

BOUNDARY SURVEY

LOCATED IN A PORTION OF THE N. 1/2 OF SECTION 21, TWP. 5 N., RNG. 28 E.W.M. UMATILLA COUNTY, OREGON

CLIENT: KEN BONNEY
 JANET BONNEY
 BETTY HIATT
 81600 N. HWY. 395
 HERMISTON, OR 97838

SURVEYOR'S NARRATIVE

THIS SURVEY WAS UNDERTAKEN IN APRIL OF 2016 AT THE REQUEST OF KEN BONNEY, JANET BONNEY AND BETTY HIATT.

THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE BOUNDARIES OF THAT LAND DESCRIBED AS TRACT I AND A PORTION OF THAT LAND DESCRIBED AS TRACT II BOTH RECORDED AS INSTRUMENT NUMBER 2015-6270119 AS WELL AS TO MONUMENT THE BOUNDARIES OF OREGON DEPARTMENT OF GEOLOGY AND MINERAL INDUSTRIES (DOGAMI) PERMIT NUMBER 30-0109.

TRACT I INSTRUMENT NUMBER 2015-6270119:

THE NORTHEAST QUARTER; THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER; AND THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER LYING EAST OF THE OREGON-WASHINGTON RAILROAD & NAVIGATION COMPANY'S RIGHT OF WAY; ALL BEING IN SECTION 21, TOWNSHIP 5 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF UMATILLA AND STATE OF OREGON; EXCEPTING ANY AND ALL WATER RIGHTS OF WAY AND ROADS; SUBJECT TO: REGULATIONS, INCLUDING EASEMENTS, LEVIES AND ASSESSMENTS OF HERMISTON IRRIGATION DISTRICT, RIGHT OF WAY EASEMENT RECORDED APRIL 12, 1938 IN BOOK 120, PAGE 490, DEED RECORDS; EASEMENT RECORDED AUGUST 16, 1951 IN BOOK 145, PAGE 550 DEED RECORDS; TRANSMISSION LINE EASEMENT RECORDED JULY 21, 1951 IN BOOK 197, PAGE 464 DEED RECORDS; RIGHT OF WAY EASEMENT DATED JULY 22, 1953, RECORDED SEPTEMBER 30, 1953 IN BOOK 214, PAGE 57, DEED RECORDS; TRANSMISSION LINE EASEMENT RECORDED MARCH 19, 1954 IN BOOK 217 AT PAGE 88, DEED RECORDS; RIGHT OF WAY EASEMENT RECORDED FEBRUARY 19, 1969 IN BOOK 298 AT PAGE 435 DEED RECORDS; ALSO SUBJECT TO: MORTGAGE IN FAVOR OF INLAND EMPIRE BANK, HERMISTON, OREGON, RECORDED IN BOOK 246, PAGE 239, MORTGAGE RECORDS; THE PRINCIPAL BALANCE OF WHICH IS \$18,402.06 WITH INTEREST THEREON PAID TO JULY 16, 1973. GRANTEE HEREIN HEREBY ASSUMES AND AGREES TO PAY SAID OBLIGATION AND TO HOLD THE GRANTORS HEREIN FREE AND HARMLESS FROM ANY OBLIGATION THEREUNDER.

PORTION OF TRACT II INSTRUMENT NUMBER 2015-6270119:

TOWNSHIP 5 NORTH, RANGE 28, E.W.M.

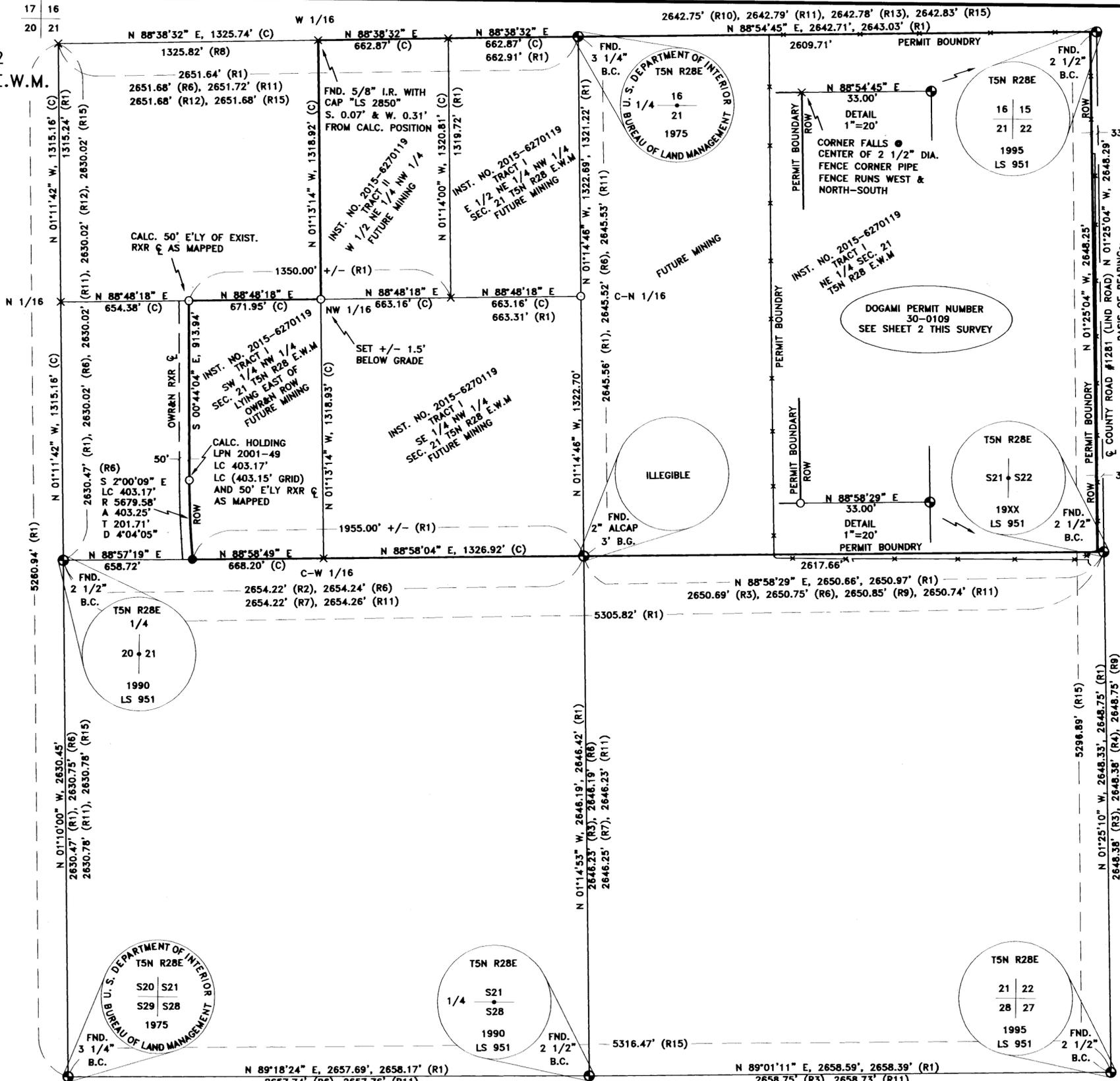
W 1/2 OF THE NE 1/4 OF NW 1/4

DOGAMI PERMIT NUMBER 30-0109:

THE EASTERLY 99.84 ACRES, MORE OR LESS, OF THE ABOVE DESCRIBED PARCEL OF LAND, OF WHICH THE NORTHERLY LINE WHEN MEASURED ALONG THE NORTH LINE OF SECTION 21 IS 1636.49 FEET, MORE OR LESS, AND THE SOUTHERLY LINE WHEN MEASURED ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 21 IS 1649.22 FEET, MORE OR LESS.

SURVEYS

- (R1) EDWRDS FOR BONNEY 1994 UNRECORDED SURVEY
- (R2) EDWARDS FOR PARKINS PARTITION PLAT 2014-13
- (R3) EDWARDS FOR NOBLES PARTITION PLAT 2004-07
- (R4) EDWARDS FOR NOBLES PARTITION PLAT 2006-01
- (R5) EDWARDS FOR NOBLES PARTITION PLAT 2009-06
- (R6) COPPOCK FOR BONNEY PARTITION PLAT 2001-49
- (R7) EDWARDS FOR PARKINS PARTITION PLAT 2009-16
- (R8) COPPOCK FOR BONNEY PARTITION PLAT 1999-04
- (R9) EDWARDS FOR NOBLES PARTITION PLAT 1999-12
- (R10) EDWARDS FOR U.E.C. SURVEY NO. 00-59-A
- (R11) FLOWERS FOR NOBLES SURVEY NO. 02-251-C
- (R12) COPPOCK FOR BAXTER SURVEY NO. 06-347-B
- (R13) HODGE FOR B.P.A. SURVEY NO. 13-129-B
- (R14) EDWARDS FOR UMATILLA COUNTY SURVEY NO. 88-45-C
- (R15) WELLS FOR UMATILLA COUNTY SURVEY NO. 98-101-C



1" = 400'
 COORDINATE SYSTEM

NAME: US STATE PLANE 1983
 DATUM: NAD 1983 (CONUS)
 ZONE: OREGON NORTH 3601
 GEOID: GEOID12A (CONUS)
 VERTICAL DATUM: NAVD88

- ### DEEDS
- INST. NO. 2015-6270119
 - INST. NO. 2016-6410442
 - REEL 133 PAGE 1842
 - REEL 199 PAGE 157
 - REEL 265 PAGE 404
 - BOOK 120 PAGE 490
 - BOOK 145 PAGE 550-551
 - BOOK 197 PAGE 464-465
 - BOOK 214 PAGE 57
 - BOOK 217 PAGE 88-90
 - BOOK 298 PAGE 435-437

- ### LEGEND
- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PLS LS 48490"
 - FOUND YELLOW PLASTIC CAP STAMPED "LS 951"
 - ⊕ FOUND MONUMENT AS NOTED
 - × COMPUTED POINT (NOT SET)
 - FENCE AS NOTED
 - ⊗ SET "T" POST ON PERMIT BOUNDARY
 - ⊙ PP POWER POLE
 - OHL OVERHEAD POWER LINES
 - ⊖ GUY ANCHOR

- ### NOTES
- BEARINGS AND DISTANCES ON THIS PLAT ARE GRID UNLESS OTHERWISE NOTED.
- GROUND BEARINGS AND DISTANCES ROTATION: 359°09'09"
 SCALE: 0.99993958731
 ABOUT THE EAST 1/4 CORNER OF SECTION 21
- (G) GROUND
 - (D) DEED
 - (C) CALCULATED

SURVEYOR'S CERTIFICATION

I, KEITH P. 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 APRIL 2016, 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

OREGON
 JULY 12, 2005
 KEITH P. PRIMM
 48490

EXPIRATION DATE: 12/31/16

RECEIVED BY

Umatilla County Surveyor
 Date: 7/13/16
 Rec'd By: [Signature]
 No.: 16-075-B

DATE: 05 JUL 16

PRIMM LAND SURVEYING, INC.

P.O. BOX 1322, 1340 N.E. 4TH
 HERMISTON, OR 97838
 BUI (541) 564-7887
 FAX (541) 567-8020
 pls@oregontrail.net

CLIENT: BONNEY, BONNEY, HIATT

N. 1/2 SEC 21, TWP. 5 N. RNG. 28 E. WM

PROJECT: BOUNDARY SURVEY LOCATED IN A PORTION OF THE N. 1/2 OF SECTION 21, TWP. 5 N., RNG. 28 E.W.M. UMATILLA COUNTY, OREGON.	JOB #: 1604001 DATE: 05 APR 16 FB/PG:038/03-07 SHEET: 1 OF 2 DRAWN: KPP APPROVED: KPP
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