

# RECORD OF SURVEY

for:  
 Marvin L. & Pearl L. Lemmon Estate  
 C/O George L. Anderson  
 475 E. Main Street  
 Hermiston, Oregon 97838  
 W 1/2 of SE 1/4 of SECTION 16,  
 Township 4 North, Range 28, East W.M.  
 Umatilla County, Oregon

## NARRATIVE:

The purpose of this survey was a Property Line Adjustment (PLA) by moving a 0.99 Acre piece of Tax Lot #1003 to Tax Lot #1001 and then moving a separate 0.99 Acre of Tax Lot #1001 to Tax Lot #1000. The three tax lots were all under the ownership of the estate of Marvin L. & Pearl L. Lemmon C/O George Anderson, executor. I had previously started a Replat to move various pieces of the properties around prior to the death of Pearl Lemmon. The Replat process was rejected by the County and thus this more simple PLA process is acting in it's place. This Survey is Based on two Partiton Surveys by Edwards. The most resient being P.P.1998-49 for Lemmons. The Basis of Bearing for tis survey was the SouthLine of Section 16 as shown. I did not base my survey off of Edwards' Partiton. I broke the Southeast Quarter of Section 16 much like Edwards had done in P.P. 1995-02. I then followed the deeds to establish the corners along the East-West Centerline of the Quarter Section along which the 0.99 acre portions of the properties swaped tax lots. I also set two other lot corners along the west Boundary of Parcel 1 of Partiton Plat 1998.49 according to the request by Executor Anderson.. This survey was performed with a Trimble RTK Total Station.

### Legal Description of Deed R475-268: Tax Lot 1000 - (21.37 Acres)

Tract I:  
 A Tract of land being described as Beginning at the Center of the Southeast Quarter of Section 16, Township 4 North, Range 28, East of the Willamette Meridian, Umatilla County, Oregon; Thence Southerly 130.00 feet; Thence Westerly 331.25 feet; Thence Southerly 532.5 feet; Thence Easterly 956.24 feet; Thence Northerly 662.50 feet to the North line of the Southeast Quarter of the Southeast Quarter of said Section 16; Thence Westerly along the said North line to the Point of Beginning.  
 ALSO INCLUDING All that portion of the North Half of the South Half of the Southeast Quarter of the Southeast Quarter and that portion of the South Half of the Southwest Quarter of the Southeast Quarter of the Southeast Quarter of Section 16 of Section 16, which lies Northerly of the centerline of the Maxwell Canal.  
 EXCEPTING THEREFROM: Any portion lying within the County Road Right-of-Way.

Tract II:  
 An Easement for roadway purposes as contained in Deed between Roger Barr, etux, and Marvin L. Lemmon, etux, recorded May 19, 1975 in Book 346, Page 431, Deed Records

Tract III:  
 An Easement for roadway, ingress, egress, access, and sign purposes as contained in Agreement between James E. Whaley, etux, and Marvin L. Lemmon, etal, recorded May 28, 1965 in Microfilm Reel 126, Page 350, Office of Umatilla County Records.

### Legal Description of Deed R531-394: Tax Lot 1001 - (10.08 Acres)

Tract I:  
 A tract of land described as Beginning at the Center of the Southeast Quarter of Section 16, Township 4 North, Range 28, East of the Willamette Meridian, Umatilla County, Oregon; Thence Southerly, a distance of 130.00 feet; Thence Westerly, a distance of 331.25 feet; Thence Northerly, a distance of 280.00 feet; Thence Westerly, a distance of 331.25; Thence Northerly, a distance of 532.50 feet; Thence Easterly, a distance of 662.50 feet; Thence Southerly a distance of 662.50 feet to the Point of Beginning.

Tract II:  
 An Easement for roadway purposes as contained in Deed between Roger Barr, etux, and Marvin L. Lemmon, etux, recorded May 19, 1975 in Book 346, Page 431, Deed Records

Tract III:  
 An Easement for roadway, ingress, egress, access, and sign purposes as contained in Agreement between James E. Whaley, etux, and Marvin L. Lemmon, etal, recorded May 28, 1965 in Microfilm Reel 126, Page 350, Office of Umatilla County Records.

### Legal Description of Deed R542-134: Tax Lot 1003 - (16.27 Acres)

Tract I:  
 PARCEL 1, PARTITION PLAT NO. 1998-49 (Instrument No. 1998-3410482, Office of Umatilla County Records) Located in the Southeast Quarter of Section 16, Township 4 North, Range 28, East of the Willamette Meridian, Umatilla County, Oregon;

Excepting Therefrom that Tract of Land conveyed to William John Krempa, etux, by Deed recorded January 20, 2006 in Instrument No. 2006-4950072, Office of Umatilla County Records;  
 Also Excepting Therefrom any portion lying within the County Road right of way.

Tract II:  
 An Easement for roadway purposes as contained in Deed between Roger Barr, etux, and Marvin L. Lemmon, etux, recorded May 19, 1975 in Book 346, Page 431, Deed Records

Tract III:  
 An Easement for roadway, ingress, egress, access, and sign purposes as contained in Agreement between James E. Whaley, etux, and Marvin L. Lemmon, etal, recorded May 28, 1965 in Microfilm Reel 126, Page 350, Office of Umatilla County Records.

Tract IV:  
 An Easement for access, ingress, egress, and roadway purposes as contained in Agreement between Robert S. Lemmon, etal, and Robert S. Lemmon, etal, recorded November 20, 2015 in Instrument No. 2015-6360736, Office of Umatilla County Records.

### Legal Description of Deed R542-134: To Legal Description of R531-394:

Tax Lot 1003 to Tax Lot 1001 (0.99 Acres)  
 Commencing the Center of the Southeast Quarter of Section 16, Township 4 North, Range 28, East of the Willamette Meridian, Umatilla County, Oregon;  
 Thence Westerly, a distance of 331.25 feet to the Point of Beginning of this description;  
 Thence Westerly, a distance of 331.25 feet; Thence Northerly, a distance of 130.00 feet;  
 Thence Easterly, a distance of 331.25 feet; Thence Southerly, a distance of 130.00 feet to the Point of Beginning.

### Legal Description of Deed R531-394: To Legal Description of Deed R475-268:

Tax Lot 1001 to Tax Lot 1000 (0.99 Acres)  
 Beginning at the Center of the Southeast Quarter of Section 16, Township 4 North, Range 28, East of the Willamette Meridian, Umatilla County, Oregon;  
 Thence Southerly, a distance of 130.00 feet; Thence Westerly, a distance of 331.25 feet;  
 Thence Northerly, a distance of 130.00 feet; Thence Easterly, a distance of 331.25 feet to the Point of Beginning.

## RECEIVED BY LEGEND

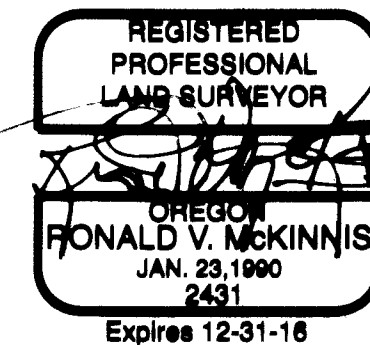
Umatilla County Surveyor

Date: 03-14-2016

Rec'd By: *m. k. mckinnis*

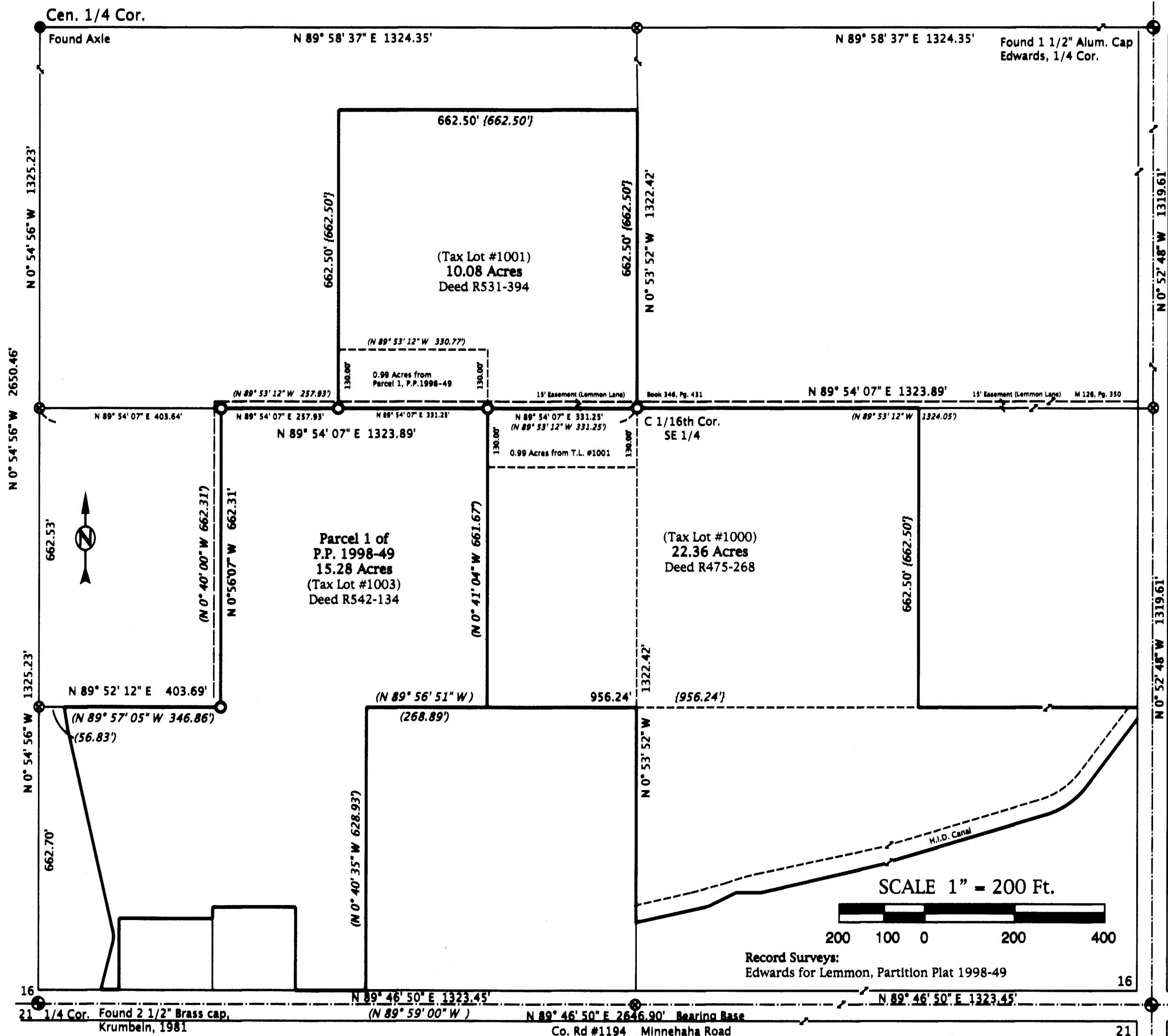
No.: 16-035-B

- ⊙ Found Section Monument
- Found Monument as Noted
- Set 5/8" x 30" Rebar W/ Plastic Cap, PLS #2431
- ⊕ CALCULATED POINT - Not Set
- SECTION LINES
- TRACT BOUNDARIES
- (000) Record - Edwards, PP 1998-49
- [000] Record - Edwards, PP 1195-02
- {000} Record - Deed



October, 2015

ENGINEERING - LAND SURVEYING - WATER RIGHTS  
**R. V. MCKINNIS ENGINEERING**  
 79980 Prindle Loop Road  
 Hermiston, Oregon 97838  
 (541) -567-2017



Revised 03-08-2016