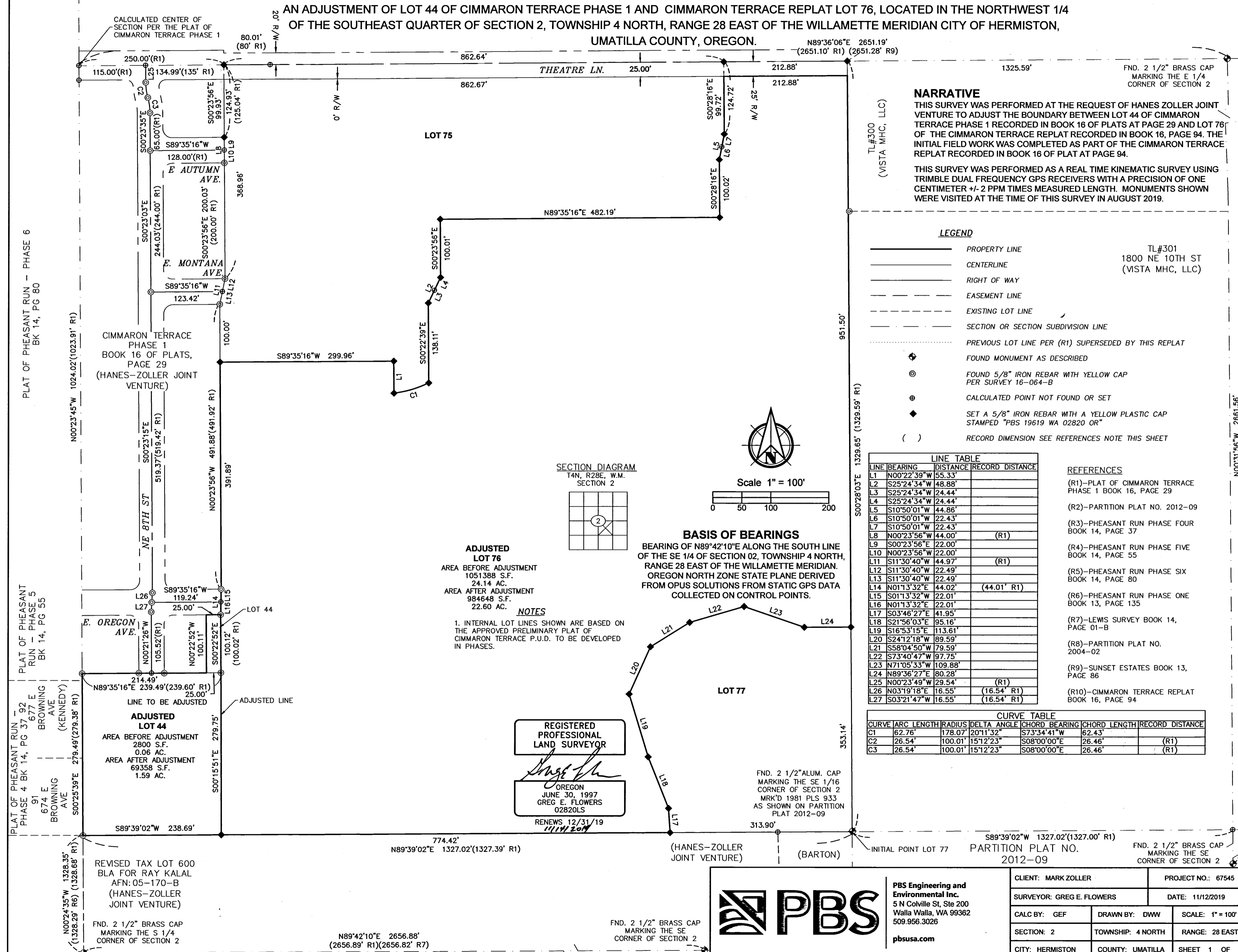


# SURVEY FOR A PROPERTY LINE ADJUSTMENT

AN ADJUSTMENT OF LOT 44 OF CIMMARON TERRACE PHASE 1 AND CIMMARON TERRACE REPLAT LOT 76, LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN CITY OF HERMISTON, UMATILLA COUNTY, OREGON.



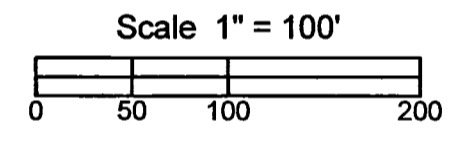
**NARRATIVE**  
 THIS SURVEY WAS PERFORMED AT THE REQUEST OF HANES ZOLLER JOINT VENTURE TO ADJUST THE BOUNDARY BETWEEN LOT 44 OF CIMMARON TERRACE PHASE 1 RECORDED IN BOOK 16 OF PLATS AT PAGE 29 AND LOT 76 OF THE CIMMARON TERRACE REPLAT RECORDED IN BOOK 16, PAGE 94. THE INITIAL FIELD WORK WAS COMPLETED AS PART OF THE CIMMARON TERRACE REPLAT RECORDED IN BOOK 16 OF PLAT AT PAGE 94.

THIS SURVEY WAS PERFORMED AS A REAL TIME KINEMATIC SURVEY USING TRIMBLE DUAL FREQUENCY GPS RECEIVERS WITH A PRECISION OF ONE CENTIMETER +/- 2 PPM TIMES MEASURED LENGTH. MONUMENTS SHOWN WERE VISITED AT THE TIME OF THIS SURVEY IN AUGUST 2019.

**LEGEND**

- PROPERTY LINE
- CENTERLINE
- RIGHT OF WAY
- EASEMENT LINE
- EXISTING LOT LINE
- SECTION OR SECTION SUBDIVISION LINE
- PREVIOUS LOT LINE PER (R1) SUPERSEDED BY THIS REPLAT
- FOUND MONUMENT AS DESCRIBED
- FOUND 5/8" IRON REBAR WITH YELLOW CAP PER SURVEY 16-064-B
- CALCULATED POINT NOT FOUND OR SET
- SET A 5/8" IRON REBAR WITH A YELLOW PLASTIC CAP STAMPED "PBS 19619 WA 02820 OR"
- RECORD DIMENSION SEE REFERENCES NOTE THIS SHEET

**SECTION DIAGRAM**  
 T4N, R28E, W.M.  
 SECTION 2



**BASIS OF BEARINGS**  
 BEARING OF N89°42'10"E ALONG THE SOUTH LINE OF THE SE 1/4 OF SECTION 02, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN. OREGON NORTH ZONE STATE PLANE DERIVED FROM OPUS SOLUTIONS FROM STATIC GPS DATA COLLECTED ON CONTROL POINTS.

**ADJUSTED LOT 76**  
 AREA BEFORE ADJUSTMENT 1051388 S.F. 24.14 AC.  
 AREA AFTER ADJUSTMENT 984648 S.F. 22.60 AC.

**NOTES**  
 1. INTERNAL LOT LINES SHOWN ARE BASED ON THE APPROVED PRELIMINARY PLAT OF CIMMARON TERRACE P.U.D. TO BE DEVELOPED IN PHASES.

**REGISTERED PROFESSIONAL LAND SURVEYOR**  
  
 GREG E. FLOWERS  
 02820LS  
 RENEWS 12/31/19

LINE	BEARING	DISTANCE	RECORD DISTANCE
L1	N00°22'39"W	55.33'	
L2	S25°24'34"W	48.88'	
L3	S25°24'34"W	24.44'	
L4	S25°24'34"W	24.44'	
L5	S10°50'01"W	44.86'	
L6	S10°50'01"W	22.43'	
L7	S10°50'01"W	22.43'	
L8	N00°23'56"W	44.00'	(R1)
L9	S00°23'56"E	22.00'	
L10	N00°23'56"E	22.00'	(R1)
L11	S11°30'40"W	44.97'	
L12	S11°30'40"W	22.49'	
L13	S11°30'40"W	22.49'	
L14	N01°13'32"E	44.02'	(44.01' R1)
L15	S01°13'32"W	22.01'	
L16	N01°13'32"E	22.01'	
L17	S03°46'27"E	41.95'	
L18	S21°56'03"E	95.16'	
L19	S16°53'15"E	113.61'	
L20	S24°12'18"W	89.59'	
L21	S58°04'50"W	79.59'	
L22	S73°40'47"W	97.75'	
L23	N71°05'33"W	109.88'	
L24	N89°36'27"E	80.28'	
L25	N00°23'49"E	29.54'	(R1)
L26	N03°19'18"E	16.55'	(16.54' R1)
L27	S03°21'47"W	16.55'	(16.54' R1)

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	RECORD DISTANCE
C1	62.76'	178.07'	20°11'32"	S73°34'41"W	62.43'	
C2	26.54'	100.01'	15°12'23"	S08°00'00"E	26.46'	(R1)
C3	26.54'	100.01'	15°12'23"	S08°00'00"E	26.46'	(R1)

**REFERENCES**

- (R1)-PLAT OF CIMMARON TERRACE PHASE 1 BOOK 16, PAGE 29
- (R2)-PARTITION PLAT NO. 2012-09
- (R3)-PHEASANT RUN PHASE FOUR BOOK 14, PAGE 37
- (R4)-PHEASANT RUN PHASE FIVE BOOK 14, PAGE 55
- (R5)-PHEASANT RUN PHASE SIX BOOK 14, PAGE 80
- (R6)-PHEASANT RUN PHASE ONE BOOK 13, PAGE 135
- (R7)-LEWIS SURVEY BOOK 14, PAGE 01-B
- (R8)-PARTITION PLAT NO. 2004-02
- (R9)-SUNSET ESTATES BOOK 13, PAGE 86
- (R10)-CIMMARON TERRACE REPLAT BOOK 16, PAGE 94

**RECEIVED BY**  
 Umatilla County Surveyor  
 Date: 11/21/19  
 Rec'd By: CT  
 No.: 19-112-6



**PBS Engineering and Environmental Inc.**  
 5 N Colville St, Ste 200  
 Walla Walla, WA 99362  
 509.956.3026  
 pbsusa.com

CLIENT: MARK ZOLLER	PROJECT NO.: 67545
SURVEYOR: GREG E. FLOWERS	DATE: 11/22/2019
CALC BY: GEF	DRAWN BY: DWW
SECTION: 2	TOWNSHIP: 4 NORTH
CITY: HERMISTON	COUNTY: UMATILLA
	RANGE: 28 EAST
	SHEET 1 OF 1

REVISED TAX LOT 600  
 BLA FOR RAY KALAL  
 AFN:05-170-B  
 (HANES-ZOLLER JOINT VENTURE)

FND. 2 1/2" BRASS CAP  
 MARKING THE S 1/4  
 CORNER OF SECTION 2

N89°42'10"E 2656.88'  
 (2656.89' R1)(2656.82' R7)

FND. 2 1/2" BRASS CAP  
 MARKING THE SE  
 CORNER OF SECTION 2

FND. 2 1/2" ALUM. CAP  
 MARKING THE SE 1/16  
 CORNER OF SECTION 2  
 MRK'D 1981 PLS 933  
 AS SHOWN ON PARTITION  
 PLAT 2012-09

FND. 2 1/2" BRASS CAP  
 MARKING THE SE  
 CORNER OF SECTION 2