

PROPERTY LINE ADJUSTMENT
 within the NE1/4 OF the NW1/4, Section 14,
 Township 4 N., Range 28 E., W.M.,
 Umatilla County, Oregon

S89° 27' 16"E 302.57(R1) BASIS OF BEARINGS

TAX LOT 1000 MAP 4N2814BA
 WARRANTY DEED 94-200143

SURVEYOR'S NARRATIVE

THIS SURVEY WAS MADE AT THE REQUEST OF BDM PROPERTIES, FOR THE PURPOSE OF A PROPERTY LINE ADJUSTMENT BETWEEN TWO PARCELS OF LAND DESCRIBED IN STATUTORY WARRANTY DEED INSTRUMENT NO. 2019-6950075 AND QUIT CLAIM DEED INSTRUMENT NO. 2019-6820694 RESULTING IN A 1.32 ACRE PARCEL AND A 0.67 ACRE PARCEL, AS APPROVED BY THE CITY OF HERMISTON, OREGON PLANNING DEPARTMENT.

CONTROL FOR THIS SURVEY IS BASED ON FOUND MONUMENTS, FROM COUNTY SURVEY No. 21-043-B & COUNTY SURVEY No. S-134-B. THE BASIS OF BEARING FOR THIS SURVEY IS ALONG THE NORTH LINE OF THE SUBJECT PARCELS, BETWEEN THE FOUND 5/8" MONUMENTS AS SHOWN.

STATUTORY WARRANTY DEED INSTRUMENT NO. 2019-6950075 WAS USED TO PLOT THE BOUNDARY OF THE EXCEPTION IN THE DEED. SAID DEED HAS A MISS CLOSURE CREATED BY WHAT APPEARS TO BE A TYPO IN BEARING OF THE MOST SOUTHERLY LINE. IT READS N89°23'23"W. 191.00, WHEN THAT LINE IS CORRECTED TO READ N89°28'23"W 191.00 THE DEED THEN CLOSES AND ALSO MAKES THOSE INTERIOR EAST-WEST LINE PARALLEL. NEW DESCRIPTIONS DESCRIBING THE ADJUSTED PARCELS AND ADDITIONS AND SUBTRACTIONS WHERE PROVIDED. THE ORIGINAL DEED DESCRIPTIONS WERE MAINTAINED TO PROTECT THE INTEGRITY OF THE DEEDS, THESE DEEDS HAVE DIFFERENT BASIS OF BEARINGS AND CALL TO DIFFERENT RIGHT OF WAYS AND MINOR DISTANCE DIFFERENCES. IN THIS SURVEY MONUMENTS CONTROLLED OVER DEED CALLS.

THE WEST LINE OF THIS PARCEL WAS RETRACED ALONG THE RIGHT OF WAY OF FOURTH STREET.

THE NORTH LINE OF THIS PARCEL WAS RETRACED FROM R6.

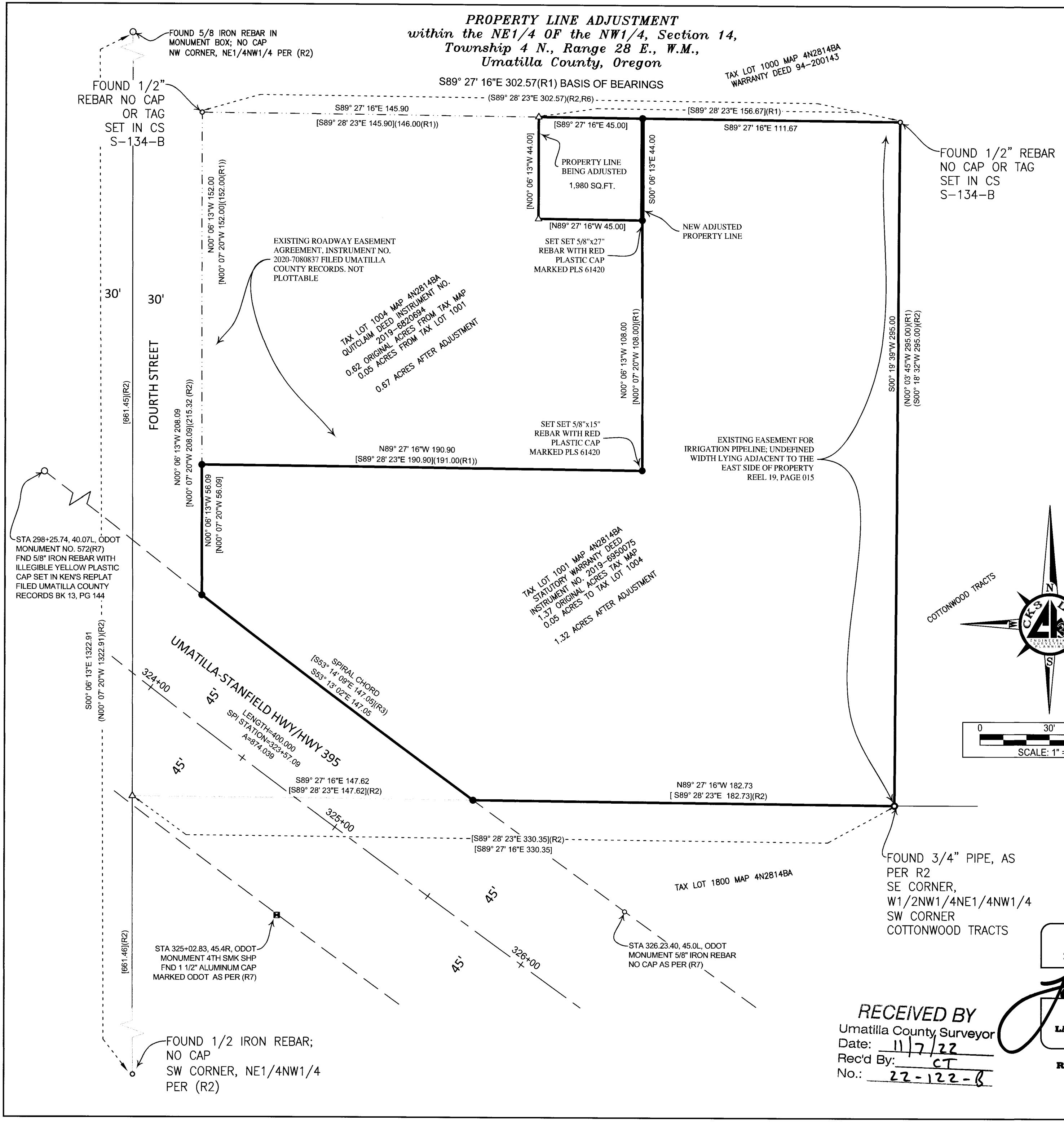
THE EAST WAS RETRACED ALONG THE WEST LINE OF COTTONWOOD ESTATES R5.

THE ODOT CENTER LINE AS DESCRIBED IN R7 WAS RETRACED AND OFFSET 45' NORTHEASTERLY FOR THE SOUTH BOUNDARY OF THIS PARCEL. THE CENTERLINE WAS RETRACED USING MONUMENTS 572, 4534 AND 3087 LISTED ON R7. ODOT MONUMENT 572 WAS HELD AND THE CENTERLINE WAS ROTATED FOR THE ROW TO PASS THROUGH 4534. THE ODOT PERMANENT EASEMENT IN R4 WAS PLOTTED FROM THIS SAME CENTERLINE.

REEL 19, PAGE 015. LISTS AN IRRIGATION PIPELINE EASEMENT WITH NO-DEFINED WIDTH, LYING ADJACENT TO THE EAST SIDE OF PROPERTY.

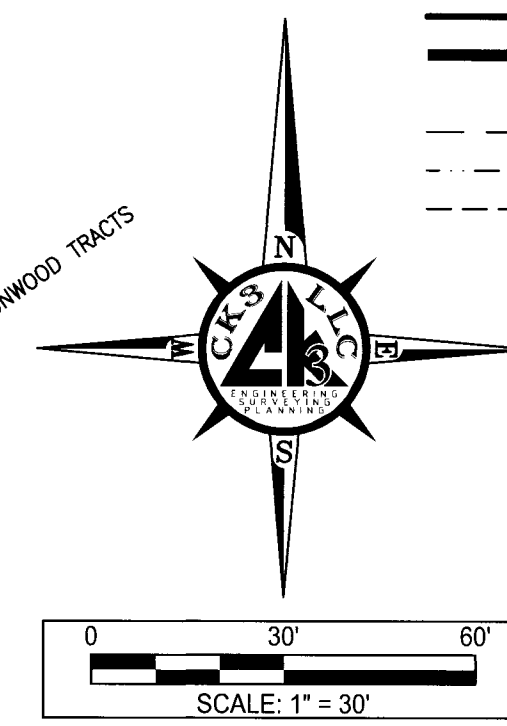
ROADWAY EASEMENT AGREEMENT, INSTRUMENT NO. 2020-7080837 FILED UMATILLA COUNTY RECORDS LISTS AN EASEMENT BETWEEN BOTH PROPERTIES LISTED ABOVE. EASEMENT IS NOT PLOTTABLE. SEE EXHIBIT C INSTRUMENT NO. 2020-7080837.

LANCE C. KING, A REGISTERED PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED THE BOUNDARIES OF PARCELS AS SHOWN, I CERTIFY THAT THE FIRST MONUMENT ESTABLISHING OR REESTABLISHING A BOUNDARY MONUMENT WAS PLACED ON 09/01/2022, THAT THE ADJOINING PROPERTY AND ALL PROPERTY ACCESSED IN THIS SURVEY WAS DONE IN ACCORDANCE WITH ORS 672.047, THAT THE SURVEY WAS MADE BY ME OR UNDER MY DIRECTION, THAT THE MONUMENTS ARE AS SHOWN AND THAT THIS MAP IS A TRUE AND ACCURATE REPRESENTATION OF SAID SURVEY.



LEGEND

- EXISTING PROPERTY LINE () DATA OF RECORD
- NEW ADJUSTED PROPERTY LINE [] CALCULATED DISTANCE
- - - SECTIONAL LINE (SEC.)
- - - RIGHT-OF-WAY (ROW)
- - - TAX LOT LINES
- - - EASEMENT
- SET 5/8"x30" REBAR WITH RED PLASTIC CAP MARKED PLS 61420 OR AS NOTED
- FND. 1/2" IRON BAR AS NOTED
- FND. 5/8" IRON BAR AS NOTED
- FND. 3/4" PIPE AS NOTED
- △ CALCULATED POINT



RECORDS OF REFERENCE

- R1 STATUTORY WARRANTY DEED, INSTRUMENT NO. 2019-6950075, FILED UMATILLA COUNTY RECORDS.
- R2 SURVEY FOR HOWARD AND WEBSTER BY EDWARDS SURVEYING, FILED UNDER COUNTY SURVEY No. S-134-B.
- R3 ODOT SURVEY FOR TRAFFIC SIGNAL SAFETY, ODOT NO. 11B-07-0021
- R4 PERMANENT EASEMENT FOR HIGHWAY ROW PURPOSES, INSTRUMENT NO. 2014-6220658, FILED UMATILLA COUNTY RECORDS.
- R5 SUBDIVISION COTTONWOOD ESTATES, FOR H. GASS, BY STABLER, BOOK 10, PAGE 21 FILED UMATILLA COUNTY RECORDS INST. NO. 384729.
- R6 SURVEY FOR FIRST COMMUNITY CREDIT UNION BY CK3, LLC, FILED UNDER COUNTY SURVEY No. 21-043-B.
- R7 ODOT SURVEY FOR REMONUMENTATION AND RIGHT-OF-WAY RETRACEMENT FILED UNDER COUNTY SURVEY No. 17-012-B.
- R8 ROADWAY EASEMENT AGREEMENT, INSTRUMENT NO. 2020-7080837 FILED UMATILLA COUNTY RECORDS.

**DEED COMPLETING THIS PROPERTY LINE
 ADJUSTMENT STATUTORY BARGAIN & SALE
 DEED INST. NO. 2022-7480473**

RECEIVED BY
 Umatilla County Surveyor
 Date: 11/7/22
 Rec'd By: CT
 No.: 22-122-8

REGISTERED PROFESSIONAL LAND SURVEYOR

 OREGON
 MAY 17, 2011
LANCE CLARK KING
 61420
 RENEWS: 5/30/2023

SURVEY FOR:
BDM PROPERTIES

CK3, LLC
 CIVIL-STRUCTURAL-ELECTRICAL ENGINEERING,
 SURVEYING & PLANNING

ONTARIO HERMISTON
 368 SW 5TH AVE. 945 W. ORCHARD AVE.
 ONTARIO, OR 97914 HERMISTON, OR 97838
 PHONE (541) 889-5411 PHONE (541) 567-2345
 FAX (541) 889-2074 FAX (541) 567-2305
 WEB: CK3LLC.NET

CHECKED BY: LCK	FIELDBOOK No.: 0-339	PAGE(S): 35-38
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