

RECORD OF SURVEY

LOCATED IN THE S 1/2 OF THE NE 1/4 SECTION 2
TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M.,
UMATILLA COUNTY, OREGON.
JANUARY, 2018.



SCALE: 1"=200 FEET
0 100 200 400
COMMON DIMENSIONS SHOWN ON THIS SURVEY
ARE IDENTICAL WITH SURVEY NO. 11-002-B.

EASEMENTS & ENCUMBRANCES OF RECORD
AS DISCLOSED BY PRELIMINARY TITLE REPORTS NO. 96401 & 96402,
DATED OCTOBER 4, 2017 PREPARED BY PIONEER TITLE COMPANY
PENDLETON, OREGON.

WATER RIGHTS, CLAIMS TO WATER OR TITLE TO WATER, WHETHER
OR NOT SUCH RIGHTS ARE A MATTER OF PUBLIC RECORD.

THE PROPERTIES INVOLVED IN THIS PROPERTY LINE ADJUSTMENT
ARE WITHIN THE BOUNDARIES OF THE HERMISTON IRRIGATION
DISTRICT, AND ARE SUBJECT TO ALL EASEMENTS, LEVIES AND
ASSESSMENTS.

EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF TO
UMATILLA ELECTRIC COOPERATIVE ASSOCIATION RECORDED
JANUARY 18, 1943 IN BOOK 160, PAGE 587, UMATILLA COUNTY
DEED RECORDS. (BLANKET TYPE NOT SHOWN.) AFFECTS ALL
OF TOWNSHIP 4 NORTH, RANGE 28 EAST.

EASEMENTS SHOWN ON PARTITION PLAT NO. 2004-02, RECORDED
FEBRUARY 11, 2004 IN INSTRUMENT NO. 2004-4460719,
UMATILLA COUNTY DEED RECORDS.

CONDITIONS, RESERVATIONS, EXCEPTIONS AND OTHER OUTSTANDING
RIGHTS, INCLUDING THE TERMS & PROVISIONS THEREOF, CONTAINED
IN DEED RECORDED JULY 15, 2016, RECORDED AS INSTRUMENT NO.
2016-6460006, UMATILLA COUNTY DEED RECORDS. (NOT SHOWN.)

EASEMENT INCLUDING THE TERMS & PROVISIONS THEREOF, GRANTED
TO UMATILLA ELECTRIC COOPERATIVE ASSOCIATION, RECORDED APRIL
21, 1980 IN MICROFILM REEL 64, PAGE 1419, UMATILLA COUNTY
DEED RECORDS.

EASEMENT INCLUDING THE TERMS & PROVISIONS THEREOF, GRANTED
TO UMATILLA ELECTRIC COOPERATIVE, RECORDED JULY 17, 2017 IN
INSTRUMENT NO. 2017-6600391, UMATILLA COUNTY DEED RECORDS.

LEGEND

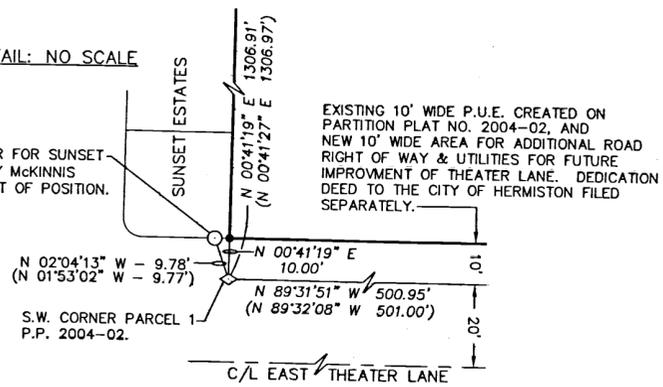
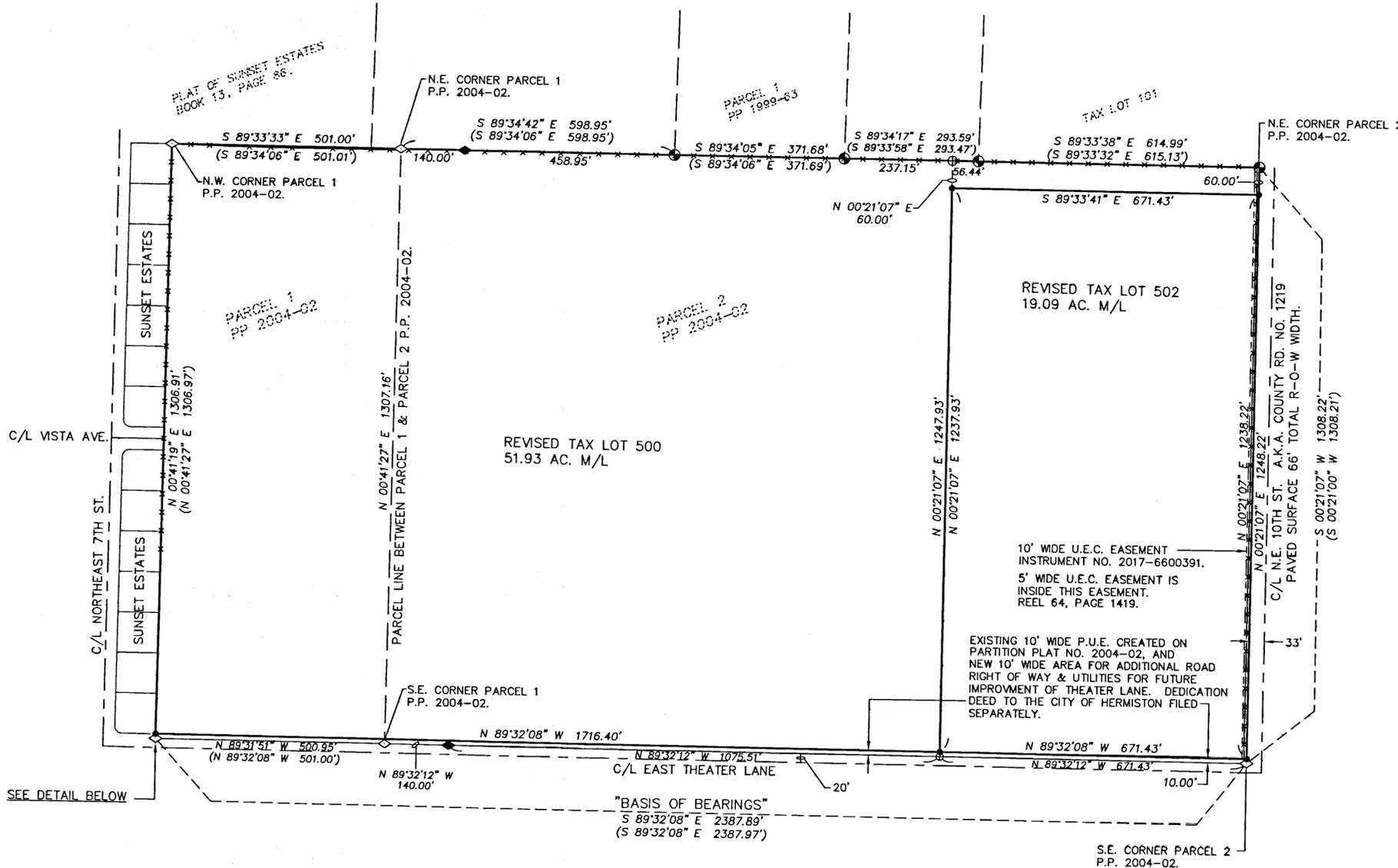
- SET 5/8"x30" IRON REBAR WITH 1 1/4" BLUE PLASTIC CAP MARKED "WELLS SURVEY PLS54657."
- ◇ FOUND 5/8" REBAR WITH PLASTIC CAP AS SET ON PARTITION PLAT 2004-02.
- ⊙ FOUND 1/2" REBAR BY EDWARDS AS REPORTED ON PARTITION PLAT 2004-02.
- ◆ FOUND 5/8" REBAR PER SURVEY NO. 11-02-B.
- MONUMENT DESCRIBED AS NOTED.
- (XOX) RECORD DIMENSION FROM PARTITION PLAT 2004-02.
- EXISTING WIRE FENCE LINE. IN CERTAIN AREAS THE FENCE IS DOWN AND IN POOR CONDITION.

AREA SUMMARY

TAX LOT 500
AREA BEFORE ADJUSTMENT = 52.33 AC. M/L
AREA AFTER ADJUSTMENT = 51.93 AC. M/L
AREA DEDICATED FOR FUTURE ROAD IMPROVEMENT = 0.40 AC. M/L

TAX LOT 502
AREA BEFORE ADJUSTMENT = 19.24 AC. M/L
AREA AFTER ADJUSTMENT = 19.09 AC. M/L
AREA DEDICATED FOR FUTURE ROAD IMPROVEMENT = 0.15 AC. M/L

/HERMSCHOOLPLA2018



NARRATIVE

THIS PROPERTY LINE ADJUSTMENT SURVEY WAS MADE AT THE REQUEST OF THE HERMISTON SCHOOL DISTRICT AND THE HERMISTON IRRIGATION DISTRICT OWNERS OF THE PROPERTY INVOLVED IN THIS SURVEY. BOTH TAX LOTS 500 AND 502 ARE PORTIONS OF PARCELS 1 AND 2 OF UMATILLA COUNTY PARTITION PLAT NO. 2004-02. A PREVIOUS PROPERTY LINE ADJUSTMENT SURVEY WAS MADE FOR THE SAME PARTIES IN 2011 AND RECORDED AS SURVEY NO. 11-02-B.

ALL RECORD MONUMENTS FOUND AND HELD ARE NOTED.

THIS SURVEY WAS PERFORMED WITH A TWO PERSON CREW USING TRIMBLE 5700 SERIES GPS RECEIVERS OPERATED IN REAL TIME KINEMATIC MODE. MONUMENTS SET WERE VERIFIED BY REDUNDANT OBSERVATIONS.

THE BOUNDARY LINE ADJUSTMENT DEEDS, AND THE DEDICATION DEED TO THE CITY OF HERMISTON FOR THE FUTURE DEVELOPMENT OF EAST THEATER LANE ARE RECORDED SEPARATELY.

RECEIVED BY
Umatilla County Surveyor
Date: 4/17/18
Rec'd By: CT
No.: 18-028-B

REGISTERED PROFESSIONAL LAND SURVEYOR
Jason M. Wells
OREGON
NOVEMBER 29, 2010
JASON M. WELLS
54657PLS
RENEWS 6/30/18

WELLS SURVEYING
200 SE HAILEY SUITE 108
P.O. BOX 1696
PENDLETON, OR 97801
PHONE: (541) 276-6362

DATE: 01/18	DR. BY: JMW
CK. BY: WRW	NO: 18-1673

PROJECT:
PROPERTY LINE ADJUSTMENT FOR:
HERMISTON SCHOOL DISTRICT & HERMISTON IRRIGATION DISTRICT

LOCATED IN PARCEL 1 & 2 OF PARTITION PLAT NO. 2004-02, IN THE S 1/2 OF THE NE 1/4 SEC. 2, TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M., UMATILLA COUNTY, OREGON.