMISTON, AND WHICH IS MARKED BY A 2 INCH IRON PIPE; THENCE EASTERLY ALONG SOUTH LINE OF SAID CATHERINE AVENUE 220 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; SAID POINT ALSO BEING NORTHEAST CORNER OF THAT TRACT CONVEYED TO SAMUEL B. MEADE, ET UX, BY DEED RECORDED IN BOOK 216, PAGE 2, DEED RECORDS; THENCE SOUTH ALONG EAST LINE OF SAID MEADE TRACT 130 FEET TO A POINT ON NORTH LINE OF THAT TRACT DESCRIBED IN RECORDS; THENCE EAST ALONG NORTHERLY LINE OF SAID KILKENNY TRACT TO A POINT ON WEST LINE OF THAT TRACT CONVEYED TO SCHOOL DISTRICT NO. 14, BY DEED RECORDED IN BOOK 159, PAGE 106, DEED RECORDS; THENCE NORTH ALONG WESTERLY LINE OF SAID SCHOOL TRACT TO A POINT ON SOUTH LINE OF CATHERINE AVENUE; THENCE WEST ALONG SOUTH LINE OF CATHERINE AVENUE TO THE POINT OF BEGINNING.
EXCEPT WEST 20 FEET RESERVED FOR AND DEDICATED TO THE PUBLIC USE AS AN ALLEYWAY;
SUBJECT TO ANY AND ALL WATER RIGHTS-OF-WAY;
ALL BEING EAST OF THE WILLAMETTE MERIDIAN, COUNTY OF UMATILLA, STATE OF OREGON.

TRACT IV (TAX LOT 4200)
A PARCEL OF LAND APPROXIMATELY 1.28 ACRES LYING IN SOUTHWEST QUARTER OF NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 28, E.W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT INTERSECTION OF SOUTHERLY LINE OF CATHERINE AVENUE AND EASTERLY RIGHT-OF-WAY LINE OF RELOCATED HERMISTON-UMATILLA SECTION OF OREGON STATE HIGHWAY, WHICH POINT IS INITIAL POINT OF LOBAUGH & STORER ADDITION TO CITY OF HERMISTON, AND WHICH IS MARKED BY A TWO INCH IRON PIPE; THENCE SOUTH ALONG EASTERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY A DISTANCE OF 150 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH ALONG EASTERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY A DISTANCE OF 150 FEET MORE OR LESS, TO A POINT ON NORTHERLY LINE OF THAT TRACT CONVEYED TO SCHOOL DISTRICT NO. 14, BY DEED RECORDED IN BOOK 109, PAGE 550, DEED RECORDS; THENCE EAST ALONG NORTHERLY LINE OF SAID SCHOOL DISTRICT A DISTANCE OF 372 FEET, MORE OR LESS, TO A POINT ON WESTERLY LINE OF THAT TRACT CONVEYED TO SCHOOL DISTRICT NO. 14, BY DEED RECORDED IN BOOK 159, PAGE 106, DEED RECORDS; THENCE NORTH ALONG WESTERLY LINE OF SAID SCHOOL DISTRICT TRACT 150 FEET TO A POINT FIVE FEET SOUTH OF NORTHEAST CORNER OF THAT TRACT CONVEYED TO FRANCIS M. COX, ET UX, BY DEED RECORDED IN BOOK 189, PAGE 123, DEED RECORDS; THENCE WEST FIVE FEET DISTANT AND PARALLEL TO NORTH LINE OF SAID COX TRACT 372 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
SUBJECT TO ANY AND ALL WATER RIGHTS-OF-WAY;
ALL BEING EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

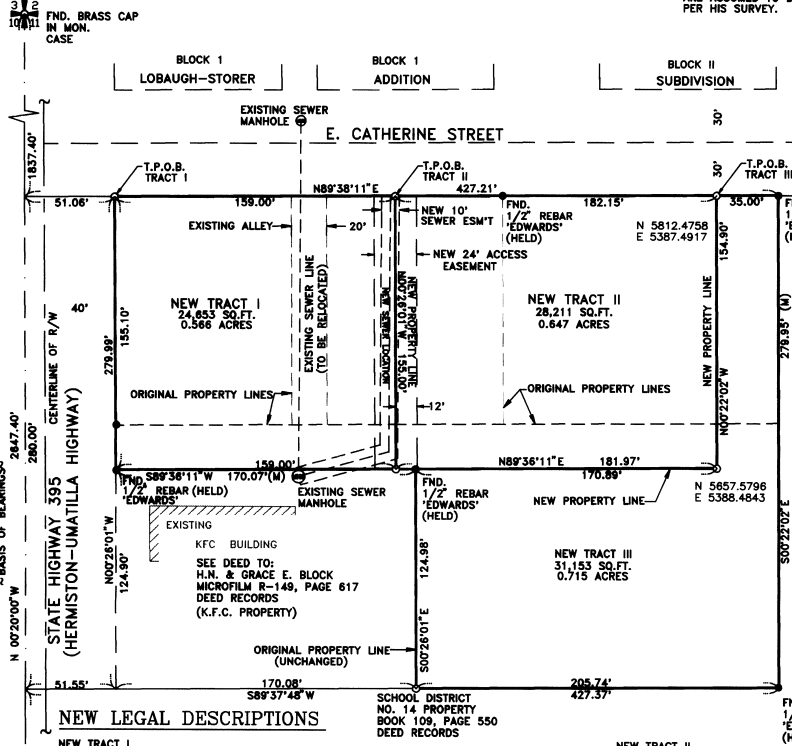
EXCEPTING THEREFROM THAT TRACT CONVEYED TO H.N. BLOCK AND GRACE E. BLOCK, BY DEED RECORDED IN BOOK 111, PAGE 617, MICROFILM R-149, DEED RECORDS, BEING DESCRIBED AS FOLLOWS-TOW-IT

A TRACT OF LAND LOCATED IN NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M., BEING DESCRIBED AS FOLLOWS: BEGINNING AT INTERSECTION OF SOUTHERLY LINE OF CATHERINE AVENUE AND EASTERLY RIGHT-OF-WAY LINE OF RELOCATED HERMISTON-UMATILLA SECTION OF OLD OREGON TRAIL HIGHWAY, SAID POINT ALSO BEING INITIAL POINT OF LOBAUGH & STORER ADDITION TO CITY OF HERMISTON, AND WHICH IS MARKED BY A TWO INCH IRON PIPE; THENCE SOUTH ALONG EASTERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY A DISTANCE OF 280 FEET, MORE OR LESS, TO A POINT ON NORTHERLY LINE OF THAT TRACT CONVEYED TO SCHOOL DISTRICT NO. 14, BY DEED RECORDED IN BOOK 109, PAGE 550, DEED RECORDS, AND THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE EAST ALONG NORTHERLY LINE OF SAID SCHOOL TRACT A DISTANCE OF 170 FEET; THENCE NORTH PARALLEL WITH EAST RIGHT-OF-WAY LINE OF SAID HIGHWAY A DISTANCE OF 125 FEET; THENCE WEST, PARALLEL TO NORTH LINE OF SAID SCHOOL TRACT A DISTANCE 170 FEET, MORE OR LESS, TO A POINT ON EAST LINE OF SAID HIGHWAY; THENCE SOUTH ALONG SAID EAST LINE A DISTANCE OF 125 FEET TO THE POINT OF BEGINNING.
SUBJECT TO ANY AND ALL WATER RIGHTS-OF-WAY AND HIGHWAYS;
ALL BEING EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

RECORD LEGAL DESCRIPTION

TRACT III (TAX LOT 4400)
COMMENCING AT INTERSECTION OF SOUTHERLY LINE OF CATHERINE AVENUE AND EASTERLY RIGHT-OF-WAY LINE OF RELOCATED HERMISTON-UMATILLA SECTION OF OREGON STATE HIGHWAY, WHICH POINT IS INITIAL POINT OF LOBAUGH & STORER ADDITION TO CITY OF HERMISTON, AND WHICH IS MARKED BY A 2 INCH IRON PIPE; THENCE EASTERLY ALONG SOUTH LINE OF SAID CATHERINE AVENUE 220 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; SAID POINT ALSO BEING NORTHEAST CORNER OF THAT TRACT CONVEYED TO SAMUEL B. MEADE, ET UX, BY DEED RECORDED IN BOOK 216, PAGE 2, DEED RECORDS; THENCE SOUTH ALONG EAST LINE OF SAID MEADE TRACT 130 FEET TO A POINT ON NORTH LINE OF THAT TRACT DESCRIBED IN RECORDS; THENCE EAST ALONG NORTHERLY LINE OF SAID KILKENNY TRACT TO A POINT ON WEST LINE OF THAT TRACT CONVEYED TO SCHOOL DISTRICT NO. 14, BY DEED RECORDED IN BOOK 159, PAGE 106, DEED RECORDS; THENCE NORTH ALONG WESTERLY LINE OF SAID SCHOOL TRACT TO A POINT ON SOUTH LINE OF CATHERINE AVENUE; THENCE WEST ALONG SOUTH LINE OF CATHERINE AVENUE TO THE POINT OF BEGINNING.
ALL BEING EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.
SUBJECT TO ANY AND ALL WATER RIGHTS-OF-WAY.

ALL BEING EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.
SUBJECT TO ANY AND ALL WATER RIGHTS-OF-WAY.



NEW LEGAL DESCRIPTIONS

NEW TRACT I
REAL PROPERTY SITUATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M., UMATILLA COUNTY, OREGON DESCRIBED AS FOLLOWS:
COMMENCING AT THE WEST ONE QUARTER CORNER OF SAID SECTION 11; THENCE N 00°20'00"W ALONG THE WEST LINE THEREOF, 810.00 FEET; THENCE N 89°38'11"E, 51.06 FEET TO THE EASTERLY MARGIN OF U.S. HIGHWAY 395 AND THE TRUE POINT OF BEGINNING; SAID POINT ALSO BEING ON THE SOUTHERLY MARGIN OF EAST CATHERINE STREET; THENCE CONTINUING N 89°38'11"E, ALONG SAID SOUTHERLY MARGIN, 159.00 FEET; THENCE S 00°28'01"E, PARALLEL WITH SAID EASTERLY MARGIN, 155.00 FEET TO THE NORTH LINE OF THAT TRACT CONVEYED TO H.N. BLOCK AND GRACE E. BLOCK, BY DEED RECORDED FEBRUARY 11, 1987, MICROFILM R-149, PAGE 617, DEED RECORDS; THENCE N 89°38'11"W, 159.00 FEET ALONG SAID NORTH LINE TO THE EASTERLY MARGIN OF U.S. HIGHWAY 395 AFOREMENTIONED; THENCE N 00°28'01"W, ALONG SAID EASTERLY MARGIN, 155.10 FEET TO THE TRUE POINT OF BEGINNING.
CONTAINS 24,653 SQUARE FEET OR 0.566 ACRES.
SUBJECT TO AND TOGETHER WITH A 24 FEET WIDE EASEMENT FOR INGRESS AND EGRESS, WITH 12 FEET OF SAID WIDTH LYING ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: BEGINNING AT THE NORTHEAST CORNER OF THE ABOVE DESCRIBED TRACT; THENCE S 00°28'01"E, 155.00 FEET TO THE TERMINUS OF SAID CENTERLINE.

NEW TRACT II
REAL PROPERTY SITUATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M., UMATILLA COUNTY, OREGON DESCRIBED AS FOLLOWS:
COMMENCING AT THE WEST ONE QUARTER CORNER OF SAID SECTION 11; THENCE N 00°20'00"W ALONG THE WEST LINE THEREOF, 810.00 FEET; THENCE N 89°38'11"E, 51.06 FEET TO THE EASTERLY MARGIN OF U.S. HIGHWAY 395; SAID POINT ALSO BEING ON THE SOUTHERLY MARGIN OF EAST CATHERINE STREET; THENCE CONTINUING N 89°38'11"E, ALONG SAID SOUTHERLY MARGIN, 159.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING N 89°38'11"E ALONG SAID SOUTHERLY MARGIN, 182.15 FEET; THENCE S 00°22'02"E, 154.90 FEET, PARALLEL WITH THE WESTERLY LINE OF THAT TRACT CONVEYED TO SCHOOL DISTRICT NO. 14, BY DEED RECORDED IN BOOK 159, PAGE 106, DEED RECORDS; THENCE S 89°38'11"W, 181.97 FEET; THENCE N 00°28'01"W, 155.00 FEET, PARALLEL WITH THE EASTERLY MARGIN OF U.S. HIGHWAY 395 TO THE TRUE POINT OF BEGINNING.
CONTAINS 28,211 SQUARE FEET OR 0.647 ACRES.
SUBJECT TO AND TOGETHER WITH A 24 FEET WIDE EASEMENT FOR INGRESS AND EGRESS, WITH 12 FEET OF SAID WIDTH LYING ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: BEGINNING AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED TRACT; THENCE S 00°28'01"E, 155.00 FEET TO THE TERMINUS OF SAID CENTERLINE.

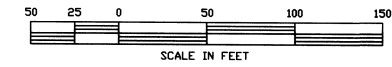
NEW TRACT III
REAL PROPERTY SITUATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M., UMATILLA COUNTY, OREGON DESCRIBED AS FOLLOWS:
COMMENCING AT THE WEST ONE QUARTER CORNER OF SAID SECTION 11; THENCE N 00°20'00"W ALONG THE WEST LINE THEREOF, 810.00 FEET; THENCE N 89°38'11"E, 51.06 FEET TO THE EASTERLY MARGIN OF U.S. HIGHWAY 395; SAID POINT ALSO BEING ON THE SOUTHERLY MARGIN OF EAST CATHERINE STREET; THENCE CONTINUING N 89°38'11"E, ALONG SAID SOUTHERLY MARGIN, 159.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING N 89°38'11"E ALONG SAID SOUTHERLY MARGIN, 182.15 FEET; THENCE S 00°22'02"E, 154.90 FEET, PARALLEL WITH THE WESTERLY LINE OF THAT TRACT CONVEYED TO SCHOOL DISTRICT NO. 14, BY DEED RECORDED IN BOOK 159, PAGE 106, DEED RECORDS; THENCE S 89°38'11"W, 181.97 FEET; THENCE N 00°28'01"W, 155.00 FEET, PARALLEL WITH THE EASTERLY MARGIN OF U.S. HIGHWAY 395 TO THE TRUE POINT OF BEGINNING.
CONTAINS 31,153 SQUARE FEET OR 0.715 ACRES.
SUBJECT TO AND TOGETHER WITH A 24 FEET WIDE EASEMENT FOR INGRESS AND EGRESS, WITH 12 FEET OF SAID WIDTH LYING ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: BEGINNING AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED TRACT; THENCE S 00°28'01"E, 155.00 FEET TO THE TERMINUS OF SAID CENTERLINE.

SURVEYOR'S CERTIFICATION

I, JOHN A. BAALMAN, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN JULY 1997, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY ORS 92.

REGISTERED PROFESSIONAL LAND SURVEYOR
JOHN A. BAALMAN
02735LS
EXPIRES 12-97

DATE 7/8/97
RECEIVED BY
Umatilla County Surveyor
Date 8-22
Rec'd by JAB
No. 92-160-B



RSI ROGERS SURVEYING INC.
2304 N. 1ST STREET
HERMISTON, OR 97838
PHONE (541) 567-5859
FAX: (541) 567-6757

CLIENT	ARMADA RETAIL, INC.	JOB NO.	OR0197
PROJECT	BOUNDARY LINE ADJUSTMENT		
PORTION OF NW 1/4 SEC. 11, T.4N., R.28E., W.M.			
DRAWN BY:	RPJ	SCALE:	1" = 50'
APPROVED:	JAB	DATE:	6-30-97
F. B. NO.:	NONE	VERSION:	ACAD12
FILE:	OR0197RS	SHEET:	1 OF 1

1"=50'