

RECORD OF SURVEY

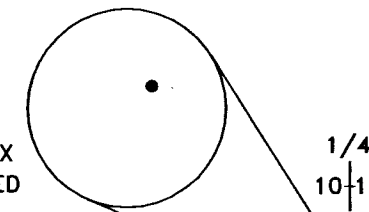
PROPERTY SURVEY OF THAT LAND AS DESCRIBED ON INST. NO. 2018-6770390 LOCATED IN THE SE 1/4 OF SEC. 10, TWP. 4 N. RNG. 28 E.W.M., CITY OF HERMISTON, UMATILLA COUNTY, OREGON.

CLIENT: **RICHARD HUNSAKER
LULU, LLC
P.O. BOX 2266
EUGENE, OREGON 97402**

HORIZONTAL DATUM

NAD 83/91 OREGON STATE PLANE COORDINATES NORTH ZONE (3601) INTERNATIONAL FEET. AS COMPUTED FROM N.G.S. (NCAT). THE SCALE FACTOR IS 0.9999362 ABOUT THE CONTROL POINT #999. DISTANCES AS SHOWN HAVE BEEN SCALED TO GROUND.

FND: 2-1/2" BRASS CAP IN MON. BOX NOT STAMPED



SURVEYOR'S NARRATIVE

THIS SURVEY WAS UNDERTAKEN IN OCTOBER OF 2019 AT THE REQUEST OF DICK HUNSAKER. THE PURPOSE OF THE SURVEY IS TO PERFORM A BOUNDARY SURVEY ON PROPERTY THAT IS LOCATED IN THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 29, EAST OF THE WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON. THE PROPERTY IS DESCRIBED IN UMATILLA COUNTY DEED RECORDS INSTRUMENT NUMBER 2018-6770390 AND IS DESCRIBED AS FOLLOWS:

Lots 10, 11, 12, 13, 14, 15, 16, and 17 in Block 1 in the ORIGINAL TOWN, NOW CITY OF HERMISTON, as located in the Northeast Quarter of the Southeast Quarter of Section 10, Township 4 North, Range 28, East of the Willamette Meridian, in the County of Umatilla and State of Oregon;

TOGETHER WITH that portion of vacated W. Madrona Avenue lying South of a line that is 30 feet South of the centerline of W. Ridgeway Avenue and also lying East of the East line of NW 2nd Street and abutting the North side of Lot 17, Block 1, Original Town West, City of Hermiston, Umatilla County, Oregon; and all located in the Northeast Quarter of the Southeast Quarter of Section 10, Township 4 North, Range 28, East of the Willamette Meridian;

TOGETHER WITH that portion of the vacated alley inuring to said premises by reason of vacation Ordinance No. 1294 recorded May 2, 1980 in Reel 65, Page 332, Umatilla County Microfilm Records;

EXCEPTING any and all roads

I WAS NOT ABLE TO RECOVER ANY CORNERS WITHIN BLOCK 1. I WAS ABLE TO RECOVER THE CORNERS AS SHOWN.

I ESTABLISHED THE 4 SIDES OF BLOCK 1 AS FOLLOWS:

THE NORTHERLY LINE OF BLOCK 1 WAS COMPUTED AT A 30 FOOT SOUTHERLY OFFSET FROM THE FOUND 2 1/2 INCH BRASS CAP MARKING THE EAST 1/4 CORNER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE W.M. AND THE FOUND 5/8 INCH IRON ROD MARKING THE CENTER-EAST 1/16 CORNER FOR SECTION 10, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE W.M. THESE 2 FOUND CORNERS ARE ALSO AT THE CENTERLINE OF WEST RIDGEWAY AVENUE.

THE EASTERLY LINE OF BLOCK 1 WAS COMPUTED FROM THE RECORD OF SURVEY NUMBER J-47-B. IN SURVEY J-47-B IT CALLS THE DISTANCE ALONG THE CENTER SECTION LINE OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE W.M. OF 623.34 FEET TO THE WESTERLY RIGHT OF WAY LINE NORTHWEST FIRST PLACE, ALSO BEING THE EASTERLY LINE OF BLOCK 1. SURVEY J-47-B THEN CALLS FOR AN ANGLE FROM THE CENTER SECTION LINE OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE W.M. TO THE EASTERLY LINE OF BLOCK 1 AS 66°45'00". I COMPUTED THE NORTHEAST CORNER OF BLOCK 1 FROM THIS LINE IN A NORTHERLY DIRECTION TO THE SOUTHERLY RIGHT OF WAY LINE OF WEST RIDGEWAY AVENUE AS PREVIOUSLY COMPUTED ABOVE. SURVEY J-47-B THEN CALLS FOR A DISTANCE OF 374.51 FEET TO THE NORTHEAST CORNER OF BLOCK 2. I COMPUTED THE SOUTHEAST CORNER OF BLOCK 1 UTILIZING THE DISTANCE OF 374.51 FEET MINUS THE RIGHT OF WAY DISTANCE OF WEST HERMISTON AVENUE OF 75.00 FEET.

THE SOUTHERLY LINE OF BLOCK 1 WAS COMPUTED FROM RECORD OF SURVEY NUMBER J-47-B. IN SURVEY J-47-B IT CALLS THE BEARING OF THE WESTERLY RIGHT OF WAY LINE OF NORTHWEST FIRST PLACE AS S 23°14'24" E AND THE BEARING OF THE SOUTHERLY RIGHT OF WAY LINE OF WEST HERMISTON AVENUE AS S 66°48'36" W. THE DIFFERENCE BETWEEN THESE TWO BEARING COMPUTES TO 89°57'00". I UTILIZED THIS ANGLE TO COMPUTE THE SOUTH LINE OF BLOCK 1, ALSO THE NORTHERLY RIGHT OF WAY LINE OF WEST HERMISTON AVENUE.

THE WESTERLY LINE OF BLOCK 1 WAS COMPUTED FROM THE FOUND 1/2 INCH IRON ROD AT THE SOUTHERLY RIGHT OF WAY LINE OF WEST RIDGEWAY AVENUE AND THE NORTHERLY RIGHT OF WAY LINE OF VACATED MADRONA AVENUE ALONG WITH THE FOUND 1/2 INCH IRON PIPE AT THE SOUTHEASTERLY LOCATION OF THE 15 FOOT ALLEY IN BLOCK 8. IN RECORD OF SURVEY NUMBER 93-31-B IT CALLS FOR THE 1/2 INCH IRON PIPE AS BEING NORTHERLY 1.17 FEET AND EASTERLY 0.30 FEET FROM THE TRUE LOCATION. I COMPUTED THE TRUE LOCATION UTILIZING THE DISTANCES AS STATED IN RECORD OF SURVEY NUMBER 93-31-B ALONG WITH THE ROTATED BEARING TO MATCH RECORD OF SURVEY NUMBER J-47-B. UTILIZING THE FOUND 1/2 INCH IRON ROD AND THE COMPUTED POSITION JUST STATED I OFFSET THIS LINE IN AN EASTERLY DIRECTION OF 60 FEET, THE RIGHT OF WAY WIDTH OF NORTHWEST SECOND STREET. I COMPUTED THE NORTHWEST CORNER OF BLOCK 1 AT A BEARING INTERSECTION WITH THE PREVIOUSLY COMPUTED EASTERLY RIGHT OF WAY LINE OF NORTHWEST SECOND STREET WITH THE SOUTHERLY RIGHT OF WAY LINE OF WEST RIDGEWAY AVENUE. I COMPUTED THE SOUTHWEST CORNER OF BLOCK 1 AT A BEARING INTERSECTION WITH THE PREVIOUSLY COMPUTED EASTERLY RIGHT OF WAY LINE OF NORTHWEST SECOND STREET WITH THE PREVIOUSLY COMPUTED NORTHERLY RIGHT OF WAY LINE OF WEST HERMISTON AVENUE.

THE BASIS OF BEARING OF THIS SURVEY IS BASED UPON OREGON NORTH STATE PLANE COORDINATES IN INTERNATIONAL FEET BETWEEN THE CENTER-EAST 1/16 CORNER OF SECTION 10 AND THE EAST 1/4 CORNER OF SECTION 10. I SCALED THE DISTANCE ABOUT MY CONTROL POINT AND THE SCALE FACTOR IS 0.9999362. DISTANCES AS SHOWN ARE GROUND.

THIS SURVEY WAS ACCOMPLISHED UTILIZING 2 TRIMBLE R-10 GNSS RECEIVERS, AND EACH CORNER OR FEATURE WAS THEN LOCATED OR SET ON A 15 SECOND EPOCH WITH A FIXED SOLUTION.

SURVEYOR'S CERTIFICATION

I, BRIT L. PRIMM, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN OCTOBER 2019, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY ORS CHAPTER 92, AND HAVE SET THE PROPER MONUMENTS.

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 13, 1999
BRIT L. PRIMM
48509

EXPIRATION DATE: 12/31/20

DATE: 10 Dec 19

SURVEYS

SURVEY NO. 93-31-B
SURVEY NO. J-47-B
SURVEY NO. H-62-AX
SURVEY NO. H-56-AX
SURVEY NO. 90-25-A
SURVEY NO. 04-53-B
SURVEY NO. 00-84-A
SURVEY NO. BK 16, PG 19
SURVEY NO. BK 2, PG 62
SURVEY NO. BK 16, PG 21

NOTES

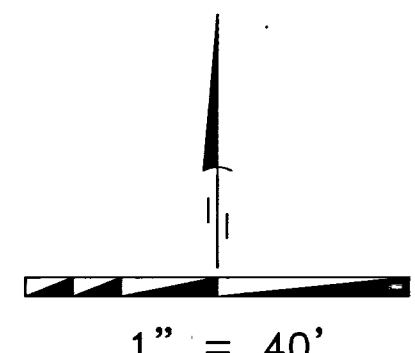
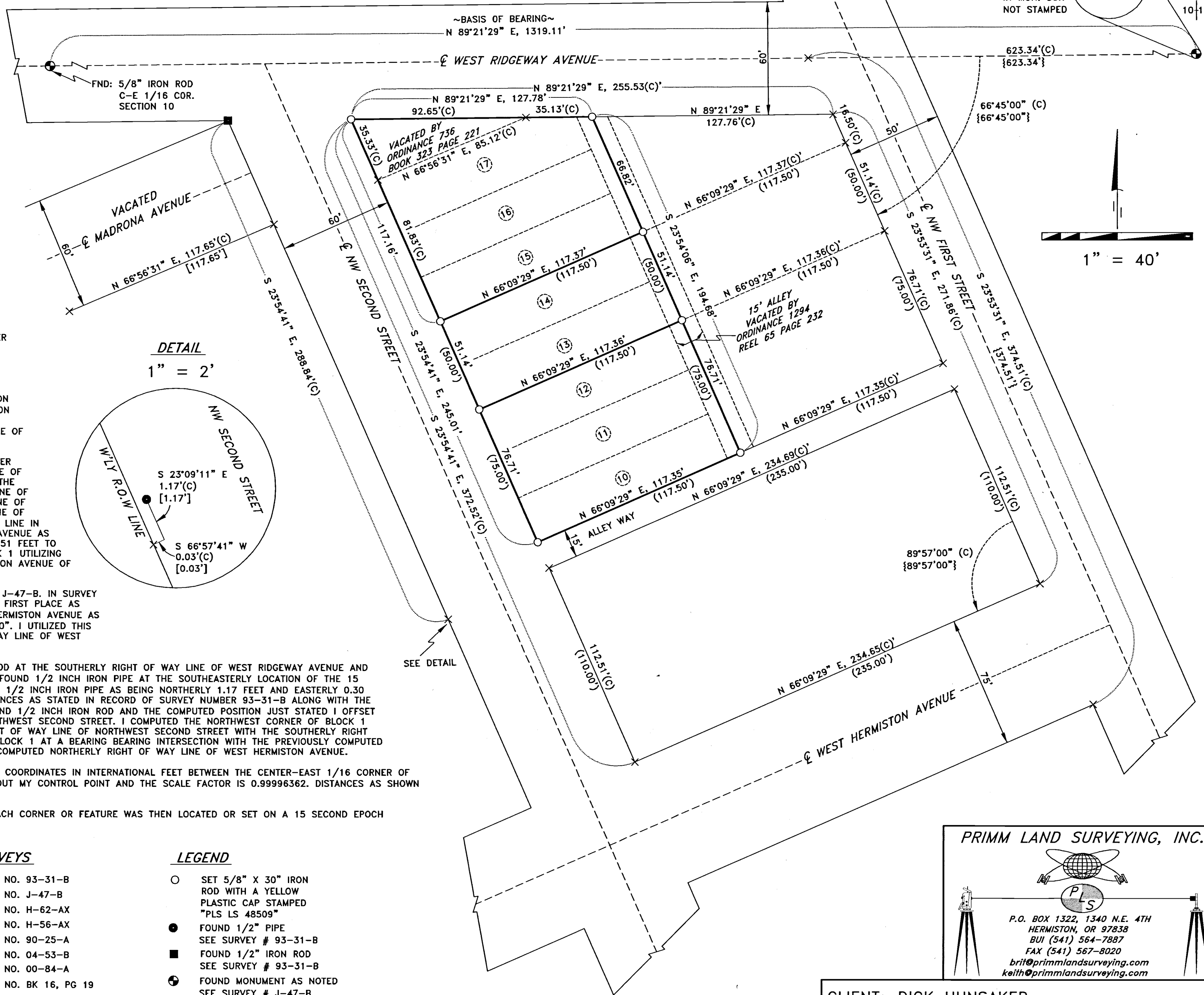
() BK 2, PG 62
[] R.O.S. 93-31-B
{ } R.O.S. J-47-B

LEGEND

○ SET 5/8" X 30" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48509"
● FOUND 1/2" PIPE SEE SURVEY # 93-31-B
■ FOUND 1/2" IRON ROD SEE SURVEY # 93-31-B
⊙ FOUND MONUMENT AS NOTED SEE SURVEY # J-47-B
× COMPUTED POINT (NOT SET)
— PROPERTY BOUNDARIES

DEEDS

REEL 65 PAGE 332
BOOK 323 PAGE 221
REEL 105 PAGE 1353-1354
INSTRUMENT NO. 2018-6770390



PRIMM LAND SURVEYING, INC.

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keith@primmlandsurveying.com

CLIENT: DICK HUNSAKER

SE 1/4, SEC 10, TWP. 4 N. RNG. 28 E. WM

RECEIVED BY
Umatilla County Surveyor
Date: 12/11/19
Rec'd By: MK
No.: 19-121-B

PROJECT:
A RECORD OF SURVEY OF LOTS 10-17 AND THE VACATED PORTIONS IN ORDINANCES 736 & 1294 LOCATED IN THE SE 1/4 SEC. 10, TWP. 4 N., RNG. 28 E.W.M., CITY OF HERMISTON, UMATILLA COUNTY, OREGON.

JOB #: 1910005
DATE: 38 OCT 19
FB/PG: 040/48
SHEET: 1 OF 1
DRAWN: BLP
APPROVED: BLP