

LEGAL DESCRIPTIONS

PARCEL TO BE ADDED TO 4N 28 12CB TAX LOT 9000 AND EXCEPTED FROM 4N 28 C TAX LOT 100.

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 4, NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 82 OF HIGHLAND SUMMIT PHASES 2 & 3 ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN BOOK 13 OF TOWN PLATS, PAGE 158 AND RUNNING THENCE S89°45'29"E ALONG THE EASTERLY PROLONGATION OF THE SOUTH LINE OF SAID LOT 82 FOR A DISTANCE OF 0.90 FEET; THENCE N00°13'59"E A DISTANCE OF 123.15 FEET TO A POINT ON THE NORTHEASTERLY PROLONGATION OF THE SOUTH RIGHT OF WAY OF EAST MAIN STREET; THENCE ALONG THE NORTHEASTERLY PROLONGATION OF THE SOUTH RIGHT OF WAY OF EAST MAIN STREET, ALONG THE ARC OF A 535.00 FOOT RADIUS CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 02°05'31" AND AN ARC LENGTH OF 19.53', BEING SUBTENDED BY A LONG CHORD OF S80°23'28"W 19.53 FEET, TO THE NORTHEAST CORNER OF SAID LOT 82; THENCE S08°28'22"E ALONG THE EAST LINE OF SAID LOT 82 A DISTANCE OF 121.21 FEET TO THE SOUTHEAST CORNER THEREOF AND THE POINT OF BEGINNING.

SUBJECT TO A 10.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES AND SIDEWALK EASEMENT GRANTED IN FAVOR OF THE CITY OF HERMISTON OVER, ACROSS AND UNDER THE NORTH 10.00 FEET THEREOF.

SAID PARCEL CONTAINS 1,238 SQUARE FEET (0.03 ACRES) MORE OR LESS.

PUBLIC UTILITY AND SIDEWALK EASEMENT TO BE GRANTED TO THE CITY OF HERMISTON.

A 10.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES AND SIDEWALK EASEMENT OVER, ACROSS AND UNDER THE NORTH 10.00 FEET OF THE FOLLOWING DESCRIBED PARCEL.

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 4, NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 82 OF HIGHLAND SUMMIT PHASES 2 & 3 ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN BOOK 13 OF TOWN PLATS, PAGE 158 AND RUNNING THENCE S89°45'29"E ALONG THE EASTERLY PROLONGATION OF THE SOUTH LINE OF SAID LOT 82 FOR A DISTANCE OF 0.90 FEET; THENCE N00°13'59"E A DISTANCE OF 123.15 FEET TO A POINT ON THE NORTHEASTERLY PROLONGATION OF THE SOUTH RIGHT OF WAY OF EAST MAIN STREET; THENCE ALONG THE NORTHEASTERLY PROLONGATION OF THE SOUTH RIGHT OF WAY OF EAST MAIN STREET, ALONG THE ARC OF A 535.00 FOOT RADIUS CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 02°05'31" AND AN ARC LENGTH OF 19.53', BEING SUBTENDED BY A LONG CHORD OF S80°23'28"W 19.53 FEET, TO THE NORTHEAST CORNER OF SAID LOT 82; THENCE S08°28'22"E ALONG THE EAST LINE OF SAID LOT 82 A DISTANCE OF 121.21 FEET TO THE SOUTHEAST CORNER THEREOF AND THE POINT OF BEGINNING.

NOTE: THIS BOUNDARY LINE ADJUSTMENT IS IN COMPLIANCE WITH THE LETTERS OF APPROVAL FROM THE CITY OF HERMISTON DATED SEPTEMBER 10 AND SEPTEMBER 12, 2001

LEGEND

- CENTERLINE.
- LOT LINE.
- EASEMENT.
- ADJUSTED PROPERTY LINE
- FOUND SURVEY MONUMENT AS NOTED.
- FOUND A 5/8" IRON PIN PER THE PLAT OF HIGHLAND SUMMIT PHASE 2 & 3.
- SET A 5/8" X 30" IRON REBAR WITH A YELLOW PLASTIC CAP STAMPED "TOMKINS SURVEYING"
- x CALCULATED POSITION, NOTHING FOUND OR SET.
- (XOX) RECORD DIMENSION PER THE PLAT OF HIGHLAND SUMMIT PHASE 2 & 3.

A BOUNDARY LINE ADJUSTMENT

AN ADJUSTMENT OF THE EAST LINE OF LOT 82 OF HIGHLAND SUMMIT PHASE 2 & 3, (BOOK 13 OF TOWN PLATS, PAGE 158) LOCATED IN THE N.E. 1/4 OF THE S.W. 1/4 OF SEC. 12, TWP. 4 NORTH, RGE. 28 EAST, W.M., CITY OF HERMISTON, UMATILLA COUNTY, OREGON.

BASIS OF BEARINGS

S 89°33'40" E ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 12, AS SHOWN ON THE PLAT OF SANDSTONE, RECORDED IN BOOK 14, PAGE 5 OF PLAT RECORDS OF UMATILLA COUNTY, OREGON.

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF PACIFIC WESTERN HOMES, INC. TO ADJUST THE EASTERLY LINE OF LOT 82 OF HIGHLAND SUMMIT PHASES 2 & 3 (CURRENT TAX LOT NO. 4N 28 12CB TAX LOT 9000) AND THE UNPLATTED PROPERTY OWNED BY PACIFIC WESTERN HOMES ADJACENT AND TO THE EAST OF HIGHLAND SUMMIT PHASES 2 & 3 (CURRENT TAX LOT NO. 4N 28 12C TAX LOT 100).

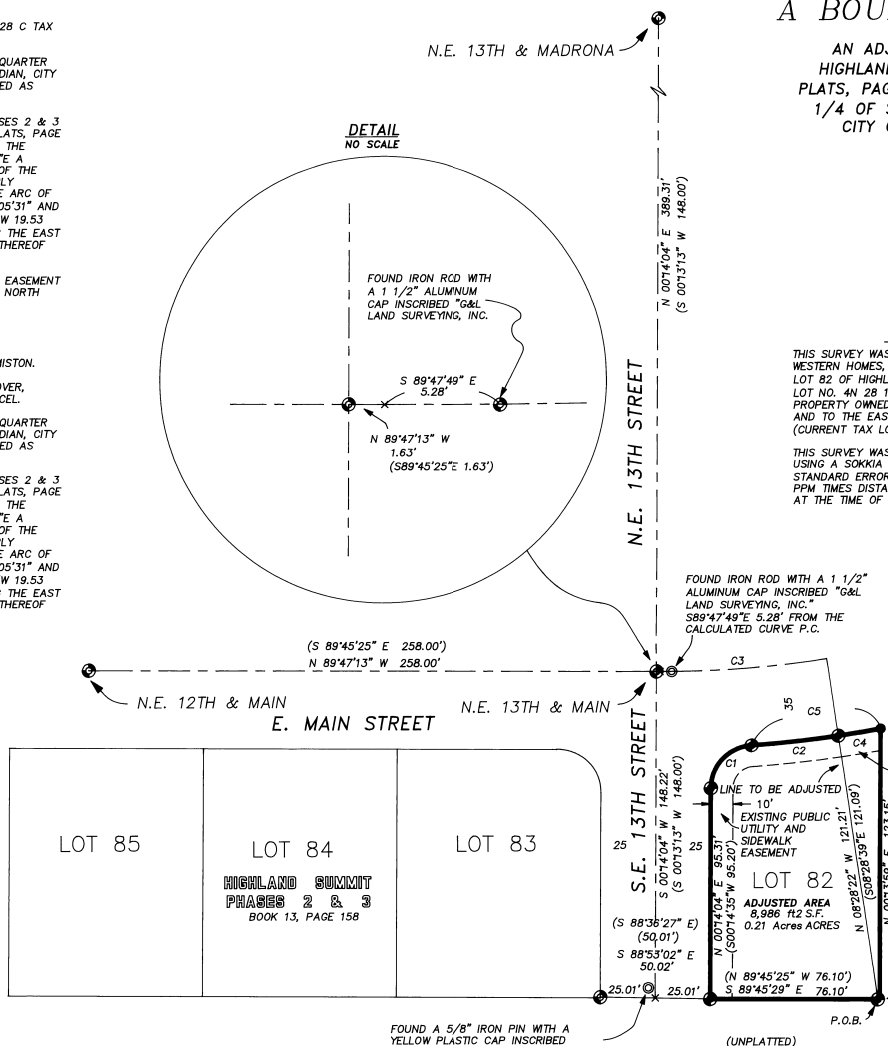
THIS SURVEY WAS PERFORMED AS A RADIAL FIELD SURVEY USING A SOKKIA AUTOMATIC TOTAL STATION HAVING STANDARD ERRORS OF 00'00'03" ANGULAR AND 3 MM ± 3 PPM TIMES DISTANCE. ALL MONUMENTS SHOWN WERE VISITED AT THE TIME OF THIS SURVEY IN SEPTEMBER OF 2001.

CURVE TABLE

NO	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG
C1	85°28'55"	20.00'	29.84'	27.15'	N42°59'25"E
C2	4°14'24"	535.00'	39.59'	39.58'	N83°37'34"E
C3	8°43'14"	500.00'	76.10'	76.03'	N85°51'10"E
C4	2°05'31"	535.00'	19.53'	19.53'	N80°23'28"E
C5	6°19'55"	535.00'	59.13'	59.09'	N82°33'26"E

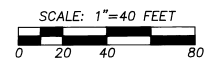
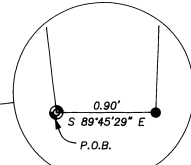
CURVE TABLE (RECORD) PLAT BK14, PG. 158

NO	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG
C1	85°31'06"	20.00'	29.85'	27.16'	S43°00'08"W
C2	4°14'20"	535.00'	39.58'	39.57'	S83°38'21"E
C3	8°43'14"	500.00'	76.10'	76.03'	N85°52'58"E



10' PUBLIC UTILITY EASEMENT TO BE GRANTED TO THE CITY OF HERMISTON.

(UNPLATTED) DETAIL NO SCALE



REGISTERED PROFESSIONAL LAND SURVEYOR

Greg E. Flowers
OREGON
JUNE 30, 1997
GREG E. FLOWERS
02820LS
RENEWS 12/31/01

9-01
RK
01-150-B

A BOUNDARY LINE ADJUSTMENT OF LOT 82 OF HIGHLAND SUMMIT PHASE 2 & 3, LOCATED IN THE N.E. 1/4 OF THE S.W. 1/4 OF SEC. 12, TWP. 4 NORTH, RGE. 28 EAST, W.M., CITY OF HERMISTON, UMATILLA COUNTY, OREGON.
FOR: PACIFIC WESTERN HOMES, INC.
5530 NE 122ND AVE., SUITE A, PORTLAND, OREGON 97211

TOMKINS LAND SURVEYING, INC. 20 EAST POPLAR ST. SUITE 204 WALLA WALLA, WA. 99362 (509) 522-4843	DATE SEPTEMBER 2001
115 WEST HERMISTON AV. SUITE 140 HERMISTON, OR. 97838 (541) 564-4448 HILANDBLA.DWG	SCALE 1"=40'