

RECORD SURVEY

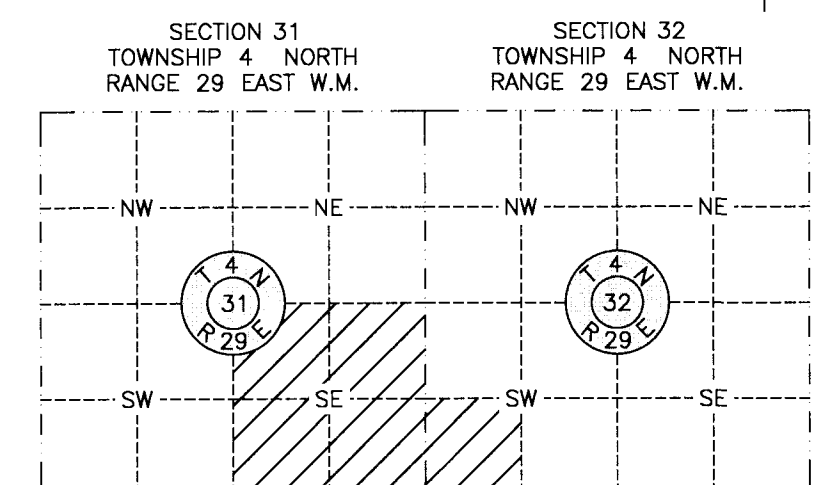
FOR PROPERTY LINE ADJUSTMENT
IN A PORTION OF THE SE1/4 OF SECTION 31,
AND A PORTION THE SW1/4 OF SECTION 32,
TOWNSHIP 4 NORTH, RANGE 29 EAST, W.M.,
UMATILLA COUNTY, OREGON

SURVEYOR'S NOTES:

1. BASIS OF BEARING: OREGON STATE PLANE (NORTH ZONE) NAD83(2011) DATUM BASED ON RTK GNSS OBSERVATIONS. DISTANCES ARE 'GROUND' SCALED FROM STATE PLANE GRID USING A COMBINED FACTOR OF 0.99992758 (1.000072425) FROM LATITUDE 45°47'02.93"N AND LONGITUDE 119°14'09.49"W
2. ● = DENOTES FOUND 5/8" REBAR OR MONUMENT AS NOTED
3. ○ = DENOTES SET 5/8"x30" REBAR WITH BLUE PLASTIC CAP STAMPED "GRIFFIN RSI LS93754"
4. (M) = MEASURED PER THIS SURVEY (C) = COMPUTED (D) = DEED RECORD
(R#) = RECORD PER RECORD REFERENCE (SEE TABLE THIS SHEET)
(YPC) = YELLOW PLASTIC CAP
(P) = RECORD PER PLAT OF THE TOWN OF FOSTER (BK5., PG.10)
6. THIS SURVEY WAS PERFORMED USING A TRIMBLE R8 GPS SYSTEM CONFIGURED FOR REAL TIME KINEMATIC SURVEYING.
7. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS IF ANY OTHERS EXIST
8. FOUND MONUMENTS WERE VISITED 9/12/23. SET MONUMENTS WERE ESTABLISHED 2/18/25.

LEGAL DESCRIPTIONS:

(SEE SHEET 2 FOR LEGAL DESCRIPTIONS)



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
MARCH 09, 2021
BRENTON A. GRIFFIN
93754PLS

RENEWS: 06/30/2027

REV: 5/09/25 BAG

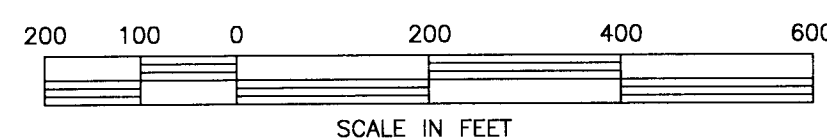
CLIENT	KEVIN ZIMMER	JOB	31723
PROJECT	PROPERTY LINE ADJUSTMENT PTN OF SE1/4 SEC 31, T4N, R29E, WM	DRN. BY	DCP
APPROVED	BAG	SCALE	1"= 200'
DATE	9/14/23	F. B. NO.	ACAD VER - C3D21
		FILE:	31723.DWG
		SHEET	1 OF 3

RSI ROGERS
SURVEYING INC., P.S.
1455 COLUMBIA PARK TRAIL
RICHLAND, WA. 99352
PHONE (509) 783-4141
FAX: (509) 783-8994
www.rogerssurveying.com

REFERENCES:

- (R1) = RECORD PER SURVEY 1-21-C
(R2) = RECORD PER SURVEY 85-143-B
(R3) = RECORD PER SURVEY 88-57-B
(R4) = RECORD PER SURVEY 23-042-C
(R5) = RECORD PER SURVEY 04-85-B
(R6) = RECORD PER SURVEY 90-28-A
(R7) = RECORD PER SURVEY 01-129-C
(R8) = RECORD PER SURVEY 18-014-B

LINE	DIRECTION	LENGTH
L1	S1°05'57"E	18.20
L2	N88°03'56"E	15.81
L3	N88°50'47"E	322.68
L4	S88°03'56"W	335.22
L5	S43°39'01"E	18.49
L6	N88°26'02"E	10.88



● = DENOTES FOUND 5/8" REBAR W/ 1-1/2" ALUMIN. CAP
PER SURVEY 85-143-B

RECEIVED BY
Umatilla County Surveyor
Date: 6/12/25
Rec'd By: CT
No: 25-053-B

RECEIVED BY
Umatilla County Surveyor
Date: 6/12/25
Rec'd By: CT
No.: 25-053-6

RECORD LEGAL DESCRIPTIONS

(PER DEEDS 2023-07589 AND 2023-07592)
TRACT I (TL1900 MAP 4N2931) PER DEED 2023-07592

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 29, EAST OF THE WILLAMETTE MERIDIAN, IN UMATILLA COUNTY, OREGON BOUNDED AND DESCRIBED AS FOLLOWS; COMMENCING AT THE CENTER OF SAID SECTION 31: THENCE NORTH 89°42'10" EAST ALONG THE EAST-WEST CENTERLINE OF SAID SECTION, A DISTANCE OF 1332.67 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31; THENCE SOUTH 0°06'30" WEST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 64.85 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND HERETOFORE CONVEYED BY MARJORIE L. WHELAN TO OREGON-WASHINGTON RAILROAD & NAVIGATION COMPANY BY WARRANTY DEED DATED FEBRUARY 7, 1974, RECORDED FEBRUARY 8, 1974, IN BOOK 334, PAGE 619, UMATILLA COUNTY DEED RECORDS, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 0°06'30" WEST ALONG SAID WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 626.50 FEET: THENCE SOUTH 89°53'30" EAST, A DISTANCE OF 978.06 FEET: THENCE NORTH 41°57'00" WEST, A DISTANCE OF 843.82 FEET TO A POINT IN THE NORTH LINE OF SAID TRACT OF LAND HERETOFORE CONVEYED BY MARJORIE L. WHELAN: THENCE NORTH 89°53'30" WEST ALONG SAID NORTH LINE OF THE TRACT OF LAND CONVEYED BY MARJORIE L. WHELAN. A DISTANCE OF 412.79 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 9.99 ACRES, MORE OR LESS.

TRACT II (TL1400 MAP 4N2931) PER DEED 2023-07592

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 29, EAST OF THE WILLAMETTE MERIDIAN, IN UMATILLA COUNTY, OREGON BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 31; THENCE NORTH 89°42'10" EAST ALONG THE EAST-WEST CENTERLINE OF SAID SECTION, A DISTANCE OF 1332.67 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31 AND THE TRUE POINT OF BEGINNING: THENCE SOUTH 0°06'30" WEST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, A DISTANCE OF 64.85 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND HERETOFORE CONVEYED BY MARJORIE L. WHELAN TO OREGON-WASHINGTON RAILROAD & NAVIGATION COMPANY BY WARRANTY DEED DATED FEBRUARY 7, 1974, RECORDED FEBRUARY 8, 1974, IN BOOK 334, PAGE 619, UMATILLA COUNTY DEED RECORDS; THENCE SOUTH 89°53'30" EAST ALONG THE NORTH LINE OF SAID TRACT OF LAND CONVEYED BY MARJORIE L. WHELAN, A DISTANCE OF 412.79 FEET: THENCE NORTH 41°57'00" WEST, A DISTANCE OF 90.70 FEET TO A POINT IN SAID EAST-WEST CENTERLINE OF SECTION 31; THENCE SOUTH 89°42'10" WEST ALONG SAID EAST-WEST CENTERLINE OF SECTION 3 A DISTANCE OF 352.04 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 0.58 ACRES, MORE OR LESS.

TRACT III (TL1500 MAP 4N2931) PER DEED 2023-07589

ALL THAT PORTION OF WEST HALF OF SOUTHEAST QUARTER, SECTION 3, TOWNSHIP 4 NORTH, RANGE 29, LYING NORTHERLY AND EASTERLY OF UMATILLA RIVER AS IT WAS LOCATED ON JANUARY 1, 1980; ALL BEING EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

CONTAINING 58.68 ACRES, MORE OR LESS.

TRACT IV (TL2100 MAP 4N2931) PER DEED 2023-07589

ALL THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31 AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 29, EAST OF THE WILLAMETTE MERIDIAN IN UMATILLA COUNTY, OREGON, LYING SOUTHWESTERLY OF A LINE PARALLEL WITH AND 350 FEET DISTANT SOUTHWESTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF UNION PACIFIC RAILROAD COMPANY'S PORTLAND SUBDIVISION MAIN TRACT, AS PRESENTLY CONSTRUCTED AND OPERATED:

EXCEPTING THEREFROM THAT PORTION OF SAID NORTH HALF OF SOUTHEAST QUARTER OF SOUTHEAST QUARTER AND SAID SOUTHWEST QUARTER OF SOUTHWEST QUARTER OF NORTHWEST QUARTER OF SOUTHWEST QUARTER LYING WITHIN THE ORIGINAL TOWN OF FOSTER.

CONTAINING 33.98 ACRES, MORE OR LESS.

TRANSFER LEGAL DESCRIPTIONS:

TRANSFER 1: (TL1900 TO TL1400)

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 29, EAST OF THE WILLAMETTE MERIDIAN, IN UMATILLA COUNTY, OREGON DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND HERETOFORE CONVEYED BY MARJORIE L. WHELAN TO OREGON-WASHINGTON RAILROAD & NAVIGATION COMPANY BY WARRANTY DEED DATED FEBRUARY 7, 1974, RECORDED FEBRUARY 8, 1974, IN BOOK 334, PAGE 619, UMATILLA COUNTY DEED RECORDS, BEING MONUMENTED BY A 5/8" REBAR WITH 1-1/2" ALUMINUM CAP SET BY KRUMBEIN PER SURVEY 85-143-B; THENCE SOUTH 1°29'52" EAST ALONG SAID WEST LINE OF TRACT I OF SAID SURVEY 85-143-B, A DISTANCE OF 626.22 FEET TO THE SOUTHWEST CORNER OF TRACT I AS DESCRIBED IN DEED RECORDED NOVEMBER 1, 2023, UNDER DOCUMENT NUMBER 2023-07592, UMATILLA COUNTY RECORDS BEING MONUMENTED BY KRUMBEIN PER SAID SURVEY 85-143-B; THENCE ALONG THE SOUTH LINE OF SAID TRACT I, NORTH 88°26'02" EAST 10.88 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG THE SOUTH LINE OF SAID TRACT I, NORTH 88°26'02" EAST 512.84 FEET; THENCE SOUTH 0°01'36" EAST 80.48 FEET; THENCE SOUTH 89°58'24" WEST 123.13 FEET ALONG A LINE PARALLEL WITH AND 350.00 FEET SOUTHWESTERLY FROM THE CENTER LINE OF UNION PACIFIC RAILROAD COMPANY'S PORTLAND SUBDIVISION MAIN TRACT; THENCE NORTH 42°46'52" WEST 123.13 FEET ALONG A LINE PARALLEL WITH AND 350.00 FEET SOUTHWESTERLY OF SAID CENTERLINE TO THE SOUTH LINE OF SAID TRACT I; THENCE SOUTH 88°26'02" WEST 369.25' ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

CONTAINING 7.44 ACRES, MORE OR LESS.

TRANSFER 2: (TL2100 TO TL1400)

THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 29, EAST OF THE WILLAMETTE MERIDIAN, IN UMATILLA COUNTY, OREGON DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND HERETOFORE CONVEYED BY MARJORIE L. WHELAN TO OREGON-WASHINGTON RAILROAD & NAVIGATION COMPANY BY WARRANTY DEED DATED FEBRUARY 7, 1974, RECORDED FEBRUARY 8, 1974, IN BOOK 334, PAGE 619, UMATILLA COUNTY DEED RECORDS, BEING MONUMENTED BY A 5/8" REBAR WITH 1-1/2" ALUMINUM CAP SET BY KRUMBEIN PER SURVEY 85-143-B; THENCE SOUTH 1°29'52" EAST ALONG SAID WEST LINE OF TRACT I OF SAID SURVEY 85-143-B, A DISTANCE OF 626.22 FEET TO THE SOUTHWEST CORNER OF TRACT I AS DESCRIBED IN DEED RECORDED NOVEMBER 1, 2023, UNDER DOCUMENT NUMBER 2023-07592, UMATILLA COUNTY RECORDS BEING MONUMENTED BY KRUMBEIN PER SAID SURVEY 85-143-B; THENCE ALONG THE SOUTH LINE OF SAID TRACT I, NORTH 88°26'02" EAST 10.88 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG THE SOUTH LINE OF SAID TRACT I, NORTH 88°26'02" EAST 512.84 FEET; THENCE SOUTH 0°01'36" EAST 80.48 FEET; THENCE SOUTH 89°58'24" WEST 123.13 FEET ALONG A LINE PARALLEL WITH AND 350.00 FEET SOUTHWESTERLY OF SAID CENTERLINE TO THE SOUTH LINE OF SAID TRACT I; THENCE SOUTH 88°26'02" WEST 369.25' ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

CONTAINING 37,686 SQUARE FEET, MORE OR LESS.

TRANSFER 3: (TL2100 TO TL1900)

THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 29, EAST OF THE WILLAMETTE MERIDIAN, IN UMATILLA COUNTY, OREGON DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND HERETOFORE CONVEYED BY MARJORIE L. WHELAN TO OREGON-WASHINGTON RAILROAD & NAVIGATION COMPANY BY WARRANTY DEED DATED FEBRUARY 7, 1974, RECORDED FEBRUARY 8, 1974, IN BOOK 334, PAGE 619, UMATILLA COUNTY DEED RECORDS, BEING MONUMENTED BY A 5/8" REBAR WITH 1-1/2" ALUMINUM CAP SET BY KRUMBEIN PER SURVEY 85-143-B; THENCE SOUTH 1°29'52" EAST ALONG SAID WEST LINE OF TRACT I OF SAID SURVEY 85-143-B, A DISTANCE OF 626.22 FEET TO THE SOUTHWEST CORNER OF TRACT I AS DESCRIBED IN DEED RECORDED NOVEMBER 1, 2023, UNDER DOCUMENT NUMBER 2023-07592, UMATILLA COUNTY RECORDS BEING MONUMENTED BY KRUMBEIN PER SAID SURVEY 85-143-B; THENCE ALONG THE SOUTH LINE OF SAID TRACT I, NORTH 88°26'02" EAST 10.88 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER; THENCE CONTINUING ALONG THE SOUTH LINE OF SAID TRACT I, NORTH 88°26'02" EAST 512.84 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 0°01'36" EAST 80.48 FEET; THENCE NORTH 89°58'24" EAST 452.71 FEET, MORE OR LESS, TO A POINT WHICH LIES 350.00 FEET SOUTHWESTERLY FROM THE CENTER LINE OF UNION PACIFIC RAILROAD COMPANY'S PORTLAND SUBDIVISION MAIN TRACT; THENCE NORTH 42°46'52" WEST 123.13 FEET ALONG A LINE PARALLEL WITH AND 350.00 FEET SOUTHWESTERLY OF SAID CENTERLINE TO THE SOUTH LINE OF SAID TRACT I; THENCE SOUTH 88°26'02" WEST 369.25' ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

CONTAINING 35,317 SQUARE FEET, MORE OR LESS.

TRANSFER 4: (TL1500 TO TL1400)

THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 29, EAST OF THE WILLAMETTE MERIDIAN, IN UMATILLA COUNTY, OREGON DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER, BEING MONUMENTED BY EDWARDS PER SURVEY 88-57-B; THENCE SOUTH 88°51'59" WEST 15.46 FEET ALONG THE NORTH LINE OF THE WEST HALF OF SAID SOUTHEAST QUARTER TO A POINT WHICH BEARS NORTH 0°01'21" WEST 18.39 FEET FROM THE MONUMENTED NORTHWEST CORNER OF TRACT II PER SURVEY 85-143-B SET BY KRUMBEIN PER SURVEY I-21-C; THENCE SOUTH 0°01'21" EAST 709.85 FEET; THENCE SOUTH 46°31'53" EAST 40.42 FEET TO THE EAST LINE OF THE WEST HALF OF SAID SOUTHEAST QUARTER; THENCE NORTH 1°05'57" WEST 738.10 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING. EXCEPT THOSE PORTIONS THEREOF LYING WITHIN THE MONUMENTED TRACTS I AND II OF SAID SURVEY 85-143-B.

CONTAINING 6,928 SQUARE FEET, MORE OR LESS.

TRANSFER 5: (TL1400 TO TL1400)

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 29, EAST OF THE WILLAMETTE MERIDIAN, IN UMATILLA COUNTY, OREGON DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER, BEING MONUMENTED BY EDWARDS PER SURVEY 88-57-B; THENCE SOUTH 1°05'57" EAST 18.20 FEET ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER TO THE MONUMENTED NORTH LINE OF TRACT I PER SURVEY 85-143-B; THENCE NORTH 88°03'56" EAST 335.22 FEET ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF SAID TRACT I BEING MONUMENTED BY A 5/8" REBAR WITH 1-1/2" ALUMINUM CAP SET BY KRUMBEIN PER SURVEY 85-143-B; THENCE NORTH 43°39'01" WEST 18.49 FEET ALONG THE NORTHWESTERLY PROJECTION OF THE NORTHEASTERLY LINE OF SAID TRACT I TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER OF SAID SECTION 31; THENCE SOUTH 88°50'47" WEST 322.68 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

CONTAINING 5,249 SQUARE FEET, MORE OR LESS.

RECORD SURVEY

FOR PROPERTY LINE ADJUSTMENT
IN A PORTION OF THE SE1/4 OF SECTION 31,
AND A PORTION THE SW1/4 OF SECTION 32,
TOWNSHIP 4 NORTH, RANGE 29 EAST, W.M.,
UMATILLA COUNTY, OREGON

SURVEY NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO DEPICT THE BOUNDARIES OF THE SUBJECT PROPERTIES FOR A PENDING SALE. THIS INITIAL SURVEY UNCOVERED THAT SEVERAL ISSUES EXIST WITH THE EXISTING LEGAL DESCRIPTIONS FOR TRACTS I-IV AS PROVIDED BY THE CLIENT AS WELL AS CONFLICTING SECTION BREAKDOWN AND MONUMENTATION FOR SECTION 31.

AN OVERLAP EXISTS IN THE BOUNDARY BETWEEN TRACT I AND TRACT III. THE DESCRIPTION FOR TRACT I DESCRIBES A PROPERTY BOUNDARY WHICH RUNS DOWN THE NORTH-SOUTH MID SECTION LINE OF THE SOUTHEAST QUARTER OF SECTION 31 AND EXTENDS INTO THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER. NO BOUNDS CALL EXISTS IN THE DESCRIPTION FOR TRACT I TO INDICATE IF THE INTENT WAS TO BOUND ON THE ALIQUOT LINE. (ADDITIONAL RESEARCH WOULD BE NEEDED TO SEE WHICH PROPERTY HAS JUNIOR OR SENIOR RIGHTS TO THE GROUND). THIS JUNIOR-SENIOR RELATIONSHIP IS A NON-ISSUE AS THIS PROPERTY LINE ADJUSTMENT AND SUBSEQUENT DEEDS INTEND TO RECONFIGURE THESE TRACTS AND CLEAN UP THIS LEGAL DESCRIPTION.

AN OVERLAP EXISTS WITH A PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 31 WHICH LIES WITHIN THE BOUNDARY FOR THE PLAT OF THE TOWN OF FOSTER. THIS PORTION OF THE SECTION WAS NOT EXCEPTED OUT OF THE DEED BUT IS CONSIDERED MOOT AS THE TOWN OF FOSTER WAS PLATTED IN 1918. THE FENCE LINE PRESENT ALONG THE BOUNDARY OF THE TOWN OF FOSTER IS CONSISTENT WITH THE SHAPE AND SIZE OF THE PLAT. THE PLAT WAS COMPUTED FROM FOUND MONUMENTS OF RECORD ALONG THE NORTHEASTERLY EDGE OF SAID PLAT. THE PLAT OF THE TOWN OF FOSTER IS BEING FULLY EXCEPTED IN THE RESULTANT LEGAL DESCRIPTION OF PARCEL C AS SHOWN HEREON.

AERIAL IMAGERY RETRIEVED FROM UMATILLA COUNTY SURVEYOR'S OFFICE FROM 1980 WAS USED TO ESTABLISH THE HISTORIC LOCATION OF THE UMATILLA RIVER FROM 1980. THE APPROXIMATE CENTERLINE WAS APPROXIMATED FROM SAID IMAGERY AND IS USED FOR AREA COMPUTATIONS ONLY AND AS SUCH IS NOT DIMENSIONED.

THE LOCATION OF THE CENTERLINE OF THE UNION PACIFIC RAILROAD COMPANY'S MAIN TRACK WAS ESTABLISHED ON THE "AS-BUILT" RAIL CENTERLINE AND IS CONSISTENT WITH MONUMENTATION FOR NEIGHBORING PROPERTIES IN THE VICINITY.

A DISCREPANCY EXISTS BETWEEN THE BREAKDOWN OF SECTION 31 BETWEEN KRUMBEIN'S 1973 AND 1985 SURVEYS (I-21-C AND 85-143-B RESPECTIVELY) AND EDWARDS 1988 SURVEY (88-57-B). THIS SURVEY AGREES WITH THE REASONING AND POSITIONS ESTABLISHED BY EDWARDS BUT CONFLICTING EVIDENCE AND MONUMENTATION FROM THE TWO KRUMBEIN SURVEYS IS NOT THROWN OUT ALTOGETHER. THE BOUNDARIES OF TRACTS I, II, & III WERE ESTABLISHED HOLDING RECORD DISTANCES AND ANGLES FROM THE FOUND REMAINING MONUMENTATION PER THE KRUMBEIN SURVEYS WHICH IS CONSISTENT AND THE APPARENT ORIGINATION OF THE LEGAL DESCRIPTIONS DESCRIBED IN THE DEEDS FOR SAID TRACTS. AS SUCH, THOSE KRUMBEIN MONUMENTS FOUND WERE HELD TO CONTROL THOSE BOUNDARIES THEY ORIGINALLY REPRESENTED, REGARDLESS IN A DIFFERENCE IN SECTION BREAKDOWN. THIS SURVEY HOLDS THE MONUMENTS AND POSITIONS PER SURVEY 85-143-B TO CONTROL THE EXISTING BOUNDARIES OF TRACTS I AND II AND USES THE MONUMENTS AND SECTION BREAKDOWN FROM EDWARDS 1988 SURVEY TO CONTROL THE SOUTHEAST QUARTER OF SECTION 31. THE OVERLAPS AND GAPS CREATED BY THESE CONFLICTING SURVEYS IS BEING ADDRESSED IN NEW LEGAL DESCRIPTIONS DESCRIBED HEREON MAINTAINING THE PREEXISTING BONAFIDE RIGHTS OF THE PROPERTIES MONUMENTED BY KRUMBEIN WITH THE CONTINUITY OF THE SUBSEQUENT EDWARDS SURVEY DETERMINATION. THIS IS SUPPORTED BY KRUMBEIN ACTING AS COUNTY SURVEYOR AND HIS DIRECTION TO KING IN SURVEY 23-042-C TO HOLD THE 1988 POSITION OF EDWARDS FOR THE S1/4 CORNER OF SECTION 31 OVER HIS POSITION FROM 1973.

THE NORTH, WEST, SOUTH, AND EAST LINES OF THE SOUTHEAST QUARTER OF SECTION 31 WERE ESTABLISHED BETWEEN FOUND MONUMENTS OF RECORD. THE NORTH-SOUTH CENTERLINE OF THE SOUTHEAST 1/4 OF SECTION 31 WAS COMPUTED BETWEEN THE FOUND MONUMENT OF RECORD AT THE CE 1/16TH CORNER SET BY EDWARDS AND THE COMPUTED EAST 1/16TH CORNER BETWEEN SECTIONS 31 AND 6 AT MIDPOINT ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 31. THE EAST-WEST CENTERLINE OF THE SOUTHEAST 1/4 OF SECTION 31 WAS COMPUTED BETWEEN THE MIDPOINT ALONG THE WEST LINE OF THE SOUTHEAST QUARTER AND THE FOUND MONUMENT MARKING THE SOUTH 1/16TH CORNER BETWEEN SECTIONS 31 AND 32 AS SHOWN PER EDWARD'S SURVEY 90-28-A.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

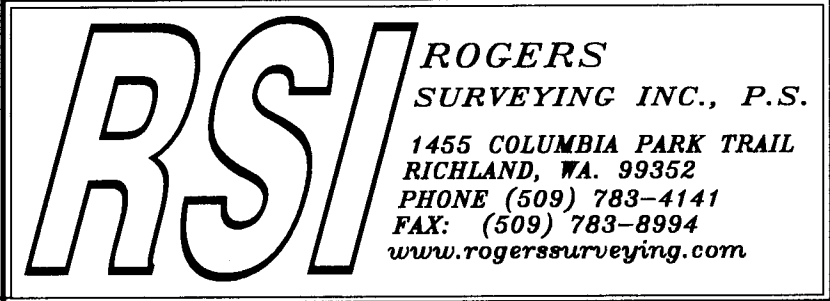


OREGON
MARCH 09, 2021
BRENTON A. GRIFFIN
93754PLS

RENEWS: 06/30/2027

6/06/2025
DATE:

REV: 5/09/25 BAG

		CLIENT	KEVIN ZIMMER		JOB	31723
		PROJECT	PROPERTY LINE ADJUSTMENT PTN OF SE1/4 SEC 31, T4N, R29E, WM			
DRN. BY	DCP	SCALE	1"= 200'	F. B. NO.	SHEET 2	OF 3
APPROVED	BAG	DATE	9/14/23	ACAD VER - C3D21 FILE: 31723.DWG		

RESULTANT LEGAL DESCRIPTIONS

PROPERTY A:

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 29, EAST OF THE WILLAMETTE MERIDIAN, IN UMATILLA COUNTY, OREGON BOUNDED AND DESCRIBED AS FOLLOWS; COMMENCING AT THE CENTER OF SAID SECTION 31: THENCE NORTH 89°42'10" EAST ALONG THE EAST-WEST CENTERLINE OF SAID SECTION, A DISTANCE OF 1332.67 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31; THENCE SOUTH 0°06'30" WEST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 64.85 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND HERETOFORE CONVEYED BY MARJORIE L. WHELAN TO OREGON-WASHINGTON RAILROAD & NAVIGATION COMPANY BY WARRANTY DEED DATED FEBRUARY 7, 1974, RECORDED FEBRUARY 8, 1974. IN BOOK 334, PAGE 619, UMATILLA COUNTY DEED RECORDS, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 0°06'30" WEST ALONG SAID WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 626.50 FEET: THENCE SOUTH 89°53'30" EAST. A DISTANCE OF 978.06 FEET: THENCE NORTH 41°57'00" WEST. A DISTANCE OF 843.82 FEET TO A POINT IN THE NORTH LINE OF SAID TRACT OF LAND HERETOFORE CONVEYED BY MARJORIE L. WHELAN: THENCE NORTH 89°53'30" WEST ALONG SAID NORTH LINE OF THE TRACT OF LAND CONVEYED BY MARJORIE L. WHELAN. A DISTANCE OF 412.79 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 29, EAST OF THE WILLAMETTE MERIDIAN, IN UMATILLA COUNTY, OREGON DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND HERETOFORE CONVEYED BY MARJORIE L. WHELAN TO OREGON-WASHINGTON RAILROAD & NAVIGATION COMPANY BY WARRANTY DEED DATED FEBRUARY 7, 1974, RECORDED FEBRUARY 8, 1974. IN BOOK 334, PAGE 619, UMATILLA COUNTY DEED RECORDS, BEING MONUMENTED BY A 5/8" REBAR WITH 1-1/2" ALUMINUM CAP SET BY KRUMBEIN PER SURVEY 85-143-B; THENCE SOUTH 1°29'52" EAST ALONG SAID WEST LINE OF TRACT I OF SAID SURVEY 85-143-B, A DISTANCE OF 626.22 FEET TO THE SOUTHWEST CORNER OF TRACT I AS DESCRIBED IN DEED RECORDED NOVEMBER 1, 2023, UNDER DOCUMENT NUMBER 2023-07592, UMATILLA COUNTY RECORDS BEING MONUMENTED BY KRUMBEIN PER SAID SURVEY 85-143-B; THENCE ALONG THE SOUTH LINE OF SAID TRACT I, NORTH 88°26'02" EAST 512.84 FEET; THENCE NORTH 0°01'36" WEST 488.75 FEET TO THE NORTHEASTERLY LINE OF SAID TRACT I; THENCE NORTH 43°39'01" WEST 185.51 FEET ALONG THE NORTHEASTERLY LINE OF SAID TRACT I TO THE NORTH LINE OF THAT CERTAIN TRACT OF LAND HERETOFORE CONVEYED BY MARJORIE L. WHELAN TO OREGON-WASHINGTON RAILROAD & NAVIGATION COMPANY BY WARRANTY DEED DATED FEBRUARY 7, 1974, RECORDED FEBRUARY 8, 1974. IN BOOK 334, PAGE 619, UMATILLA COUNTY DEED RECORDS AS MONUMENTED PER SAID SURVEY 85-143-B; THENCE ALONG SAID NORTH LINE SOUTH 88°26'15" WEST 411.70 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 29, EAST OF THE WILLAMETTE MERIDIAN, IN UMATILLA COUNTY, OREGON DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND HERETOFORE CONVEYED BY MARJORIE L. WHELAN TO OREGON-WASHINGTON RAILROAD & NAVIGATION COMPANY BY WARRANTY DEED DATED FEBRUARY 7, 1974, RECORDED FEBRUARY 8, 1974. IN BOOK 334, PAGE 619, UMATILLA COUNTY DEED RECORDS, BEING MONUMENTED BY A 5/8" REBAR WITH 1-1/2" ALUMINUM CAP SET BY KRUMBEIN PER SURVEY 85-143-B; THENCE SOUTH 1°29'52" EAST ALONG SAID WEST LINE OF TRACT I OF SAID SURVEY 85-143-B, A DISTANCE OF 626.22 FEET TO THE SOUTHWEST CORNER OF TRACT I AS DESCRIBED IN DEED RECORDED NOVEMBER 1, 2023, UNDER DOCUMENT NUMBER 2023-07592, UMATILLA COUNTY RECORDS BEING MONUMENTED BY KRUMBEIN PER SAID SURVEY 85-143-B; THENCE ALONG THE SOUTH LINE OF SAID TRACT I, NORTH 88°26'02" EAST 10.88 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER; THENCE CONTINUING ALONG THE SOUTH LINE OF SAID TRACT I, NORTH 88°26'02" EAST 512.84 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 0°01'36" EAST 80.48 FEET; THENCE NORTH 89°58'24" EAST 452.71 FEET, MORE OR LESS, TO A POINT WHICH LIES 350.00 FEET SOUTHWESTERLY FROM THE CENTER LINE OF UNION PACIFIC RAILROAD COMPANY'S PORTLAND SUBDIVISION MAIN TRACK; THENCE NORTH 42°46'52" WEST 123.13 FEET ALONG A LINE PARALLEL WITH AND 350.00 FEET SOUTHWESTERLY OF SAID CENTERLINE TO THE SOUTH LINE OF SAID TRACT I; THENCE SOUTH 88°26'02" WEST 369.25' ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

CONTAINING 3.36 ACRES, MORE OR LESS.

PROPERTY B:

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 29, EAST OF THE WILLAMETTE MERIDIAN, IN UMATILLA COUNTY, OREGON BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 31; THENCE NORTH 89°42'10" EAST ALONG THE EAST-WEST CENTERLINE OF SAID SECTION, A DISTANCE OF 1332.67 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31 AND THE TRUE POINT OF BEGINNING: THENCE SOUTH 0°06'30" WEST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, A DISTANCE OF 64.85 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND HERETOFORE CONVEYED BY MARJORIE L. WHELAN TO OREGON-WASHINGTON RAILROAD & NAVIGATION COMPANY BY WARRANTY DEED DATED FEBRUARY 7, 1974, RECORDED FEBRUARY 8, 1974, IN BOOK 334, PAGE 619. UMATILLA COUNTY DEED RECORDS; THENCE SOUTH 89°53'30" EAST ALONG THE NORTH LINE OF SAID TRACT OF LAND CONVEYED BY MARJORIE L. WHELAN, A DISTANCE OF 412.79 FEET: THENCE NORTH 41°57'00" WEST, A DISTANCE OF 90.70 FEET TO A POINT IN SAID EAST-WEST CENTERLINE OF SECTION 31; THENCE SOUTH 89°42'10" WEST ALONG SAID EAST-WEST CENTERLINE OF SECTION 3 A DISTANCE OF 352.04 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 29, EAST OF THE WILLAMETTE MERIDIAN, IN UMATILLA COUNTY, OREGON DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND HERETOFORE CONVEYED BY MARJORIE L. WHELAN TO OREGON-WASHINGTON RAILROAD & NAVIGATION COMPANY BY WARRANTY DEED DATED FEBRUARY 7, 1974, RECORDED FEBRUARY 8, 1974. IN BOOK 334, PAGE 619, UMATILLA COUNTY DEED RECORDS, BEING MONUMENTED BY A 5/8" REBAR WITH 1-1/2" ALUMINUM CAP SET BY KRUMBEIN PER SURVEY 85-143-B; THENCE SOUTH 1°29'52" EAST ALONG SAID WEST LINE OF TRACT I OF SAID SURVEY 85-143-B, A DISTANCE OF 626.22 FEET TO THE SOUTHWEST CORNER OF TRACT I AS DESCRIBED IN DEED RECORDED NOVEMBER 1, 2023, UNDER DOCUMENT NUMBER 2023-07592, UMATILLA COUNTY RECORDS BEING MONUMENTED BY KRUMBEIN PER SAID SURVEY 85-143-B; THENCE ALONG THE SOUTH LINE OF SAID TRACT I, NORTH 88°26'02" EAST 512.84 FEET; THENCE NORTH 0°01'36" WEST 488.75 FEET TO THE NORTHEASTERLY LINE OF SAID TRACT I; THENCE NORTH 43°39'01" WEST 185.51 FEET ALONG THE NORTHEASTERLY LINE OF SAID TRACT I TO THE NORTH LINE OF THAT CERTAIN TRACT OF LAND HERETOFORE CONVEYED BY MARJORIE L. WHELAN TO OREGON-WASHINGTON RAILROAD & NAVIGATION COMPANY BY WARRANTY DEED DATED FEBRUARY 7, 1974, RECORDED FEBRUARY 8, 1974. IN BOOK 334, PAGE 619, UMATILLA COUNTY DEED RECORDS AS MONUMENTED PER SAID SURVEY 85-143-B; THENCE ALONG SAID NORTH LINE SOUTH 88°26'15" WEST 411.70 FEET TO THE POINT OF BEGINNING.

AND TOGETHER WITH THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 29, EAST OF THE WILLAMETTE MERIDIAN, IN UMATILLA COUNTY, OREGON DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND HERETOFORE CONVEYED BY MARJORIE L. WHELAN TO OREGON-WASHINGTON RAILROAD & NAVIGATION COMPANY BY WARRANTY DEED DATED FEBRUARY 7, 1974, RECORDED FEBRUARY 8, 1974. IN BOOK 334, PAGE 619, UMATILLA COUNTY DEED RECORDS, BEING MONUMENTED BY A 5/8" REBAR WITH 1-1/2" ALUMINUM CAP SET BY KRUMBEIN PER SURVEY 85-143-B; THENCE SOUTH 1°29'52" EAST ALONG SAID WEST LINE OF TRACT I OF SAID SURVEY 85-143-B, A DISTANCE OF 626.22 FEET TO THE SOUTHWEST CORNER OF TRACT I AS DESCRIBED IN DEED RECORDED NOVEMBER 1, 2023, UNDER DOCUMENT NUMBER 2023-07592, UMATILLA COUNTY RECORDS BEING MONUMENTED BY KRUMBEIN PER SAID SURVEY 85-143-B; THENCE ALONG THE SOUTH LINE OF SAID TRACT I, NORTH 88°26'02" EAST 10.88 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG THE SOUTH LINE OF SAID TRACT I, NORTH 88°26'02" EAST 512.84 FEET; THENCE SOUTH 0°01'36" EAST 80.48 FEET; THENCE SOUTH 89°58'24" WEST 511.40 FEET, MORE OR LESS, TO SAID WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 1°05'57" WEST 66.71 FEET ALONG SAID WEST LINE TO THE SOUTH LINE OF TRACT I AS DESCRIBED IN DEED RECORDED NOVEMBER 1, 2023, UNDER DOCUMENT NUMBER 2023-07592, UMATILLA COUNTY RECORDS AND THE TRUE POINT OF BEGINNING.

AND TOGETHER WITH THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 29, EAST OF THE WILLAMETTE MERIDIAN, IN UMATILLA COUNTY, OREGON DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF SAID SOUTHEAST QUARTER, BEING MONUMENTED BY EDWARDS PER SURVEY 88-57-B; THENCE SOUTH 88°51'59" WEST 15.46 FEET ALONG THE NORTH LINE OF THE WEST HALF OF SAID SOUTHEAST QUARTER TO A POINT WHICH BEARS NORTH 0°01'21" WEST 18.39 FEET FROM THE MONUMENTED NORTHWEST CORNER OF TRACT II PER SURVEY 85-143-B SET BY KRUMBEIN PER SURVEY I-21-C; THENCE SOUTH 0°01'21" EAST 709.85 FEET; THENCE SOUTH 46°31'53" EAST 40.42 FEET TO THE EAST LINE OF THE WEST HALF OF SAID SOUTHEAST QUARTER; THENCE NORTH 1°05'57" WEST 738.10 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING. EXCEPT THOSE PORTIONS THEREOF LYING WITHIN THE MONUMENTED TRACTS I AND II OF SAID SURVEY 85-143-B.

AND TOGETHER WITH THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 29, EAST OF THE WILLAMETTE MERIDIAN, IN UMATILLA COUNTY, OREGON DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER, BEING MONUMENTED BY EDWARDS PER SURVEY 88-57-B; THENCE SOUTH 1°05'57" EAST 18.20 FEET ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER TO THE MONUMENTED NORTH LINE OF TRACT I PER SURVEY 85-143-B; THENCE NORTH 88°03'56" EAST 335.22 FEET ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF SAID TRACT I BEING MONUMENTED BY A 5/8" REBAR WITH 1-1/2" ALUMINUM CAP SET BY KRUMBEIN PER SURVEY 85-143-B; THENCE NORTH 43°39'01" WEST 18.49 FEET ALONG THE NORTHWESTERLY PROJECTION OF THE NORTHEASTERLY LINE OF SAID TRACT I TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER OF SAID SECTION 31; THENCE SOUTH 88°50'47" WEST 322.68 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

CONTAINING 9.17 ACRES, MORE OR LESS.

RECORD SURVEY

FOR PROPERTY LINE ADJUSTMENT
IN A PORTION OF THE SE1/4 OF SECTION 31,
AND A PORTION THE SW1/4 OF SECTION 32,
TOWNSHIP 4 NORTH, RANGE 29 EAST, W.M.,
UMATILLA COUNTY, OREGON

PROPERTY C:

ALL THAT PORTION OF WEST HALF OF SOUTHEAST QUARTER, SECTION 3, TOWNSHIP 4 NORTH, RANGE 29, LYING NORTHERLY AND EASTERLY OF UMATILLA RIVER AS IT WAS LOCATED ON JANUARY 1, 1980; ALL BEING EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

EXCEPT THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 29, EAST OF THE WILLAMETTE MERIDIAN, IN UMATILLA COUNTY, OREGON DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF SAID SOUTHEAST QUARTER, BEING MONUMENTED BY EDWARDS PER SURVEY 88-57-B; THENCE SOUTH 88°51'59" WEST 15.46 FEET ALONG THE NORTH LINE OF THE WEST HALF OF SAID SOUTHEAST QUARTER TO A POINT WHICH BEARS NORTH 0°01'21" WEST 18.39 FEET FROM THE MONUMENTED NORTHWEST CORNER OF TRACT II PER SURVEY 85-143-B SET BY KRUMBEIN PER SURVEY I-21-C; THENCE SOUTH 0°01'21" EAST 709.85 FEET; THENCE SOUTH 46°31'53" EAST 40.42 FEET TO THE EAST LINE OF THE WEST HALF OF SAID SOUTHEAST QUARTER; THENCE NORTH 1°05'57" WEST 738.10 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING. EXCEPT THOSE PORTIONS THEREOF LYING WITHIN THE MONUMENTED TRACTS I AND II OF SAID SURVEY 85-143-B.

CONTAINING 58.52 ACRES, MORE OR LESS.

PROPERTY D:

ALL THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31 AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 29, EAST OF THE WILLAMETTE MERIDIAN IN UMATILLA COUNTY, OREGON, LYING SOUTHWESTERLY OF A LINE PARALLEL WITH AND 350 FEET DISTANT SOUTHWESTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF UNION PACIFIC RAILROAD COMPANY'S PORTLAND SUBDIVISION MAIN TRACT, AS PRESENTLY CONSTRUCTED AND OPERATED:

EXCEPTING THEREFROM THAT PORTION OF SAID NORTH HALF OF SOUTHEAST QUARTER OF SOUTHEAST QUARTER AND SAID SOUTHWEST QUARTER OF SOUTHWEST QUARTER OF NORTHWEST QUARTER OF SOUTHWEST QUARTER LYING WITHIN THE ORIGINAL TOWN OF FOSTER.

AND ALSO EXCEPT THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 29, EAST OF THE WILLAMETTE MERIDIAN, IN UMATILLA COUNTY, OREGON DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND HERETOFORE CONVEYED BY MARJORIE L. WHELAN TO OREGON-WASHINGTON RAILROAD & NAVIGATION COMPANY BY WARRANTY DEED DATED FEBRUARY 7, 1974, RECORDED FEBRUARY 8, 1974. IN BOOK 334, PAGE 619, UMATILLA COUNTY DEED RECORDS, BEING MONUMENTED BY A 5/8" REBAR WITH 1-1/2" ALUMINUM CAP SET BY KRUMBEIN PER SURVEY 85-143-B; THENCE SOUTH 1°29'52" EAST ALONG SAID WEST LINE OF TRACT I OF SAID SURVEY 85-143-B, A DISTANCE OF 626.22 FEET TO THE SOUTHWEST CORNER OF TRACT I AS DESCRIBED IN DEED RECORDED NOVEMBER 1, 2023, UNDER DOCUMENT NUMBER 2023-07592, UMATILLA COUNTY RECORDS BEING MONUMENTED BY KRUMBEIN PER SAID SURVEY 85-143-B; THENCE ALONG THE SOUTH LINE OF SAID TRACT I, NORTH 88°26'02" EAST 10.88 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG THE SOUTH LINE OF SAID TRACT I, NORTH 88°26'02" EAST 512.84 FEET; THENCE SOUTH 0°01'36" EAST 80.48 FEET; THENCE SOUTH 89°58'24" WEST 511.40 FEET, MORE OR LESS, TO SAID WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 1°05'57" WEST 66.71 FEET ALONG SAID WEST LINE TO THE SOUTH LINE OF TRACT I AS DESCRIBED IN DEED RECORDED NOVEMBER 1, 2023, UNDER DOCUMENT NUMBER 2023-07592, UMATILLA COUNTY RECORDS AND THE TRUE POINT OF BEGINNING.

AND ALSO EXCEPT THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 29, EAST OF THE WILLAMETTE MERIDIAN, IN UMATILLA COUNTY, OREGON DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND HERETOFORE CONVEYED BY MARJORIE L. WHELAN TO OREGON-WASHINGTON RAILROAD & NAVIGATION COMPANY BY WARRANTY DEED DATED FEBRUARY 7, 1974, RECORDED FEBRUARY 8, 1974. IN BOOK 334, PAGE 619, UMATILLA COUNTY DEED RECORDS, BEING MONUMENTED BY A 5/8" REBAR WITH 1-1/2" ALUMINUM CAP SET BY KRUMBEIN PER SURVEY 85-143-B; THENCE SOUTH 1°29'52" EAST ALONG SAID WEST LINE OF TRACT I OF SAID SURVEY 85-143-B, A DISTANCE OF 626.22 FEET TO THE SOUTHWEST CORNER OF TRACT I AS DESCRIBED IN DEED RECORDED NOVEMBER 1, 2023, UNDER DOCUMENT NUMBER 2023-07592, UMATILLA COUNTY RECORDS BEING MONUMENTED BY KRUMBEIN PER SAID SURVEY 85-143-B; THENCE ALONG THE SOUTH LINE OF SAID TRACT I, NORTH 88°26'02" EAST 10.88 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER; THENCE CONTINUING ALONG THE SOUTH LINE OF SAID TRACT I, NORTH 88°26'02" EAST 512.84 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 0°01'36" EAST 80.48 FEET; THENCE NORTH 89°58'24" EAST 452.71 FEET, MORE OR LESS, TO A POINT WHICH LIES 350.00 FEET SOUTHWESTERLY FROM THE CENTER LINE OF UNION PACIFIC RAILROAD COMPANY'S PORTLAND SUBDIVISION MAIN TRACK; THENCE NORTH 42°46'52" WEST 123.13 FEET ALONG A LINE PARALLEL WITH AND 350.00 FEET SOUTHWESTERLY OF SAID CENTERLINE TO THE SOUTH LINE OF SAID TRACT I; THENCE SOUTH 88°26'02" WEST 369.25' ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

CONTAINING 32.31 ACRES, MORE OR LESS.

RECEIVED BY
Umatilla County Surveyor
Date: 6/12/25
Filed by: CT
No. 25-053-6

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Brenton A. Griffin
OREGON
MARCH 09, 2021
BRENTON A. GRIFFIN
93754PLS
RENEWS: 06/30/2027

6/06/2025
DATE:

REV: 5/09/25 BAG

<div><div>RSI</div><div>ROGERS SURVEYING INC., P.S. 1455 COLUMBIA PARK TRAIL RICHLAND, WA. 99352 PHONE (509) 783-4141 FAX: (509) 783-8994 www.rogerssurveying.com</div></div>	CLIENT			KEVIN ZIMMER		JOB	
	PROJECT			PROPERTY LINE ADJUSTMENT			31723
				PTN OF SE1/4 SEC 31, T4N, R29E, WM			
	DRN. BY	DCP	SCALE	1"= 200'	F. B. NO.		SHEET
APPROVED	BAG	DATE	9/14/23	ACAD VER - C3D21		OF	
				FILE: 31723.DWG			