

**LEGEND**

- - SET 3/8" X 30" IRON PIN WITH 1 1/2" YELLOW PLASTIC CAP MARKED "W. R. WELLS - PLS 100"
- - FOUND 1/2" IRON PIN FROM SURVEY NO. S-141, UNLESS OTHERWISE NOTED.

BEARINGS FOR THIS SURVEY ARE BASED ON SURVEY NO. S-141.

**SURVEY MAP REFERENCES:**

SURVEY NO. S-141, BY DON STAEBLER IN 1961.  
SURVEY NO. 64-10-A BY DENNY EDWARDS IN 1984.

**LEASE DESCRIPTION**

That portion of the East one-half of Section 25, Township 4 North, Range 27 East, W.M., Umatilla County, Oregon, described as follows:

Commencing at the point where the Southerly right-of-way line of the Union Pacific Railroad intersects the Westerly right-of-way line of County Road No. 1325 (formerly known as County Road No. 651); thence South 74° 53' 08" West along the Southerly right-of-way line of the Union Pacific Railroad a distance of 413.95 feet to the Northeast corner of that tract of land conveyed to Mt. Tahoma Leasing Co., as described in Deed recorded in Reel 115, Page 1198, Deed Records of Umatilla County; thence South 0° 12' 00" East along the East line of said Mt. Tahoma Leasing Co. Tract a distance of 325.87 feet to the Southeast corner thereof; thence North 74° 53' 08" East, parallel with the Southerly right-of-way line of the Union Pacific Railroad a distance of 413.95 feet to a point on the Westerly right-of-way line of County Road No. 1325; thence South 0° 12' 00" East along the Westerly right-of-way line of County Road No. 1325 a distance of 36.22 feet to the true point of beginning for this description;

Thence continuing South 0° 12' 00" East along the Westerly right-of-way line of County Road No. 1325 a distance of 116.50 feet to a point of curvature on the Westerly right-of-way line of County Road No. 1325, thence continuing along the Westerly right-of-way line of County Road No. 1325, along the arc of a 1402.39 foot radius curve to the right a distance of 606.40 feet (long chord bears South 12° 11' 15" West a distance of 601.69 feet) to the point of tangency of said curve; thence South 24° 34' 30" West, continuing along the Westerly right-of-way line of County Road No. 1325 a distance of 60.42 feet to the Northeast corner of that tract of land conveyed to Edgar T. Johnson, described as "Tract B" in Deed recorded in Book 323, Page 251, Deed Records of Umatilla County; thence South 89° 26' 07" West along the North line of said Johnson Tract a distance of 178.16 feet to the Southeast corner of that tract of land conveyed to the Roger J. Bounds Foundation, Inc., described in Deed recorded in Book 283, Page 549, Deed Records of Umatilla County; thence South 89° 26' 07" West, continuing along the North line of said Johnson Tract a distance of 260.00 feet to the Southwest corner of said Bounds Foundation, Inc. Tract; thence North 0° 33' 53" West along the West line of said Bounds Foundation, Inc. Tract a distance of 335.00 feet to the Northwest corner thereof; thence continuing North 0° 33' 53" West a distance of 268.00 feet to a point on the South line of that certain ingress-egress and utility easement which was reserved by Grantor, as described in Reel 178, Page 893, Deed Records of Umatilla County; thence North 74° 53' 08" East along the South line of said easement a distance of 617.18 feet to the true point of beginning.

The parcel described contains 8.54 acres, more or less.

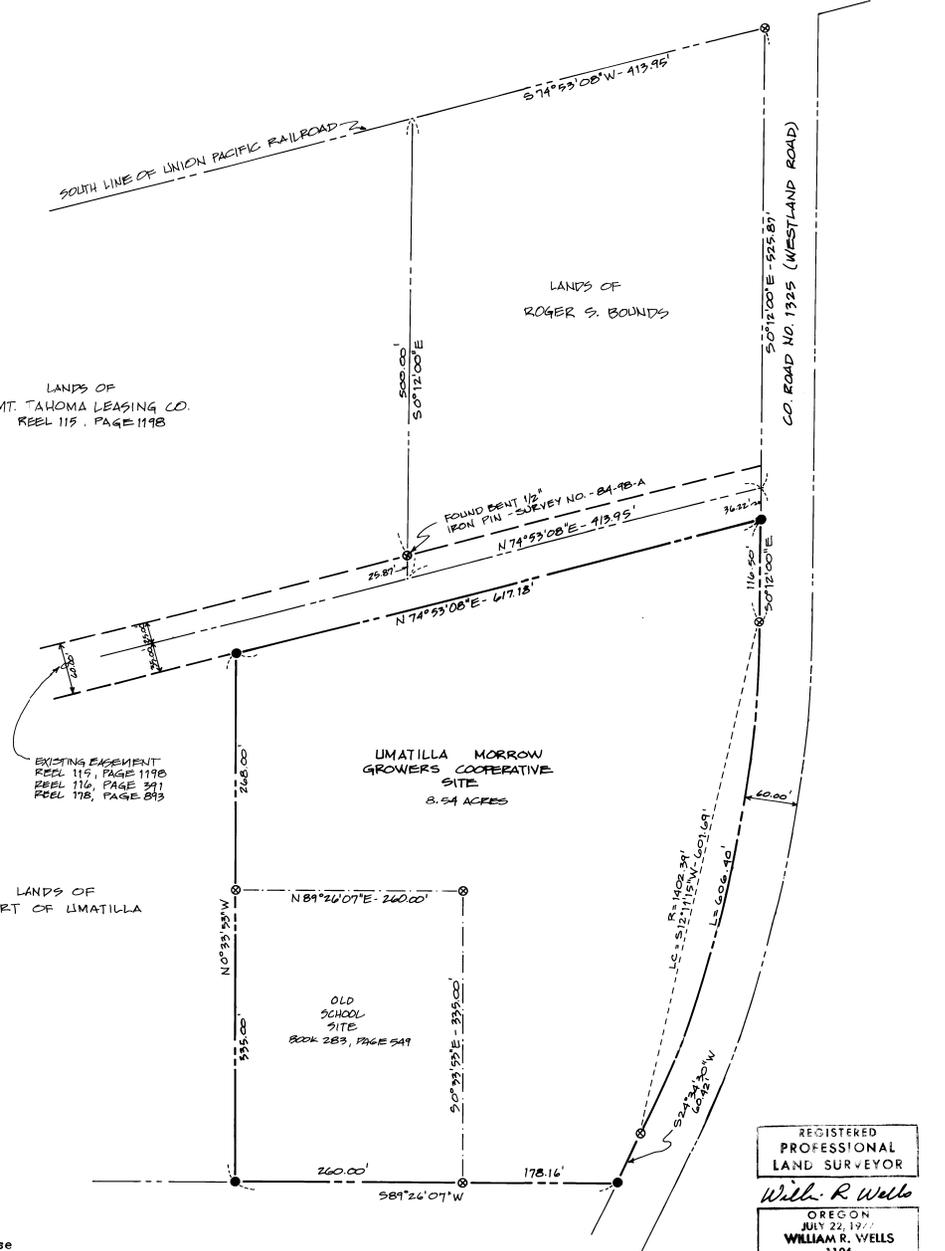
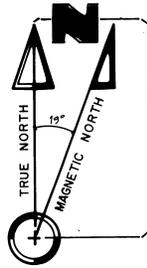
Together with easements as described in Reel 115, Page 1198, and Reel 116, Page 391, Deed Records of Umatilla County and, an easement for ingress-egress and utility purposes described as follows:

Beginning at the Southwest corner of that tract of land conveyed to Mt. Tahoma Leasing Co., as described in Deed recorded in Reel 115, Page 1198, Deed Records of Umatilla County; thence North 0° 12' 00" West along the West line of said Mt. Tahoma Leasing Co. Tract a distance of 25.87 feet; thence South 87° 34' 18" West a distance of 908.65 feet to the Center one-quarter corner of Section 25; thence South 0° 36' 02" East along the North-South centerline of Section 25 a distance of 60.03 feet; thence North 87° 34' 18" East a distance of 917.23 feet; thence North 74° 53' 08" East a distance of 1757.00 feet to a point on the Westerly right-of-way line of County Road No. 1325; thence North 0° 12' 00" West along the Westerly right-of-way line of County Road No. 1325 a distance of 10.35 feet to the Southeast corner of that certain 50 foot wide easement described Reel 115, Page 1198 and Reel 116, Page 391, Deed Records of Umatilla County; thence South 74° 53' 08" West along the South line of said easement a distance of 1766.31 feet to the Southwest corner of said easement; thence North 0° 12' 00" West a distance of 25.87 feet to the point of beginning.

**NARRATIVE OF SURVEY**

The purpose of this survey was to monument and prepare a lease description for a site selected by the Umatilla Morrow Growers Cooperative. The site is to be leased from the Port of Umatilla. This survey is based on monuments found from Survey Numbers S-141 and 84-98-A, as recorded in the Umatilla County Surveyor's Office. Several monuments originally established in Surveys S-141 and 84-98-A had been destroyed by road and utility construction and were re-established. No unusual boundary discrepancies were encountered.

The present survey was made with a 2 person crew using a Wild T-16 theodolite, Mac-II-H infra-red distance meter and Nikon NTD-4 semi-total station.



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*William R. Wells*  
OREGON  
JULY 22, 1971  
WILLIAM R. WELLS  
1106

LANDS OF  
EDGAR T. JOHNSON  
BOOK 323, PAGE 251

RECEIVED BY  
Umatilla County Surveyor  
Date: 7-89  
By: [Signature]  
No. 89-98-B

WILLIAM R. WELLS, PLS LAND SURVEYING SERVICES P.O. BOX 1696 PENDLETON, OREGON 97801 PHONE: 503 276 6362		PROJECT: PORT OF UMATILLA UMATILLA MORROW GROWERS COOPERATIVE LEASE
Date: 6-12-89	Dr. By: WRW	LOCATED IN THE EAST 1/2 OF SECTION 25, T.4N., R.27E., W.M., UMATILLA CO., OREGON
Ch. By: WRW	No: 89-55	