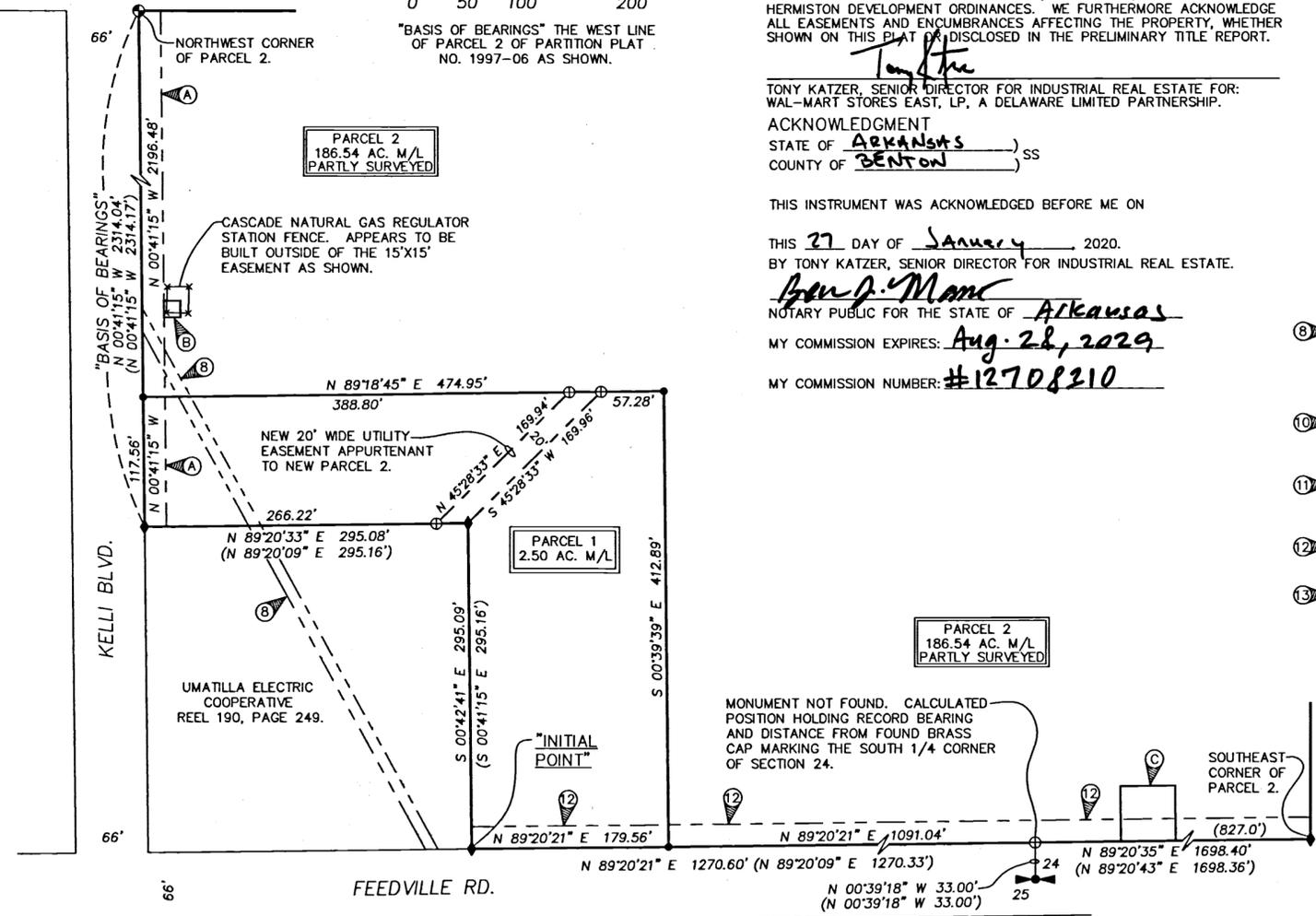


PARTITION PLAT NO. 2020-06
 A PARTITION OF PARCEL 2 OF UMATILLA COUNTY PARTITION PLAT NO. 1997-06.
 LOCATED IN THE SOUTH 1/2 OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M., UMATILLA COUNTY, OREGON.
 DECEMBER, 2019



SCALE: 1"=100 FEET
 "BASIS OF BEARINGS" THE WEST LINE OF PARCEL 2 OF PARTITION PLAT NO. 1997-06 AS SHOWN.

E. PENNEY AVE.



OWNERS DECLARATION

WAL-MART STORES EAST, LP, A DELAWARE LIMITED PARTNERSHIP, OWNER OF THE LANDS INVOLVED IN THIS PARTITION PLAT, ACKNOWLEDGE THAT WE HAVE CAUSED THIS PLAT TO BE PREPARED AND THIS LAND PARTITIONED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE CITY OF HERMISTON DEVELOPMENT ORDINANCES. WE FURTHERMORE ACKNOWLEDGE ALL EASEMENTS AND ENCUMBRANCES AFFECTING THE PROPERTY, WHETHER SHOWN ON THIS PLAT OR DISCLOSED IN THE PRELIMINARY TITLE REPORT.

TONY KATZER, SENIOR DIRECTOR FOR INDUSTRIAL REAL ESTATE FOR: WAL-MART STORES EAST, LP, A DELAWARE LIMITED PARTNERSHIP.

ACKNOWLEDGMENT

STATE OF Arkansas)
 COUNTY OF Benton) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

THIS 27 DAY OF January, 2020.
 BY TONY KATZER, SENIOR DIRECTOR FOR INDUSTRIAL REAL ESTATE.

Bon J. Mann
 NOTARY PUBLIC FOR THE STATE OF Arkansas

MY COMMISSION EXPIRES: Aug. 28, 2029

MY COMMISSION NUMBER: #12708210

SPECIAL EXCEPTIONS AS DISCLOSED IN PRELIMINARY TITLE REPORT, BY LAWYERS TITLE, FILE NO. 342450AM, DATED DECEMBER 27, 2019.

6. REGULATIONS INCLUDING LEVIES, ASSESSMENTS, WATER & IRRIGATION RIGHTS & EASEMENTS FOR DITCHES & CANALS OF HERMISTON IRRIGATION DISTRICT.
7. EASEMENT TO UMATILLA ELECTRIC COOPERATIVE ASSOCIATION, RECORDED APRIL 15, 1938, BOOK 120, PAGE 532, DEED RECORDS. AFFECTS ENTIRE TOWNSHIP 4 NORTH. (BLANKET TYPE NOT SHOWN.)
8. 10' WIDE EASEMENT TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY, RECORDED FEBRUARY 14, 1949, BOOK 188, PAGE 226, DEED RECORDS. (APPROXIMATE LOCATION SHOWN.)
9. EASEMENT TO UMATILLA ELECTRIC COOPERATIVE ASSOCIATION, RECORDED MAY 19, 1980, MICROFILM REEL 65, PAGE 1433, DEED RECORDS. AFFECTS SOUTH 1/2 OF THE SOUTHEAST QUARTER OF SECTION 24. (NOT SHOWN.)
10. ACCESS RESTRICTIONS, STATE OF OREGON DEPARTMENT OF TRANSPORTATION, RECORDED JANUARY 27, 1983, MICROFILM REEL 98, PAGE 1587, DEED RECORDS. AFFECTS CERTAIN AREAS ALONG THE LENGTH OF HIGHWAY NO. 395 IN THE AREA OF THIS SURVEY. (SHOWN.)
11. ACCESS RESTRICTIONS, STATE OF OREGON DEPARTMENT OF TRANSPORTATION, RECORDED MARCH 28, 1983, MICROFILM REEL 100, PAGE 760, DEED RECORDS. AFFECTS CERTAIN AREAS ALONG THE LENGTH OF HIGHWAY NO. 395 IN THE AREA OF THIS SURVEY. (SHOWN.)
12. 20' WIDE EASEMENT TO UMATILLA ELECTRIC COOPERATIVE ASSOCIATION, RECORDED OCTOBER 11, 1989, MICROFILM REEL 184, PAGE 1575, AND RE-RECORDED NOVEMBER 24, 1989, MICROFILM REEL 186, PAGE 1304, DEED RECORDS. (SHOWN.)
13. 10' WIDE EASEMENT TO UMATILLA ELECTRIC COOPERATIVE ASSOCIATION, RECORDED NOVEMBER 13, 1990, MICROFILM REEL 199, PAGE 755. (SHOWN.)
14. 50' WIDE EASEMENT TO UMATILLA ELECTRIC COOPERATIVE ASSOCIATION, RECORDED NOVEMBER 13, 1990, MICROFILM REEL 280, PAGE 1128. AFFECTS PROPERTY WEST OF KELLI BLVD. (NOT SHOWN.)
15. EASEMENTS AS SHOWN ON PARTITION PLAT NO. 1997-06, RECORDED MARCH 18, 1997, INSTRUMENT NO. 1997-229132, COUNTY RECORDS.

- A. 20' WIDE UTILITY EASEMENT PER PARTITION PLAT NO. 1997-06.
- B. 15'X15' UTILITY EASEMENT TO CASCADE NATURAL GAS PER PARTITION PLAT NO. 1997-06. THE HEAVY LINE INDICATES THE EASEMENT AREA.
- C. 50'X50' UTILITY EASEMENT TO US WEST PER PARTITION PLAT NO. 1997-06. THE HEAVY LINE INDICATES THE EASEMENT AREA.

MONUMENT NOT FOUND. CALCULATED POSITION HOLDING RECORD BEARING AND DISTANCE FROM FOUND BRASS CAP MARKING THE SOUTH 1/4 CORNER OF SECTION 24.

LEGEND

- SET 5/8"X30" IRON REBAR WITH 1 1/4" BLUE PLASTIC CAP MARKED "WELLS SURVEYING PLS 54657."
- ⊕ FOUND BRASS CAP IN MONUMENT BOX FOR 1/4 CORNER.
- ⊙ FOUND 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP MARKED "MCKINNIS LS 2431."
- ◆ FOUND 5/8" REBAR WITHOUT CAP. PARTITION PLAT NO. 1997-06 REPORTS SETTING THESE WITH A PLASTIC CAP ATTACHED.
- ⊕ CALCULATED POINT ONLY. NOTHING FOUND OR SET.
- EXISTING FENCE LINE.
- (XOX) RECORD DIMENSION PER PARTITION PLAT NO. 1997-06.

SURVEYORS CERTIFICATE & NARRATIVE

THIS SURVEY WAS MADE AT THE REQUEST OF UMATILLA ELECTRIC COOPERATIVE TO SURVEY THE BOUNDARY OF A PARCEL OF LAND WHICH THEY ARE PURCHASING FROM WAL-MART. THE PROPERTY SURVEYED IS A PORTION OF PARCEL 2 OF PARTITION PLAT NO. 1997-06, AND IS DEPICTED HEREIN AS PARCEL 1 OF THIS PARTITION PLAT. THE OVERALL BOUNDARY OF PARCEL 2 WAS PREVIOUSLY SURVEYED IN PARTITION PLAT NO. 1997-06. I HELD ALL MONUMENTS FOUND AS NOTED. A SEPARATE ALTA/ACSM SURVEY FOR WAL-MART IS BEING MADE CONCURRENTLY WITH THIS SURVEY.

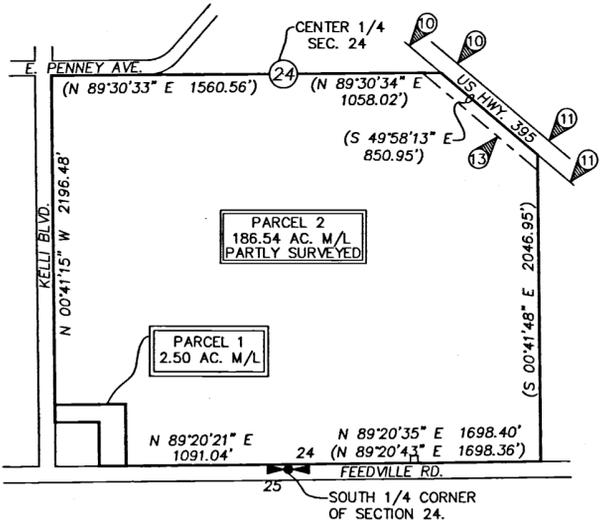
I HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, PARCEL 1 OF THIS PARTITION PLAT. PARCEL 2 WAS PARTLY SURVEYED IN THAT I FOUND AND TIED VARIOUS MONUMENTS ON THE BOUNDARY AS DEPICTED.

REAL PROPERTY DESCRIPTION

REAL PROPERTY DESCRIPTION IS TAKEN FROM WARRANTY DEED RECORDED AS INSTRUMENT NO. 2002-4200173, UMATILLA COUNTY DEED RECORDS. DESCRIBED AS FOLLOWS:

PARCEL 2 OF UMATILLA COUNTY PARTITION PLAT NO. 1997-06, SUBJECT TO ANY AND ALL WATER RIGHTS OF WAY, HIGHWAYS, ROADS, AND EASEMENTS.

LOCATION DIAGRAM. NO SCALE.



APPROVALS

EXAMINED AND APPROVED THIS 2 DAY OF March, 2020.

David H. Klein
 UMATILLA COUNTY SURVEYOR

EXAMINED AND APPROVED THIS 12 DAY

OF February, 2020.

Margaret Taylor
 CITY OF HERMISTON PLANNING COMMISSION

TAXES ARE PAID IN FULL, THIS 2nd DAY

OF March, 2020.

Gettina Enright
 UMATILLA COUNTY TAX COLLECTOR

RECORDING INFORMATION
 UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON,
 COUNTY OF UMATILLA }
 I certify that this instrument was received and recorded on 03-02-2020

at 10:29 o'clock a. m., in the record of PLATS of said County.
 YEAR 2020 NUMBER 06

OFFICE OF COUNTY RECORDS

By: STEVE CHURCHILL Records Officer

Fee \$ 120.00 No. 2020-6980081

RECEIVED BY
 Umatilla County Surveyor
 Date: 3/3/20
 Rec'd By: CT
 No.: 20-018-6

I CERTIFY THIS IS A TRUE AND EXACT COPY OF PARTITION PLAT NO. 2020-06.
Jason M. Wells
 JASON M. WELLS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR

Jason M. Wells
 OREGON
 NOVEMBER 29, 2010
 JASON M. WELLS
 54657PLS
 RENEWS 6/30/20

WELLS SURVEYING
 200 SE HAILEY SUITE 108
 P.O. BOX 1696
 PENDLETON, OR 97801
 PHONE: (541) 276-6362

DATE: 12/19 DR. BY: JMW
 CK. BY: DMT NO: 19-1748

PROJECT: \UECWALMART2019ROT
 PARTITION PLAT FOR:
 WAL-MART STORES EAST, LP.

LOCATED IN THE SOUTH 1/2 OF SECTION 24, T4N, R28E, W.M., UMATILLA, CO., OREGON.