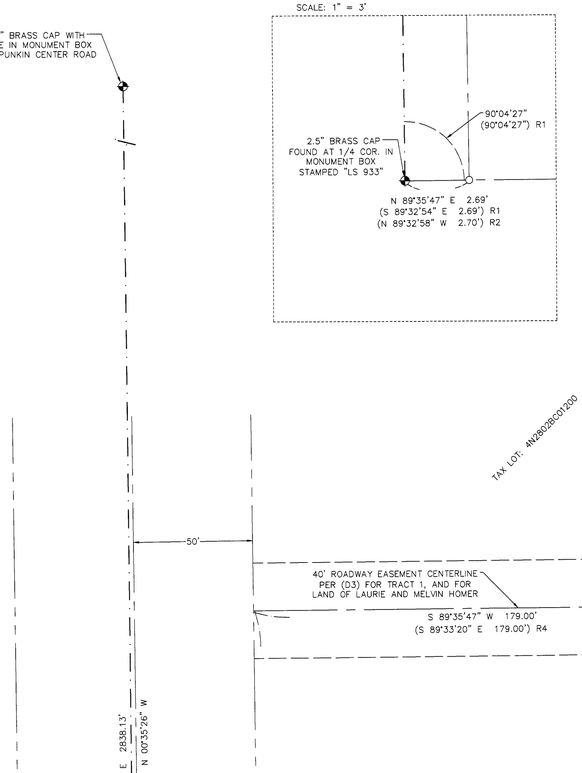
RECORD OF SURVEY

LOCATED IN A PORTION OF THE SW 1/4 OF THE NW 1/4 OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON

0 30 60

DETAIL 1

SCALE: 1" = 3'



NARRATIVE

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

TRACT I:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN; THENCE EAST ALONG THE SOUTH LINE OF THE SAID NORTHWEST QUARTER A DISTANCE OF 53 FEET TO THE EAST RIGHT OF WAY LINE OF THE OLD OREGON TRAIL HIGHWAY; THENCE NORTH 0°21' EAST ALONG THE SAID RIGHT OF WAY A DISTANCE OF 180 FEET TO A POINT; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF COUNTY ROAD NO. 693 A DISTANCE OF 179 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE NORTH AND PARALLEL TO THE EAST RIGHT OF WAY LINE OF THE OLD OREGON TRAIL HIGHWAY A DISTANCE OF 189 FEET; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF COUNTY ROAD NO. 693 A DISTANCE OF 232 FEET; THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF THE OLD OREGON TRAIL HIGHWAY A DISTANCE OF 189 FEET; THENCE WEST AND PARALLEL TO THE NORTH LINE OF COUNTY ROAD NO. 693 A DISTANCE OF 232 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING;
ALL BEING EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF UMATILLA AND STATE OF OREGON;
EXCEPTING AND RESERVING THEREFROM AN EASEMENT FOR ROADWAY PURPOSES OVER AND ACROSS THE EAST 50 FEET OF THE ABOVE DESCRIBED LANDS;
EXCEPTING ANY AND ALL WATER RIGHTS OF WAY AND ROADS.

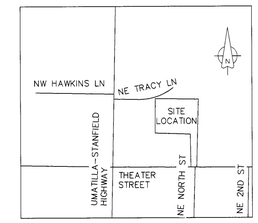
TRACT II:

COMMENTING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 28; THENCE EAST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, 53 FEET TO THE EAST RIGHT OF WAY LINE OF THE OLD OREGON TRAIL HIGHWAY; THENCE NORTH 0°21' EAST ALONG SAID RIGHT OF WAY 20 FEET TO THE INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD NUMBER 693; THENCE EAST 411 FEET ALONG SAID NORTH RIGHT OF WAY LINE OF COUNTY ROAD NUMBER 693 TO THE TRUE PLACE OF BEGINNING FOR THIS DESCRIPTION; THENCE NORTH 0°21' EAST 160 FEET TO A 1/2" REBAR; THENCE WEST, PARALLEL TO THE NORTH RIGHT OF WAY LINE OF SAID COUNTY ROAD NUMBER 693, 50 FEET TO THE NORTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO W.E. ROSS AND LAVADA J. ROSS, HUSBAND AND WIFE, BY DEED RECORDED IN BOOK 289, PAGE 146, DEED RECORDS, UMATILLA COUNTY, OREGON; THENCE SOUTH ALONG SAID EAST LINE OF SAID ROSS TRACT AND A SOUTHERLY EXTENSION THEREOF 160 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD NUMBER 693 WHICH POINT IS ALSO THE SOUTHEAST CORNER OF THAT TRACT OF LAND CONVEYED BY GLADYS NULL TO WILLIAM E. ROSS AND LAVADA J. ROSS BY DEED RECORDED IN BOOK 256, PAGE 189, DEED RECORDS; THENCE EAST 50 FEET ALONG THE NORTH RIGHT OF WAY LINE OF SAID COUNTY ROAD NUMBER 693 TO THE TRUE PLACE OF BEGINNING; ALL BEING EAST OF THE WILLAMETTE MERIDIAN, IN COUNTY OF UMATILLA, STATE OF OREGON;
EXCEPTING ANY AND ALL WATER RIGHTS OF WAY, ROADS AND HIGHWAYS.

TRACT 1 WAS SURVEYED IN 1972 BY AMBROSE SHEA AS SHOWN ON COUNTY SURVEY NO. H-81-AX, THE ADJACENT PROPERTIES TO THE WEST WERE SURVEYED IN 2008 BY SURVEY ONE LLC AS SHOWN ON COUNTY SURVEY NO. 08-93-C. ONE OF THE PROPERTIES TO THE SOUTH WAS SURVEYED IN 2020 BY CK3, LLC AS SHOWN ON COUNTY SURVEY NO. 20-060-B. I HAVE HELD THE CENTER LINE OF THEATER LANE AS BEING A LINE RUNNING FROM THE WEST 1/4 CORNER OF SECTION 2 ALONG THE EAST AND WEST CENTER LINE OF SAID SECTION AS DEFINED BY THE RAILROAD SPIKE MARKING THE INTERSECTION OF SAID EAST AND WEST CENTER LINE WITH THE CENTER LINE OF WEST 4TH STREET AS SHOWN ON COUNTY SURVEY NO. 08-93-C. THIS RAILROAD SPIKE HAS BEEN REMOVED BY RECENT CONSTRUCTION ACTIVITIES, THE LOCATION WAS COMPUTED BY TURNING THE RECORD ANGLE AS SHOWN ON SURVEY 08-93-C FROM THE WEST LINE OF SECTION 2 AT THE WEST 1/4 CORNER AS SHOWN ON SAID SURVEY. THIS IS CONSISTENT WITH THE METHOD USED ON SURVEY 20-060-B. I HAVE HELD THE FOUND MONUMENT AS SHOWN AS BEING THE BEST EVIDENCE OF THE INTENDED LOCATION OF THE TITLE AND OCCUPATION LINES. THIS SURVEY WAS PERFORMED AS A REAL TIME KINEMATICS SURVEY USING TRIMBLE R6 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 OCTOBER 2021 AND MARCH 2022.

VICINITY MAP
NOT TO SCALE



SURVEY REFERENCES

R1) RECORD OF SURVEY NO. 20-060-B
R2) RECORD OF SURVEY NO. 15-134-B
R3) RECORD OF SURVEY NO. 08-083-C
R4) RECORD OF SURVEY (AMENDED) NO. 08-093-C
R5) RECORD OF SURVEY NO. 08-003-C
R6) RECORD OF SURVEY NO. H-081-AX

(D1) RIGHT-OF-WAY EASEMENT TO UMATILLA ELECTRIC RECORDED BOOK 271, PG. 487

(D2) 20-FOOT PUBLIC EASEMENT TO THE CITY OF HERMISTON FOR UNDERGROUND UTILITIES RECORDED PER INSTRUMENT NO. 2008-5360472

(D3) STATUTORY WARRANTY DEED TO SOUTHGATE (CASPER) LLC PER INSTRUMENT NO. 2018-6800569

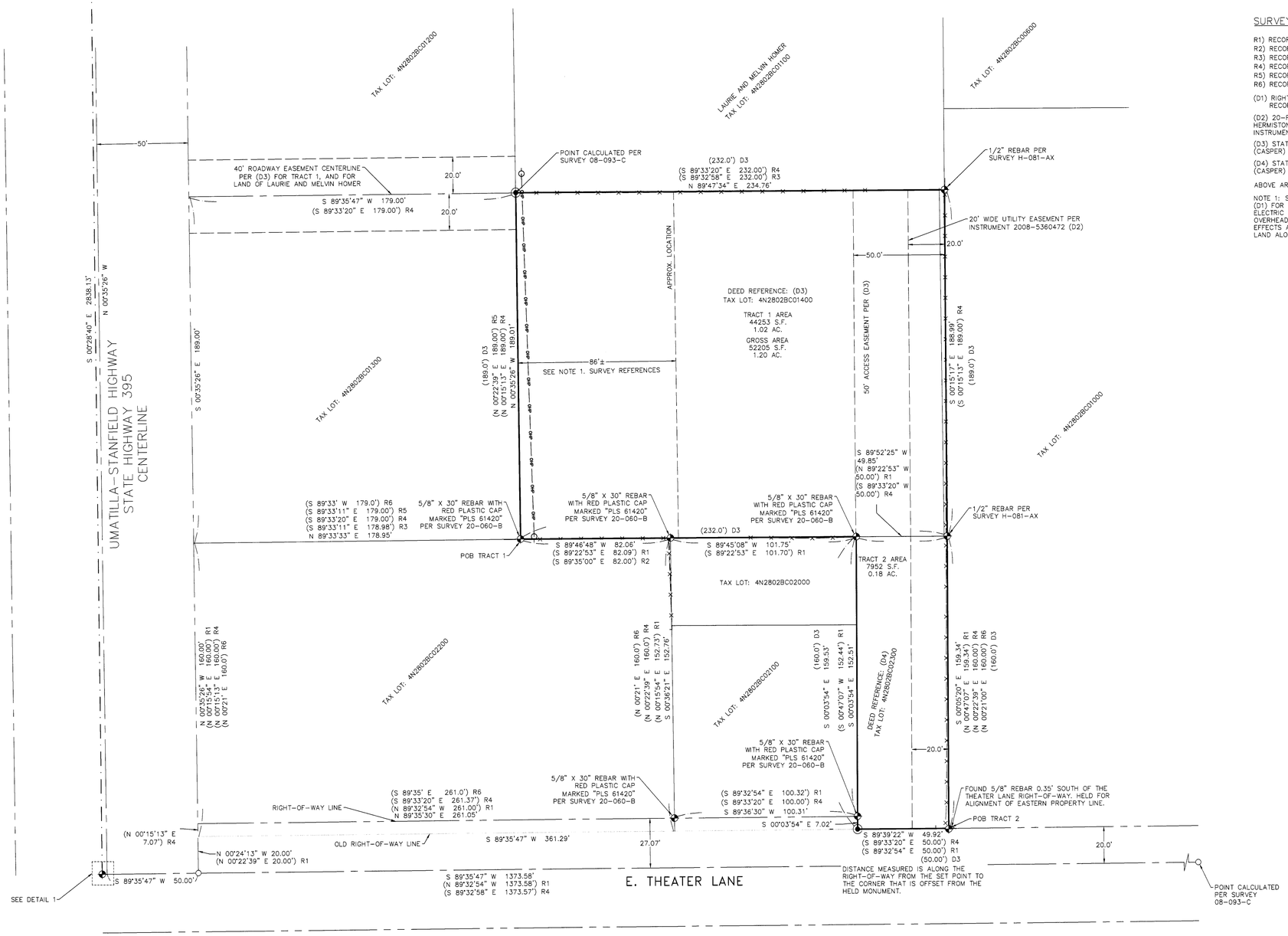
(D4) STATUTORY WARRANTY DEED TO SOUTHGATE (CASPER) LLC PER INSTRUMENT NO. 2009-5530066

ABOVE ARE RECORDS OF UMATILLA COUNTY RECORDS DEPARTMENT.

NOTE 1: SEE SURVEY REFERENCE DEED ABOVE (D1) FOR THE EASEMENT RIGHTS OF UMATILLA ELECTRIC COOPERATIVE ASSOCIATION FOR THE OVERHEAD TRANSMISSION LINE AS SHOWN. THIS EFFECTS AN APPROXIMATE 86-FOOT STRIP OF LAND ALONG THE WESTERLY SIDE OF TRACT 1.

BASIS OF BEARING

OREGON COORDINATE SYSTEM NORTHZONE
GRID BEARING OF N00°28'40"W ALONG THE WEST LINE OF THE NW 1/4 OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON
DISTANCES SHOWN ARE GROUND DISTANCES, TO ACHIEVE GRID DISTANCES, SCALE THE DISTANCES SHOWN BY A COMBINED SCALE FACTOR OF 0.9999467766616745.



LEGEND

	PROPERTY BOUNDARY
	CENTERLINE
	RIGHT-OF-WAY
	EASEMENT
	FENCE
	SECTION LINE
	FOUND MONUMENT AS NOTED
	SET 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "WA 19619, OR 02820"
	CALCULATED POINT NOTHING FOUND OR SET
(XXX.X') RX	REFERENCE MEASUREMENT AS NOTED
(DX)	DEED REFERENCE AS NOTED
	POWER POLE
	OVERHEAD TRANSMISSION LINE

RECEIVED BY
Umatilla County Surveyor
Date: 4/20/22
Rec'd By: CT
No.: 22-042-C

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 PROJECTS, INC.		PROJECT NO.: 67865
SURVEYOR: GREG E. FLOWERS		DATE: 4/11/2022
CALC BY: GEF	DRAWN BY: MWP, KTL	SCALE: 1" = 30'
SECTION: 2	TOWNSHIP: 4 NORTH	RANGE: 28 EAST
CITY: HERMISTON	COUNTY: UMATILLA	SHEET 1 OF 1