

# WEST FLYING SERVICE, INC./MYERS FARM COMPANY BOUNDARY LINE ADJUSTMENT

OF THAT LAND DESCRIBED AND RECORDED AS BOOK 329 PAGE 461 AND A PORTION OF THAT LAND DESCRIBED AND RECORDED AS INSTRUMENT NO. 2004-4660410 UMATILLA COUNTY DEED RECORDS. LOCATED IN SEC. 12, TWP. 2 N., RNG. 27 E.W.M. UMATILLA COUNTY OREGON.

CLIENT: GARY WEST  
1550 S.W. RIVER HILL DR.  
HERMISTON, OREGON 97838

## SURVEYOR'S NARRATIVE

THIS SURVEY WAS UNDERTAKEN IN SEPTEMBER OF 2018 AT THE REQUEST OF GARY WEST AND JERRY MYERS. THE PURPOSE OF THIS SURVEY IS TO PERFORM A BOUNDARY LINE ADJUSTMENT BETWEEN THAT LAND DESCRIBED AND RECORDED AS BOOK 329 PAGE 461 AND A PORTION OF THAT LAND DESCRIBED AND RECORDED AS INSTRUMENT NO. 2004-4660410 UMATILLA COUNTY DEED RECORDS, SO AS TO HAVE THE NEW BOUNDARY OF THE WEST TRACT ENCOMPASS AN AIRFIELD RUNWAY.

INSTRUMENT NUMBER 2000-3630720, ARTICLES OF AMENDMENT OF COONS FLYING SERVICE, INC. IS A NAME CHANGE FROM COONS FLYING SERVICE, INC. TO WEST FLYING SERVICE, INC.

THE EAST BOUNDARY OF THIS TOWNSHIP WAS SURVEYED BY GLO SURVEYOR DAVID P. THOMPSON UNDER CONTRACT NO. 83 DATED JULY 22, 1859. THE TOWNSHIP WAS THEN SUBDIVIDED INTO SECTIONS BY GLO SURVEYOR EBENEZER HAFT UNDER CONTRACT NO. 93 DATED SEPTEMBER 11, 1860.

IN 1976 LS 933 SUBDIVIDED SECTION 12, SEE SURVEY NO. L-42-A. THIS SURVEY STATES THAT A R/R TIE WAS FOUND AT THE NORTHWEST CORNER AND A FENCE INTERSECTION WAS FOUND AT THE NORTHEAST CORNER BOTH OF SECTION 12. NEITHER OF THESE MONUMENTS WERE FOUND DURING THE COURSE OF THIS SURVEY. 2 EACH 5/8" IRON RODS WERE SET ON THE NORTH BOUNDARY OF SECTION 12 OF WHICH THE EASTERLY ONE WAS FOUND AND HELD AS SUCH.

IN 2013 LS 56295 SURVEYED THE NORTH BOUNDARY OF SECTION 12, SEE SURVEY NO. 13-555-C.

IN 2017 LS 1106 SET 2 3/8" BRASS CAPS MARKING THE LOCATIONS OF THE NORTHEAST SECTION CORNER AND THE EAST 1/4 CORNER BOTH OF SECTION 12. THESE 2 MONUMENTS WERE RECOVERED AND HELD AS THE BASIS OF BEARING FOR THIS SURVEY.

THE NORTH 1/4 CORNER AND THE NORTHWEST SECTION CORNER BOTH OF SECTION 12 WERE COMPUTED BY HOLDING THE DIRECTION BETWEEN THE FOUND NORTHEAST SECTION CORNER SET BY LS 1106 AND THE FOUND 5/8" IRON ROD ON THE NORTHERLY BOUNDARY OF SECTION 12 SET BY LS 933 AND THE DISTANCES AS SHOWN ON SURVEY NO. L-42-A.

THE SOUTHEAST SECTION CORNER WAS COMPUTED BY HOLDING THE DIRECTION AND DISTANCE AS SHOWN ON SURVEY NO. 17-065-C.

THE SOUTHWEST SECTION CORNER WAS COMPUTED AT A DIST.-DIST. INTERSECTION BY HOLDING THE DISTANCES AS SHOWN ON SURVEY NO. L-42-A.

THE WEST 1/4 CORNER, THE SOUTH 1/4 CORNER AND THE CENTER 1/4 CORNER WERE THEN COMPUTED AS PER 2009 MANUAL OF SURVEY INSTRUCTIONS.

## LEGEND

- ⊕ FOUND MONUMENT AS NOTED
- × COMPUTED POINT (NOT SET)
- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PLS LS 48490"
- FOUND 5/8" IRON ROD LS 933
- SURVEYED BOUNDARY
- (C) CALCULATED
- (D) DEED
- S.N.F. SEARCHED NOT FOUND

## DEEDS

- BOOK 291 PAGE 125 (THOMSON TO COONS)
- BOOK 329 PAGE 461 (COONS TO COONS FLYING SERVICE, INC.)
- INST. NO. 2000-3630720 (NAME CHANGE COONS FLYING SERVICE, INC. TO WEST FLYING SERVICE INC.)
- INST. NO. 2004-4660338 (BAILEY TO MYERS)
- INST. NO. 2004-4660410 (MYERS TO MYERS FARM COMPANY)

## INDEX OF SHEETS

- SHEET 1 OF 3---S. 12, T. 2 N., R. 27 E.W.M. SUBDIVISION
- SHEET 2 OF 3---BOUNDARY LINE ADJUSTMENT
- SHEET 3 OF 3---LEGALS DESCRIPTIONS

## SURVEYS

- (R1) WELLS FOR EAGLE RANCH SURVEY NO. 17-065-C
- (R2) KRUMBEIN FOR LEWIS SURVEY NO. L-42-A
- (R3) S. HADDOCK FOR MADISON SURVEY NO. 13-555-C
- (R4) GLO DAVID P. THOMPSON CONTRACT NO. 83 JULY 22, 1859
- (R5) GLO EBENEZER E. HAFT CONTRACT NO. 93 SEPTEMBER 11, 1860
- (R6) ODOT BUTTER CREEK JCT. - OLD OREGON TRAIL HWY. SEC. SURVEY NO. 91-34-C

## SURVEYOR'S CERTIFICATION

I, KEITH P. PRIMM, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON HEREBY CERTIFY THAT I HAVE SURVEYED THE BOUNDARY OF THAT LAND DESCRIBED AND RECORDED AS BOOK 329 PAGE 461 UMATILLA COUNTY DEED RECORDS AND THAT THIS MAP CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN SEPTEMBER, 2018 IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY ORS CHAPTER 209.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 12, 2005  
KEITH P. PRIMM  
48490

EXPIRATION DATE: 12/31/20

DATE: 16 OCT 19

PRIMM LAND SURVEYING, INC.

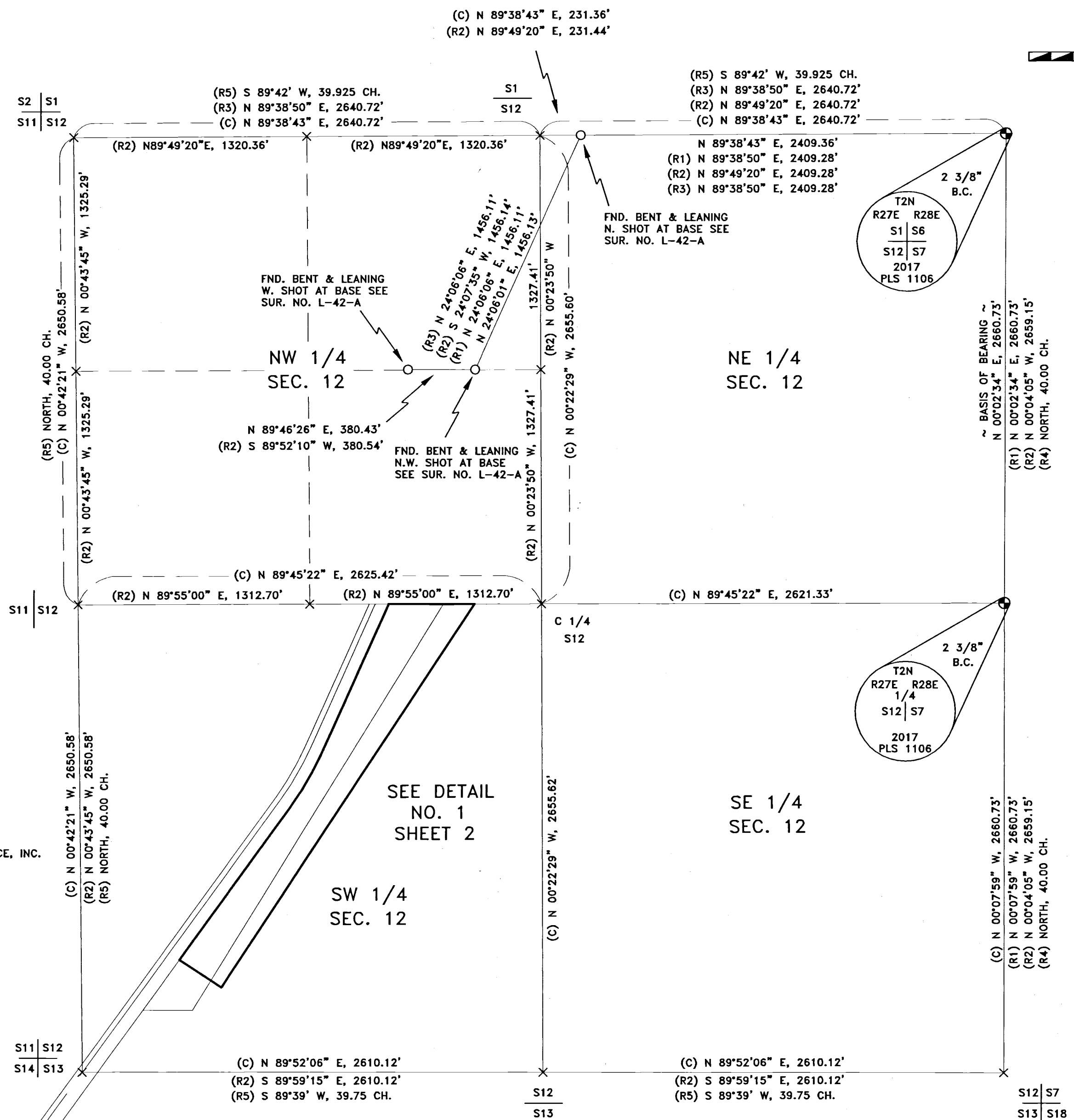
P.O. BOX 1322, 1340 N.E. 4TH  
HERMISTON, OR 97838  
BUI (541) 564-7887  
FAX (541) 567-8020  
keith@primmlandsurveying.com  
brit@primmlandsurveying.com

CLIENT: GARY WEST

S. 12, T. 2 N., R. 27 E.W.M. SUBDIVISION

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JOB #: 1809001  
DATE: 11 SEP 18  
FB/PG: 39/69  
SHEET: 1 OF 3  
DRAWN: KPP  
APPROVED: KPP



RECEIVED BY  
Umatilla County Surveyor  
Date: 11/21/19  
Rec'd By: [Signature]  
No.: 19-110-B

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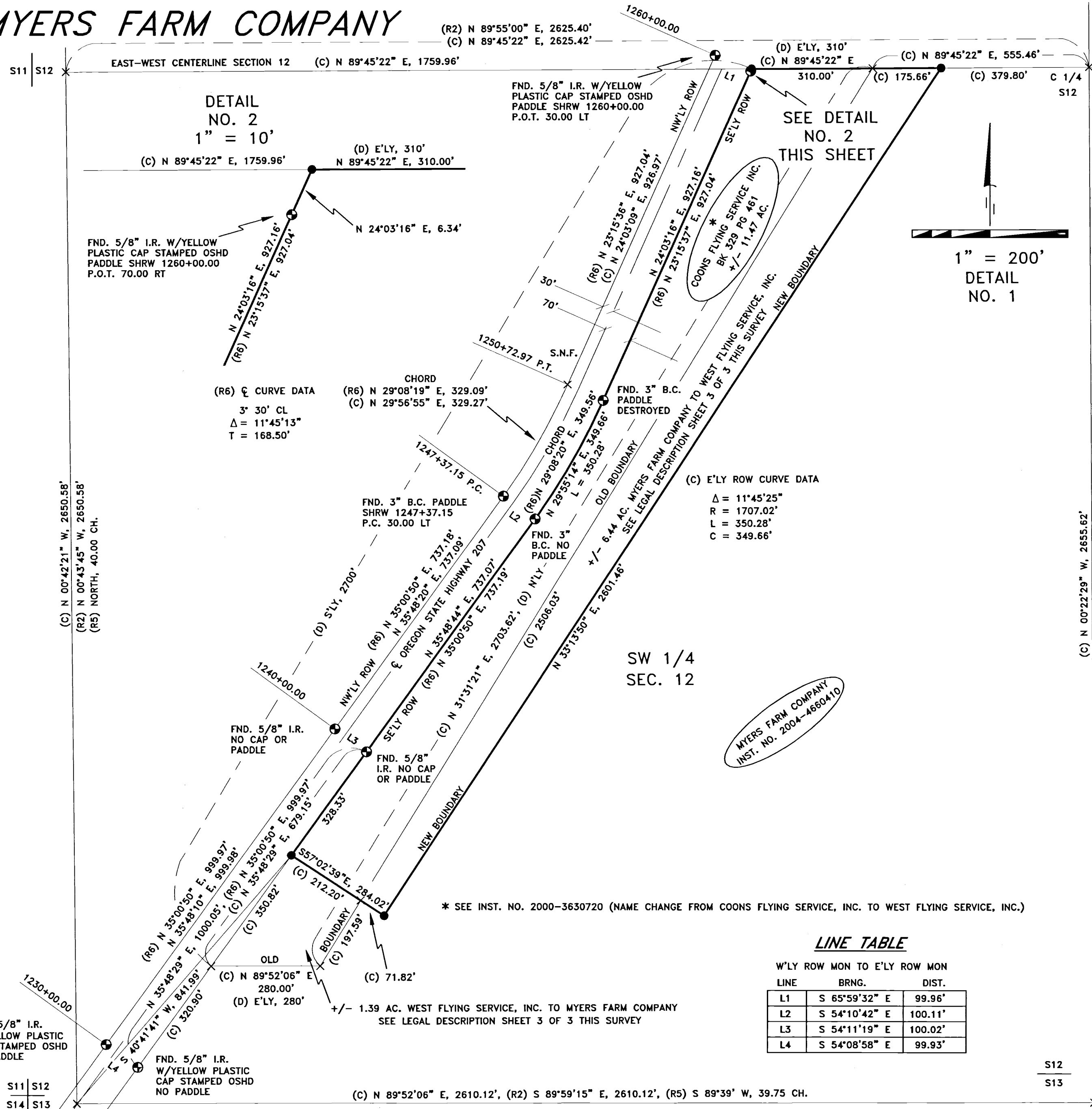
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REGISTERED  
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LAND SURVEYOR

*KEITH P. PRIMM*  
OREGON  
JULY 12, 2005  
KEITH P. PRIMM  
48490

EXPIRATION DATE: 12/31/20

DATE: 16 OCT 19



(C) E'LY ROW CURVE DATA  
Δ = 11°45'25"  
R = 1707.02'  
L = 350.28'  
C = 349.66'

### LINE TABLE

W'LY ROW MON TO E'LY ROW MON

LINE	BRNG.	DIST.
L1	S 65°59'32" E	99.96'
L2	S 54°10'42" E	100.11'
L3	S 54°11'19" E	100.02'
L4	S 54°08'58" E	99.93'

PRIMM LAND SURVEYING, INC.



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HERMISTON, OREGON 97838

\* COONS FLYING SERVICE, INC.

## LEGAL DESCRIPTION OF RECORD, BOOK 329 PAGE 461

Commencing at the intersection of the East-West center line of Section 12, Township 2 North, Range 27, Umatilla County, Oregon, and the Easterly right of way line of U.S. Highway #207, thence Southerly along the Easterly right of way line of said U.S. Highway #207, a distance of 2700 feet; thence Easterly and parallel with the Southerly boundary line of said Section 12, a distance of 280 feet; thence Northerly in a straight line to a point on the East-West center line of said Section 12, which said point is 310 feet Easterly from the point of intersection of said East-West center line and the Easterly right of way of said U.S. Highway #207; thence Westerly on the East-West center line a distance of 310 feet, more or less, to the point of beginning; All being in County of Umatilla, State of Oregon.

## LEGAL DESCRIPTION OF TRACT

### FROM WEST FLYING SERVICE, INC. TO MYERS FARM COMPANY

A tract of land located in the Southwest One-Quarter of Section 12, Township 2 North, Range 27 East of the Willamette Meridian, Umatilla County, Oregon, being more particularly described as follows:

Commencing at a 5/8 inch iron rod with a yellow plastic cap stamped "PLS LS 48490" on the Southeastery right of way line of Oregon State Highway 207, from which the Southwest corner of said Section 12 bears S 40°41'41" W, 841.99 feet and the True Point of Beginning of this description; Thence leaving said Southeastery right of way line, S 57°02'39" E, 212.20 feet to a point on the Southeastery line of that tract of land described and recorded as Book 329 Page 461, Umatilla County Deed Records; Thence along said Southeastery line, S 31°31'21" W, 197.59 feet to a point on the Southerly line of that tract of land described and recorded as Book 329 Page 461, Umatilla County Deed Records; Thence parallel with the South line of Section 12, S 89°52'06" W, 280.00 feet to a point on said Southeastery right of way line; Thence along said Southeastery right of way line, N 35°48'29" E, 350.82 feet to the Point of Beginning.

Containing 1.39 Acres more or less.

## WEST FLYING SERVICE, INC.

### NEW LEGAL DESCRIPTION AFTER BOUNDARY LINE ADJUSTMENT

A tract of land located in the Southwest One-Quarter of Section 12, Township 2 North, Range 27 East of the Willamette Meridian, Umatilla County, Oregon being more particularly described as follows:

Commencing at the intersection of the East-West center line of Section 12, Township 2 North, Range 27 East of the Willamette Meridian, Umatilla County, Oregon, and the Southeastery right of way line of U.S. Highway 207, monumented with a 5/8 inch iron rod with a yellow plastic cap stamped "PLS LS 48490" from which the Center One-Quarter corner of said Section 12 bears N 89°45'22" E, 865.46 feet and the True Point of Beginning of this description; Thence leaving said East-West center line and along said Southeastery right of way line, S 24°03'16" W, 6.34 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "OSHD"; Thence continuing along said Southeastery right of way line, S 24°03'16" W, 927.16 feet to a 3 inch brass cap marking the point of tangency of a curve concave to the Northwest having a delta angle of 11°45'25", a radius of 1707.02 feet and a length of 350.28 feet, the long chord of which bears S 29°55'14" W, 349.66 feet; Thence continuing along said Southeastery right of way line, Southwesterly, 350.28 feet along the arc of said curve to a 3 inch brass cap marking the point of curvature of said curve; Thence continuing along said Southeastery right of way line, S 35°48'44" W, 737.07 feet to a 5/8 inch iron rod; Thence continuing along said Southeastery right of way line, S 35°48'29" W, 328.33 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "PLS LS 48490"; Thence leaving said Southeastery right of way line, S 57°02'39" E, 284.02 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "PLS LS 48490"; Thence N 33°13'50" E, 2601.46 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "PLS LS 48490" on said East-West center line; Thence along said East-West center line S 89°45'22" W, 485.66 feet to the Point of Beginning.

Containing 16.52 Acres more or less.

\* SEE INST. NO. 2000-3630720 (NAME CHANGE FROM COONS FLYING SERVICE, INC. TO WEST FLYING SERVICE, INC.)

MYERS FARM COMPANY

## LEGAL DESCRIPTION OF RECORD, INST. NO. 2004-4660410

Township 2 North, Range 27, E.W.M.

Section 10: East Half of Southeast Quarter, Southwest Quarter of Southeast Quarter,

Section 11: West Half of Southwest Quarter, Southeast Quarter of Southwest Quarter, Southeast Quarter

Section 12: Southwest Quarter,

EXCEPTING THEREFROM that tract conveyed to Glenn O. Coons by Deed recorded in Book 291, Page 125, Deed Records, Umatilla County, described as follows:

Commencing at the intersection of an East-West center line of Section 12, Township 2 North, Range 27, Umatilla County Oregon, and the Easterly right of way line of U.S. Highway No. 207; thence Southerly along the Easterly right of way line of said U.S. Highway No. 207, a distance of 2700 feet; thence Easterly and parallel with the Southerly boundary line of said Section 12, a distance of 280 feet; thence Northerly in a straight line to a point on the East-West center line of said Section 12, which said point is 310 feet Easterly from the point of intersection of said East-West center line and the Easterly right of way of said U.S. Highway No. 207; thence Westerly on the East-West center line a distance of 310 feet, more or less, to the point of beginning;

Section 14: North Half of North Half,

Section 15: North Half of Northeast Quarter,

EXCEPTING THEREFROM all County Roads and State Highways;

All being East of the Willamette Meridian in the County of Umatilla and State of Oregon.

## LEGAL DESCRIPTION OF TRACT

### FROM MYERS FARM COMPANY TO WEST FLYING SERVICE, INC.

A tract of land located in the Southwest One-Quarter of Section 12, Township 2 North, Range 27 East of the Willamette Meridian, Umatilla County, Oregon, being more particularly described as follows:

Commencing at a 5/8 inch iron rod with a yellow plastic cap stamped "PLS LS 48490" on the Southeastery right of way line of Oregon State Highway 207 from which the Southwest corner of said Section 12 bears S 40°41'41" W, 841.99 feet; Thence leaving said Southeastery right of way line S 57°02'39" E, 212.20 feet to a point on the Southeastery line of that tract of land described and recorded as Book 329 Page 461, Umatilla County Deed Records and the True Point of Beginning of this description; Thence along said Southeastery line N 31°31'21" E, 2506.03 feet to a point on the East-West centerline of Section 12; Thence along said East-West line N 89°45'22" E, 175.66 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "PLS LS 48490"; Thence leaving said East-West line S 33°13'50" W, 2601.46 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "PLS LS 48490"; Thence N 57°02'39" W, 71.82 feet to the Point of Beginning.

Containing 6.44 Acres more or less.

MYERS FARM COMPANY

## NEW LEGAL DESCRIPTION AFTER BOUNDARY LINE ADJUSTMENT

Township 2 North, Range 27, E.W.M.

Section 10: East Half of Southeast Quarter, Southwest Quarter of Southeast Quarter,

Section 11: West Half of Southwest Quarter, Southeast Quarter of Southwest Quarter, Southeast Quarter

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ALSO EXCEPTING THEREFROM A tract of land described as follows:

Commencing at a 5/8 inch iron rod with a yellow plastic cap stamped "PLS LS 48490" on the Southeastery right of way line of Oregon State Highway 207 from which the Southwest corner of said Section 12 bears S 40°41'41" W, 841.99 feet; Thence leaving said Southeastery right of way line S 57°02'39" E, 212.20 feet to a point on the Southeastery line of that tract of land described and recorded as Book 329 Page 461, Umatilla County Deed Records and the True Point of Beginning of this description; Thence along said Southeastery line N 31°31'21" E, 2506.03 feet to a point on the East-West centerline of Section 12; Thence along said East-West line N 89°45'22" E, 175.66 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "PLS LS 48490"; Thence leaving said East-West line S 33°13'50" W, 2601.46 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "PLS LS 48490"; Thence N 57°02'39" W, 71.82 feet to the Point of Beginning.

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INCLUDING A tract of land located in the Southwest One-Quarter of Section 12, Township 2 North, Range 27 East of the Willamette Meridian, Umatilla County, Oregon, being more particularly described as follows:

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## PRIMM LAND SURVEYING, INC.



CLIENT: GARY WEST

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