

# RECORD OF SURVEY

LOCATED IN A PORTION OF THE SW 1/4,  
OF THE SW 1/4, SECTION 11, TWP. 4 N.,  
RNG. 28 E.W.M. UMATILLA COUNTY, OREGON

CLIENT: HULDEN LAND CO LLC  
P.O. BOX 740  
UNION, OR  
97883

## SURVEYOR'S NARRATIVE

THIS SURVEY WAS UNDERTAKEN IN FEBRUARY OF 2018 AT THE REQUEST OF HULDEN LAND CO LLC.

THE PURPOSE OF THIS SURVEY IS TO RECOVER AND OR MONUMENT THE NORTHERLY BOUNDARY OF THAT TRACT OF LAND DESCRIBED AND RECORDED IN INSTRUMENT NUMBER 2009-5600535 TRACT II UMATILLA COUNTY DEED RECORDS AND TO SHOW ANY ENCUMBRANCES ON SAID TRACT OF LAND.

IN 1979 LS 951 PERFORMED A BOUNDARY SURVEY ON THIS TRACT OF LAND AND SET THE EXTERIOR MONUMENTS, SEE SURVEY NO. Q-1081-AX. IN 1995 LS 951 THEN PERFORMED A BOUNDARY LINE ADJUSTMENT SETTING NEW MONUMENTS, SEE SURVEY NO. 95-137-A. THE TWO MONUMENTS SET IN THE 1979 SURVEY ON THE NORTHERLY SIDE OF THIS TRACT OF LAND AS WELL AS THE TWO MONUMENTS SET IN THE 1995 SURVEY ON THE NORTHERLY SIDE OF THIS TRACT OF LAND WHERE ALL RECOVERED DURING THE COURSE OF THIS SURVEY.

THE S.W. 1/16 CORNER AND THE W. 1/16 CORNER BOTH OF SECTION 11 AND LOCATED AT THE INTERSECTION OF E. NEWPORT AVE. & S.E. FOURTH ST. AND AT THE INTERSECTION OF E. HIGHLAND AVE. & S.E. FOURTH ST., RESPECTIVELY, WERE RECOVERED. THE BASIS OF BEARING FOR THIS SURVEY IS THESE TWO FOUND MONUMENTS AND IS BASED ON PARTITION PLAT 1994-22

THIS SURVEY WAS ACCOMPLISHED UTILIZING 2 TRIMBLE R-10 RECEIVERS. AN AUTONOMOUS POSITION WAS GENERATED ON THE BASE RECEIVER AND THE TWO PREVIOUSLY MENTIONED CORNERS WERE SUBSEQUENTLY USED FOR A SITE CALIBRATION, EACH CORNER WAS THEN LOCATED OR SET ON A 1 SECOND EPOCH WITH A FIXED SOLUTION.

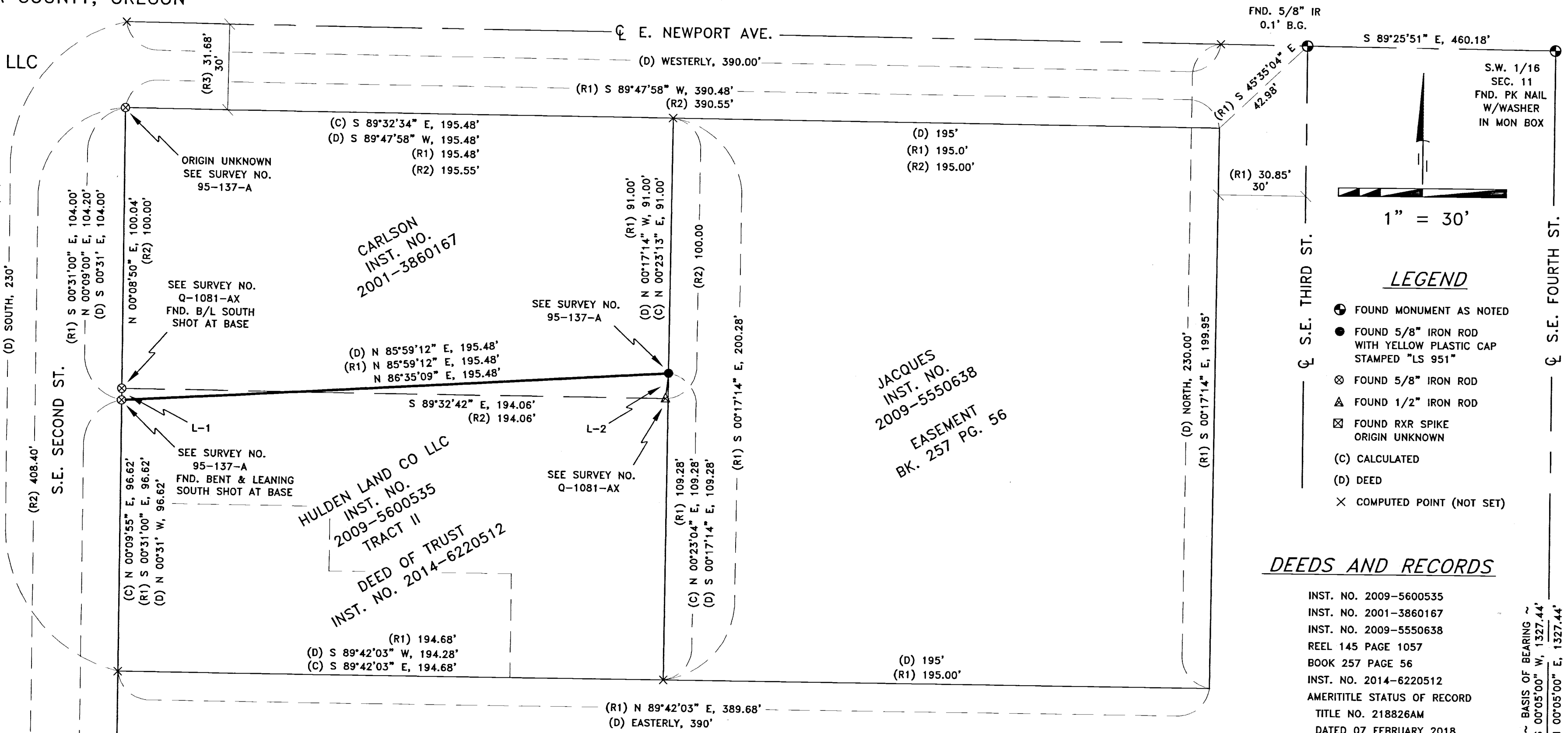
## LEGAL OF RECORD TRACT II INST. NO 2009-5600535

That portion of the southwest quarter of Section 11, Township 4 North, Range 28, East of the Willamette Meridian, Umatilla County, Oregon; Included within the lands of St. Anthony Hospital recorded on Reel 145, Page 1057, Umatilla County Deed Records being described as follows:

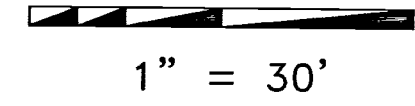
Beginning at a 5/8" rebar on the west line of said hospital tract which lies South 00°31' East 104.00 feet from the northwest corner of said St. Anthony parcel. Said point lies on the east right of way line of Second Street. Said point also lies North 89°47'58" East 10.00 feet and South 00°31' East 164.00 feet from the southwest corner of Block 2 of the "Original Town of Hermiston" and running; thence North 85°59'12" East 195.48 feet to a 5/8" rebar on the East line of said St. Anthony Hospital tract which lies South 00°17'14" East 91.00 feet from the northeast corner of said hospital tract; thence South 00°17'14" East along the said east line 109.28 feet to the southeast corner of said hospital tract; thence South 89°42'03" West along the south line of said hospital tract 194.28 feet to the southwest corner thereof; thence North 00°31' West along the east right of way line of Second Street 96.62 feet to the point of beginning;

Subject to any and all water rights of way and roads.

Also subject to any easements and/or encumbrances of record.



FND. 5/8" IR  
0.1' B.G.  
S 89°25'51" E, 460.18'  
S.W. 1/16  
SEC. 11  
FND. PK NAIL  
W/WASHER  
IN MON BOX



## LEGEND

- FOUND MONUMENT AS NOTED
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LS 951"
- ⊗ FOUND 5/8" IRON ROD
- ▲ FOUND 1/2" IRON ROD
- ⊠ FOUND RXR SPIKE ORIGIN UNKNOWN
- (C) CALCULATED
- (D) DEED
- × COMPUTED POINT (NOT SET)

## DEEDS AND RECORDS

INST. NO. 2009-5600535  
INST. NO. 2001-3860167  
INST. NO. 2009-5550638  
REEL 145 PAGE 1057  
BOOK 257 PAGE 56  
INST. NO. 2014-6220512  
AMERITITLE STATUS OF RECORD  
TITLE NO. 218826AM  
DATED 07 FEBRUARY 2018

## NOTES ON EASEMENTS AND/OR ENCUMBRANCES

AS PER AMERITITLE STATUS OF RECORD TITLE, TITLE NUMBER 218826AM DATED 07 FEBRUARY 2018.

1. REGULATIONS, INCLUDING LEVIES, ASSESSMENTS, WATER AND IRRIGATION RIGHTS AND EASEMENTS FOR DITCHES AND CANALS OF THE HERMISTON IRRIGATION DISTRICT. (NO INQUIRY HAS BEEN MADE)
2. AN EASEMENT INCLUDING THE TERMS AND PROVISION THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT: GRANTED TO: KENNETH D. PETERSON AND MARJORIE J. PETERSON RECORDED JANUARY 6, 1960 BOOK 257 PAGE 56
3. A DEED OF TRUST, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO SECURE THE AMOUNT NOTED BELOW AND OTHER AMOUNTS SECURED THEREUNDER, IF ANY:  
AMOUNT: \$734,000.00  
TRUSTOR/GRANTOR: HULDEN LAND CO LLC, AN OREGON LIMITED LIABILITY COMPANY  
TRUSTEE: UPF SERVICES, LLC  
BENEFICIARY: BANNER BANK  
DATED: OCTOBER 24, 2014  
RECORDED: OCTOBER 31, 2014  
INSTRUMENT NO.: 2014-6220512

## SURVEYOR'S CERTIFICATION

I, KEITH P. PRIMM, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON HEREBY CERTIFY THAT I HAVE SURVEYED THE NORTHERLY BOUNDARY OF THAT LAND DESCRIBED AND RECORDED IN INSTRUMENT NO. 2009-5600535 TRACT II UMATILLA COUNTY DEED RECORDS AND THAT THIS MAP CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN FEBRUARY, 2018 IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY ORS CHAPTER 92.

RECEIVED BY  
Umatilla County Surveyor  
Date: 3/8/18  
Rec'd By: MK  
No.: 18-015-B

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Keith P. Primm*  
OREGON  
JULY 12, 2005  
KEITH P. PRIMM  
48490  
EXPIRATION DATE: 12/31/18

DATE: 08 MAR 18  
W. 1/16  
SEC. 11  
FND. 5/8" IR  
IN MON BOX

## SURVEYS

- (R1) EDWARDS FOR ST. ANTHONY HOSPITAL SURVEY NO. 95-137-A
- (R2) EDWARDS FOR HUGHES UNLIMITED SURVEY NO. Q-1081-AX
- (R3) EDWARDS FOR GANDY-KIK SURVEY NO. 97-170-B
- (R4) THOMPSON FOR PETERSON SURVEY NO. A-11-AX
- (R5) MCKINNIS FOR PAGE PARTITION PLAT NO. 1994-22

## LINE TABLE

LINE	BRNG.	DIST.
L-1	N 00°13'13" E	4.16'
L-2	N 06°42'34" E	9.08'

## PRIMM LAND SURVEYING, INC.

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

CLIENT: HULDEN LAND CO LLC

SW 1/4, SW 1/4, SEC 11, TWP. 4 N. RNG. 28 E.W.M.

PROJECT:  
RECORD OF SURVEY OF THE NORTHERLY BOUNDARY OF THAT TRACT OF LAND DESCRIBED AND RECORDED IN INSTRUMENT NUMBER 2009-5600535 TRACT II UMATILLA COUNTY DEED RECORDS AND TO SHOW ANY ENCUMBRANCES ON SAID TRACT OF LAND.

JOB #: 1802001  
DATE: 06 FEB 18  
FB/PG: 039/25  
SHEET: 1 OF 1  
DRAWN: KPP  
APPROVED: KPP