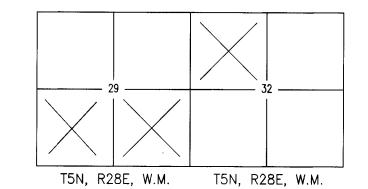
SOUTH HILL INDUSTRIAL REPLAT 'PARCEL 2' OF PARTITION PLAT NO. 2021-32 LOCATED IN THE SOUTH HALF OF SECTION 29, AND THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, CITY OF UMATILLA, UMATILLA COUNTY, OREGON BURLINGTON NORTHERN RAILROAD 300.00 MICROWAVE SITE LEASE AREA INSTRUMENT NO. 1998-3400499 RECORD OF SURVEY 86-106-B N89°01'38"E 5324.29' FOUND BRASS CAP AS NOTED (1/4 COR. TO 1/4 COR.) 26.89 N89'01'36"E N05'05'46"E 69.88'-496.30' 1301.31 IS89'17'45"W 300.00 (215) 25.48 20' IRRIGATION PIPELINE EASEMENT | INST. NO. 2021-7340269 Δ=9*38'50" L=1910.93' R=11349.15' CB=N10°04'45"E FENCE IS 0.9'± EAST OF LINE ESTABLISHED AS ROAD 754 CL=1908.67'-PER FINAL ORDER 09-05-1913 PARCEL 2, PARTITION PLAT 2021-32 194.65 ACRES Δ=42*14'33" A PORTION OF TAX PARCEL 2501 20' IRRIGATION PIPELINE L=8448.51' MAP 5N 28 EASEMENT CITY OF UMATILLA R=11459.15' INST. NO. 2021-7340269 CB=N11'10'25"E --CL=8258.46' 110.00'~ 230.00' -PARCEL 1 ROS HWY KUW ROS 91-164-C & 9B-22-25 ODOT HWY PLANS COMBINED TOTAL AREA 20' IRRIGATION PIPELINE 233.99 ACRES EASEMENT INST. NO. 2021-7340269 PROPOSED 50' PARCEL LINE REMOVED - PUBLIC UTILITY EASEMENT AS PART OF THIS PARTITION PLAT 208)-(N89°06'31"E 1304.16') (N89°11'04"E 1504.49') 30.00' TO 1/16 LINE-[N89°06'35"E 1304.17'] N89°11'03"E 1128.40' (N89°06'31"E 1304.16') N89°11'03"E 1540.51 N89°06'32"E 1304.14 N89"11'03"E 2668.91' **UMATILLA COUNTY OFFICE** 204 (N89°11'04"E 2668.89') OF RECORDS ESTABLISHED AS ROAD 754 20' IRRIGATION PIPELINE PER FINAL ORDER 09-05-1913 **††** EASEMENT INST. NO. 2021-7340269 State of Oregon 2023-0001178 County of Umatilla 02/27/2023 08:07:41 AM PUBLIC UTILITY EASEMENT Pgs=1 \$5.00 \$24.00 \$11.00 \$10.00 \$10.00 \$120.00 \$120.00 SURVEY REF. 12-164-C TAX PARCEL 200 MAP 5N 28 32 CITY OF UMATILLA NE 1/4 NW 1/4 SEC. 32 39.34 ACRES 30.00' TO 1/16 LINE + (203) N89°05'32"E 1300.03' N89'09'04"E 1365.19' [N89°05'29"E 1299.96'] [N89'09'05"E 1365.19'] REGISTERED SURVEY REFERENCES **PROFESSIONAL** LAND SURVEYOR CITY OF UMATILLA PARTITION PLAT NO. 2021-32, RECORDED 12-01-2021, UNDER INSTRUMENT NO. 2021-7320493. CUTY 1-3-2023 2. MAP OF SURVEY FOR GRIMMWAY OREGON MARCH 8, 2022 ENTERPRISES INC., CLEAVER FARM LAND, SURVEY NO. 12-164-C, RECORDED 12-19-2012. CHRISTOPHER J. D'ORAZIO 3. SURVEY FOR RED LEONARD, SURVEY NO. 98905 O-017-B, RECORDED 02-27-1978. RENEWS: 12-31-2023



LEGEND

- **FOUND REBAR & CAP AS NOTED**
- FOUND REBAR AS NOTED
- FOUND ALUMINUM CAP AS NOTED

RECORD DATA PER PARTITION PLAT 2021-32 (IF DIFFERENT FROM MEASURED) RECORD DATA PER SURVEY NO. 12-164-C (IF DIFFERENT FROM MEASURED)

SUBJECT PROPERTY LINE EXISTING RIGHT-OF-WAY EASEMENT LINE

POINT NO.	NORTHING	EASTING	DESCRIPTION
203	807465.30	8497906.38	FOUND REBAR NO CAP NO CAP
204	808780.99	8497883.84	FOUND SURFACE MON 2.5IN S 1/4 S29-1.5FT UNDRGRND
208	808825.13	8 5005 4 6.78	FOUND SURFACE MON 2.5-WC
209	811461.07	8500507.13	FOUND SURFACE MON 2.5IN E1/4 S29
210	811494.14	8500345.74	FOUND SURFACE MON 1.5IN ODOT
212	811522.29	8500017.02	FOUND SURFACE MON 1.5IN ODOT
213	807444.64	8496606.63	FOUND SURFACE MON 1.5IN APA OR 2849 WA 41295
214	811668.85	8496579.63	FOUND REBAR NO CAP NO CAP
215	811372.61	8496883.22	FOUND REBAR NO CAP NO CAP
216	811368.92	8496583.24	FOUND REBAR NO CAP NO CAP
217	808820.98	8500552.67	FOUND NAIL W RED CAP
219	811522.28	8500017.07	FOUND SURFACE MON 1.5IN OR STATE HWY DEPT.
220	810540.46	8499889.44	FOUND SURFACE MON 1.5IN OR STATE HWY DEPT.
221	809573.36	849967 7.01	FOUND REBAR AND CAP YPC- R.S.I. JAB 02735
222	808804.13	8499424.83	FOUND REBAR AND CAP YPC- R.S.I. JAB 02735
242	808761.24	8496579.60	FOUND REBAR AND CAP YPC-RSI JAB OR 02735
1001	811393.84	8496544.64	FOUND REBAR AND CAP 581 WYPC SHEA 2751
1002	811452.67	8500010.86	FOUND REBAR AND CAP 581 WYPC SHEA 2751



HORIZONTAL DATUM FOR THIS SURVEY IS NAD 1983(2011), OREGON STATE PLANE NORTH ZONE COORDINATE SYSTEM, GROUND DISTANCE IN INTERNATIONAL FEET, BASED ON THE OREGON **REAL-TIME GNSS NETWORK (ORGN)**

> RECEIVED BY Umatilla County Surveyor Date: 2 28 23 Rec'd By: ct No: 23-022-8

> > 553 8117 030

SURVEY PREPARED FOR: REPLAT RP-2-22

Parametrix

ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

150 NW PACIFIC PARK LANE, SUITE 110 | BEND, OR 97702 P 541.508.7710 WWW.PARAMETRIX.COM

PMX JOB NO. SURVEYED MI/DF

ONE INCH AT FULL SCALE. DRAWN IF NOT, SCALE ACCORDINGLY CJD/OKS CHECKED SCALE 1"=400' CJD APPROVED JANUARY 03, 2023

SOUTH HILL INDUSTRIAL REPLAT

'PARCEL 2' OF PARTITION PLAT NO. 2021-32 LOCATED IN THE SOUTH HALF OF SECTION 29, AND THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 32. TOWNSHIP 5 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN. CITY OF UMATILLA, UMATILLA COUNTY, OREGON

LAND DESCRIPTION:

*PER PRELIMINARY TITLE REPORT NO. 4, ORDER NO. 524208AM, ISSUED BY AMERITITLE DATED JUNE 14, 2022.

PARCEL 2, PARTITION PLAT NO. 2021-32 (INSTRUMENT NO. 2021-7320493, 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.

ALSO THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, LYING EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF POWERLINE ROAD.

TITLE EXCEPTIONS:

*PER PRELIMINARY TITLE REPORT NO. 4, ORDER NO. 524208AM, ISSUED BY AMERITITLE **DATED JUNE 14, 2022**

- TAXES DEFERRED, AS DISCLOSED BY THE TAX ROLL, THE PREMISES HEREIN DESCRIBED HAVE BEEN ZONED OR CLASSIFIED FOR FARM USE. AT ANY TIME THAT SAID LAND IS DISQUALIFIED FOR SUCH USE THE PROPERTY WILL BE SUBJECT TO ADDITIONAL TAXES OR PENALTIES AND INTEREST. (NOT A SURVEY MATTER)
- 7. INTENTIONALLY DELETED.
- 8. RESERVATIONS AS CONTAINED IN PATENT, INCLUDING THE TERMS AND PROVISIONS THEREOF.

RECORDED: JANUARY 14, 1905

BOOK: 24 PAGE: 235

(APPEARS TO AFFECT THAT PORTION OF PROPERTY RESIDING IN SECTION 29 (SEE DIAGRAM ON SHEET 2) ACCORDING TO THE DOCUMENT. NOT A SURVEY MATTER, REFERS TO SUB-SURFACE RESERVATIONS. NO CLAIM IS INFERRED ON THIS SURVEY.)

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.

(APPEARS TO AFFECT THAT PORTION OF PROPERTY RESIDING IN SECTION 29 (SEE DIAGRAM ON SHEET 2)ACCORDING TO THE DOCUMENT. NOT A SURVEY MATTER, REFERS TO SUB-SURFACE RESERVATIONS. NO CLAIM IS INFERRED ON THIS SURVEY.

10. 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 PARCELS)

11. 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)

12. AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET

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 AND AS EXTENSION OF AMENDED EASEMENT) AMENDED BY INSTRUMENT.

RECORDED: DECEMBER 3, 1992

REEL: 244, PAGE: 1742 (SHOWN, THIS PORTION OF EASEMENT DOES NOT LIE ON SUBJECT PARCEL)

13. RESERVATION OF ALL OIL AND GAS, INCLUDING THE TERMS AND PROVISIONS CONTAINED THEREIN, IN DEED FROM UNITED STATES OF AMERICA.

RECORDED: MAY 23, 1966 BOOK: 284, PAGE 577

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.

(APPEARS TO AFFECT THAT PORTION OF PROPERTY RESIDING IN SECTION 32 (SEE DIAGRAM ON SHEET 2) ACCORDING TO THE DOCUMENT. NOT A SURVEY MATTER,

REFERS TO SUB-SURFACE RESERVATIONS. NO CLAIM IS INFERRED ON THIS SURVEY.)

14. EASEMENT OR EASEMENTS, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS CONTAINED IN INSTRUMENT, RECORDED: MAY 7, 1979

REEL: 46. PAGE: 1269 (DOES NOT AFFECT)

THIS REPLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL IMPOSED BY THE CITY OF UMATILLA NOTICE OF DECISION RP-2-22.

THE PURPOSE OF THIS REPLAT IS TO COMBINE PARCEL 2 OF PARTITION PLAT 2021-32 AND TAX PARCEL 5N283200 00200 WHICH IS THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32. WE HAD RETRACED THE BOUNDARIES OF BOTH PARCELS AND FOUND AND ACCEPTED ALL THE CORNER OF RECORD AS SHOWN ON PARTITION PLAT 2021-32 AND SURVEY NO. 12-164-C. NO NEW CORNERS WERE SET DUE ALL MEASUREMENTS BEING WITHIN TOLERANCE OF RECORD DATA.

NO OTHER UNUSUAL CIRCUMSTANCES WERE ENCOUNTERED DURING THE COURSE OF THIS SURVEY.

NARRATIVE

UMATILLA COUNTY COMISSIONERS

APPROVALS

CITY OF UMATILLA

WE DO HEREBY CERTIFY THAT THE ACCOMPANYING RE-PLAT IS APPROVED FOR FILING AND RECORDING IN THE RECORD OF TOWN PLATS OF UMATILLA COUNTY, OREGON, BY THE UNDERSIGNED, BY ITS ORDER

2-1-23

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

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

TITLE EXCEPTIONS:

15. 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

LESSEE: BURLINGTON NORTHERN RAILROAD COMPANY, A DELAWARE CORPORATION DISCLOSED BY: ASSIGNMENT OF LEASE

DATE: 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)

16. 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)

17. INTENTIONALLY DELETED.

18. EASEMENTS AS SHOWN ON THE PARTITION PLAT NO. 2021-32. (EASEMENTS SHOWN PER RECORDED INSTRUMENTS, PROPOSED 50' WIDE UTILITY SHOWN PER PLAT IS THE POWERLINE ROAD UTILITIES EASEMENT TO BE RECORDED

19. EASEMENT AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF. RECORDED: DECEMBER 29, 2021 INSTRUMENT NO.: 2021-7340269

(SHOWN, AFFECTS SUBJECT PROPERTY, EASEMENT FOR IRRIGATION PIPELINE)

20. RIGHTS OF TENANTS UNDER EXISTING LEASES OR TENANCIES.

UMATILLA COUNTY OFFICE OF RECORDS

State of Oregon County of Umatilla

2023-0001178 02/27/2023 08:07:41 AM

Pgs=1 \$5.00.\$24.00.\$11.00.\$10.00.\$10.00 \$120.00



UMATILLA COUNTY ASSESSOR & TAX COLLECTOR

UMATILLA COUNTY SURVEYOR

I CERTIFY I HAVE EXAMINED THE ACCOMPANYING RE-PLAT.

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.

DATED THIS 13 DAY OF January , 2023

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 LAW HAVE BEEN ASSESSED AND COLLECTED.

OWNER'S DECLARATION & DEDICATION

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 AND A PUBLIC ROAD RIGHT-OF-WAY AS SHOWN HEREON;

AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER FOR ROAD AND UTILITY PURPOSES, THE PUBLIC ROAD RIGHT-OF-WAY FOR WANAPA ROAD, AS SHOWN HEREON:

AND DOES HEREBY SUBMIT FOR APPROVAL AND RECORDING "SOUTH HILL INDUSTRIAL REPLAT", HENCEFORTH-TO BE KNOWN

MICHAEL GORE, VICE PRESIDENT AMAZON DATA SERVICES, INC., A DELAWARE CORPORATION

ACKNOWLEDGMENT STATE OF: Washington

COUNTY OF: KING

ON THIS 10** DAY OF 10** 2023
THE ABOVE INDIVIDUAL APPEARED PERSONALLY BEFORE ME AND IS KNOWN TO ME TO BE THE IDENTICAL INDIVIDUAL WHO EXECUTED THIS PLAT AND ACKNOWLEDGE THAT HE DID SO FREELY AND VOLUNTARILY.

NOTARY PUBLIC FOR: WA

SURVEYOR'S CERTIFICATE

I CHRISTOPHER J. D'ORAZIO A REGISTERED LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LAND SHOWN ON THIS PLAT, AND THIS PLAT MEETS ALL REQUIREMENTS AS ESTABLISHED BY OREGON REVISED STATUTES CHAPTER 92. DESCRIBED AS FOLLOWS:

PARCEL 2, PARTITION PLAT NO. 2021-32 (INSTRUMENT NO. 2021-7320493, 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.

ALSO THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, LYING EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF POWERLINE ROAD.

CONTAINING 233.99 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS APPARENT OR OF RECORD

> RECEIVED BY ⊍matilla County Surveyor Date: 2 2 1/23 Read By: LT 23-022-5

REGISTERED PROFESSIONAL LAND SURVEYOR

C)Dy 1-3-223 OREGON MARCH 8, 2022

CHRISTOPHER J. D'ORAZIO

RENEWS: 12-31-2023

SURVEY PREPARED FOR: REPLAT RP-2-22

Parametrix ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

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297-8117-030 PMX JOB NO. SURVEYED

IK/NN ONE INCH AT FULL SCALE. DRAWN IF NOT, SCALE ACCORDINGLY CJD/OKS CHECKED SCALE 1"=200' APPROVED DATE JANUARY 03, 2023 CJD