RECORD OF SURVEY/ PROPERTY LINE ADJUSTMENT LOCATED IN THE NORTH HALF OF SECTION 30 AND PARCEL 2 OF "TRIDENT", TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDAN, UMATILLA COUNTY, OREGON SURVEYED: MARCH, 2023 BASIS OF BEARING OREGON STATE PLANE NORTH NAD 83 (2011) SCALE: 1" = 300 PARCEL 2 (UNSURVEYED) TAX LOT 500 20' GAS ESMT BK. 324 PG. 640 **TAX LOT 3000** FND. NAIL AND VASHER LS 2627 NORTHWEST CORNER 30-4N-28E (HELD) WESTLAND CANAL 25 € TAX LOT 200 TAX LOT 100 20' GAS ESMT BK. 350 PG. 602 24' INGRESS/EGRESS ESMT. DEED DOC. NO.1999-3620056 100' RT. RR C/L STA 410+00 50' RT. RR C/L SEE SHEET 2 STA 410+00 CO MAIN LINE WESTLAND ROAD (40° ROW) (CO RD NO 1215) O.W.R.R. & N. 250.00 20' GAS ESMT. BK. 324 PG. 640 TAX LOT 700 -N15°07'33"W 50.00 __(N75°40'56"E)(3)— -(N75°37'43"E) (2) - 50' LT. RR C/L N74°52'27"E 1730.59 STA 410+30 5/8" REBAF - 100' LT. RR **TAX LOT 1200** LS 1106 C/L STA (HELD) 410+30

LEGAL DESCRIPTION #1 TAX LOT 4N280000500 AREA OF ADJUSTMENT

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NAIL AND WASHER SCRIBED "LS 2627" PER UMATILLA COUNTY CORNER RECORD, MARKING THE CORNER COMMON TO SECTIONS 19 AND 30 OF SAID TOWNSHIP AND RANGE, AND SECTIONS 24 AND 25, TOWNSHIP 4 NORTH, RANGE 27 EAST, THENCE SOUTH 00°43′56″ EAST ALONG THE RANGE LINE, SAID SECTION LINE BEING THE CENTERLINE OF WESTLAND ROAD (CO. RD. 1215), 40.00 FEET WIDE, 1,471.26 FEET TO THE INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF THE O.W.R.R. & N. MAIN LINE RAILROAD, 50.00 FEET FROM CENTERLINE WHEN MEASURED PERPENDICULAR TO SAID CENTERLINE; THENCE LEAVING SAID SECTION AND ALONG SAID RAILROAD RIGHT-OF-WAY LINE, PARALLEL WITH THE CENTERLINE OF SAID RAILROAD, THE FOLLOWING THREE (3) COURSES: NORTH 74°52′27″ EAST, 1,730.59 FEET; THENCE NORTH 15°07′33″ WEST, 50.00 FEET; THENCE NORTH 74°52′27″ EAST, 250.00 FEET; THENCE LEAVING SAID RAILROAD RIGHT-OF-WAY LINE, NORTH 15°07′33″ WEST, 60.00 FEET TO THE POINT OF BEGINNING. THENCE SOUTH 74°52′27″ EAST, 345.96 FEET; THENCE SOUTH 15°07′33″ EAST, 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING APPROXIMATELY 3,490 SQUARE FEET OR 0.08 ACRES, MORE OR LESS,

LEGAL DESCRIPTION #2 TAX LOT 4N280000500 AFTER ADJUSTMENT

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF SECTION 19 AND THE NORTH HALF OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 2 OF THE PLAT OF "TRIDENT".

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT OF LAND:

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NAIL AND WASHER SCRIBED "LS 2627" PER UMATILLA COUNTY CORNER RECORD, MARKING THE CORNER COMMON TO SECTIONS 19 AND 30 OF SAID TOWNSHIP AND RANGE, AND SECTIONS 24 AND 25, TOWNSHIP 4 NORTH, RANGE 27 EAST, THENCE SOUTH 00°43′56″ EAST ALONG THE RANGE LINE, SAID SECTION LINE BEING THE CENTERLINE OF WESTLAND ROAD (CO. RD. 1215), 40.00 FEET WIDE, 1,471.26 FEET TO THE INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF THE O.W.R.R. & N. MAIN LINE RAILROAD, 50.00 FEET FROM CENTERLINE WHEN MEASURED PERPENDICULAR TO SAID CENTERLINE; THENCE LEAVING SAID SECTION AND ALONG SAID RAILROAD RIGHT-OF-WAY LINE, PARALLEL WITH THE CENTERLINE OF SAID RAILROAD, THE FOLLOWING THREE (3) COURSES: NORTH 74°52′27″ EAST, 1,730.59 FEET; THENCE NORTH 15°07′33″ WEST, 50.00 FEET; THENCE NORTH 74°52′27″ EAST, 250.00 FEET; THENCE LEAVING SAID RAILROAD RIGHT-OF-WAY LINE, NORTH 15°07′33″ WEST, 60.00 FEET TO THE POINT OF BEGINNING. THENCE SOUTH 74°52′27″ EAST, 345.96 FEET; THENCE SOUTH 15°07′33″ EAST, 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING APPROXIMATELY 655,550 SQUARE FEET OR 83.92 ACRES, MORE OR LESS.

LEGAL DESCRIPTION #3 ADJUSTED COMBINED PARCEL

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NAIL AND WASHER SCRIBED "LS 2627" PER UMATILLA COUNTY CORNER RECORD, MARKING THE CORNER COMMON TO SECTIONS 19 AND 30 OF SAID TOWNSHIP AND RANGE, AND SECTIONS 24 AND 25, TOWNSHIP 4 NORTH, RANGE 27 EAST, THENCE SOUTH 00°43′56″ EAST ALONG THE RANGE LINE, SAID SECTION LINE BEING THE CENTERLINE OF WESTLAND ROAD (CO. RD. 1215), 40.00 FEET WIDE, 1,471.26 FEET TO THE INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF THE O.W.R.R. & N. MAIN LINE RAILROAD, 50.00 FEET FROM CENTERLINE WHEN MEASURED PERPENDICULAR TO SAID CENTERLINE; THENCE LEAVING SAID SECTION AND ALONG SAID RAILROAD RIGHT-OF-WAY LINE, PARALLEL WITH THE CENTERLINE OF SAID RAILROAD, THE FOLLOWING THREE (3) COURSES: NORTH 74°52′27″ EAST, 1,730.59 FEET; THENCE NORTH 15°07′33″ WEST, 50.00 FEET; THENCE NORTH 74°52′27″ EAST, 250.00 FEET; THENCE LEAVING SAID RAILROAD RIGHT-OF-WAY LINE, NORTH 15°07′33″ WEST, 60.00 FEET TO THE **POINT OF BEGINNING.** THENCE SOUTH 74°52′27″ WEST, PARALLEL WITH SAID RAILROAD CENTERLINE, 352.03 FEET; THENCE NORTH 16°09′48″ EAST, 310.42 FEET; THENCE SOUTH 72°39′32″ EAST, 196.11 FEET; THENCE NORTH 74°52′27″ EAST, 25.33 FEET; THENCE SOUTH 15°07′33″ EAST, 160.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING APPROXIMATELY 60,623 SQUARE FEET OR 1.39 ACRES, MORE OR LESS.

FOUND MONUMENT AS NOTED

O SET 5/8" IRON ROD W/YPC MARKED "TOTH & ASSOCIATES"

YPC YELLOW PLASTIC CAP

B.C. BRASS CAP

FND. FOUND

LEGEND

- (1) RECORD DATA PER S.N. 99-124-B
- (2) RECORD DATA PER PP 1994-37
- (3) RECORD DATA PER S.N. 16-083-C

PECEIVED BY
Umatilla County Surveyor
Date: 7/3/23
Rec'd By: CT
No.: 23-057-8

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
Original Date of July 21,1992
JACK ABBOTT BUTLER
2550

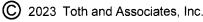
EXPIRATION DATE: 12/31/2023

SHEET 1 OF 2



369 HERMISTON AVENUE HERMISTON, OREGON 97838 Ph: 541-289-1533 Fax: 417-888-0657 SPRINGFIELD, MO Ph: 417-888-0645

www.tothassociates.com



NARRATIVE: RECORD OF SURVEY/ PROPERTY LINE ADJUSTMENT THE PURPOSE OF THIS SURVEY IS TO ADJUST THE LINE BETWEEN PROPERTY DESCRIBED IN DEED DOC. 2019-6900166, WITH PROPERTIES DESCRIBED IN DEED DOC. 2019-3620056, DEED BK. 321, PG. 246, AND LOCATED IN THE NORTH HALF OF SECTION 30 AND PARCEL 2 OF "TRIDENT", DEED BK. 25. PG. 266 OF THE UMATILLA COUNTY DEED RECORDS. BASIS OF BEARING TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDAN, OREGON STATE PLANE NORTH THE BASIS OF BEARING IS BASED UPON STATE PLANE COORDINATES. NAD 83 (2011) UMATILLA COUNTY, OREGON NAD 83 (2011), OREGON NORTH, FROM PREVIOUS WORK COMPLETED IN 3/4" REBAR BENT TIED SPIN HOLE (HELD). THE AREA. SET BY COPPOCK IN PLA 99-124-B SURVEYED: MARCH, 2022 THE CENTERLINE OF THE U.P.R.R. WAS ESTABLISHED PER RTK GPS OBSERVATION. THE CENTERLINE WAS OFFSET 90.00 FEET TO THE SCALE: 1" = 30' SOUTH TO ESTABLISH THE SOUTHERLY RIGHT-OF-WAY LINE. THE ADJUSTED PROPERTY LINE WAS ESTABLISHED AT A 10.00 FEET OFFSET FROM THE ORIGINAL SOUTHERLY PROPERTY LINES OF PROPERTY DESCRIBED IN DESCRIBED IN DEED DOC. 2019-3620056, FND. 5/8" IR (HELD) DEED BK. 321, PG. 246, AND DEED BK. 25, PG. 266. SET BY COPPOCK IN FND. 5/8" IR (HELD) PLA 99-124-B SET BY COPPOCK IN PLA 99-124-B SEE SHEET 1 OF 2 FOR DESCRIPTIONS - 150.00'(1) (N75°37'44"E) (1) FND. 3/4" REBAR BENT N63°49'35"W 0.51'. SET 20.0' BY LAGIERIN (TELEK TAX LOT 500 GAS ESMT **ENGINEERING 1977)** ORIGINAL AREA = 22,500 S.F. BOOK 350 OR 0.52 AC. PAGE 602 DEED BK. 321, PG. 246 TAX LOT 400 **TAX LOT 500** - 3/4" REBAR BENT TIED SPIN **COMBINED TAX LOTS 400, 500** ORIGINAL AREA = 34,633 S.F. (UNSURVEYED) HOLE (HELD). SET BY & 10' ADDITIONAL PROPERTY OR 0.80 AC. ORIGINAL AREA = 84 +/- AC. COPPOCK IN PLA 99-124-B AREA AFTER ADJUSTMENT = AREA AFTER ADJUSTMENT = 60,623 S.F. OR 1.39 AC. DEED DOC. 1999-3620056 83.92 AC. DEED BK. 25, PG. 266 10.00'-DEED DOC. 2019-6900166 P.O.B. DESCRIPTION #1 & #3 20.0' 3,490 SQ. FT. GAS ESMT (S75°37'44"W) (1) (345.92') (1) BOOK 324 I/E ESMT DEED DOC. NO.1999-3620056 O.W.R.R. & N. CO. MAIN LINE 100' (200' WIDE ROW) 100' RT. RR C/L STA 410+00 LEGEND REFERENCE SURVEYS: SHEET 2 OF 2 FOUND MONUMENT AS NOTED S.N. 10-074-B S.N. 99-124-B S.N. P-062-C S.N. 11-055-B S.N. Q-0697-C S.N. 17-001-C S.N. J-099-A S.N. J-082-B ○ SET 5/8" IRON ROD W/YPC S.N.16-083-C S.N. 94-138-B S.N. 99-124-B MARKED "TOTH & ASSOCIATES" PP 1994 - 37 OWNER DEED DOC. 2019-6900166: S.N. 06-458-B PLAT OF TRIDENT- BK. 16, PG. 80 YPC YELLOW PLASTIC CAP LAMB WESTON, INC. RIGHT-OF-WAY AND TRACK MAP - OWRR MAINLINE - MESSNER TO P.O. BOX C1900 **REGISTERED** HINKLE RECEIVED BY B.C. BRASS CAP **PROFESSIONAL** PASCO, WA 99302-1900 LAND SURVEYOR UMATILLA COUNTY SURVEYOR DATE: 7/3/25 & ASSOCIATES FND. FOUND OWNER DEED DOC. 1999-3620056 AND REC'D BY: <u>cT</u> NO:: <u>23-057-</u> § 369 HERMISTON AVENUE (1) RECORD DATA PER S.N. 99-124-B **DEED REFERENCES:** DEED BK. 321, PG. 246 & BK. 25, PG. 265 (2) RECORD DATA PER PP 1994-37 OREGON HERMISTON, OREGON 97838 original∕Date of July 21,1992 (3) RECORD DATA PER S.N. 16-083-C UMATILLA ELECTRIC COOPERATIVE Ph: 541-289-1533 Fax: 417-888-0657 QUIT CLAIM DEED - DOC. NO. 2019-6900166 JACK ABBOTT BUTLER 750 W. ELM AVENUE SPRINGFIELD, MO Ph: 417-888-0645 WARRANTY DEED - BK. 321, PG. 246 HERMISTON, OR 97838 WARRANTY DEED - BK. 25, PG. 266 www.tothassociates.com **EXPIRATION DATE: 12/31/2023** WARRANTY DEED - DOC. NO. 1999-3620056 © 2023 Toth and Associates, Inc.