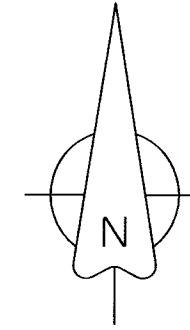
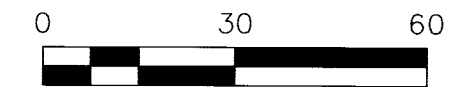


RECORD OF SURVEY
 LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON

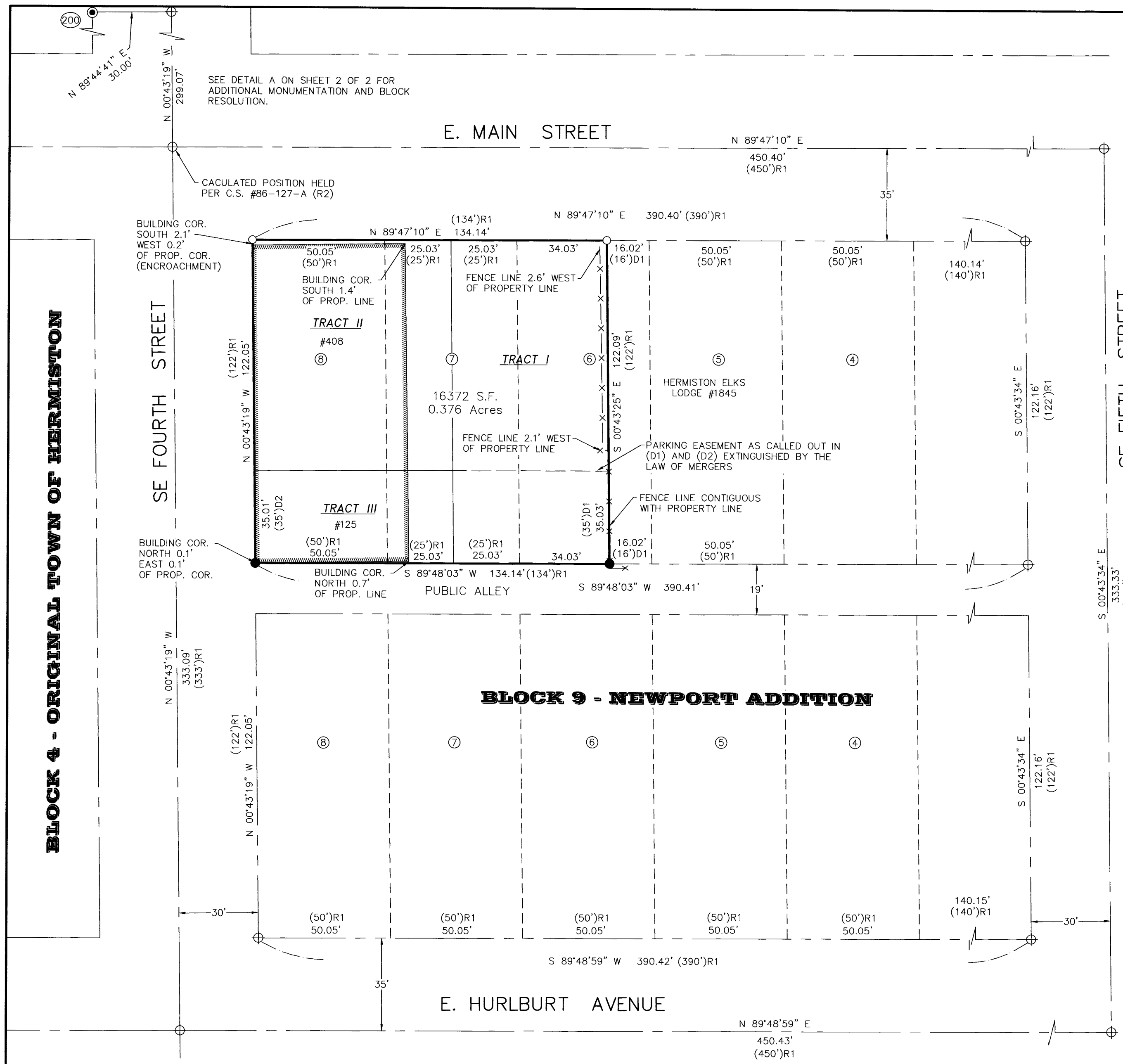


BASIS OF BEARINGS
 OREGON COORDINATE SYSTEM NORTH ZONE GRID BEARING:
 N00°54'46"W FROM MAG NAIL AT BENT 3/4-INCH IRON ROD FOUND AT THE INTERSECTION OF E MAIN STREET AND NE SEVENTH STREET AND THE 1/2-INCH IRON PIPE IN MONUMENT CASE AT THE INTERSECTION OF E RIDGEWAY AVENUE AND SEVENTH STREET. DISTANCES SHOWN ARE GROUND DISTANCES. TO ACHIEVE GRID DISTANCES, SCALE THE DISTANCES SHOWN BY A COMBINED SCALE FACTOR OF 0.99994503



LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- CENTERLINE
- EASEMENT LINE (EXTINGUISHED)
- EXISTING LOT LINE
- TRACT LINE PER (D1) OR (D2)
- BUILDING FOOTPRINT OF CONCRETE BLOCK STRUCTURE
- FENCE LINE
- MONUMENT FOUND AS DESCRIBED PER TABLE THIS SHEET
- CALCULATED POINT, NOTHING FOUND OR SET
- SET 5/8" BY 30" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED "WA 19619 / OR 02820"
- SET MAG NAIL AND WASHER STAMPED "WA 19619 / OR 02820"
- POSITION OF IRON PIPE AS CALCULATED PER (R5)
- RECORD DIMENSION PER REFERENCE DOCUMENT
- DENOTES MONUMENT POINT, SEE TABLE THIS SHEET
- LOT NUMBER PER PLAT (R1)
- C.S.#XXX UMATILLA COUNTY SURVEY OF RECORD NUMBER



BLOCK 9 - NEWPORT ADDITION

SURVEY REFERENCE TABLE

- (R1) "MAP OF THE NEWPORT ADDITION TO HERMISTON, OREGON" BY JOHN W. KIMBRELL (1908), BOOK 2 PG. 76.
- (R2) SURVEY BY DENNIS EDWARDS FOR G. ANDERSON (1986), C.S. #86-127-A.
- (R3) "BURNS REPLAT" BY DENNIS EDWARDS (1998), BOOK 13 PG. 137.
- (R4) RECORD OF SURVEY BY WILLIAM WELLS FOR ROGER S. BOUNDS (2000), C.S. #00-146-B.
- (R5) SURVEY FOR UMATILLA COUNTY BY DENNIS EDWARDS (2005), C.S. #05-013-G.
- (D1) WARRANTY DEED TO GRAYBEAL PROPERTIES, LLC PER INSTRUMENT NO. 2016-6510358.
- (D2) MEMORANDUM OF CONTRACT OF SALE TO GRAYBEAL PROPERTIES, LLC PER INSTRUMENT NO. 2016-6510366.

ABOVE ARE RECORDS OF UMATILLA COUNTY RECORDS DEPARTMENT.

Point	DESCRIPTION:
102	0.5-INCH REBAR IN MONUMENT CASE
103	0.75 INCH ROD WITH MAG NAIL AT SPIN
109	0.5-INCH PIPE WITH NAIL IN MONUMENT CASE
111	HEX BOLT AT PAVEMENT SURFACE
200	POSITION OF 0.75-INCH IRON PIPE PER (R5) NE COR. OF BLK. 9: ORIG. TOWN OF HERMISTON

SEE DETAIL A ON SHEET 2 OF 2 FOR MONUMENTATION LOCATIONS

RECEIVED BY
 Umatilla County Surveyor
 Date: 4/20/22
 Rec'd By: CT
 No.: 22-041-B

REGISTERED PROFESSIONAL LAND SURVEYOR

 OREGON
 JUNE 30, 1997
 GREG E. FLOWERS
 02820LS
 RENEWS 12/31/2023
4/14/2022



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

CLIENT: HORIZON PROJECT	PROJECT NO.: 67865.001
SURVEYOR: GREG E. FLOWERS	DATE: 4/11/2022
CALC BY: KTL	DRAWN BY: KTL
SCALE: 1" = 30'	
SECTION: 11	TOWNSHIP: 4 NORTH
RANGE: 28 EAST	
CITY: HERMISTON	COUNTY: UMATILLA
SHEET 1 OF 2	

NARRATIVE

THIS SURVEY WAS MADE AT THE REQUEST OF HORIZON PROJECT TO RETRACE AND MARK THE BOUNDARIES OF THE PROPERTY DESCRIBED AS:

TRACT I:
LOT 6, (EXCEPTING THEREFROM THE EAST 16 FEET) AND THE EAST HALF OF LOT 7, BLOCK 9, NEWPORT ADDITION, TO THE TOWN OF HERMISTON, UMATILLA COUNTY, OREGON.

TRACT II:
THE WEST HALF OF LOT 7 AND ALL OF LOT 8, BLOCK 9, NEWPORT ADDITION TO THE TOWN, NOW CITY OF HERMISTON, UMATILLA COUNTY, OREGON;

EXCEPTING THEREFROM THE SOUTH 35 FEET THEREOF.

TRACT III:
THE SOUTH 35 FEET OF THE WEST HALF OF LOT 7 AND THE SOUTH 35 FEET OF LOT 8, BLOCK 9, NEWPORT ADDITION TO THE TOWN, NOW CITY OF HERMISTON, UMATILLA COUNTY, OREGON.

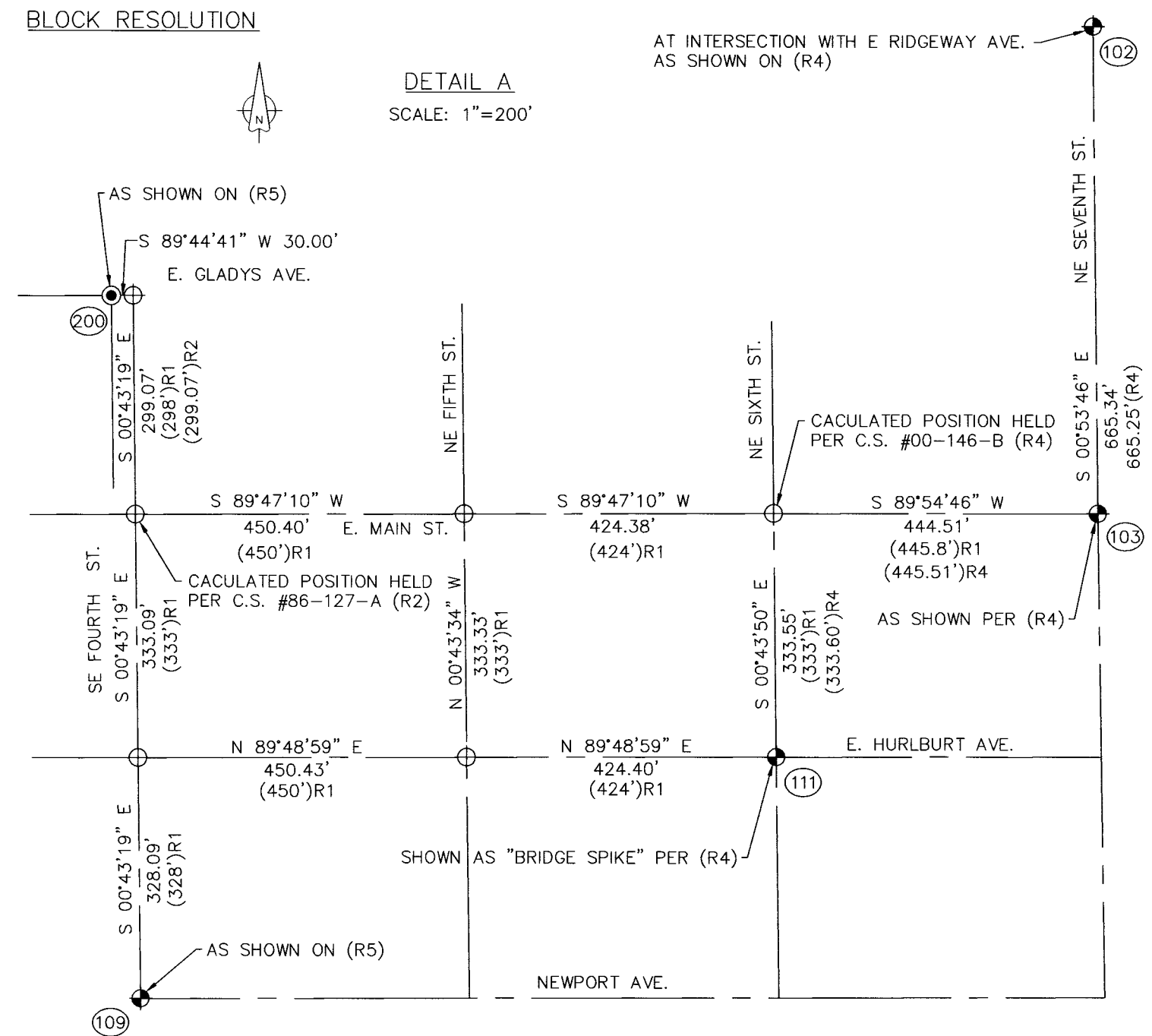
THIS DESCRIBES THE SAME PROPERTY THAT WOULD BE DESCRIBED BY A COMBINATION OF THE DEEDS AS REFERENCED IN THE SURVEY REFERENCE TABLE ON SHEET 1.

THE ADJACENT BLOCK ON THE NORTH SIDE OF E MAIN STREET WAS SURVEYED IN 1986 BY DENNIS EDWARDS AS SHOWN ON C.S. #86-127-A (R2). THE FOUND 1/2-INCH IRON PIPE AND NAIL IN MONUMENT CASE WAS HELD AT THE CENTERLINE INTERSECTION OF FOURTH STREET AND NEWPORT AVENUE, AND THE CALCULATED POSITION OF THE MONUMENT AT THE SW RIGHT-OF-WAY CORNER OF FOURTH STREET AND E GLADYS AVENUE WERE HELD TO RE-ESTABLISH THE POSITION OF THE 1-INCH IRON BAR AT THE CENTERLINE INTERSECTION OF E MAIN STREET AND FOURTH STREET AS SHOWN ON THE 1986 EDWARDS SURVEY. THE RECORD DISTANCE PER (R2) SOUTH ALONG SAID CENTERLINE OF 299.07 FEET WAS HELD. AN EXTENSIVE SEARCH WAS PERFORMED AND SEVERAL MONUMENTS WERE LOCATED WITHIN THE SW 1/4 OF SECTION 11 THAT CLOSELY MATCH A 2005 SURVEY BY DENNIS EDWARDS AS SHOWN ON C.S. #05-013-G (R5), AND THE CALCULATED POSITION PER THAT SURVEY WAS HELD FOR THE THE 3/4-INCH IRON PIPE AT THE SW RIGHT-OF-WAY CORNER OF FOURTH STREET AND E GLADYS AVENUE AS SHOWN. THE POSITION OF THE CENTERLINE INTERSECTION OF SIXTH STREET WITH MAIN STREET WAS COMPUTED BY TURNING THE RECORD ANGLE AND DISTANCE AS SHOWN ON A 2000 SURVEY BY WILLIAM WELLS PER C.S. #00-146-B (R4) FROM THE CENTERLINE OF SEVENTH STREET BETWEEN THE FOUND MAG NAIL AT THE BENT 3/4-INCH IRON PIN AT ITS INTERSECTION WITH E MAIN STREET, AND THE FOUND NAIL IN THE CENTER OF A 2-INCH PIPE AT ITS INTERSECTION WITH E RIDGEWAY AVENUE. SAID CALCULATED POSITION CLOSELY MATCHES WITH THE RECORD MEASUREMENT (R4) TO A FOUND HEX BOLT AT THE CENTERLINE OF E HURLBURT AVENUE AND SIXTH STREET, WHICH WE HELD FOR THIS INTERSECTION. ALL OTHER STREET CENTERLINE INTERSECTION POSITIONS WERE CALCULATED BY SINGLE PROPORTIONATE MEASURE AS COMPARED TO THE ORIGINAL PLAT (R1) PER BOOK 2, PAGE 76.

THIS SURVEY WAS PERFORMED AS A REAL TIME KINEMATICS SURVEY USING TRIMBLE R12i AND R10 RECEIVERS WITH A STANDARD ACCURACY OF 8MM + 0.5 PPM HORIZONTAL AND 15MM + 0.5 PPM VERTICAL. MONUMENTS SHOWN FOR THIS SURVEY WERE VISITED IN FEBRUARY AND MARCH 2022.

BLOCK RESOLUTION

DETAIL A
SCALE: 1"=200'



MONUMENT TABLE	
Point	DESCRIPTION:
102	0.5-INCH REBAR IN MONUMENT CASE
103	0.75 INCH ROD WITH MAG NAIL AT SPIN
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REGISTERED
PROFESSIONAL
LAND SURVEYOR

Greg E. Flowers

OREGON
JUNE 30, 1997
GREG E. FLOWERS
02820LS

RENEWS 12/31/2023
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SHEET 2 OF 2	