

RECORD OF SURVEY

PROPERTY LINE ADJUSTMENT
Township 4 North, Range 28, East, W.M. Section 11
Southwest 1/4 of Northwest 1/4
City of Hermiston, Umatilla County, Oregon
Tax Map 4N 28 11BC, Tax Lots 6200, & 6301

For:
Joyce C. Priest & Shirley L. Florea
353 East Ridgeway Avenue
Hermiston, Oregon 97838
Deed 2022-7490552

RECORD SURVEYS:

- R1 - Edwards for Schnell & Joplin, Nadyne Estates, Book #13, Page 044
- R2 - Edwards for City of Hermiston, C.S.#11-120-C
- R3 - Edwards for Schnell, C.S. #94-034-B
- R4 - Edwards for Pearson, C.S. #N-081-A
- R5 - Edwards for Hermiston School District, Arman Larive Replat, Book #15, Page 061
- R6 - Edwards for Beenblossom, C.S. #Q-1084-A
- R7 - Edwards for Severson, C.S. #R-037-A
- R8 - Edwards for O'Brien, C.S. #N-082-A

NARRATIVE:

The purpose of this survey was a Property Line Adjustment (PLA) by moving the boundaries between Tax Lots 6200 & 6301. I established the location of this Block from a survey by Edwards for Schnell (Nadyne Estates). My Bearing Base was that of Edwards along the centerline of Fourth Street, being the East line of the Southwest Quarter of the Northwest Quarter of Section 11, in Township 4 North, Range 28, East of the Willamette Meridian, City of Hermiston. This is one of the very few City Blocks that have not been in a subdivision so little survey work has occurred in the Block, mostly around it. I established the South line of this Block, being the North Right of Way line of East Ridgeway Avenue, from the found monuments located at the intersections of Ridgeway Avenue and both Third Street & Fourth Street as shown. The found distance along the North line of Ridgeway Avenue was quite close to record for the City Block but I found the locations of existing fence lines did not match the corresponding Deeds by a foot or so. I held the distances for the Priest/Florea Deeds and Adjusted the Tax Lot lines accordingly to maintain the proper set-backs for an existing Shop Building to end up on its own New Tax Lot. This survey was completed with a Trimble GPS RTK Total Station.

Priest & Florea: Portion of Deed 2022-7490552 Combined with Deed Reel 196, Page 716:

4N28E11BC, (Tax Lot 6200 & Tax Lot 5500) Now Tax Lot 6200, Consolidated in December, 2000. Beginning at a point where the North line of Ridgeway Avenue in the Town, now the City of Hermiston intersects with the East line of the Southwest Quarter of the Northwest Quarter of Section 11, Township 4 North, Range 28; and running thence West along the North line of Ridgeway Avenue, 281 feet, which is the Point of Beginning of this description; thence North 300 feet; thence East 151 feet; thence South 100 feet; thence West 50 feet; thence South 200 feet to the North line of Ridgeway Avenue; thence West along the North line of Ridgeway Avenue, 101 feet to the Point of Beginning. All being East of the Willamette meridian in the County of Umatilla and State of Oregon.

Priest & Florea: Portion of Deed 2022-7490552:

4N28E11BC, Tax Lot 6301
A portion of the Southwest Quarter of the Northwest Quarter of Section 11, Township 4 North, Range 28, E.W.M., Umatilla County, State of Oregon, described as follows:
Beginning at a Point from which the intersection of the North Right of Way line of Ridgeway Avenue and the East line of said Southwest Quarter of the Northwest Quarter of Section 11, bears South 200 feet and East 130 feet; thence West 50 feet; thence South 50 feet; thence East 50 feet; thence North 50 feet to the Point of Beginning.

Priest & Florea to Priest & Florea: A Portion of Deed 2022-7490552:

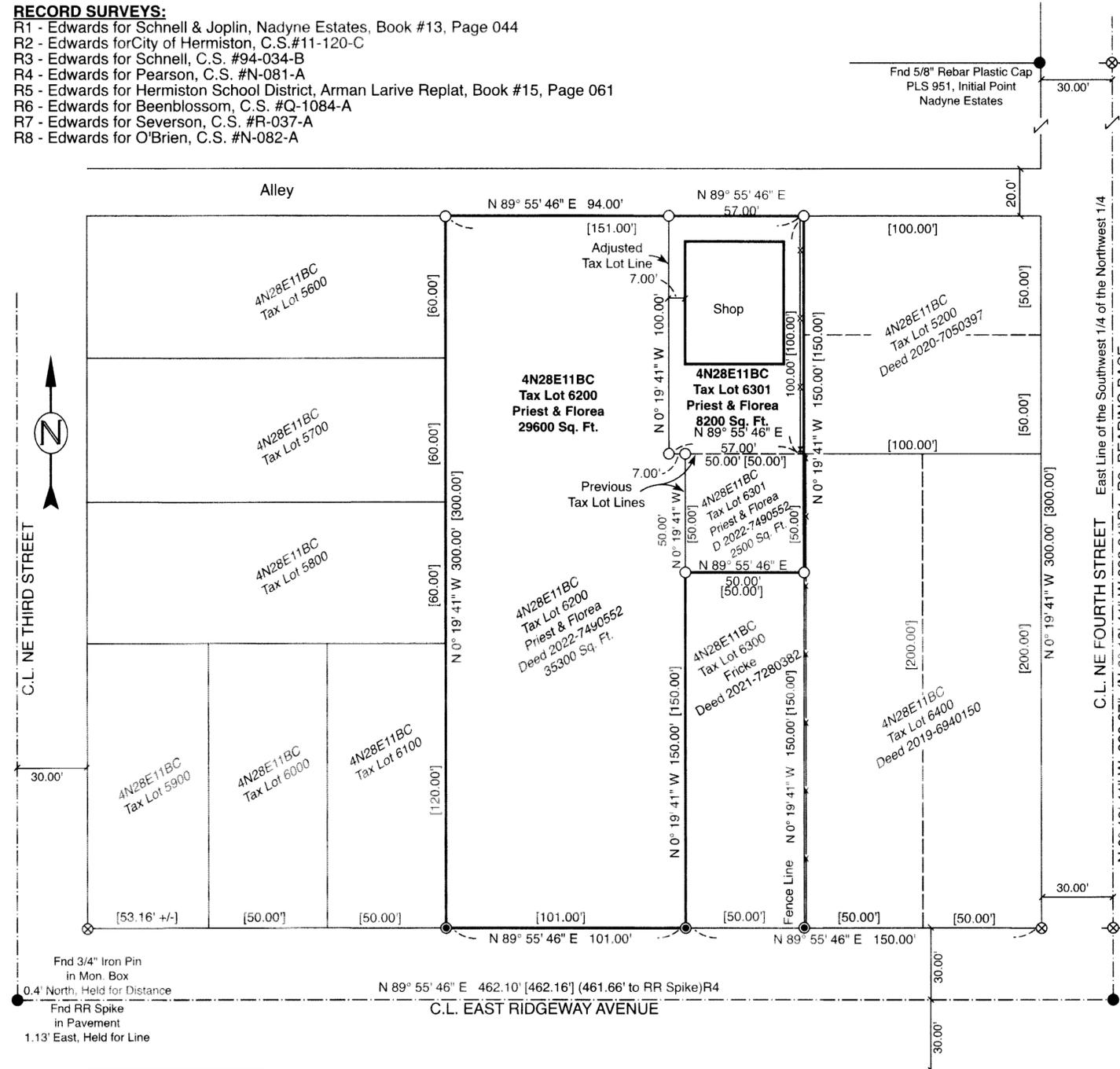
Tax Map 4N28E11BC, Tax Lot 6200 to Tax Lot 6301.
Beginning at a Point located North 300 feet and West 130 feet from the intersection of the North Right of Way line of Ridgeway Avenue and the East line of the Southwest Quarter of the Northwest Quarter of Section 11, Township 4 North, Range 28, East of the Willamette Meridian, County of Umatilla and State of Oregon; thence South 100 feet; thence West 57.00 feet; thence North 100 feet; thence East 57 feet to the Point of Beginning.

New Description Priest & Florea:

Tax Map 4N28E11BC, Tax Lot 6200.
Beginning at a Point being located West 281 feet from the intersection of the North Right of Way line of Ridgeway Avenue and the East line of the Southwest Quarter of the Northwest Quarter of Section 11, Township 4 North, Range 28, East of the Willamette Meridian, in the City of Hermiston, County of Umatilla, and State of Oregon; thence North 300 feet; thence East 94 feet; thence South 100 feet; thence East 7 feet; thence South 200 feet to the said North Right of Way line of Ridgeway Avenue; thence West along said North Right of Way line of Ridgeway Avenue a distance of 101 feet to the Point of Beginning.

New Description Priest & Florea:

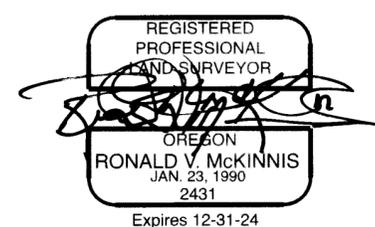
Tax Map 4N28E11BC, Tax Lot 6301.
Beginning at a Point being located North 300 feet and West 130 feet from the intersection of the North Right of Way line of Ridgeway Avenue and the East line of the Southwest Quarter of the Northwest Quarter of Section 11, Township 4 North, Range 28, East of the Willamette Meridian, in the City of Hermiston, County of Umatilla, and State of Oregon; thence South 150 feet; thence West 50 feet; thence North 50 feet; thence West 7 feet; thence North 100 feet; thence East 57 feet to the Point of Beginning.



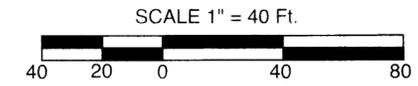
C.L. NE FOURTH STREET East Line of the Southwest 1/4 of the Northwest 1/4 N 0° 19' 41" W 930.07' (N 0° 19' 41" W 932.81' R1, R3 BEARING BASE)

LEGEND

- Found Monuments - as Noted
- Set 5/8" X 30" Iron Rebar W/ Yellow Plastic Cap, Stamped - P.L.S. #2431
- Set PK W/ Washer in Sidewalk, Stamped - P.L.S. #2431
- ⊗ Calculated Point - Not Set
- Street Center Line
- PLA, Property Boundary
- Original Lot Line
- [000] Record, Per Deeds
- (000)R0 Record, Per Reference Noted



RECEIVED BY
Umatilla County Surveyor
Date: 9/10/24
Rec'd By: CT
No.: 24-081-B



ENGINEERING - LAND SURVEYING - WATER RIGHTS
R. V. McKINNIS ENGINEERING
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