

RECORD SURVEY

LOCATED IN THE NORTH HALF OF SECTION 16
TOWNSHIP 3 NORTH, RANGE 29 EAST, W.M.
UMATILLA COUNTY, OREGON

LEGAL DESCRIPTIONS

PARCEL "A"
REAL PROPERTY BEING THAT PORTION OF THE NORTH HALF OF SECTION 16, TOWNSHIP 3 NORTH, RANGE 29 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY OREGON, DESCRIBED AS FOLLOWS:
COMMENCING AT THE BRASS CAP MONUMENT AT THE INTERSECTION OF BONANZA STREET AND GARDEN STREET LOCATED IN THE PLAT OF J. H. KOONTZ ADDITION IN THE TOWN OF ECHO; SAID POINT BEARS N00°34'34"W, 280.00 FEET FROM THE BRASS CAP MONUMENT AT THE INTERSECTION OF BONANZA STREET AND SPRAGUE STREET OF SAID PLAT; THENCE N58°16'30"E, 161.26 FEET TO THE EASTERLY MARGIN OF THE UNION PACIFIC RAILROAD; THENCE N51°43'30"W, ALONG SAID EASTERLY MARGIN, 150.73 FEET TO THE TRUE POINT OF BEGINNING; THENCE N58°16'30"E, 75.00 FEET TO THE WESTERLY MARGIN OF COUNTY ROAD NO. 1300 (THIELSON STREET); THENCE S31°43'30"E, 182.00 FEET ALONG SAID WESTERLY MARGIN; THENCE S58°16'30"W, 75.00 FEET TO THE EASTERLY MARGIN OF THE UNION PACIFIC RAILROAD; THENCE N51°43'30"W, ALONG SAID RIGHT-OF-WAY, 182.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS 13,650 SQUARE FEET OR 0.313 ACRES.
SUBJECT TO ANY EASEMENTS OF RECORD.

PARCEL "B"
REAL PROPERTY BEING THAT PORTION OF THE NORTH HALF OF SECTION 16, TOWNSHIP 3 NORTH, RANGE 29 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY OREGON, DESCRIBED AS FOLLOWS:
COMMENCING AT THE BRASS CAP MONUMENT AT THE INTERSECTION OF BONANZA STREET AND GARDEN STREET LOCATED IN THE PLAT OF J. H. KOONTZ ADDITION IN THE TOWN OF ECHO; SAID POINT BEARS N00°34'34"W, 280.00 FEET FROM THE BRASS CAP MONUMENT AT THE INTERSECTION OF BONANZA STREET AND SPRAGUE STREET OF SAID PLAT; THENCE N58°16'30"E, 161.26 FEET TO THE EASTERLY MARGIN OF THE UNION PACIFIC RAILROAD; THENCE N51°43'30"W, ALONG SAID EASTERLY MARGIN, 150.73 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING N51°43'30"W, 125.00 FEET; THENCE N58°16'30"E, 60.94 FEET TO A POINT ON CURVE ON THE WESTERLY MARGIN OF COUNTY ROAD NO. 1300 (THIELSON STREET), THE RADIUS POINT OF WHICH BEARS S45°12'31"W, 542.96 FEET; THENCE SOUTHEASTERLY ALONG SAID MARGIN 123.82 FEET ON THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°03'59" TO A POINT OF TANGENT; THENCE S31°43'30"E, 2.25 FEET; THENCE S58°16'30"W, 75.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 8,803 SQUARE FEET OR 0.202 ACRES.
SUBJECT TO ANY EASEMENTS OF RECORD.

PARCEL "C"
REAL PROPERTY BEING THAT PORTION OF THE NORTH HALF OF SECTION 16, TOWNSHIP 3 NORTH, RANGE 29 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY OREGON, DESCRIBED AS FOLLOWS:
COMMENCING AT THE BRASS CAP MONUMENT AT THE INTERSECTION OF BONANZA STREET AND GARDEN STREET LOCATED IN THE PLAT OF J. H. KOONTZ ADDITION IN THE TOWN OF ECHO; SAID POINT BEARS N00°34'34"W, 280.00 FEET FROM THE BRASS CAP MONUMENT AT THE INTERSECTION OF BONANZA STREET AND SPRAGUE STREET OF SAID PLAT; THENCE N58°16'30"E, 161.26 FEET TO THE EASTERLY MARGIN OF THE UNION PACIFIC RAILROAD; THENCE N51°43'30"W, ALONG SAID EASTERLY MARGIN, 150.73 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING N51°43'30"W, 125.00 FEET; THENCE N58°16'30"E, 60.94 FEET TO A POINT ON CURVE ON THE WESTERLY MARGIN OF COUNTY ROAD NO. 1300 (THIELSON STREET); THENCE S31°43'30"E, 182.00 FEET ALONG SAID MARGIN; THENCE S58°16'30"W, 75.00 FEET TO THE EASTERLY MARGIN OF THE UNION PACIFIC RAILROAD; THENCE N51°43'30"W, ALONG SAID MARGIN, 180.00 FEET TO THE TRUE POINT OF BEGINNING.

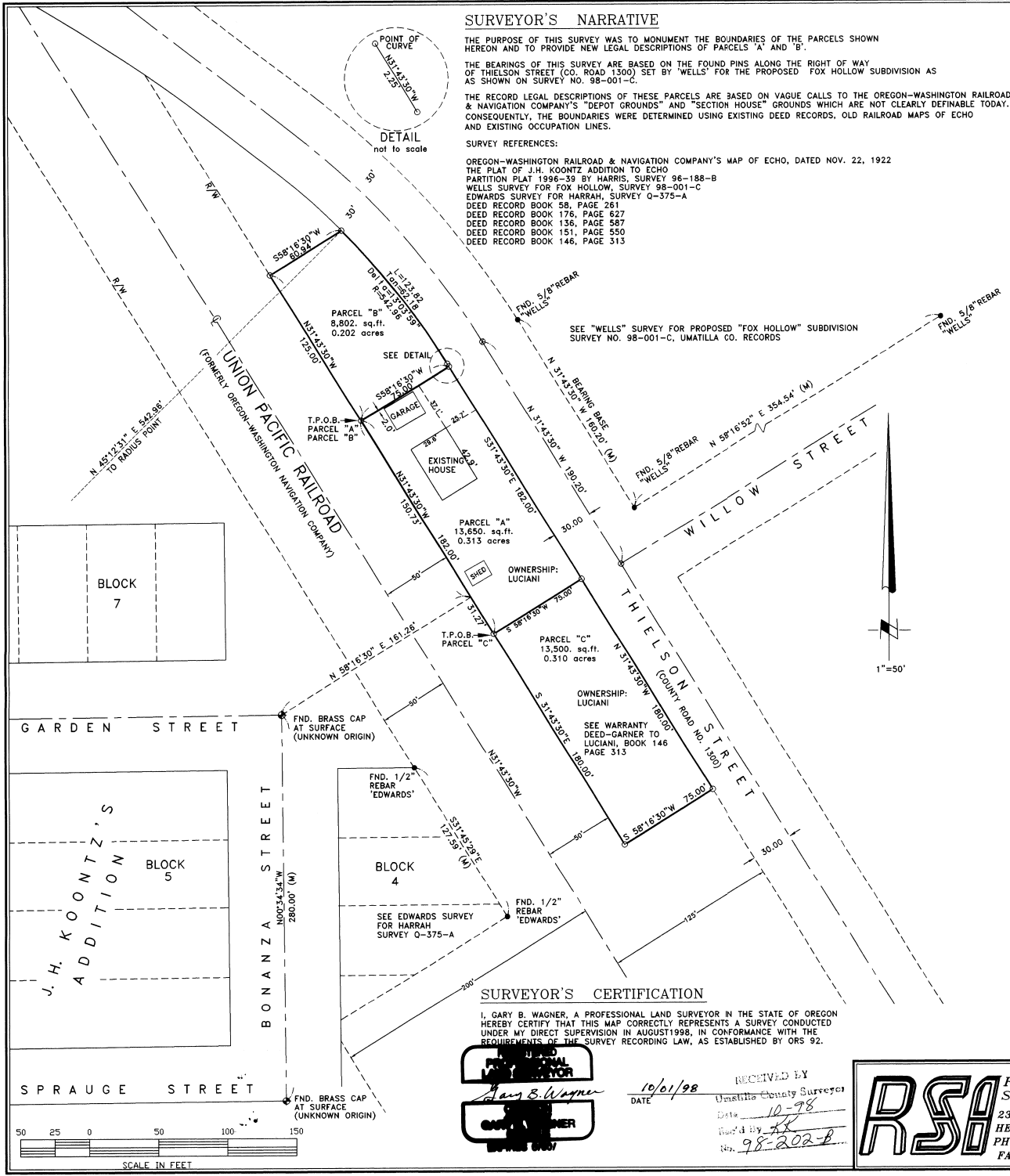
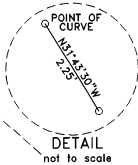
CONTAINS 13,500 SQUARE FEET OR 0.310 ACRES.
SUBJECT TO ANY EASEMENTS OF RECORD.

- NOTES:**
1. BASIS OF BEARING IS THE 'WELLS' BOUNDARY SURVEY FOR PROPOSED 'FOX HOLLOW' SUBDIVISION RECORDED AS SURVEY NO. 98-001-C, UMATILLA CO. RECORDS
 2. (M) = MEASURED (C) = COMPUTED (P) = PLAT (D) = DEED
 3. ○ = DENOTES SET 5/8"x24" REBAR WITH YELLOW PLASTIC CAP STAMPED 'JAB 02735LS'
 4. ● = DENOTES FOUND 5/8"x24" REBAR AS SHOWN.
 5. ⊙ = DENOTES CALCULATED POINT ONLY, NOT SET
 6. EQUIPMENT AND PROCEDURES USED: LIETZ SET 3 TOTAL STATION; CLOSED TRAVERSE AND RADIAL SURVEY METHODS UTILIZED.

SURVEYOR'S NARRATIVE

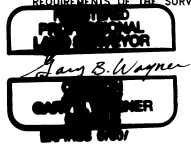
THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE BOUNDARIES OF THE PARCELS SHOWN HEREON AND TO PROVIDE NEW LEGAL DESCRIPTIONS OF PARCELS 'A' AND 'B'.
THE BEARINGS OF THIS SURVEY ARE BASED ON THE FOUND PINS ALONG THE RIGHT OF WAY OF THIELSON STREET (CO. ROAD 1300) SET BY 'WELLS' FOR THE PROPOSED FOX HOLLOW SUBDIVISION AS SHOWN ON SURVEY NO. 98-001-C.
THE RECORD LEGAL DESCRIPTIONS OF THESE PARCELS ARE BASED ON VAGUE CALLS TO THE OREGON-WASHINGTON RAILROAD & NAVIGATION COMPANY'S 'DEPOT GROUNDS' AND 'SECTION HOUSE' GROUNDS WHICH ARE NOT CLEARLY DEFINABLE TODAY, CONSEQUENTLY, THE BOUNDARIES WERE DETERMINED USING EXISTING DEED RECORDS, OLD RAILROAD MAPS OF ECHO AND EXISTING OCCUPATION LINES.

SURVEY REFERENCES:
OREGON-WASHINGTON RAILROAD & NAVIGATION COMPANY'S MAP OF ECHO, DATED NOV. 22, 1922
THE PLAT OF J.H. KOONTZ ADDITION TO ECHO PARTITION PLAT 1996-39 BY HARRIS, SURVEY 96-188-B
WELLS SURVEY FOR FOX HOLLOW, SURVEY 98-001-C
EDWARDS SURVEY FOR HARRAH, SURVEY Q-375-A
DEED RECORD BOOK 58, PAGE 261
DEED RECORD BOOK 176, PAGE 627
DEED RECORD BOOK 136, PAGE 587
DEED RECORD BOOK 151, PAGE 550
DEED RECORD BOOK 146, PAGE 313



SURVEYOR'S CERTIFICATION

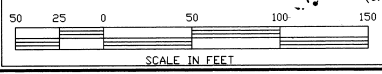
I, GARY B. WAGNER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN AUGUST 1998, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY ORS 92.



RECEIVED BY
Umatilla County Surveyor
DATE 10/01/98
Drawn By: JW
No. 98-202-B

ROGERS SURVEYING INC.
2304 N. 1ST STREET
HERMISTON, OR. 97838
PHONE (541) 567-5859
FAX: (541) 567-6757

CLIENT	GEORGE LUCIANI	JOB NO.	OR07698
PROJECT	RECORD SURVEY PORTION NORTH HALF, SEC. 16, T3N., R29E.		
DRAWN BY:	RPJ	SCALE:	1" = 50'
APPROVED:	JAB	DATE:	8-19-98
		F. B. NO.:	NONE
		VERSION-	ACAD12
		FILE:	OR07698.DWG
		SHEET	1
		OF	1



REV: 9/30/98