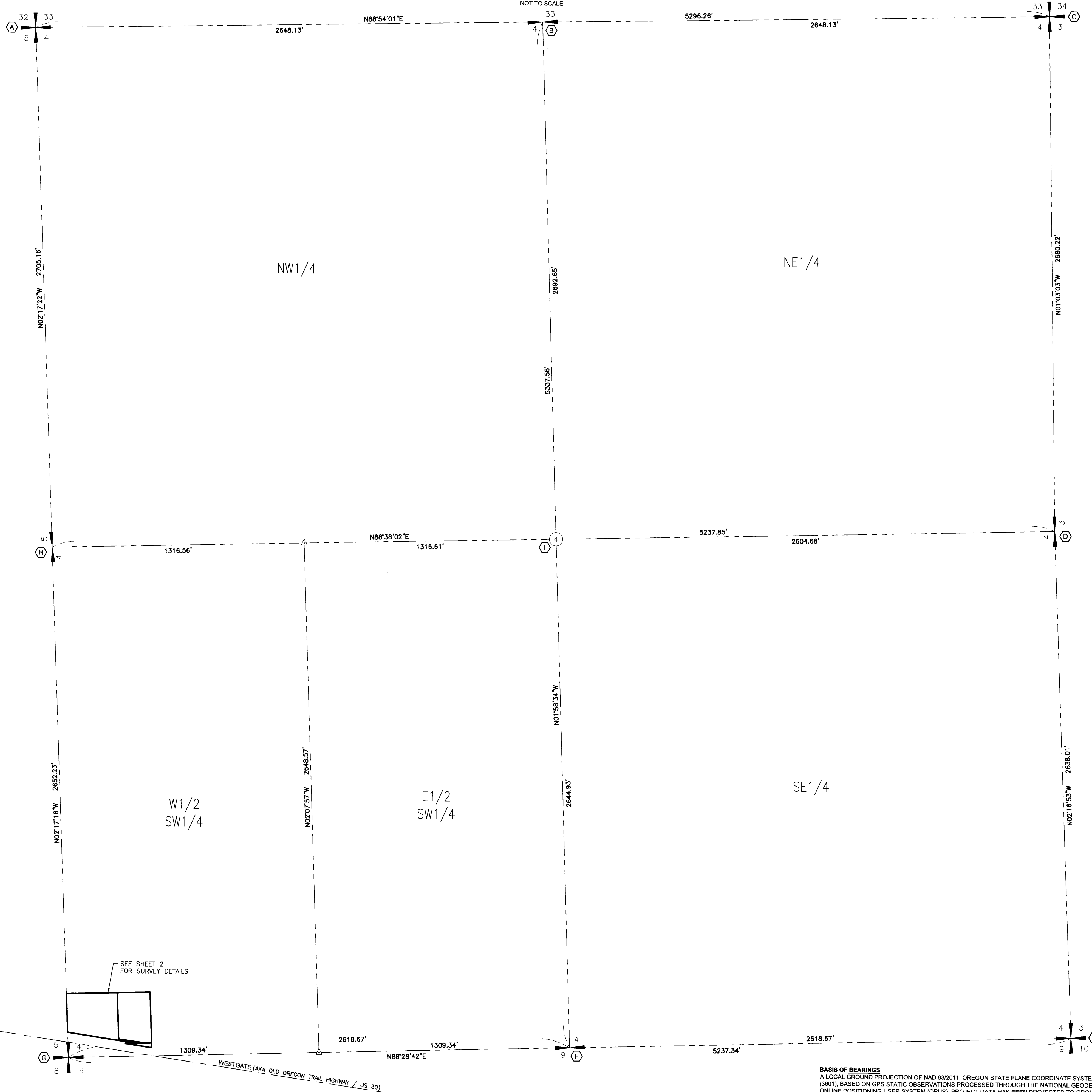


RECORD OF SURVEY
LYING IN A PORTION OF THE WEST-HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M.,
CITY OF PENDLETON, UMATILLA COUNTY, OREGON

SECTION BREAKDOWN DETAIL
NOT TO SCALE



NARRATIVE

THIS SURVEY WAS PREPARED AT THE REQUEST OF CRH AMERICAS MATERIALS IN MAY 2025. THE PURPOSE OF THIS SURVEY WAS TO PREPARE A RECORD OF SURVEY AND SET PROPERTY CORNER MONUMENTS FOR THE THREE INTERSTATE CONCRETE & ASPHALT COMPANIES TAX LOTS 800, 900 AND 1000 AS DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED UNDER INSTRUMENT NO. 2023-07098, RECORDED IN UMATILLA COUNTY, OREGON BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 32 EAST OF THE WILLAMETTE MERIDIAN, PENDLETON, UMATILLA COUNTY, OREGON.

PRELIMINARY FIELD WORK WAS PERFORMED ON MAY 30, 2025, BY CAMERON GREEN. EQUIPMENT USED IN CONJUNCTION WITH THIS SURVEY WERE TRIMBLE R13 DUAL FREQUENCY MULTI-CONSTELLATION GNSS RECEIVERS OPERATED IN STATIC MODE & RTK WITH LOGGING. DATA COLLECTION WAS ACCOMPLISHED UTILIZING A TRIMBLE TSC3 ELECTRONIC DATA COLLECTOR. STATIC DATA WAS POST PROCESSED THROUGH THE NATIONAL GEODETIC SURVEY (NGS) ONLINE USERS POSITIONING SYSTEM (OPUS). RTK & LOGGING DATA WAS PROCESSED USING TRIMBLE BUSINESS CENTER (TBC) VERSION 2024.10. PROPERTY CORNER MONUMENTS WERE SET ON JUNE 4, 2025, BY CAMERON GREEN AND CLAYTON PICKETT USING AFOREMENTIONED EQUIPMENT.

WE BEGAN THE SURVEY BY LOCATING AND MAKING OBSERVATIONAL TIES TO EXISTING SECTION 4 MONUMENTS, LOCAL PROPERTY CORNER MONUMENTS AND TO ROAD CENTERLINE MONUMENTS. ALL MONUMENTS SHOWN AS FOUND AND ACCEPTED ON THIS SURVEY WERE LOCATED WITHIN AN ACCEPTABLE AND REASONABLE TOLERANCE OF RECORD POSITION, 0.10' +/-.

THE EXTERIOR BOUNDARIES OF THE PARCELS SHOWN HEREON WERE DETERMINED AS FOLLOWS:
THE EXTERIOR WEST BOUNDARY OF THIS SURVEY WAS DETERMINED BY HOLDING A LINE BETWEEN FOUND MONUMENTS AT THE SOUTHWEST CORNER AND THE WEST-QUARTER CORNER OF SAID SECTION 4.
THE EXTERIOR NORTH BOUNDARY OF THIS SURVEY IS THE NORTH LINE OF THE SOUTH 330-FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 4. THE SOUTH LINE OF SAID SECTION 4 WAS DETERMINED BY HOLDING A LINE BETWEEN FOUND MONUMENTS AT THE SOUTHWEST CORNER AND THE SOUTHEAST CORNER OF SAID SECTION 4. THE SOUTH-QUARTER CORNER OF SAID SECTION 4 WAS COMPUTED AT THE SINGLE PROPORTION LOCATION ALONG SAID SOUTH LINE. THE SOUTH LINE OF THE SOUTHWEST QUARTER WAS THEN OFFSET 330-FEET NORTHERLY.

THE EXTERIOR EAST BOUNDARY OF THIS SURVEY IS A LINE 437.07 FEET EAST OF THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4 WHEN MEASURED AT RIGHT ANGLES. HISTORICAL DEEDS AND PREVIOUSLY RECORDED SURVEYS DESCRIBE AND DEPICT THIS LINE AS BEING 436.2 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER. I CHOOSE TO HOLD THE FOUND 5/8-INCH IRON REBAR SHOWN HEREON AS THE BEST EVIDENCE OF THE TRUE LOCATION OF THIS LINE AND AS SHOWN IN SURVEY REFERENCE NO. 1, A SURVEY BY H.L. MELTON IN DECEMBER 1951. ANOTHER FOUND 5/8-INCH IRON REBAR FOUND 34.00 FEET WEST OF THE PREVIOUSLY MENTIONED IRON REBAR CHECKS VERY WELL WITH THE DIMENSION SHOWN ON SAID SURVEY.

THE EXTERIOR SOUTH BOUNDARY OF THIS SURVEY IS THE NORTH RIGHT-OF-WAY LINE OF WESTGATE STREET (AKA OLD OREGON TRAIL HIGHWAY & US HIGHWAY 30). THE CENTERLINE OF SAID WESTGATE WAS DETERMINED BY HOLDING A LINE BETWEEN FOUND ROAD CENTERLINE MONUMENTS AS SHOWN HEREON. THE ROAD CENTERLINE WAS THEN OFFSET 40.00 FEET AND 50.00 FEET NORTHERLY, ACCORDING TO OREGON STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY PLANS 4B-23-20, EAST UNIT STANFIELD - PENDLETON SECTION, OLD OREGON TRAIL - UMATILLA COUNTY, DATED 02-1935, REVISED 03-1956 & 08-1963.

THE INTERIOR BOUNDARIES OF THE PARCELS SHOWN HEREON WERE DETERMINED BY DEED DIMENSIONS. THE INTERIOR LINE BETWEEN TRACT 2 AND TRACT 3 WAS CREATED BY A DISTANCE-DISTANCE INTERSECTION BY HOLDING THE DEED DISTANCE OF 171.3' ALONG THE NORTH LINE AND BY HOLDING THE DEED DISTANCE OF 139.92' ALONG THE SOUTH LINE.

TRACT 1 LEGAL DESCRIPTION

(GENERAL WARRANTY DEED INSTRUMENT NO. 2023-07098)

BEGINNING AT A POINT 66 FEET NORTH FROM AND 436.20 FEET EAST FROM THE SOUTHWEST CORNER OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 32, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, SAID POINT ALSO BEING ON THE NORTH LINE OF THE WM. C. MCKAY DONATION LAND CLAIM; THENCE WESTERLY ALONG THE WM. C. MCKAY DONATION LAND, A DISTANCE OF 34 FEET; THENCE NORTH 80°19' WEST, A DISTANCE OF 139.92 FEET; THENCE NORTHERLY, A DISTANCE OF 240.82 FEET; THENCE EASTERLY ON A LINE PARALLEL WITH AND 284 FEET NORTHERLY FORM THE NORTH LINE OF SAID WM. C. MCKAY DONATION LAND, A DISTANCE OF 171.30 FEET TO THE WEST LINE OF THAT TRACT OF LAND CONVEYED TO GORDON L. WESTWOOD, ETUX, BY DEED RECORDED IN BOOK 205, PAGE 415, DEED RECORDS; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID WESTWOOD TRACT, A DISTANCE OF 284 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE HIGHWAY RIGHT-OF-WAY.

TRACT 2 LEGAL DESCRIPTION

(GENERAL WARRANTY DEED INSTRUMENT NO. 2023-07098)

BEGINNING AT A POINT 66 FEET NORTH FROM AND 436.20 FEET EAST FROM THE SOUTHWEST CORNER OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 32, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, SAID POINT ALSO BEING ON THE NORTH LINE OF THE WM. C. MCKAY DONATION LAND CLAIM; THENCE SOUTH 89°30' WEST AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 4 TO THE INTERSECTION OF THE NORTH LINE OF SAID WM. C. MCKAY DONATION LAND CLAIM AND THE NORTH RIGHT-OF-WAY LINE OF THE U.S. HIGHWAY NO. 30; THENCE SOUTH 80°19' EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID HIGHWAY TO A POINT DUE SOUTH FROM THE POINT OF BEGINNING; THENCE DUE NORTH TO THE POINT OF BEGINNING; EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE HIGHWAY RIGHT-OF-WAY.

TRACT 3 LEGAL DESCRIPTION

(GENERAL WARRANTY DEED INSTRUMENT NO. 2023-07098)

SOUTH 330 FEET OF THE WEST HALF OF THE WEST HALF OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 32, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON;

EXCEPTING THEREFROM THOSE TRACTS CONVEYED TO THE STATE OF OREGON BY DEEDS RECORDED IN BOOK 71, PAGE 279, BOOK 130, PAGE 494, DEED RECORDS.

ALSO EXCEPTING THAT TRACT CONVEYED TO GORDON L. WESTWOOD, ETUX, BY DEED RECORDED IN BOOK 205, PAGE 415, DEED RECORDS.

ALSO EXCEPTING THAT TRACT CONVEYED TO LESLIE E. HARTUNG, ETUX, BY DEED RECORDED IN BOOK 205, PAGE 597, UMATILLA COUNTY DEED RECORDS.

FOUND MONUMENT TABLE

- (A) NW CORNER SECTION 4, T 2N, R 32E, W.M.
FOUND AND HELD 3" BRASS CAP, STAMPED "PLS 1106; 1988" WITH SECTION DESIGNATION. VISITED 03-03-2024
- (B) N1/4 CORNER SECTION 4, T 2N, R 32E, W.M.
CALCULATED SINGLE PROPORTION POSITION, SEARCHED FOR, NOTHING FOUND OR SET IN THIS SURVEY.
- (C) NE CORNER SECTION 4, T 2N, R 32E, W.M.
FOUND AND HELD 2-1/2" BRASS CAP, 12" BELOW SURFACE, NO MARKINGS. VISITED 03-03-2024
- (D) W1/4 CORNER SECTION 4, T 2N, R 32E, W.M.
CALCULATED POSITION PER FOUND REFERENCE MONUMENT, STAMPED "R.M., 1106; 43.97 FT", UNRECORDED BY WILLIAM R. WELLS. VISITED 03-03-2024
- (E) SE CORNER SECTION 4, T 2N, R 32E, W.M.
FOUND AND HELD 2-1/2" BRASS CAP, IN CONCRETE, STAMPED "UMATILLA COUNTY SURVEYOR; 1988" WITH SECTION DESIGNATION. VISITED 03-03-2024
- (F) S1/4 CORNER SECTION 4, T 2N, R 32E, W.M.
CALCULATED SINGLE PROPORTION POSITION, SEARCHED FOR, NOTHING FOUND OR SET IN THIS SURVEY.
- (G) SW CORNER SECTION 4, T 2N, R 32E, W.M.
FOUND AND HELD 1/2" REBAR, NO CAP. VISITED 03-03-2024
- (H) E1/4 CORNER SECTION 4, T 2N, R 32E, W.M.
FOUND AND HELD 3" BRASS CAP, STAMPED "PLS 1106; 1988" WITH SECTION DESIGNATION. VISITED 03-03-2024
- (I) C1/4 CORNER SECTION 4, T 2N, R 32E, W.M.
CALCULATED POSITION, SEARCHED FOR, NOTHING FOUND OR SET IN THIS SURVEY.

LEGEND

- SECTION CORNER, AS NOTED
- QUARTER SECTION CORNER, AS NOTED
- CENTER QUARTER SECTION CORNER, AS NOTED
- SEE FOUND MONUMENT TABLE

06-10-2025

REGISTERED
PROFESSIONAL
LAND SURVEYOR

JOHN JOSEPH SHEA
JAN 16, 1996
2751LS

RENEWAL DATE: 6-30-2026

JUB
J-U-B ENGINEERS, INC.

RECEIVED BY

Umatilla County Surveyor

Date: 06/10/25

Rec'd By: CJ

No.: 25-052-C

3611 S. Zintel Way
Kennewick, WA 99337
p | 509 783 2144 w | www.jub.com

Dwg Name: 30-25-034_V-RCS

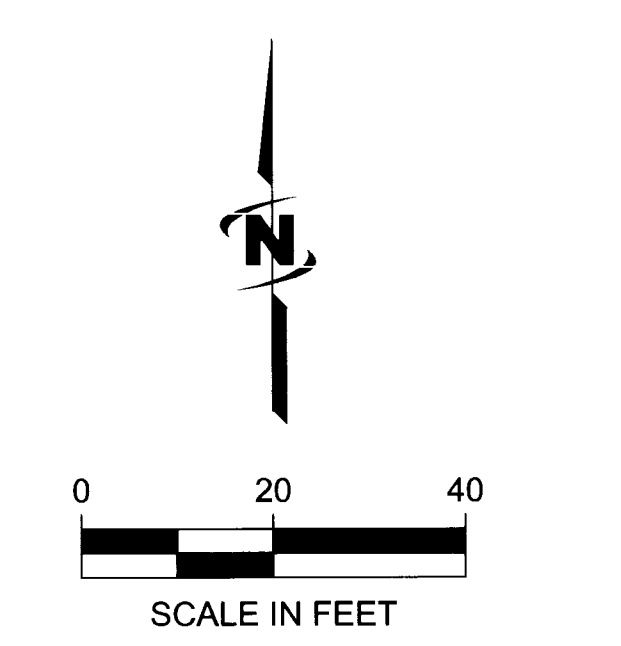
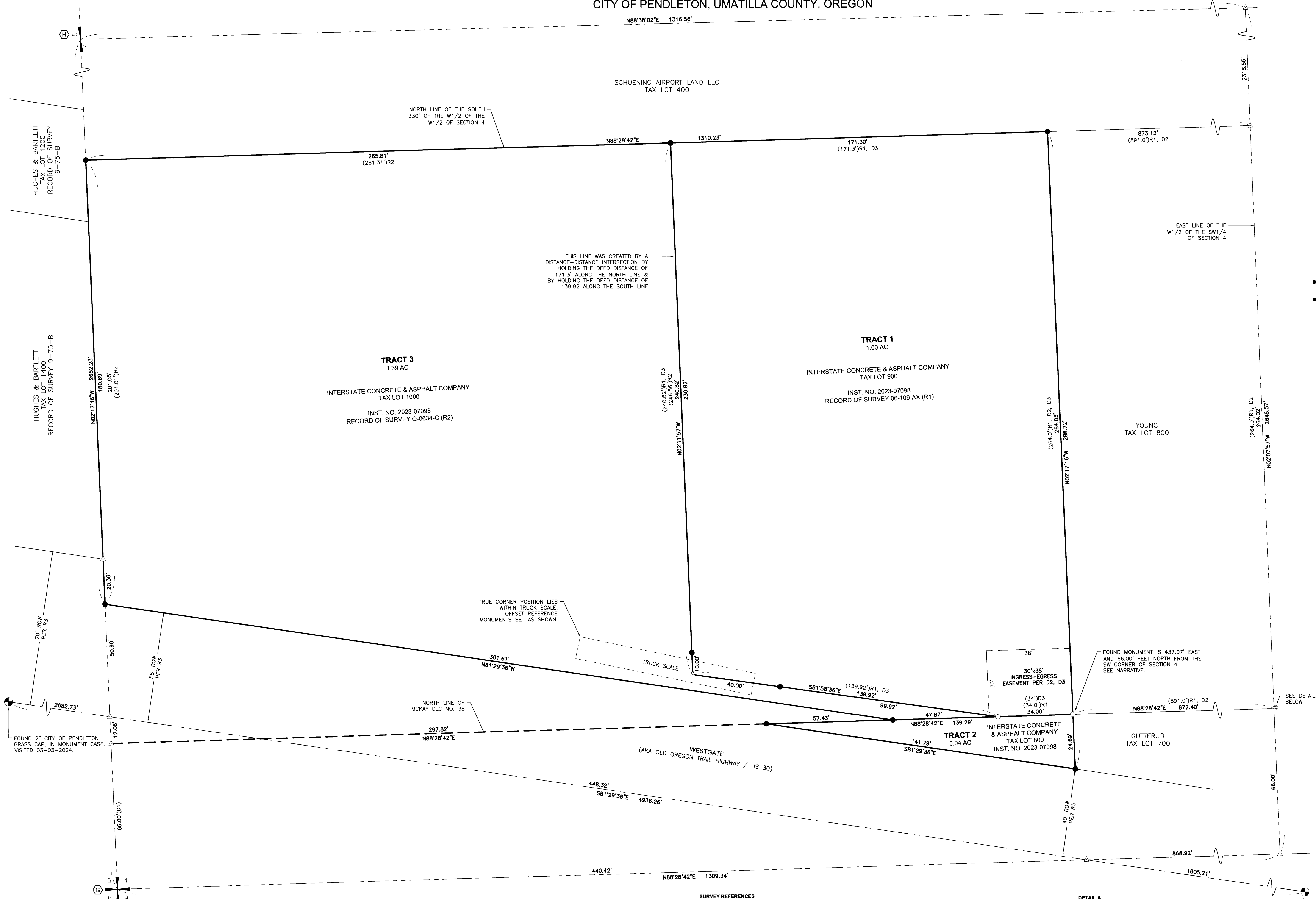
Date: June 9, 2025

Dr: DFG

Ch: JUS

Sheet 1 of 2

RECORD OF SURVEY
LYING IN A PORTION OF THE WEST-HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M.,
CITY OF PENDLETON, UMATILLA COUNTY, OREGON



- LEGEND**
- SECTION CORNER, AS NOTED
 - QUARTER SECTION CORNER, AS NOTED
 - FOUND AND HELD BRASS CAP, AS NOTED. VISITED 03-03-2024.
 - FOUND AND HELD 5/8" REBAR, NO CAP. VISITED 03-03-2024.
 - FOUND IRON REBAR WITH AFFIXED METAL PLATE, MARKED "EOSH"
 - SET 5/8"x24" IRON REBAR WITH YELLOW PLASTIC CAP, STAMPED "SHEA 2751"
 - CALCULATED POSITION, NOTHING FOUND OR SET
 - SEE FOUND MONUMENT TABLE, SHEET 1
 - AC ACREAGE
 - DLC DONATION LAND CLAIM
 - INST. INSTRUMENT
 - NO. NUMBER
 - ROW RIGHT-OF-WAY

06-10-2025
REGISTERED
PROFESSIONAL
LAND SURVEYOR
John Joseph Shea
OREGON
JUL 16, 1998
JOHN JOSEPH SHEA
2751LS
RENEWAL DATE: 6-30-2026

RECEIVED BY
Umatilla County Surveyor
Date: 6/10/25
Rec'd By: CT
No.: 25-052-C

SURVEY REFERENCES
R1: RECORD OF SURVEY 06-109-AX BY H.L. MELTON, DATED DECEMBER 1951, RECORDS OF UMATILLA COUNTY, OR.
R2: RECORD OF SURVEY Q-0634-C BY WILLIAM R. WELLS, Q-0634-C, RECORDED APRIL 9, 1979, RECORDS OF UMATILLA COUNTY, OR.
R3: OREGON STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY PLANS 4B-23-20, EAST UNIT STANFIELD - PENDLETON SECTION, OLD OREGON TRAIL - UMATILLA COUNTY, DATED FEBRUARY 1935, REVISED MARCH 1956 AND FEBRUARY 1963.
DEED REFERENCES
D1: DEED RECORDED IN BOOK 71, PAGE 279, RECORDS OF UMATILLA COUNTY, OR.
D2: WARRANTY DEED RECORDED IN BOOK 205, PAGE 415, RECORDS OF UMATILLA COUNTY, OR.
D3: WARRANTY DEED RECORDED IN BOOK 205, PAGE 597, RECORDS OF UMATILLA COUNTY, OR.
D4: WARRANTY DEED RECORDED IN BOOK 130, PAGE 494, RECORDS OF UMATILLA COUNTY, OR.

DETAIL A
NOT TO SCALE
N61°30'07"E
3.83'
NORTHEAST CORNER OF THE
MCKAY DLC NO. 38 AS SHOWN
IN PARTITION PLAT 1997-24

FOUND 2" BRASS CAP, IN WATER
VALVE CASE. VISITED 03-03-2024.

JUB
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Kennewick, WA 99337
p | 509 783 2144 w | www.jub.com
Dwg Name: 30-25-034_V-ROS
Date: June 9, 2025
Dr: DFG Ch: JJS Sheet 2 of 2