

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE EXTERIOR BOUNDARY OF TAX LOT #4N2B11AC-1900 AND A BOUNDARY LINE ADJUSTMENT BETWEEN IT AND TAX LOT #4N2B11AC-1800, BOTH OF WHICH ARE CURRENTLY OWNED BY CAROL CAMPBELL, OUR CLIENT. RUSSELL GREENE, IS CURRENTLY IN THE PROCESS OF PURCHASING TAX LOT #1900 AND NEEDS TO ADJUST THE EASTERLY BOUNDARY OF IT 8 FEET TO THE EAST IN ORDER TO FIT IN THE 25-FOOT MINIMUM EASEMENT WIDTH THE CITY OF HERMISTON WILL REQUIRE TO ACCESS THE TWO PARCELS OUR CLIENT WILL CREATE IN A PARTITION OF THE RE-DEFINED TAX LOT #1900.

THE BEARINGS ALONG THE LOCATIONS OF THE NORTH LINES OF TAX LOTS #1900 AND #1800 WERE BASED UPON MONUMENTS FOUND ON THE SOUTH LINE OF BAKER'S ADDITION (CECIL STORMS, 1949, VOLUME 7, PAGE 13, TOWN PLATS) AS SHOWN. THE PINS FOUND WERE BENT, AND USED FOR EAST-MEST LINE ONLY, THOUGH THE APPROXIMATE DISTANCE BETWEEN THE TWO AND FROM THE MONUMENT SHOWN AT THE SOUTHEAST CORNER OF LOT 2 TO THE NORTH-SOUTH CENTERLINE OF SECTION 11 IS SHOWN. THE BEARING BETWEEN THE TWO MONUMENTS IS VERY CLOSE TO THAT SHOWN ON THE BAKER'S ADDITION PLAT. THE MONUMENT I SET AT THE NORTHEAST CORNER OF TAX LOT #1900 IS INTENDED TO BE A POINT 8.00 FEET EASTERLY FROM THE TRUE SOUTHEAST CORNER OF LOT 3 BLOCK 4 ALONG THE SOUTH LINE OF BAKER'S ADDITION. THE NORTH LINE OF TAX LOT #1800 LIES 16 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF BAKER'S ADDITION, PER DEEDS RECORDED IN BOOK 204, PAGE 279 AND BOOK 284, PAGE 191. DEED RECORDS OF UMATILLA COUNTY.

ALL NORTH-SOUTH LINES SHOWN WERE HELD PARALLEL TO THE NORTH-SOUTH CENTERLINE OF SECTION 11 AS DETERMINED IN THIS SURVEY. THE LOCATION OF THE SOUTH LINES OF THE PARCELS WAS BASED ON A LINE FROM A CALCULATED POINT N00°27'15"E, 274.00 FEET ALONG THE N-S CENTERLINE OF THE SECTION THROUGH A 5/8" IRON REBAR SET BY LAGIER, CS#R-119-B, 1980, AT HIS SOUTHEAST CORNER OF TRACT 2. LAGIER HELD THE RECORD DISTANCE OF 274.00 FEET NORTHERLY FROM THE CENTER 1/4 CORNER ALONG THE N-S CENTERLINE OF THE SECTION, AS SHOWN ON THE 1947 ULRICH ADDITION PLAT (TAMBLYN BOOK 6, PAGE 27, TOWN PLATS) AND ESTABLISHED THE NORTH LINE OF RUTH AVENUE (NOM E. SUNSET DRIVE) BY SETTING HIS MONUMENTS AT THE RECORD PLAT AT ANGLE OF 89°22'00" BETWEEN SEVENTH STREET AND RUTH AVENUE (THOUGH HE DOES NOT SAY SO ON HIS PLAT). I BELIEVE THAT HE DID IT CORRECT.

THE SOUTH LINE OF BAKER'S ADDITION AND THE NORTH LINE OF THE ULRICH ADDITION ARE NOT PARALLEL, CONTRARY TO MANY DEED DESCRIPTIONS. HOWEVER, MOST DEEDS CALLED FOR THE NORTH LINE OF THE BAKER'S ADDITION AND THE NORTH LINE OF RUTH AVENUE (ULRICH ADDITION) AS THEIR TERMINI, THOUGH N-S DISTANCES ARE NOT QUITE CORRECT. NOR ARE E-W BEARINGS (SEE THE FOLLOWING DEED RECORDS: BOOK 204 PAGE 259, BOOK 243 PAGE 421, BOOK 263 PAGE 69, BOOK 284 PAGE 191, REEL 85 PAGE 1280).

THE EASEMENT FROM CAMPBELL TO THE CITY OF HERMISTON FOR A SEWER LINE, REEL 86, PAGE 1280, DOES NOT ENCOMPASS THE PHYSICAL LOCATION OF THE SEWER MANHOLES. I BELIEVE THE SEWER LINE IS 10 FEET NORTH OF THE EASEMENT. THE PROBLEM COULD BE CORRECTED BY THE PROPERTY OWNER DEDICATING A 7-FOOT WIDE EASEMENT IN THE FUTURE LAND PARTITION AND THE CITY VACATING A PORTION OF THE EXISTING EASEMENT.

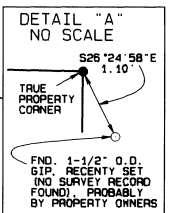
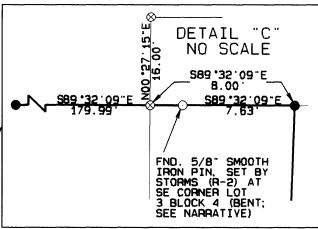
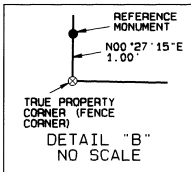
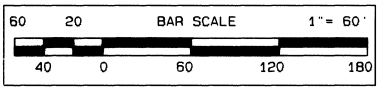
EXCEPT FOR THE ADJUSTMENT ALONG THE WESTERLY LINE OF TAX LOT #1800, IT WAS NOT MONUMENTED. HOWEVER, I BELIEVE THAT ITS LOCATION AS SHOWN IS ACCURATE. BASED UPON DEED DESCRIPTIONS AND DETERMINING THE CORRECT LOCATION OF THE SOUTH LINE OF BAKER'S ADDITION AND THE NORTH LINE OF THE ULRICH ADDITION FROM FOUND MONUMENTS.

THE BEARING BASE FOR THIS SURVEY IS N00°27'15"E ALONG THE N-S CENTERLINE OF SECTION 11 FROM THE PLAT OF BAKER'S ADDITION, CECIL STORMS, 1949, VOLUME 7, PAGE 13, TOWN PLATS.

THE SURVEY WAS PERFORMED WITH A 2-PERSON SURVEY CREW AND A NIKON NTD-4 MANUAL TOTAL STATION. MONUMENTS WERE SET BY RADIAL TIES FROM A CLOSED TRAVERSE.

LEGEND

- SET 5/8" X 30" IRON REBAR WITH YELLOW PLASTIC CAP MARKED "PLS 2627"
- ⊗ CALCULATED POINT ONLY
- FOUND MONUMENT AS NOTED
- ⊙ SEWERLINE MANHOLES
- SEWERLINE EASEMENT BOUNDARIES
- FENCE
- - - RIGHT-OF-WAY LINE

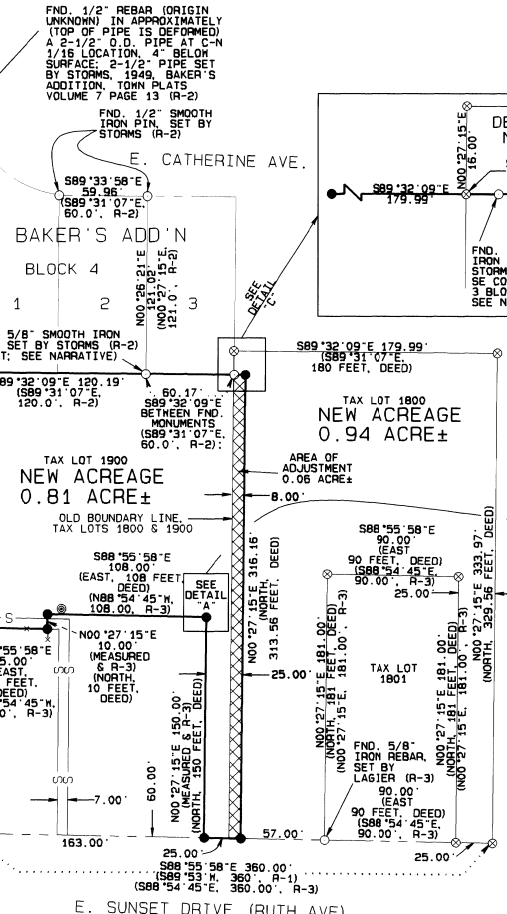


LEGAL DESCRIPTIONS OF EXISTING AND NEW PARCELS TO BE PROVIDED ON SEPARATE DOCUMENTS TO CLIENT.

DEED RECORDS USED

BOOK 190	PAGE 41
BOOK 192	PAGE 230
BOOK 204	PAGE 279
BOOK 204	PAGE 559
BOOK 211	PAGE 215
BOOK 218	PAGE 348
BOOK 224	PAGE 288
BOOK 229	PAGE 219
BOOK 243	PAGE 421
BOOK 255	PAGE 614
BOOK 259	PAGE 63
BOOK 263	PAGE 69
BOOK 284	PAGE 191
REEL 86	PAGE 1280
REEL 129	PAGE 1144
REEL 252	PAGE 471
REEL 346	PAGE 218

FND. NAIL IN CENTER OF 2" IRON PIPE, APPROXIMATELY 4" BELOW GRADE, IN WATER VALVE BOX; C. 1/4 CORNER SECTION 11; PROBABLY TAMBLYN, BOOK 6 PAGE 27 TOWN PLATS, ULRICH ADD'N. (R-3)



RECORDS OF SURVEY

R-1	ULRICH ADDITION TO HERMISTON OREGON, TOWN PLATS BOOK 6 PAGE 27, H. TAMBLYN, APRIL, 1947
R-2	BAKER'S ADDITION, CITY OF HERMISTON, OREGON, TOWN PLATS VOLUME 7 PAGE 13: C.H. STORMS, MAY 1949
R-3	LAGIER, 1980 SURVEY FOR LLOYD CAMPBELL, CS#R-119-B.

REGISTERED PROFESSIONAL LAND SURVEYOR
Jay R. Roberts
 OREGON
 JULY 20, 1993
 GARY R. ROBERTS
 2627
 RENEWS 12/31/00

RECEIVED BY
 Umatilla County Surveyors
 Date 5-97
 Rec'd By KK
 No. 99-648

BOUNDARY LINE ADJUSTMENT SURVEY	
FOR RUSS GREENE, CLIENT (CAROL CAMPBELL, OWNER)	
LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 28 E.W.M., CITY OF HERMISTON	
GARY R. ROBERTS SURVEYING 3274 E. LOOP RD. HERMISTON, OREGON PHONE: (541) 567-7770	
DATE OF SURVEY: APRIL, 1999	
SCALE 1" = 60 FT.	
DRAWN BY: NELL ROBERTS CHECKED BY: G.R.	