

RECORD OF SURVEY

BOUNDARY LINE ADJUSTMENT

OF A PORTION OF LOT 5, BLOCK 20 WEST, LOCATED IN SECTION 25, TOWNSHIP 5 NORTH, RANGE 26, EAST OF THE WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON.

CLIENT: **JANEAL CASTELLAW**
31057 MICHAELS LANE
HERMISTON, OR 97838

SURVEYOR'S NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF JANEAL CASTELLAW FOR HER FATHER AND MOTHER CALVIN AND MARGARET PRICE. THE PURPOSE OF THE SURVEY IS TO PERFORM A LOT LINE ADJUSTMENT BETWEEN TWO ADJOINING PROPERTIES KNOWN AS TAX LOT 707 (RAMIREZ, 2003-7537) AND TAX LOT 702 (PRICE, M9624, M19670) TO ENCOMPASS AN EXITING DRIVEWAY ONTO TAX LOT 707 (RAMIREZ, 2003-7537).

THIS FIRM PREVIOUSLY PERFORMED A SURVEY IN 2001 ON TAX LOT 707, AND I HAVE RECOVERED THOSE CORNERS.

THE NORTHERLY LINE OF THE RAMIREZ PROPERTY WAS ESTABLISHED BY THE TWO FOUND 5/8 INCH IRON RODS WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48509" SET BY THIS FIRM IN 2001, THE WESTERLY LINE OF THE RAMIREZ AND PRICE PROPERTY WAS ESTABLISHED BY THE FOUND 2 1/2 INCH BRASS CAP MARKING THE SECTION CORNER COMMON TO SECTIONS 23,24,25 & 26, TOWNSHIP 5 NORTH, RANGE 26, EAST OF THE WILLAMETTE MERIDIAN AND THE 1 INCH IRON ROD AT THE INTERSECTIONS OF WEST FOURTH STREET WITH WEST CALIFORNIA AVENUE, THE EASTERLY LINE OF THE RAMIREZ AND PRICE PROPERTY WAS ESTABLISHED BY THE FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48509" SET BY THIS FIRM IN 2001 AND THE FOUND 1 INCH PIPE, THE SOUTHERLY LINE OF THE PRICE PROPERTY WAS ESTABLISHED BY THE FOUND 1 INCH IRON ROD AT THE INTERSECTIONS OF WEST FOURTH STREET AND THE 1/2 INCH IRON ROD AT THE CENTERLINE OF WEST CALIFORNIA AVENUE.

I HELD THE COMPUTED LOCATION OF THE SOUTHWEST CORNER OF THE RAMIREZ PROPERTY ALSO THE NORTHWEST CORNER OF THE PRICE PROPERTY AND EXTENDED IT IN A SOUTHERLY DIRECTION PARALLEL WITH WEST FOURTH STREET A DISTANCE OF 41 FEET.

MR. AND MRS. PRICE ACQUIRED LOT 5, BLOCK 20 WEST, SECTION 25, TOWNSHIP 5 NORTH, RANGE 26, E.W.M., MORROW COUNTY, OREGON BY M-9624 ON MAY 20, 1976. THEY THEN TRANSFERRED THE NORTH 300 FEET OF LOT 5, BLOCK 20 WEST TO MR. COLEMAN BY M-19670 ON OCTOBER 26, 1981. MR. COLEMAN THEN TRANSFERRED THE SOUTH 151 FEET OF THE NORTH 300 FEET OF LOT 5, BLOCK 20 WEST TO MRS. COLEMAN BY M-23284 ON MAY 4, 1982. COLEMAN THEN TRANSFERRED THE SOUTH 150 FEET OF THE NORTH 300 FEET OF LOT 5, BLOCK 20 WEST TO RAMIREZ BY 2003-7537.

THE BASIS OF BEARING FOR THIS SURVEY IS THE FOUND 2 1/2 INCH BRASS CAP AT THE INTERSECTIONS OF WEST IDAHO AVENUE WITH WEST FOURTH STREET MARKING THE SECTION CORNER COMMON TO SECTIONS 23,24,25 & 26, TOWNSHIP 5 NORTH, RANGE 26, EAST OF THE WILLAMETTE MERIDIAN AND THE FOUND 1 INCH IRON ROD AT THE INTERSECTIONS OF WEST CALIFORNIA AVENUE WITH WEST FOURTH STREET AND IS FROM SURVEY # B-491-K.

THIS SURVEY WAS ACCOMPLISHED USING A TOPCON GTS 303 TOTAL STATION WITH A LEAST COUNT OF 5".

LEGAL DESCRIPTION OF RECORD PRICE (M-9624)

LOT 5, BLOCK 20 WEST, SECTION 25, TOWNSHIP 5 NORTH, RANGE 26, E.W.M., MORROW COUNTY, OREGON.

SUBJECT TO:

- (1) THE WEST EXTENSION IRRIGATION DISTRICT;
- (2) REPAYMENT CONTRACT RECORDED AUGUST 10, 1954 IN BOOK 58, PAGE 358, RECORDS OF MORROW COUNTY, OREGON;
- (3) RESERVATIONS AND EXCEPTIONS CONTAINED IN DEED RECORDED APRIL 13, 1909 IN DEED BOOK "S", PAGE 345.
- (4) RIGHT OF WAY EASEMENT DATED MAY 20, 1976 GRANTED BY LEON J. LEBLANC AND CARRIES LEBLANC TO UMATILLA ELECTRIC COOPERATIVE ASSOCIATION.

NEW LEGAL DESCRIPTION PRICE

BEGINNING AT A 1 INCH PIPE, FROM WHICH A 2 1/2 INCH BRASS CAP MARKING THE SECTION CORNER COMMON TO SECTIONS 23,24,25 & 26 TOWNSHIP 5 NORTH, RANGE 26, EAST OF THE WILLAMETTE MERIDIAN BEARS N 20°14'23" W, 1022.73 FEET; THENCE S 0°24'35" E, 330.05 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "PLS LS 48509", ON THE NORTHERLY RIGHT OF WAY LINE OF CALIFORNIA STREET; THENCE S 89°42'55" W, 317.54 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "PLS LS 48509", ON THE EASTERLY RIGHT OF WAY LINE OF FOURTH STREET WEST; THENCE N 0°23'00" W, 289.06 FEET, LEAVING SAID NORTHERLY RIGHT OF WAY LINE AND CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "PLS LS 48509"; THENCE N 82°21'15" E, 319.95 FEET, LEAVING SAID EASTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING. CONTAINING 2.26 ACRES.

LEGAL DESCRIPTION OF RECORD RAMIREZ (2003-7537)

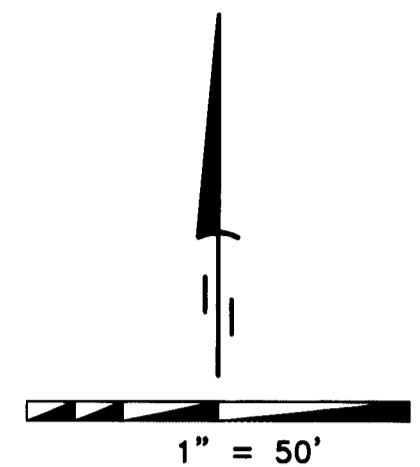
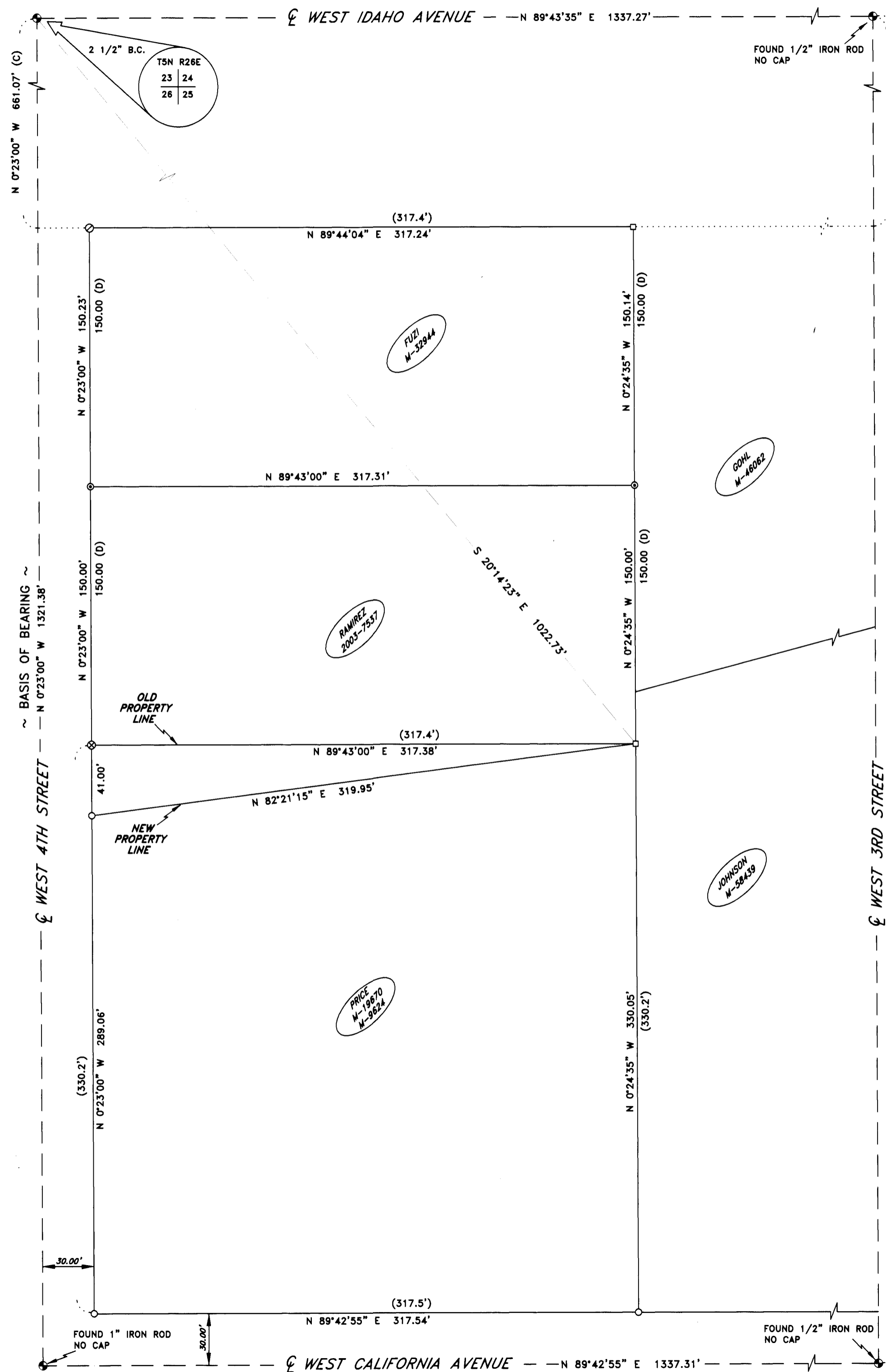
THE SOUTH 150 FEET OF THE NORTH 300 FEET OF LOT 5, BLOCK 20 WEST IN SECTION 25, TOWNSHIP 5 NORTH, RANGE 26, EAST OF THE WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON.

NEW LEGAL DESCRIPTION RAMIREZ

BEGINNING AT A 1 INCH PIPE, FROM WHICH A 2 1/2 INCH BRASS CAP MARKING THE SECTION CORNER COMMON TO SECTIONS 23,24,25 & 26 TOWNSHIP 5 NORTH, RANGE 26, EAST OF THE WILLAMETTE MERIDIAN BEARS N 20°14'23" W, 1022.73 FEET; THENCE N 0°24'35" W, 150.00 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "PLS LS 48509"; THENCE S 89°43'00" W, 317.51 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "PLS LS 48509", ON THE EASTERLY RIGHT OF WAY LINE OF FOURTH STREET WEST; THENCE S 0°23'00" E, 191.00 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "PLS LS 48509"; THENCE N 82°21'15" E, 319.95 FEET, LEAVING SAID EASTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING. CONTAINING 1.24 ACRES.

LEGAL DESCRIPTION PRICE TO RAMIREZ

BEGINNING AT A 1 INCH PIPE, FROM WHICH A 2 1/2 INCH BRASS CAP MARKING THE SECTION CORNER COMMON TO SECTIONS 23,24,25 & 26 TOWNSHIP 5 NORTH, RANGE 26, EAST OF THE WILLAMETTE MERIDIAN BEARS N 20°14'23" W, 1022.73 FEET; THENCE S 89°43'00" W, 317.38 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF FOURTH STREET WEST; THENCE S 00°23'00" E, 41.00 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "PLS LS 48509"; THENCE N 82°21'15" E, 319.95 FEET LEAVING SAID EASTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING. CONTAINING 0.15 ACRES.



- #### LEGEND
- SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PLS LS 48509"
 - ⊙ FOUND 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PLS LS 48509"
 - FOUND 1" PIPE, NO CAP
 - ⊙ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED TOMPKINS SURVEYING
 - ⊙ CALCULATED POSITION NOT SET
 - ⊙ FOUND MONUMENT AS NOTED

- #### REFERENCES
- CRAMER SURVEY FOR JOHN B. COLEMAN SURVEY NUMBER B 491 K
 PRIMM FOR THE COLEMAN SURVEY NO. C-1315-M
- #### DEEDS
- M-32944
 M-23284
 M-46062
 M-58439
 M-19670
 M-9624
 2003-7537

- #### NOTES
- (000) SURVEY # B-491-K
 (C) CALCULATED
 (D) DEED

SURVEYOR'S CERTIFICATION

I, BRIT L. PRIMM, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN SEPTEMBER 2004, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY ORS CHAPTER 92. AND HAVE SET THE PROPER MONUMENTS.

REGISTERED PROFESSIONAL LAND SURVEYOR
 BRIT L. PRIMM
 OREGON JULY 13, 1999
 BRIT L. PRIMM 48509
 EXPIRATION DATE: 12/31/04

DATE 29 Nov 04

PRIMM LAND SURVEYING LLC
 P.O. BOX 1322, 775 S.E. 10TH
 HERMISTON, OR 97838
 BUI (541) 564-7887
 FAX (541) 567-8020
 pls@oregonrll.net

RECEIVED BY
 Morrow County Surveyor
 Date 01/08/05
 Rec'd By EVM
 No. C-1408-M

CLIENT: JANEAL CASTELLAW	JOB#: 0409004
SEC 25, TWP. 5 N., RNG. 26E., W.M.	DATE: 09/25/04
PROJECT: BOUNDARY LINE ADJUSTMENT OF A PORTION OF LOT 5, BLOCK 20 WEST, TWP 5 N, RNG 26 E, OF THE W.M.	FB/PG: 007 57
	SHEET: 1 OF 1
	DRAWN BY: BLP
	APPROVED: BLP

1408