

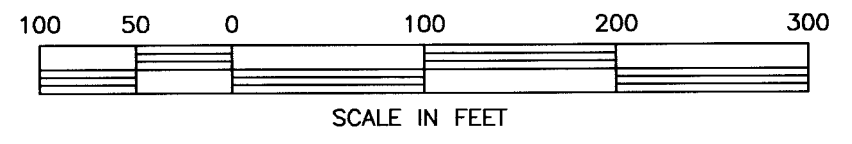
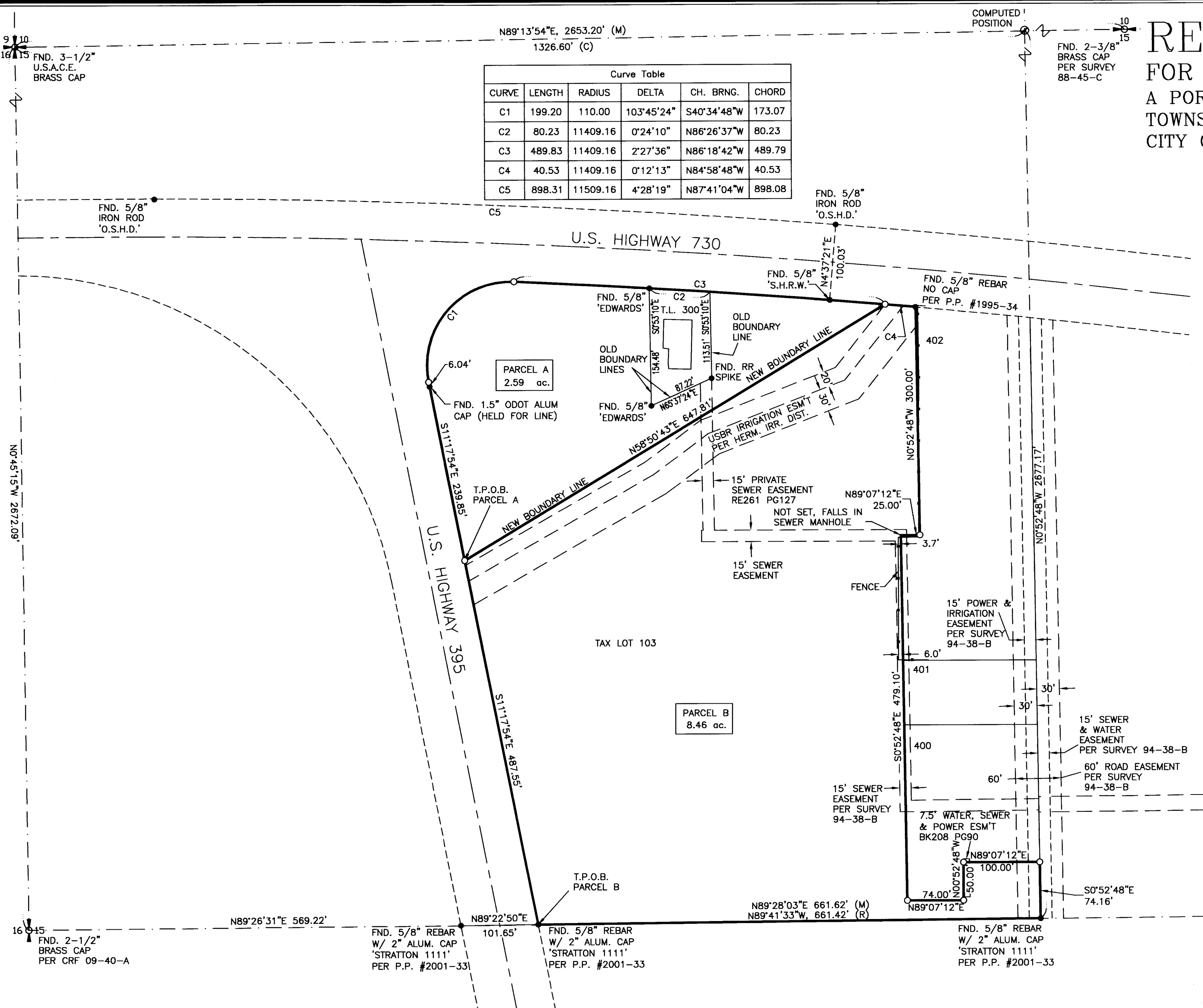
# RECORD SURVEY

## FOR BOUNDARY LINE ADJUSTMENT

A PORTION OF THE NW 1/4 OF SECTION 15,  
TOWNSHIP 5 NORTH, RANGE 28 EAST, W.M.  
CITY OF UMATILLA, UMATILLA COUNTY, OREGON

N89°13'54"E, 2653.20' (M)  
1326.60' (C)

| Curve Table |        |          |            |             |        |
|-------------|--------|----------|------------|-------------|--------|
| CURVE       | LENGTH | RADIUS   | DELTA      | CH. BRNG.   | CHORD  |
| C1          | 199.20 | 110.00   | 103°45'24" | S40°34'48"W | 173.07 |
| C2          | 80.23  | 11409.16 | 0°24'10"   | N86°26'37"W | 80.23  |
| C3          | 489.83 | 11409.16 | 2°27'36"   | N86°18'42"W | 489.79 |
| C4          | 40.53  | 11409.16 | 0°12'13"   | N84°58'48"W | 40.53  |
| C5          | 898.31 | 11509.16 | 4°28'19"   | N87°41'04"W | 898.08 |



### SURVEYOR'S CERTIFICATION

I, DAVID P. 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 SEPTEMBER, 2015, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY ORS CHAPTER 209

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON  
NOVEMBER 13, 2012  
DAVID P. BAALMAN  
86848PLS  
RENEWS: 12/31/2015

10-21-15

**RSI** ROGERS SURVEYING INC., P.S.  
1455 COLUMBIA PARK TRAIL  
RICHLAND, WA. 99352  
PHONE (509) 783-4141  
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www.rogerssurveying.com

RECEIVED BY  
Umatilla County Surveyor  
Date: 10-27-2015  
Rec'd By: G. Hensley  
No.: 15-104-B

### NOTES:

- BASIS OF BEARING IS GRID, US STATE PLANE, OREGON NORTH ZONE, NAD '83/2011 BASED ON GPS OBSERVATIONS.
- (M) = MEASURED (R) = RECORD (C) = COMPUTED (P) = PLAT
- EASEMENTS SHOWN HEREON ARE PER TITLE REPORT PROVIDED BY THE CLIENT & SURVEYS OF RECORD.
- = DENOTES SET 5/8"x30" REBAR WITH 2.5" ALUMINUM CAP STAMPED "86848LS"
- = DENOTES FOUND SPIKE PER SURVEY NO. 94-38-B OR AS NOTED.
- EQUIPMENT AND PROCEDURES USED: DUAL FREQUENCY GPS RECEIVERS USING REAL TIME KINEMATIC METHODS

|          |     |   |           |          |           |
|----------|-----|---|-----------|----------|-----------|
| CLIENT   |     | LAURA NIELSON   |           | JOB      | 18715     |
| PROJECT  |     | BOUNDARY LINE ADJUSTMENT<br>NW1/4 SEC 15, T.5N., R.28E. |           |          |           |
| DRN. BY  | BAG | SCALE   | 1" = 100' | ACAD VER | 63D15     |
| APPROVED | DPB | DATE  | 7-02-15   | LDD PROJ | 18715     |
|          |     |   |           | FILE:    | 18715.dwg |
|          |     |   |           | SHEET    | 1         |
|          |     |   |           | OF       | 2         |

REV: NONE

# RECORD SURVEY

## FOR BOUNDARY LINE ADJUSTMENT

A PORTION OF THE NW 1/4 OF SECTION 15,  
TOWNSHIP 5 NORTH, RANGE 28 EAST, W.M.  
CITY OF UMATILLA, UMATILLA COUNTY, OREGON

### NEW LEGAL DESCRIPTIONS

#### PARCEL A:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 28 EAST, W.M., CITY OF UMATILLA, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER, SAID POINT BEING MONUMENTED BY A 2-1/2" BRASS CAP; THENCE NORTH 89°26'31" EAST 569.22 FEET ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER TO A 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED "STRATTON 1111"; THENCE NORTH 89°22'50" EAST 101.65 FEET ALONG SAID SOUTH LINE TO A POINT ON THE EASTERLY RIGHT OF WAY MARGIN OF US HIGHWAY 395, SAID POINT BEING MONUMENTED WITH A 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED "STRATTON 1111"; THENCE NORTH 11°17'54" WEST 487.55 FEET ALONG SAID EASTERLY RIGHT OF WAY MARGIN TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 11°17'54" WEST 239.85 FEET ALONG SAID RIGHT OF WAY MARGIN TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 110.00 FEET; THENCE NORTHEASTERLY 199.20 FEET ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY MARGIN THROUGH A CENTRAL ANGLE OF 103°45'24" TO THE SOUTHERLY RIGHT OF WAY MARGIN OF US HIGHWAY 730; SAID POINT BEING ON A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 11409.16 FEET; THENCE EASTERLY 489.83 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 2°27'36"; THENCE SOUTH 58°50'43" WEST 647.81 FEET TO THE TRUE POINT OF BEGINNING

CONTAINS 2.59 ACRES, MORE OR LESS

#### PARCEL B:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 28 EAST, W.M., CITY OF UMATILLA, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER, SAID POINT BEING MONUMENTED BY A 2-1/2" BRASS CAP; THENCE NORTH 89°26'31" EAST 569.22 FEET ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER TO A 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED "STRATTON 1111"; THENCE NORTH 89°22'50" EAST 101.65 FEET ALONG SAID SOUTH LINE TO A POINT ON THE EASTERLY RIGHT OF WAY MARGIN OF US HIGHWAY 395, SAID POINT BEING MONUMENTED WITH A 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED "STRATTON 1111" AND BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 11°17'54" WEST 487.55 FEET ALONG SAID EASTERLY RIGHT OF WAY MARGIN; THENCE NORTH 58°50'43" EAST 647.81 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY MARGIN OF US HIGHWAY 730, SAID POINT BEING ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 11409.16 FEET (THE LONG CHORD OF SAID CURVE BEARS SOUTH 84°58'48" EAST 40.53 FEET); THENCE EASTERLY 40.53 FEET ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHERLY RIGHT OF WAY MARGIN THROUGH A CENTRAL ANGLE OF 0°12'13" TO THE NORTHWEST CORNER OF THAT PARCEL CONVEYED TO SHERRI BROWN BY DEED RECORDED IN BOOK 212, PAGE 513, DEED RECORDS OF UMATILLA COUNTY, OREGON; THENCE SOUTH 0°52'48" EAST 300.00 FEET ALONG THE WEST LINE OF SAID PARCEL; THENCE SOUTH 89°07'12" WEST 25.00 FEET ALONG SAID WEST LINE; THENCE SOUTH 0°52'48" EAST 479.10 FEET ALONG SAID WEST LINE AND ALONG THE WEST LINE OF THAT PARCEL CONVEYED TO DONN'S PLACES, INC. BY DEED RECORDED IN MICROFILM R-210, PAGE 533 OFFICE OF UMATILLA COUNTY RECORDS; THENCE NORTH 89°07'12" EAST 74.00 FEET ALONG THE SOUTH LINE OF SAID DONN'S PLACES PARCEL; THENCE NORTH 0°52'48" WEST 50.00 FEET ALONG THE BOUNDARY OF SAID DONN'S PLACES PARCEL; THENCE NORTH 89°07'12" EAST 100.00 FEET ALONG THE SOUTH BOUNDARY OF SAID DONN'S PLACES PARCEL TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER; THENCE SOUTH 0°52'48" EAST 74.16 FEET ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, SAID POINT BEING MONUMENTED BY A 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED "STRATTON 1111"; THENCE SOUTH 89°28'03" WEST 661.62 FEET ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER TO THE TRUE POINT OF BEGINNING.

CONTAINS 8.46 ACRES, MORE OR LESS

### SURVEYOR'S CERTIFICATION

I, DAVID P. 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 SEPTEMBER, 2015, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY ORS CHAPTER 209

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*David P. Baalman* 10-21-15  
OREGON  
NOVEMBER 13, 2012  
DAVID P. BAALMAN  
86848PLS  
RENEWS: 12/31/2015

### RECORD LEGAL DESCRIPTION

#### TRACT I

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, DESCRIBED AS BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY #730 WHICH LIES 500 FEET WEST OF THE EAST LINE OF SAID SOUTHWEST QUARTER WHEN MEASURED AT RIGHT ANGLES AND RUNNING; THENCE SOUTH 00°01'47" EAST, PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 154.23 FEET; THENCE NORTH 66°29'10" EAST, A DISTANCE OF 87.22 FEET; THENCE NORTH 00°01'47" WEST, A DISTANCE OF 113.33 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY #730; THENCE ALONG SAID RIGHT-OF-WAY LINE, ALONG AN 11,409.16 FEET RADIUS CURVE TO THE LEFT, A DISTANCE OF 80.23 FEET (THE LONG CHORD BEARS NORTH 65°36'36" WEST, A DISTANCE OF 80.23 FEET) TO THE POINT OF BEGINNING.

#### TRACT II

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, DESCRIBED AS BEGINNING AT THE POINT OF INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 395 WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 15 AND RUNNING THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY LINE TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 730; THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE NORTHWEST CORNER OF THAT TRACT OF LAND DEEDED TO SHERRI BROWN BY DEED RECORDED IN BOOK 212, PAGE 513, DEED RECORDS; THENCE SOUTH ALONG THE WEST LINE OF SAID BROWN TRACT, A DISTANCE OF 300 FEET; THENCE WEST ALONG THE NORTH LINE OF SAID BROWN TRACT, A DISTANCE OF 25 FEET; THENCE SOUTH ALONG THE WEST LINE OF SAID BROWN TRACT AND ALONG THE WEST LINE OF THAT TRACT OF LAND DEEDED TO DONN'S PLACES, INC. BY DEED RECORDED IN MICROFILM R-210, PAGE 533, OFFICE OF UMATILLA COUNTY RECORDS, A DISTANCE OF 479.10 FEET, MORE OR LESS TO THE SOUTHWEST CORNER OF SAID DONN'S PLACES TRACT; THENCE EAST ALONG THE SOUTH LINE OF SAID DONN'S PLACES TRACT, A DISTANCE OF 74 FEET; THENCE NORTH ALONG THE EAST LINE OF SAID DONN'S PLACES TRACT, A DISTANCE OF 50 FEET; THENCE EAST ALONG THE SOUTH LINE OF SAID DONN'S PLACES TRACT, A DISTANCE OF 100 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15; THENCE SOUTH ALONG THE EAST LINE, A DISTANCE OF 80 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE PUBLIC ROAD AND HIGHWAY RIGHT-OF-WAYS.

ALSO EXCEPTING THEREFROM THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, DESCRIBED AS BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY #730 WHICH LIES 500 FEET WEST OF THE EAST LINE OF SAID SOUTHWEST QUARTER WHEN MEASURED AT RIGHT ANGLES AND RUNNING; THENCE SOUTH 00°01'47" EAST, PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 154.23 FEET; THENCE NORTH 66°29'10" EAST, A DISTANCE OF 87.22 FEET; THENCE NORTH 00°01'47" WEST, A DISTANCE OF 113.33 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY #730; THENCE ALONG SAID RIGHT-OF-WAY LINE, ALONG AN 11,409.16 FEET RADIUS CURVE TO THE LEFT, A DISTANCE OF 80.23 FEET (THE LONG CHORD BEARS NORTH 65°36'36" WEST, A DISTANCE OF 80.23 FEET) TO THE POINT OF BEGINNING.

### SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO DELINEATE A BOUNDARY ADJUSTMENT BETWEEN TAX LOTS 300 & 103. FOUND MONUMENTS ON THE EXTERIOR OF THE PARCEL WERE HELD AS A TRUE REPRESENTATION OF THE BOUNDARY LINES AS SHOWN HEREON.

SURVEY & DEED REFERENCES:  
PARTITION PLAT 1995-34  
PARTITION PLAT 2001-33  
CORNER RESTORATION FORM 09-40-A  
ODOT PLANS 88-24-C  
RECORD SURVEY 94-38-B  
ODOT PLANS 95-22-C  
COURT CAUSE CASE NO. 5318  
BARGAIN & SALE DEED REEL 261 PAGE 127  
BARGAIN & SALE DEED REEL 261 PAGE 1105

**RECEIVED BY**  
Umatilla County Surveyor  
Date: 10-21-2015  
Rec'd By: G. Hensley  
No.: 13-104-B

REV: NONE

|   |         |   |           |          |           |       |   |
|---|---------|---|-----------|----------|-----------|-------|---|
| <b>RSI</b><br>ROGERS<br>SURVEYING INC., P.S.<br>1455 COLUMBIA PARK TRAIL<br>RICHLAND, WA. 99352<br>PHONE (509) 783-4141<br>FAX: (509) 783-8994<br>www.rogerssurveying.com | CLIENT  | Laura Nielson   | JOB       | 18715    |           |       |   |
|   | PROJECT | BOUNDARY LINE ADJUSTMENT<br>NW1/4 SEC 15, T.5N., R.28E. |           |          |           |       |   |
| DRN. BY   | BAG     | SCALE   | 1" = 100' | ACAD VER | 63D15     | SHEET | 2 |
| APPROVED  | DPB     | DATE  | 7-02-15   | LDD PROJ | 18715     | OF    | 2 |
|   |         |   |           | FILE:    | 18715.dwg |       |   |