A SURVEY FOR A BOUNDARY LINE ADJUSTMENT FOR THE ROBERTSON FAMILY LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SEC. 33, TWP. 6 NORTH, RGE. 35 EAST, W.M. UMATILLA COUNTY, OREGON FOUND A 1/2" REBAR .10' DEEP 1.33' SOUTH OF CENTERLINE OF COUNTY ROAD N8836'40"E 3978.39 AND HELD AS CENTER OF SECTION PER (CENTER OF ROAD 517) SURVEY 03-137-C NORTHWEST CORNER OF SW 1/4 OF SEC. 33; FOUND AND HELD 2 1/2" BRASS CAP BY TOMKINS N 88'38'23" E 2672.35' (2672.89' R1) AS SHOWN PER SURVEY COUNTY ROAD #517 N88°38'23"E 370.64' 03-023-C, VISITED 2/14/17 (CENTERLINE OF CO. ROAD_51 PER SURVEY 03-043-C) N 88'38'22" E 304.00' ---PK NAIL NOT FOUND, HEAD . CALCULATED POSITION FOR CENTER N 88'38'24" E 1336.17' (1336.45' R1 (NORTH LINE OF THE SW 1/4 OF SEC. 3 _ S01°27'12"E N88'36'40"E 287.22' LINE OF COUNTY ROAD PER SURVEY 03-043-C BY HADDOCK HELD CALCULATED POSITION OF C-W 1/16 AT MID POINT BETWEEN WEST 16' ACCESS EASEMENT 1/4 AND CENTER OF SECTION. (SEE DEED BOOK 168, INTERSECTION DETAIL FOUND A 2 1/2" ALUMINUM CAP P.154\ SURFACE MON N80'W 3.40' SET PER ALUMINUM CAP, HELD AS SURVEY 03-043-C BY HADDOCK AND RR SPIKE OF UNKNOWN ORIGIN NTERSECTION MON OF COUNTY -RAIL ROAD SPIKE ROAD AND LOWER DRY CREEK N43'W 3.90' AS NOTED ON HADDOCK ROAD PER SURVEY 03-043-C _N 43'30'15" W BASIS OF BEARINGS SURVEY, ALUMINUM CAP HELD AS BY HADDOCK 3.90' <u>N88'36'40"E 3978.39</u> BEARINGS SHOWN ARE BASED ON THE OREGON STATE PLANE COORDINATE SYSTEM, INTERSECTION MON PER STEVE NORTH ZONE, NAD-83, HOLDING A BEARING MAP NO. 6N-35-33-C HADDOCK'S SURVEY 03-043 C. CALCULATED C-W 1/16 OF N88*23'22"E ALONG THE NORTH LINE OF N 80°02'46" W TAX LOT 200 THE NORTHWEST QUARTER OF SECTION 4, (FIRST GROWTH PROPERTIES) T.5N, R.35E, W.M. MAP NO. 6N-35-33-C S01'43'48"E THIS PROJECT WAS PERFORMED AT THE REQUEST OF STEVE TAX LOT 400 1234.53' ROBERTSON IN AN EFFORT TO ACQUIRE A 2.96 ACRE VINEYARD (ROBERTSON FAMILY LLC) TRACT DIRECTLY EAST OF HIS EXISTING VINEYARD. THIS SURVEY WAS INITIATED IN OCTOBER OF 2017, LYING DIRECTLY EAST OF AND CL DRY CREEK ROAD ON THE OPPOSITE SIDE OF DRY CREEK ROAD FROM OUR SURVEY PER SURVEY 03-043-C 17-120-C. IN THIS SURVEY, I HAVE ANALYZED THE 2007 DEEDS PROPERTY CORNER 4' LINE 8' WEST OF NW COR OF GREEN POSTS, FROM HUNTLEY TO FIRST GROWTH PROPERTIES, AS WELL AS THE 2009 DEED FROM WATERS WINERY TO ROBERTSON FAMILY LLC, AND COMPARED THE DEED CALLS TO THE RAILROAD RIGHT OF WAY MAP 183' EAST OF EAST OF ROBERTSON FOR THE SW 1/4 OF SECTION 33, SLIDE NUMBER 35 OF RAILROAD ROBERTSON ROW MAPS FILED IN THE RECORDS OF THE UMATILLA COUNTY SURVEYOR, S 88'38'24" W 660.00' TO ASCERTAIN THE TRUE RAILROAD RIGHT OF WAY, WHICH BOUNDS 356887.5 S.F. S88'38'24"W 482.00' N88°38'24"E 178.00' ~ THE SOUTH LINE OF THE PERTINENT PARCELS. 8.19 AC. THIS SURVEY WAS PERFORMED AS A REAL TIME KINEMATIC SURVEY LEGEND USING TRIMBLE DUAL FREQUENCY RECEIVERS WITH A PRECISION OF BURIED ELECTRICAL LINE ONE CENTIMETER ± 1 PPM. MONUMENTS WERE VISITED IN OCTOBER, — Е — Е — Е — 40.00 RIGHT-OF-WAY PROPERTY LINE UNDERGROUND IRRIGATION MAIN COMBINED AREA ROAD CENTERLINE S01'43'48"E _ SECTION OR SECTION SUBDIVISION LINE 485867.1 S.F. MAP NO. 6N-35-33-C 1234.53 TAX LOT 300 11.15 AC. EDGE OF ASPHALT LAND FOR ROBERTSON (FIRST GROWTH PROPERTIES) TO ACQUIRE FROM EDGE OF FIELD/GRAVEL ROADS FIRST GROWTH PROPERTIES EXISTING PARCEL AS BUILT RAIL ROAD TRACK BOUNDARY, TO 128979.6 S.F. BE ADJUSTED CALCULATED CORNER. NOT FOUND OR SET RESIDUAL AREA: FOUND MONUMENT AS DESCRIBED 270616.4 S.F. SURVEY 08-163-C BY TOMKINS 6.21 AC. SET 5/8"X30" REBAR WITH PLASTIC CAP STAMPED "WA25893 OR2360" 8' WIDE DITCH EASEMENT, DEED EAST ROW -ROBERTSON BOOK 90, PAGE 197 L=1353.72' N31°45'08"W LINE PARALLEL LEGAL DESCRIPTION FOR EXISTING TAX LOT 400 SET 1/2" R=1432.50' / 100.00<u>'</u> / NOTE: RAILROAD RIGHT OF TO AND 184.5' BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER EDGES OF TRAVELED IRON PIN $\Delta = 54^{\circ}08'41''(54^{\circ}12')$ EAST OF EAST WAY AND CURVE DATA FOR BENCH OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 NORT BASED ON INFORMATION B=S 85'19'13" W ROW OF VINES OF MIND RANGE 35 EAST, W.M., AND THE TRUE POINT OF BEGINNING FOR THIS C=1303.90' TURBINE" ORIGINAL · ON RAILROAD MAP SLIDE DESCRIPTION; THENCE SOUTH ALONG THE NORTH- SOUTH CENTERLINE NO. 286, RECORDS OF ROBERTSON TANK (OF THE SOUTHWEST QUARTER OF SECTION 33, A DISTANCE OF 1498 EXISTING √VINEYARD. THE UMATILLA COUNTY FEET, MORE OR LESS, TO THE NORTHERLY RIGHT OF WAY LINE OF THE PROPERTY LINE SURVEYOR. NOTE, OUR MEASURED DELTA ANGLE, O.W.R.&N. CO. THENCE NORTHEASTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE TO A POINT 304 FET EAST, WHEN MEASURED AT RIGHT BASED ON ACTUAL TRACK ANGLES, OF SAID NORTH- SOUTH CENTERLINE OF THE SOUTHWEST CENTERLINE MEASUREMENT, QUARTER OF SAID SECTION 33; THENCE NORTH, PARALLEL TO THE IS 54.08'41", WHEREAS R=1482.50'NORTH- SOUTH CENTERLINE A DISTANCE OF 1328 FEET, MORE OR THE RECORD DELTA ANGLE Δ=6'01'25" LESS, TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER IS 54'12'. B=S61'15'35"W OF SAID SECTION 33: THENCE WEST ALONG SAID NORTH LINE A DISTANCE OF 304 FEET TO THE POINT OF BEGINNING. C=155.78' RAILROAD RIGHT OF WAY WIDTH AS LEGAL DESCRIPTION FOR EXISTING TAX LOT 300 BEGINNING AT A POINT ON THE NORTH LINE OF THE O.W.R.&N. SHOWN ON RAILROAD RIGHT OF WAY MAP; WIDTH CHANGE OCCURS AT COMPANY'S RIGHT OF WAY 304 FEET EAST AND 1310.4 FEET SOUTH POINT OF CURVATURE. OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 35 EAST, RUNNING THENCE NORTH 881.3 FEET; THENCE EAST 660 WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 33 FEET; THENCE SOUTH 508.3 FEET TO THE LINE OF THE O.W.R.&N RECEIVED BY COMPANY'S RIGHT OF WAY; THENCE SOUTHWESTERLY ALONG SAID S01'27'12"E 2668.21'-FOUND 1/2" REBAR ALONG RIGHT OF WAY 763 FEET TO THE POINT OF BEGINNING; EXCEPTING **Umatilla County Surveyor** EAST SIDE OF RAIL ROAD TIE AN 8 FT. RIGHT OF WAY FOR A DITCH AS CONVEYED TO PLEASANT POST AS SHOWN ON SURVEY Date: 3/7/18' VIEW IRRIGATION COMPANY, A CORPORATION, BE RIGHT OF WAY 08-163-C BY TOMKINS DEED RECORDED IN BOOK 90, PAGE 197 OF THE DEED RECORDS OF Rec'd By: CT UMATILLA COUNTY, OREGON; L=382.06' No.: 18-013-C ALL BEING EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF R=365.00' UMATILLA AND STATE OF OREGON. EXCEPTING ANY AND ALL WATER Δ=59*58'25" RIGHTS OF WAY, ROADS, HIGHWAYS, AND RAILROAD RIGHTS OF WAY. B=S28'15'25"W C=364.85' SECTION DIAGRAM REGISTERED **PROFESSIONAL** LAND SURVEYOR SECTION 33 Pal MW Vanlin TWP 6N RGE 35E, W.M. JULY 26, 1988 PAUL W.P. TOMKINS 2360 FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "USKH LS 2360" SET PER SURVEY 08-163-C BY TOMKINS SIGNED FEBRUARY 26, 2018 SOUTH 1/4 CORNER SECTION

33, POSITION HELD PER SURVEY

08-163-C BY TOMKINS. NOT VISITED THIS SURVEY HELD CALCULATED POSITION OF THE SW CORNER OF THE SE 1/4 OF S 88'23'22" W THE SW 1/4 OF SECTION 33 PER -FOUND 1 1/2" PIPE, BRASS CAP SHOWN IN R1 APPEARS SURVEY 08-163-C BY TOMKINS. NOT VISITED THIS SURVEY 1326.60' TO HAVE BEEN REMOVED, HELD S 88'23'22" W CLIENT: ROBERTSON FAMILY PROJECT NO.: 67048.000 AS SW CORNER SECTION 33 PBS Engineering and Environmental Inc. 1326.74 SURVEYOR: PWP TOMKINS DATE: 02/06/2018 5 N Colville St, Ste 200 Walla Walla, WA 99362 CALC BY: PWPT DRAWN BY: PWPT SCALE: 1"= 100'

LEGAL DESCRIPTION FOR AMENDED TAX LOT 300

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER IN SECTION 33 OF TOWNSHIP 6 NORTH, RANGE 35 EAST, W.M., UMATILLA COUNTY, OREGON, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33, THENCE N 88'38'22" E ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33 A DISTANCE OF 304.00'; THENCE S 01'21'12" E A DISTANCE OF 29.28'

TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 517; THENCE CONTINUING S01'27'12" E A DISTANCE OF 399.82'; THENCE N 88'38'247" E A DISTANCE OF 482.00';

THENCE N 88'38'24" E A DISTANCE OF 482.00';

THENCE S 01'14'50" E, PARALLEL TO THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33 A DISTANCE OF 509.43' TO A POINT ON THE NORTHWEST RIGHT OF WAY LINE OF THE O.W.R.&N. COMPANY RIGHT OF WAY; THENCE ALONG SAID RIGHT OF WAY LINE AS FOLLOWS:

THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 155.86', WITH A RADIUS OF 1482.50', WITH A CHORD BEARING OF S 61'15'35" W, WITH A CHORD LENGTH OF 155.78',

THENCE N 31'45'08" W A DISTANCE OF 100.00';

THENCE S 5814'52" W A DISTANCE OF 333.02';
THENCE LEAVING SAID RIGHT OF WAY AND RUNNING N 01'46'34" W A DISTANCE OF 663.31' TO THE TRUE POINT OF BEGINNING,

HAVING AN AREA OF 270616.4 SQUARE FEET, 6.212 ACRES.

HAVING AN AREA OF 485869.1 SQUARE FEET, 11.154 ACRES.

LEGAL DESCRIPTION FOR AMENDED TAX LOT 400

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 33 OF TOWNSHIP 6 NORTH, RANGE 35 EAST, W.M., UMATILLA COUNTY, OREGON, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33, THENCE N 88'38'22" E ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33 A DISTANCE OF 304.00'; THENCE S 01'21'12" E A DISTANCE OF 29.28' TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 517 AND THE TRUE POINT OF BEGINNING;

THENCE S 01'27'12" E A DISTANCE OF 399.82';

THENCE N 88'38'24" E A DISTANCE OF 178.00';

THENCE S 01'46'34" E A DISTANCE OF 663.31' TO A POINT ON THE NORTHWEST RIGHT OF WAY LINE OF THE O.W.R&N COMPANY;

THENCE S 58'14'52" W ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 210.49';

THENCE S 58'14'52" W ALONG SAID WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33;

THENCE N 01'26'57" W ALONG SAID WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 11.34' TO A POINT ON THE EAST RIGHT OF WAY LINE OF COUNTY ROAD 647;

THENCE ALONG SAID RIGHT OF WAY LINE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 134.43', WITH A RADIUS OF 385.00', WITH A CHORD BEARING OF N 08'16'22" E, WITH A CHORD LENGTH OF 133.75';

THENCE N 01'43'48" W ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 1204.41' TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 517;

THENCE N 88'36'40" E ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 1204.41' TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 517;

THENCE N 88'36'40" E ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 287.22' TO THE TRUE POINT OF BEGINNING,

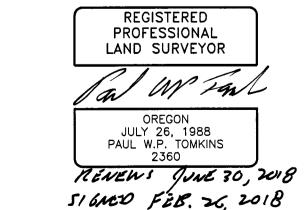
LEGAL DESCRIPTION FOR LAND TO BE DEEDED BY FIRST GROWTH TO ROBERTSON FAMILY

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER IN SECTION 33 OF TOWNSHIP 6 NORTH, RANGE 35 EAST, W.M., UMATILLA COUNTY, OREGON, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33, THENCE N 88'38'22" E ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF 304.00'; THENCE S 01'21'12" E A DISTANCE OF 29.28' TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 517; THENCE CONTINUING S01'27'12" E A DISTANCE OF 399.82' TO THE TRUE POINT OF BEGINNING; THENCE N 88'38'24" E A DISTANCE OF 663.31' TO A POINT ON THE NORTHWEST RIGHT OF WAY LINE OF THE O.W.R.&N. COMPANY; THENCE S 58'14'52" W ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 210.49'; THENCE N 01'27'12" W A DISTANCE OF 769.78' TO THE TRUE POINT OF BEGINNING, HAVING AN AREA OF 128981.5 SQUARE FEET, 2.961 ACRES.

A SURVEY FOR A BOUNDARY LINE ADJUSTMENT FOR THE ROBERTSON FAMILY LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SEC. 33, TWP. 6 NORTH, RGE. 35 EAST, W.M. UMATILLA COUNTY, OREGON

PECEIVED BY
Umatilla County Surveyor
Date: ___3/7/18
Rec'd By:____CT





PBS Engineering and Environmental Inc. 5 N Colville St, Ste 200 Walla Walla, WA 99362 509.956.3026 pbsusa.com

3, 4,000 7 20. 20, 20.0			
CLIENT: ROBERTSON FAMILY		PROJECT NO.: 67048.000	
SURVEYOR: PWP TOMKINS		DATE: 02/06/2018	
CALC BY: PWPT	DRAWN BY	: PWPT	SCALE: 1"= 100'
SECTION: SW4 S33	TOWNSHIP: 6N		RANGE: 35E
CITY: N/A	COUNTY: UMATILLA		SHEET 1 OF 2