

SOUTH HILL INDUSTRIAL 2 REPLAT

REPLAT OF PARCEL 1, PARTITION PLAT 2023-07 AND OF LOT 1, SOUTH HILL INDUSTRIAL REPLAT. LOCATED IN A PORTION OF THE EAST-HALF OF THE WEST-HALF AND OF THE EAST-HALF OF SECTION 29, AND IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 28 EAST, W.M., CITY OF UMATILLA, UMATILLA COUNTY, OREGON

BASIS OF BEARINGS

BEARINGS ARE BASED ON OREGON COORDINATE REFERENCE SYSTEM (OCRS) (COLUMBIA RIVER EAST ZONE), REFERENCE FRAME: NAD83(2011) EPOCH 2010.00, PER GPS OBSERVATION USING OREGON REAL TIME GNSS NETWORK (ORGN).

SURVEY REFERENCES:

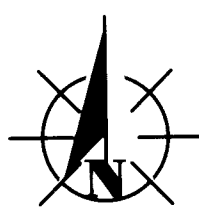
1. SOUTH HILL INDUSTRIAL REPLAT, INSTRUMENT NO. 2023-0001178, FILED IN BOOK 18, PAGE 6 OF PLATS, SURVEY NO. 23-022-B.
2. PARTITION PLAT NO. 2023-07, INSTRUMENT NO. 2023-0002291, SURVEY NO. 23-035-B.
3. PARTITION PLAT NO. 2021-32, INSTRUMENT NO. 2021-7320493, SURVEY NO. 21-131-B

EXISTING EASEMENT NOTES:

- A. BURLINGTON NORTHERN RAILROAD MICROWAVE SITE LEASE AREA INSTRUMENT NO. 1998-3400499 RECORD OF SURVEY 86-106-B.
- B. 140' WIDE ELECTRIC TRANSMISSION AND FIBER LINE EASEMENT INSTRUMENT NO. 2024-02419.
- C. 75' WILLIAMS-NORTHWEST GAS PIPELINE EASEMENT AS FIELD LOCATED 12-13-2019 BY WILLIAMS-NORTHWEST PIPELINE LLC COVERED IN BOOK 228 PG. 435.
- D. ELECTRIC TRANSMISSION EASEMENT INSTRUMENT NO. 2024-04862.
- E. 30' WIDE IRRIGATION EASEMENT INSTRUMENT NO. 2022-7480721.
- F. 20' IRRIGATION PIPELINE EASEMENT INSTRUMENT NO. 2021-7340269.
- G. 15' WIDE ELECTRIC FIBER LINE EASEMENT INSTRUMENT NO. 2023-06226.
- H. ELECTRIC FACILITIES EASEMENT INSTRUMENT NO. 2023-02730.
- I. 50' WIDE UTILITY EASEMENT PER PARTITION PLAT 2021-32.

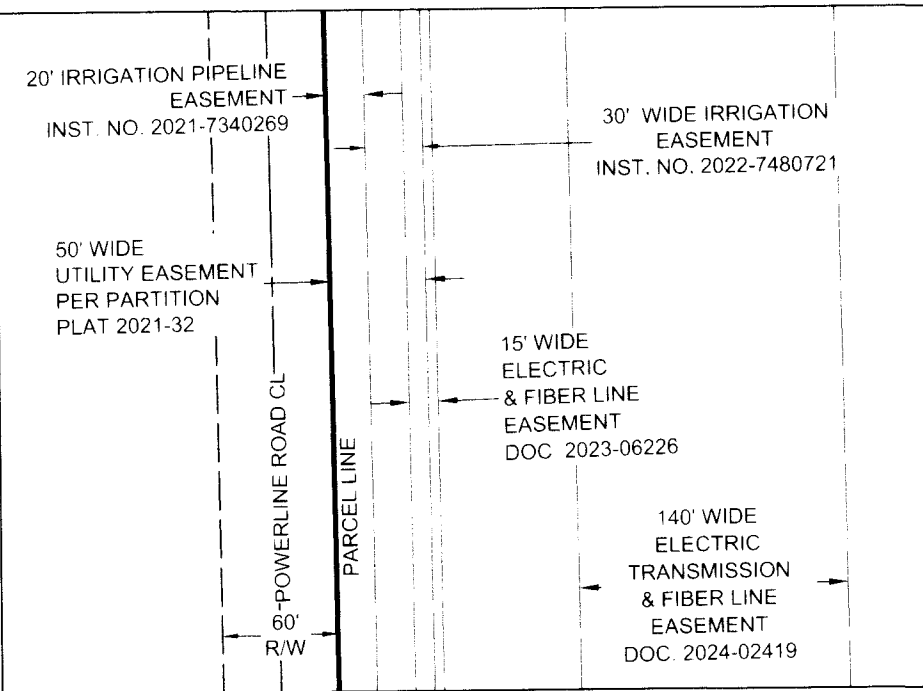
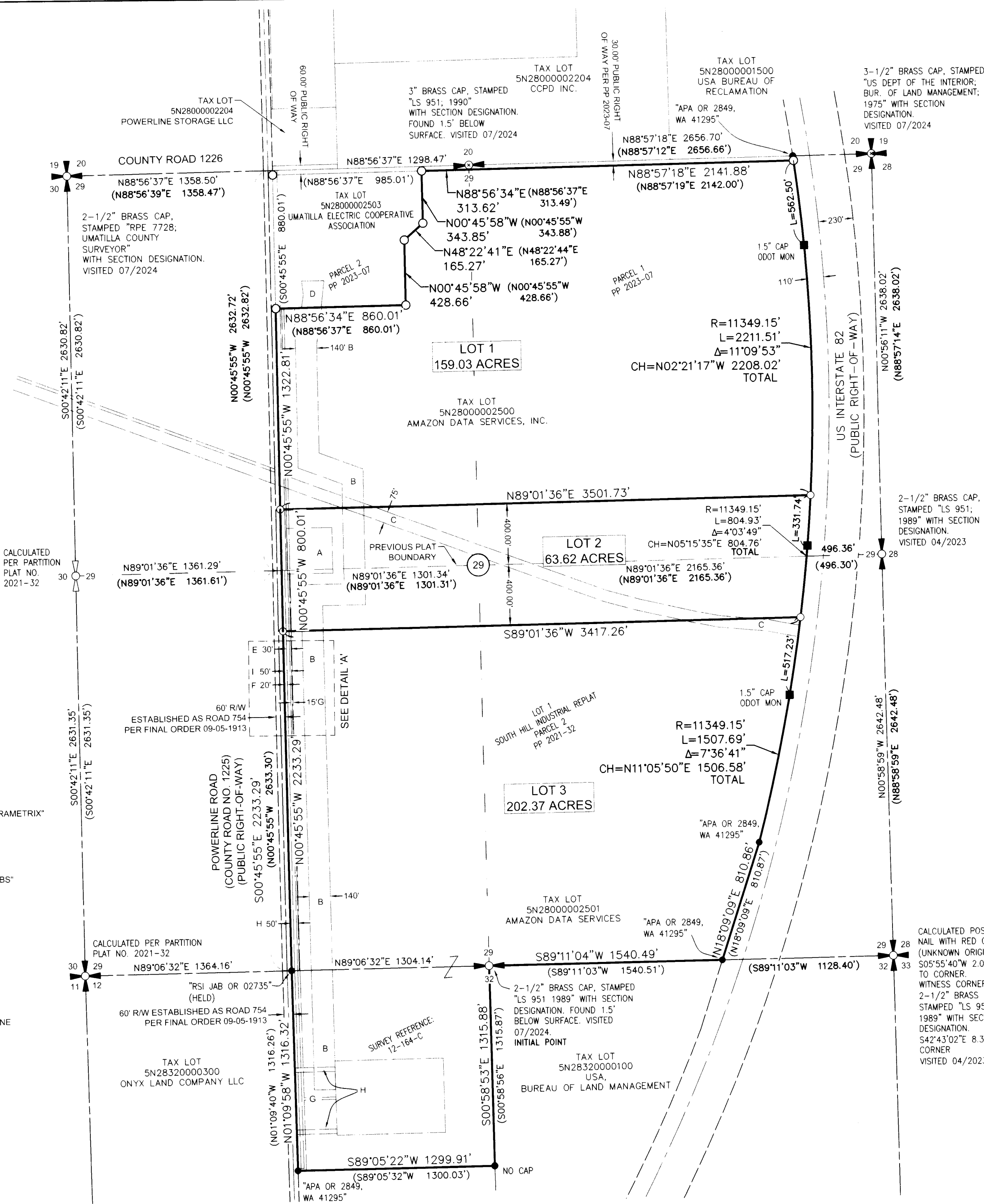
- FD SECTION CORNER, AS NOTED
- FD QUARTER CORNER, AS NOTED
- FD 5/8" X 30" IR W/ YPC STAMPED "PARAMETRIX" SET FOR PP 2023-07
- FD IR WITH CAP / IR, AS NOTED
- FD 1.5" ALUMINUM CAP ON 5/8" IR, "OR STATE HWY DEPT"
- SET 5/8" X 30" IR W/ YPC STAMPED "PBS"
- RECORD DATA CALCULATED (FROM RECORD)
- FOUND IRON ROD
- W/ YPC WITH YELLOW PLASTIC CAP PARTITION PLAT
- A-I EXISTING EASEMENTS SEE NOTES.

- BOUNDARY LINE
- EXISTING EASEMENT LINE
- EXISTING RIGHT-OF-WAY CENTER LINE
- EXISTING RIGHT-OF-WAY LINE
- SECTION LINE
- 1/4 SECTION LINE



Scale 1" = 500'

0 250 500 1000



EASEMENT DETAIL 'A'
SCALE = 1"=100'

THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL DOCUMENT
CJD 3.26.2025
CHRISTOPHER J. D'ORAZIO, PLS 98905 DATE

UMATILLA COUNTY
OFFICE OF RECORDS

State of Oregon
County of Umatilla
REC-DE-TP
Pg=1 \$5.00 \$24.00 \$11.00 \$10.00 \$10.00 \$120.00
00033688202500029340010013

Office of County Records
John Churchill UMATILLA COUNTY

RECEIVED BY

Umatilla County Surveyor
Date: 5/2/25
Rec'd By: CT
No: 25-043-B

REGISTERED
PROFESSIONAL
LAND SURVEYOR

CJD 3.26.25
OREGON
MARCH 8, 2022
CHRISTOPHER J. D'ORAZIO
98905
RENEWS: 12-31-2025

SURVEY PREPARED FOR:
AMAZON DATA SERVICES
REPLAT RP-2-24



PBS Engineering and
Environmental LLC
4412 SW Corbett Avenue
Portland, OR 97239
503.248.1939
pbsusa.com

DRAWN BY: CJD	SCALE: 1"=500'	03/25/2025
CHECKED BY: TLG	JOB NO.: AMA009 24011807	SHEET 1 OF 2

SOUTH HILL INDUSTRIAL 2 REPLAT

REPLAT OF PARCEL 1, PARTITION PLAT 2023-07
AND OF LOT 1, SOUTH HILL INDUSTRIAL REPLAT.
LOCATED IN A PORTION OF THE EAST-HALF OF THE
WEST-HALF AND OF THE EAST-HALF OF SECTION 29, AND IN
THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER
OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 28 EAST, W.M.,
CITY OF UMATILLA, UMATILLA COUNTY, OREGON

PROPERTY DESCRIPTION

PARCEL 1, PARTITION PLAT 2023-07, INSTRUMENT NO. 2023-0002291, OFFICE OF THE UMATILLA COUNTY RECORDS, LOCATED IN THE EAST HALF OF THE WEST HALF AND THE EAST HALF OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

LOT 1, SOUTH HILL INDUSTRIAL REPLAT, BEING A REPLAT OF PARCEL 2, PARTITION PLAT NO. 2021-32 LOCATED IN THE SOUTH HALF OF SECTION 29 AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

TITLE ENCUMBRANCES

*PER PRELIMINARY TITLE REPORT, REPORT NO. 4, FILE NUMBER 520521AM-2, ISSUED BY AMERITITLE DATED JULY 31, 2024.

3. RESERVATIONS AS CONTAINED IN PATENT, INCLUDING THE TERMS AND PROVISIONS THEREOF.
RECORDED: JANUARY 14, 1905
BOOK: 24, PAGE: 235
(AFFECTS ENTIRE PARCEL ACCORDING TO THE DOCUMENT. NOT A SURVEY MATTER, REFERS TO SUB-SURFACE RESERVATIONS. NO CLAIM IS INFERRED ON THIS SURVEY.)
4. RESERVATION OF COAL AND IRON, INCLUDING THE TERMS AND PROVISIONS CONTAINED THEREIN, IN DEED FROM NORTHERN PACIFIC RAILWAY COMPANY, A CORPORATION.
RECORDED: JULY 17, 1905
BOOK: 48, PAGE: 115
THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED.
(AFFECTS ENTIRE PARCEL ACCORDING TO THE DOCUMENT. NOT A SURVEY MATTER, REFERS TO SUB-SURFACE RESERVATIONS. NO CLAIM IS INFERRED ON THIS SURVEY.)
5. AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT
GRANTED TO: UMATILLA ELECTRIC COOPERATIVE ASSOCIATION
RECORDED: APRIL 15, 1938
BOOK: 120, PAGE: 532
(BLANKET EASEMENT FOR ELECTRIC TRANSMISSION OR DISTRIBUTION OR SYSTEM. WOULD INCLUDE EXISTING ELECTRIC TRANSMISSION OR DISTRIBUTION OR SYSTEM WITHIN POWERLINE ROAD. POTENTIALLY AFFECTS PARCEL)
6. AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT.
GRANTED TO: UMATILLA ELECTRIC COOPERATIVE ASSOCIATION
RECORDED: JANUARY 18, 1943
BOOK: 160, PAGE: 587
(BLANKET EASEMENT FOR ELECTRIC TRANSMISSION OR DISTRIBUTION OR SYSTEM. WOULD INCLUDE EXISTING ELECTRIC TRANSMISSION OR DISTRIBUTION OR SYSTEM WITHIN POWERLINE ROAD. POTENTIALLY AFFECTS PARCELS)
7. AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT
GRANTED TO: PACIFIC NORTHWEST PIPELINE CORPORATION
RECORDED: SEPTEMBER 22, 1955
BOOK: 228, PAGE: 435
(NO PARTICULAR WIDTH OR LOCATION DISCLOSED IN DOCUMENT, SHOWN PER PARTITION PLAT 2021-32 AND AS EXTENSION OF AMENDED EASEMENT)
- AMENDED BY INSTRUMENT.
RECORDED: DECEMBER 3, 1992
REEL: 244, PAGE: 1742
(SHOWN)
8. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AND SUCH OTHER EXCEPTIONS AS MAY APPEAR NECESSARY UPON RECORDING THEREOF.
LESSOR: MERVIN LEONARD
LESSEES: BURLINGTON NORTHERN RAILROAD COMPANY, A DELAWARE CORP.
DISCLOSED BY: ASSIGNMENT OF LEASE
NOVEMBER 20, 1998
RECORDED: NOVEMBER 20, 1998
INSTRUMENT NO.: 1998-3400499

ASSIGNMENT OF LESSEE'S INTEREST IN LEASE
ASSIGNOR: GLENN CHOWNING AND GENA LEONARD, CO-PERSONAL REPRESENTATIVES OF THE ESTATE OF MERVIN LEONARD
ASSIGNEE: GLENN CHOWNING, MACK CAMPBELL AND RON DANIELS AS TRUSTEES FOR THE MERVIN "RED" LEONARD
REVOCABLE LIVING TRUST AND THEIR SUCCESSORS AND ASSIGNS
RECORDED: NOVEMBER 20, 1998
INSTRUMENT NO.: 1998-3400499
(LEASE AREA SHOWN PER RECORD OF SURVEY 86-106-B, INSTRUMENT DOES NOT DESCRIBE LEASE AREA SPECIFICALLY)

9. RESERVATION OF LESSOR'S RIGHTS, INCLUDING THE TERMS AND PROVISIONS THEREOF.
RECORDED: APRIL 17, 2001
INSTRUMENT NO.: 2001-3870025
(LEASE AREA SHOWN PER RECORD OF SURVEY 86-106-B, INSTRUMENT DOES NOT DESCRIBE LEASE AREA SPECIFICALLY)

TITLE ENCUMBRANCES

10. IRREVOCABLE CONSENT AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF.
RECORDED: MARCH 6, 2001
INSTRUMENT NO.: 2001-3840109
(REFERS TO A PREVIOUS RE-ZONE AND A COUNTY ROAD IMPROVEMENT AGREEMENT. NOT A SURVEY MATTER)
11. EASEMENTS AS SHOWN ON THE PARTITION PLAT NO. 2021-32.
(EASEMENTS SHOWN PER RECORDED DOCUMENTS LISTED IN THIS REPORT. NO NEW EASEMENTS WERE GRANTED ON THE PARTITION PLAT MAP)
12. PIPELINE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED: OCTOBER 31, 2022
INSTRUMENT NO: 2022-7480721
BETWEEN: AMAZON DATA SERVICES, INC., A DELAWARE CORPORATION AND: CLEAVER LAND, LLC, AN OREGON LIMITED LIABILITY COMPANY.
(30-FOOT EASEMENT SHOWN. EAST LINE OF EASEMENT CAN EXTEND EASTERLY BASED ON EXISTING PIPELINE TO BE 15 EAST OF THE PIPELINE.)
13. RIGHTS OF TENANTS UNDER EXISTING LEASES OR TENANCIES.
14. EASEMENTS AS SHOWN ON THE PARTITION PLAT NO. 2023-7.
(EASEMENTS SHOWN PER RECORDED DOCUMENTS LISTED IN THIS REPORT. NO NEW EASEMENTS WERE GRANTED ON THE PARTITION PLAT MAP)
15. TRANSMISSION LINE EASEMENT AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF.
RECORDED: JULY 16, 2024
INSTRUMENT NO. 2024-04862.
(SHOWN)

TITLE ENCUMBRANCES

*PER PRELIMINARY TITLE REPORT, REPORT NO. 5, FILE NUMBER 532560AM, ISSUED BY AMERITITLE DATED JULY 31, 2024. (FOR LOT 1, SOUTH HILL INDUSTRIAL REPLAT PARCEL) ADDITIONAL EXCEPTIONS NOT LISTED IN THE TITLE REPORT NO. 4 ABOVE:

7. RESERVATIONS OF ALL IOL AND GAS, INCLUDING THE TERMS AND PROVISIONS CONTAINED THEREIN IN DEED FROM THE UNITED STATES OF AMERICA.
RECORDED: MAY 23, 1966
BOOK: 284, PAGE: 577
(AFFECTS ENTIRE PARCEL ACCORDING TO THE DOCUMENT. NOT A SURVEY MATTER, REFERS TO SUB-SURFACE RESERVATIONS. NO CLAIM IS INFERRED ON THIS SURVEY.)
12. EASEMENT AGREEMENT, INCLUDING THE TERMS AND PROVISION THEREOF.
RECORDED: APRIL 17, 2001
INSTRUMENT NO.: 2021-3870025
(AN IRRIGATION EASEMENT. SHOWN)
13. AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF.
GRANTED TO PACIFICORP
RECORDED: APRIL 28, 2023
INSTRUMENT NO.: 2023-02730
(AN ELECTRICAL EASEMENT. SHOWN)
14. AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF.
GRANTED TO PACIFICORP
RECORDED: SEPTEMBER 8, 2023
INSTRUMENT NO.: 2023-06226
(AN ELECTRICAL EASEMENT. SHOWN)
15. AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF.
GRANTED TO PACIFICORP
RECORDED: APRIL 5, 2024
INSTRUMENT NO.: 2024-02149
(AN ELECTRICAL EASEMENT. SHOWN)

THIS IS A TRUE AND EXACT COPY
OF THE ORIGINAL DOCUMENT

CJD 3.26.25
CHRISTOPHER J. D'ORAZIO, PLS 98905 DATE

NARRATIVE

THE PURPOSE OF THIS REPLAT IS TO REPLAT PARCEL 1, PARTITION PLAT 2023-07 AND LOT 1, SOUTH HILL INDUSTRIAL REPLAT TO CREATE ONE ADDITIONAL LOT FOR AMAZON DATA SERVICES.

THE BOUNDARIES OF BOTH PARCELS WERE RETRACED WITH REFERENCE TO THE SOUTH HILL INDUSTRIAL REPLAT AND PARTITION PLAT 2023-07. ALL THE EXTERIOR CORNERS WERE FOUND AND HELD FOR POSITIONS AS SHOWN ON BOTH THE REPLAT AND PARTITION PLAT. THE MEASURED POSITIONS ARE SHOWN IN COMPARISON TO THE PARTITION PLAT 2023-07 AND THE SOUTH HILL INDUSTRIAL REPLAT, IN WHICH BOTH, I WAS THE SURVEYOR OF RECORD. THE NEW LOT IS THE SOUTH 400 FEET OF PARCEL 1, PARTITION PLAT 2023-07 AND THE NORTH 400 FEET OF LOT 1, SOUTH HILL INDUSTRIAL REPLAT.

OWNER'S DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT AMAZON DATA SERVICES, INC., A DELAWARE CORPORATION, THE OWNERS OF THE LAND SHOWN ON THIS PLAT, HAVE CAUSED SAID LAND TO BE SURVEYED AND PLATTED INTO LOTS AS SHOWN HEREON, AND DOES HEREBY SUBMIT FOR APPROVAL AND RECORDING "SOUTH HILL INDUSTRIAL 2 REPLAT", HENCEFORTH TO BE KNOWN.

Brad Bashaw Authorized signatory
AMAZON DATA SERVICES, INC., A DELAWARE CORPORATION

ACKNOWLEDGMENT

STATE OF: WA

COUNTY OF: King

ON THIS 10 DAY OF April, 2025
THE ABOVE INDIVIDUAL APPEARED PERSONALLY BEFORE ME AND IS KNOWN TO BE THE IDENTICAL INDIVIDUAL WHO EXECUTED THIS PLAT AND ACKNOWLEDGE THAT HE DID SO FREELY AND VOLUNTARILY.

BEFORE ME: Bayleigh Heineman NOTARY PUBLIC FOR: WA

PRINTED NAME: Bayleigh Heineman

COMMISSION NO.: 22837731

MY COMMISSION EXPIRES: 10/27/2026

UMATILLA COUNTY
OFFICE OF RECORDS

State of Oregon
County of Umatilla
REC-DE-TP
Pg#s:1 \$5.00 \$24.00 \$11.00 \$10.00 \$10.00 \$120.00
\$60.00



0003368820250029340010013
Office of County Records
John Churchill UMATILLA COUNTY

RECEIVED BY
Umatilla County Surveyor
Date: 5/2/25
Rec'd By: CT
25-043-B

REGISTERED
PROFESSIONAL
LAND SURVEYOR
OREGON
MARCH 8, 2022
CHRISTOPHER J. D'ORAZIO
98905
RENEWES: 12-31-2025

APPROVALS

CITY OF UMATILLA

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS RE-PLAT ON THIS:

4/21/25
MAYOR OF THE CITY OF UMATILLA DATE

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS RE-PLAT ON THIS:

Bohn to sign 4/18/2025
CITY OF UMATILLA PLANNING DIRECTOR DATE

UMATILLA COUNTY SURVEYOR

I CERTIFY I HAVE EXAMINED THE ACCOMPANYING REPLAT, THAT IT COMPLIES WITH THE LAWS OF THE STATE OF OREGON, WITH REFERENCE TO THE FILING AND RECORDING OF SUCH PLATS, AND THEREFORE APPROVE SAID PLAT FOR SIGNATURE BY THE COUNTY COMMISSIONERS OF UMATILLA COUNTY, OREGON.

DATED THIS 23 DAY OF April, 2025

David H. Klein
UMATILLA COUNTY SURVEYOR DATE

UMATILLA COUNTY COMMISSIONERS

THE ACCOMPANYING REPLAT IS APPROVED FOR FILING AND RECORDING IN THE RECORD OF PLATS OF UMATILLA COUNTY BY THE UNDERSIGNED, BY ITS ORDER.

DATED THIS 24 DAY OF April, 2025

CHAIRPERSON DATE

Celinda L. Simmons
COMMISSIONER DATE

COMMISSIONER

UMATILLA COUNTY ASSESSOR & TAX COLLECTOR

WE THE ASSESSOR AND THE TAX COLLECTOR OF UMATILLA COUNTY, OREGON DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TAX RECORDS RELATIVE TO THE LAND COVERED BY THE ACCOMPANYING REPLAT AND THAT ALL AD VALOREM AND SPECIAL ASSESSMENTS DUE PURSUANT TO THE LAW HAVE BEEN ASSESSED AND COLLECTED

DATED THIS 23 DAY OF April, 2025

Richard Reynolds
UMATILLA COUNTY ASSESSOR DATE 4-23-25

Richard Reynolds
UMATILLA COUNTY TAX COLLECTOR DATE 4-23-25

SURVEY PREPARED FOR:
AMAZON DATA SERVICES
REPLAT RP-2-24



PBS Engineering and
Environmental LLC
4412 SW Corbett Avenue
Portland, OR 97239
503.248.1939
pbsusa.com

DRAWN BY: CJD SCALE: N/A 03/25/2025
CHECKED BY: TLG JOB NO.: AMA009 2401807 SHEET 2 OF 2

CHRISTOPHER J. D'ORAZIO, PLS 98905