# RECORD OF SURVEY

PROPERTY LOCATED IN THE N.E. 1/4 & S.E. 1/4 OF SECTION 21. TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN. UMATILLA COUNTY OREGON.

### CLIENTS:

BRADY AND TIFFANY RETTKOWSKI BRYON AND JULIE ZUMWALT 30178 KING LANE HERMISTON, OREGON 97838

78485 LLOYD LANE HERMISTON, OREGON 97838

#### SURVEYOR'S NARRATIVE

THIS SURVEY WAS UNDERTAKEN IN MARCH OF 2022 AT THE REQUEST OF BRADY AND TIFFANY RETTKOWSKI AND BRYON AND JULIE ZUMWALT

THE PURPOSE OF THE SURVEY IS TO MONUMENT THE EXTERIOR BOUNDS OF THE PROPERTY AS DESCRIBED ON INSTRUMENT NUMBER 2013-6070407, THE PROPERTY AS DESCRIBED ON INSTRUMENT NUMBER 2020-7070418 AND THE PROPERTY AS DESCRIBED ON INSTRUMENT NUMBER 2013-6050383. THE PROPERTIES ARE ALL LOCATED IN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTH 1/2 OF NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY ORFGON.

I SUBDIVIDED OUT THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON AS FOLLOWS:

CENTER 1/4 CORNER - I COMPUTED THIS LOCATION FROM THE FOUND 2 1/2 INCH BRASS CAP AT A DISTANCE OF 23 FEET IN LINE TO THE FOUND 2 1/2 INCH BRASS CAP MARKING THE EAST 1/4 CORNER. THE FOUND 2 1/2 INCH BRASS CAP MARKING THE NORTH 1/4 CORNER AND THE COMPUTED CENTER 1/4 CORNER IDENTIFY THE WESTERLY LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY,

THE CENTER-NORTH 1/16 CORNER - I COMPUTED MIDWAY BETWEEN THE FOUND 2 1/2 INCH BRASS CAP MARKING THE NORTH 1/4 CORNER AND THE COMPUTED CENTER 1/4

NORTHEAST 1/16 CORNER - THE FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RSI-GBW 02817LS" MARKING THE NORTHEAST 1/16 CORNER WAS HELD AT THIS LOCATION.

THE CENTER-WEST-NORTHEAST 1/64 CORNER - I COMPUTED MIDWAY BETWEEN THE PREVIOUSLY COMPUTED CENTER-NORTH 1/16 CORNER AND THE FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RSI-GBW 02817LS" MARKING THE NORTHEAST 1/16 CORNER.

CENTER-EAST 1/16 CORNER - THE FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "951" MARKING THE CENTER-EAST 1/16 CORNER WAS HELD AT THIS

THE CENTER-SOUTH-NORTHEAST 1/64 CORNER - I COMPUTED MIDWAY BETWEEN THE FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RSI-GBW 02817LS" MARKING THE NORTHEAST 1/16 CORNER AND THE FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "951" MARKING THE CENTER-EAST 1/16 CORNER.

THE CENTER-SOUTH-NORTH 1/64 CORNER - I COMPUTED MIDWAY BETWEEN THE PREVIOUSLY COMPUTED CENTER-NORTH 1/16 CORNER AND THE PREVIOUSLY COMPUTED CENTER

THE CENTER-SOUTH-NORTH 1/64 CORNER, CENTER-SOUTH-NORTHEAST 1/64 CORNER. CENTER 1/4 CORNER AND THE CENTER-EAST 1/16 CORNER IDENTIFY THE BOUNDS FOR THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

THERE AREA 6 TAX LOT THAT FALL WITHIN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY. THE EXTERIOR BOUNDS OF EACH TAX LOT HAVE BEEN COMPUTED AS FOLLOWS:

INSTRUMENT NUMBER 2012-5950521 (BUDISELIC) - I COMPUTED THE NORTHEAST CORNER AS BEING 50 FEET (DEED DISTANCE) SOUTHERLY FROM THE COMPUTED CENTER-SOUTH-NORTHEAST 1/64 CORNER, SAID NORTHEAST CORNER IS ON THE SOUTHERLY RIGHT-OF-WAY LINE OF KING LANE. I COMPUTED THE NORTHWEST CORNER AS BEING 182 FEET (DEED DISTANCE) WESTERLY FROM THE NORTHWEST CORNER, SAID NORTHWEST CORNER IS ON THE SOUTHERLY RIGHT-OF-WAY LINE OF KING LANE. I COMPUTED THE SOUTHWEST CORNER AS BEING 359 FEET (DEED DISTANCE) SOUTHERLY OF NORTHWEST CORNER. I COMPUTED THE SOUTHEAST CORNER AS BEING 359 FEET (DEED DISTANCE) SOUTHERLY FROM THE NORTHEAST CORNER AND 182 FEET (DEED DISTANCE) FROM THE SOUTHWEST CORNER.

INSTRUMENT NUMBER 2014-6210346 (BARKER) - I COMPUTED THE NORTHEAST CORNER AS BEING 182 FEET (DEED DISTANCE) WESTERLY FROM A POINT THAT IS 50 FEET (DEED DISTANCE) FROM THE CENTER-SOUTH-NORTHEAST 1/64 CORNER, SAID NORTHEAST CORNER IS ON THE SOUTHERLY RIGHT-OF-WAY LINE OF KING LANE. I COMPUTED THE NORTHWEST CORNER AS BEING 424.6 FEET (DEED DISTANCE) WESTERLY FROM THE NORTHEAST CORNER, SAID NORTHWEST CORNER IS ON THE SOUTHERLY RIGHT-OF-WAY LINE OF KING LANE. I COMPUTED THE SOUTHWEST CORNER AS BEING 359 FEET (DEED DISTANCE) FROM THE NORTHWEST CORNER. I COMPUTED THE SOUTHEAST CORNER AS BEING 424.6 FEET (DEED DISTANCE) EASTERLY TO THE WEST LINE OF THE PROPERTY AS DESCRIBED ON INSTRUMENT NUMBER 2012-5950521

INSTRUMENT NUMBER 2020-7070418 (ZUMWALT) - I COMPUTED THE EXTERIOR BOUNDS BY DEED DISTANCES AND TAKING OUT FOR BOTH THE RIGHT-OF-WAYS FOR KING LAND AND LLOYD ROAD.

INSTRUMENT NUMBER 2006-4990077 (SCHMIDT) - I COMPUTED THE NORTHEAST CORNER AS BEING 606.6 FEET (DEED DISTANCE) WESTERLY FROM A POINT THAT IS 50 FEET (DEED DISTANCE) FROM THE CENTER-SOUTH-NORTHEAST 1/64 CORNER, SAID NORTHEAST CORNER IS ON THE SOUTHERLY RIGHT-OF-WAY LINE OF KING LANE. I COMPUTED THE NORTHWEST CORNER AS BEING WESTERLY FROM THE NORTHEAST CORNER UP THE THE INTERSECTION OF THE EASTERLY LINE OF THAT PROPERTY AS DESCRIBED ON INSTRUMENT NUMBER 2020-7070418. I COMPUTED THE SOUTHWEST CORNER AS BEING 359 FEET (DEED DISTANCE) SOUTHERLY ALONG THE EAST LINE OF THAT PROPERTY AS DESCRIBED ON INSTRUMENT NUMBER 2020-7070418. I COMPUTED THE SOUTHEAST CORNER AS BEING EASTERLY TO THE SOUTHWEST CORNER OF THAT PROPERTY AS DESCRIBED ON INSTRUMENT NUMBER 2014-210346.

INSTRUMENT NUMBER 2013-6050383 (ZUMWALT) - THE NORTH-NORTHWEST CORNER IS ALSO THE SOUTHWEST CORNER OF THAT PROPERTY AS DESCRIBED ON INSTRUMENT NUMBER 2020-7070418. NORTH-NORTHEAST CORNER IS ALSO THE SOUTHEAST CORNER OF THAT PROPERTY AS DESCRIBED ON INSTRUMENT NUMBER 2020-7070418. THE SOUTH-NORTHWEST CORNER IS ALSO THE SOUTHWEST CORNER OF THAT PROPERTY AS DESCRIBED ON INSTRUMENT NUMBER 2006-4990077. THE SOUTH-NORTHEAST CORNER IS ALSO THE SOUTHEAST CORNER AS DESCRIBED ON INSTRUMENT NUMBER 2006-4990077. THE EAST LINE IS COMPUTED SOUTHERLY UP THE THE NORTHERLY RIGHT-OF-WAY LINE OF THE "A" LINE CANAL.

INSTRUMENT NUMBER 2013-6070407 (RETTKOWSKI) - THE NORTHWEST CORNER IS ALSO THE SOUTHWEST CORNER OF THAT PROPERTY AS DESCRIBED ON INSTRUMENT NUMBER 2014-6210346 AND THE SOUTHEAST CORNER OF THAT PROPERTY AS DESCRIBED ON INSTRUMENT NUMBER 2006-4990077. THE NORTHEAST CORNER IS ALSO THE SOUTHEAST CORNER OF THAT PROPERTY AS DESCRIBED ON INSTRUMENT NUMBER 2012-5950521. THE WESTERLY LONE IS COMPUTED SOUTHERLY UP THE THE NORTHERLY RIGHT-OF-WAY LINE OF THE "A" LINE CANAL. THE EASTERLY LINE IS COMPUTED SOUTHERLY UP THE THE NORTHERLY RIGHT-OF-WAY LINE OF THE "A" LINE CANAL

THE SURVEY WAS ACCOMPLISHED UTILIZING 2 TRIMBLE R-10 GNSS RECEIVERS. ALL FEATURES AS SHOWN ON THIS RECORD OF SURVEY WAS LOCATED IN OREGON NORTH ZONE STATE PLANE COORDINATES, ONCE THE FEATURES WERE LOCATED I SCALED THE PROJECT TO GROUND WITH A SCALE FACTOR OF 0.99994115 AT THE NORTH 1/4 CORNER FOR SECTION 21. THE BEARING FROM THE NORTH 1/4 CORNER FOR SECTION 21 TO THE NORTHEAST SECTION CORNER FOR SECTION 21 IS N 89°46'50" E WITH A GRID DISTANCE OF 2646.95 FEET AND IS BASED ON RECORD OF SURVEY NUMBER 22-006-C.

# LEGAL DESCRIPTION OF RECORD (INST. NO. 2013-6070407 RETTKOWSKI)

Beginning at the Southwest corner of the Northeast Quarter of Section 21; Township 4 North, Range 28, East of the Willamette Meridian, Umatilla County, Oregon; thence South 217 feet; thence North 54°58' East 200 feet; thence South 87°36' East 493 feet to the true point of beginning of this description; thence south 66°38' East 62 feet; thence South 85°07' East 100.3 feet; thence North 89°26' East 100 feet; thence North 76°07' East 102.08 feet; thence South 73°09' East 104.1 feet; thence South 70°34' East 105.4 feet; thence North 77°52' East 102.2 feet; thence North 217 feet to the Southeast corner of the Southwest Quarter of the Northeast Quarter; thence West along the South line thereof, 660 feet, more or less, the Northwest corner of the Northeast Quarter of the Northwest Quarter of the Southeast Quarter; thence South along the West

ALSO the Southeast Quarter of the Southwest Quarter of the Northeast Quarter of Section 21, Township 4 North, Range 28, East of the Willamette Meridian, Umatilla County,

## EXCEPTING THEREFROM the Northerly 50 feet thereof:

ALSO EXCEPTING That portion conveyed to Everett M. Pyle, et ux, by Deed recorded in Book 310, Page 188, Umatilla County Deed Records;

ALSO EXCEPTING That portion conveyed to John V. Leabo, et ux, by Deed recorded in Book 319, Page 229, Umatilla County Deed Records;

ALSO EXCEPTING Therefrom that portion conveyed to Barbara Kay King by Deed recorded in Book 320, Page 408, Umatilla County Deed Records;

All being East of the Willamette Meridian, Umatilla County, Oregon

## EXCEPTING any and all water rights and way and roads;

TOGETHER WITH an easement for ingress and egress over and across the Easterly 30 feet of the following described property, to wit:

Beginning at the Northwest corner of the South Half of the Southwest Quarter of the Northeast Quarter of Section 21, Township 4 North, Range 28; thence East along the North line thereof, 1320 feet to the Northeast corner of the South Half of the Southwest Quarter of the Northeast Quarter; thence South along the East line thereof, 50 feet, thence West and parallel with the North line of the South half of the Southwest Quarter of the Northeast Quarter, 606.60 feet to the Northwest corner of that tract of land conveyed to John V. Leabo, et ux, by Deed recorded in Book 319, Page 229, Umatilla County Deed Records, said point being the true point of beginning for this description thence continuing West and parallel with said North line, to a point on the East line of Parcel No. 2, of lands conveyed to Umatilla County, by Deed recorded in Book 310, Page 30, Umatilla County Deed Records; thence South along said East line 359 feet to a point on the Westerly extended Southerly line of said Leabo Tract; thence East along side Westerly extended Southerly line to the Southwest corner of said Leabo Tract; thence North along the West line thereof, 359 feet to the point of beginning.

# LEGAL DESCRIPTION OF RECORD (INST. NO. 2013-6050383 ZUMWALT)

The following tract of land located in Section 21, Township 4 North, Range 28, E.W.M. described as follows:

Beginning at a point on the center line of County Road No. 1192 (Lloyd Road) 334 feet North of the Southwest corner of the Northeast Quarter of said Section 21, thence East 202.4 feet to a point on the West line of that tract of land conveyed to Barbara Kay King by deed recorded in Book 320. Page 408, Deed Records, Umatilla County, Oregon; thence South along the West line of said King Tract 83 feet more or less to the Southwest corner thereof; thence East along the South line of said King tract 457.6 feet more or less to the Northwest corner of that tract of land conveyed to Jess S. Miller et ux, by deed recorded in Book 335. page 307, Deed Records, Umatilla County. Oregon; thence South along the West line of said Miller tract to a point, said point being 168 feet South of Northwest corner of Northeast Quarter of Northwest Quarter of Southeast Quarter of said Section 21; thence North 87° 36' West 493 feet; thence South 54° 58' West a distance of 200 feet to a point on the West line of the Northwest Quarter of Northwest Quarter of Southeast Quarter of said Section 21; thence North along the North—South centerline of said Section 21 a distance of 655 feet more or less to the Point of Beginning;

EXCEPTING THEREFROM that portion within the U.S.R.S. "A" Line Canal;

ALSO EXCEPTING THEREFROM that portion lying within Count Road No. 1191 (Lloyd Road);

All being East, Willamette Meridian, Umatilla County, Oregon.

LEGAL DESCRIPTION OF RECORD (INST. NO. 2020-7070418 ZUMWALT)

The West 202.4 feet of the Southwest Quarter of the Southwest Quarter of the Northeast Quarter of Section 21, Township 4 North, Range 28, East of the Willamette Meridian, Umatilla County, Oregon. Excepting therefrom the North 50 feet and the South 334 feet thereof and any portion lying within the County Road right of ways.

