

SURVEY REFERENCES

- (R1) HOUSING AUTHORITY SURVEY (02-188-C) BY FLOWERS
- (R2) BOUNDARY LINE ADJUSTMENT SURVEY (03-328-B) BY EDWARDS
- (R3) MCNARY TOWNSITE, DIVISION NO. 5 (BK. 10 OF PLATS, PG. 24) BY KRUMBEIN

LINE TABLE

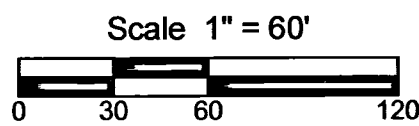
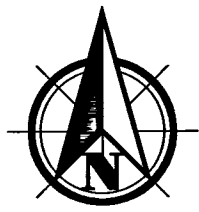
| LINE | BEARING | DISTANCE | (RECORD) |
|------|-------------|----------|-------------|
| L1 | N75°51'53"W | 85.76' | (R2) |
| L2 | S79°53'26"W | 11.01' | (R2 10.88') |
| L3 | N75°51'17"W | 40.67' | |
| L4 | S55°28'56"E | 20.71' | |
| L5 | N34°31'04"E | 20.71' | |
| L6 | N10°28'56"W | 24.42' | |
| L7 | S10°28'56"E | 24.73' | |
| L8 | N79°27'03"E | 43.01' | |
| L9 | N79°27'03"E | 266.01' | |
| L10 | N79°27'03"E | 132.17' | |
| L11 | N10°28'56"W | 25.11' | |
| L12 | S10°28'56"E | 24.89' | |
| L13 | N10°28'50"W | 4.57' | |
| L14 | N79°31'04"E | 2.31' | |
| L15 | N79°31'04"E | 2.31' | |

CURVE TABLE

| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|------------|---------|-------------|---------------|--------------|
| C1 | 42.98' | 100.00' | 24°37'39" | S 88°10'07" E | 42.65' |
| C2 | 43.17' | 100.00' | 24°44'01" | S 88°13'18" E | 42.84' |
| C3 | 78.54' | 50.00' | 90°00'00" | S 34°31'04" W | 70.71' |
| C4 | 39.27' | 50.00' | 45°00'00" | N 12°01'04" E | 38.27' |
| C5 | 39.27' | 50.00' | 45°00'00" | S 57°01'04" W | 38.27' |
| C6 | 78.54' | 50.00' | 90°00'00" | N 55°28'56" W | 70.71' |
| C7 | 39.27' | 50.00' | 45°00'00" | S 77°58'56" E | 38.27' |
| C8 | 39.27' | 50.00' | 45°00'00" | N 32°58'56" W | 38.27' |
| C9 | 20.07' | 35.00' | 32°51'36" | S 05°56'52" W | 19.80' |
| C10 | 54.83' | 40.00' | 78°32'22" | S 16°53'31" E | 50.64' |
| C11 | 53.88' | 40.00' | 77°10'49" | N 85°14'53" E | 49.90' |
| C12 | 20.07' | 35.00' | 32°51'36" | N 26°54'44" W | 19.80' |
| C13 | 20.07' | 35.00' | 32°51'36" | N 84°03'08" W | 19.80' |
| C14 | 53.86' | 40.00' | 77°08'20" | S 73°48'30" W | 49.88' |
| C15 | 50.47' | 40.00' | 72°17'25" | N 00°54'23" W | 47.19' |
| C16 | 4.39' | 40.00' | 6°17'26" | S 40°11'48" E | 4.39' |
| C17 | 20.07' | 35.00' | 32°51'36" | N 26°54'44" W | 19.80' |
| C18 | 34.56' | 22.00' | 90°00'00" | N 34°31'04" E | 31.11' |
| C19 | 34.56' | 22.00' | 90°00'00" | N 55°28'56" W | 31.11' |
| C20 | 1.28' | 70.00' | 1°02'57" | S 76°22'46" E | 1.28' |
| C21 | 39.51' | 130.01' | 17°24'49" | S 84°33'42" E | 39.36' |
| C22 | 31.42' | 20.00' | 90°00'02" | N 55°28'55" W | 28.29' |
| C23 | 31.42' | 20.00' | 90°00'05" | S 34°31'04" W | 28.29' |
| C24 | 31.42' | 20.00' | 90°00'00" | S 55°28'56" E | 28.29' |
| C25 | 31.42' | 20.00' | 90°00'00" | S 34°31'04" W | 28.29' |
| C26 | 31.42' | 20.00' | 90°00'00" | S 55°28'56" E | 28.29' |
| C27 | 39.65' | 20.00' | 113°34'41" | N 46°18'25" E | 33.47' |

BASIS OF BEARINGS

BEARING OF S 79°29'54" W ALONG THE CENTERLINE OF COLUMBIA BLVD. OREGON NORTH ZONE STATE PLANE DERIVED FROM OPUS SOLUTIONS FROM STATIC GPS DATA COLLECTED ON CONTROL POINTS.



FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "EDWARDS LS951" PER R2 11/2003, N46°W 0.08' OF CALCULATED POSITION

FOUND 5/8" REBAR PER EDWARDS 11/2003, BENT S73°E 0.22' OF CALCULATED POSITION

FOUND 5/8" REBAR NO CAP. POSITION HELD. SET PER MCNARY TOWNSITE, DIV. 5, BY KRUMBEIN 6/1975

FOUND 2" BRASS CAP IN MON CASE AT INTERSECTION OF JOHN DAY ST. AND GORDON CT. HELD AS CENTERLINE OF JOHN DAY ST. SITE BENCHMARK, ELEV=482.15

FOUND A 2 1/4" BRASS CAP FLUSH WITH THE SURFACE, ORIGIN UNKNOWN, HELD AS MARKING THE CENTERLINE PC OF CHINOOK AVE.

FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "EDWARDS LS951" PER R2 11/2003, N51°W 0.08' OF CALCULATED POSITION

FOUND 5/8" REBAR PER EDWARDS 11/2003, S48°E 0.13' OF CALCULATED POSITION

FOUND 5/8" REBAR PER EDWARDS 11/2003, N10°W 0.14' OF CALCULATED POSITION

FOUND 2" BRASS CAP SURFACE MON AT P.C. OF JOHN DAY ST. HELD AS CENTERLINE OF JOHN DAY ST.

FOUND A RAILROAD SPIKE 3" BELOW THE SURFACE MARKING THE CENTERLINE INTERSECTION OF COLUMBIA BLVD. AND WILLAMETTE AVE. AS SHOWN ON SURVEY NO. S-120-B.

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 26, 1988
PAUL W.P. TOMKINS
2360

RENEWS 06/30/2018
Nov. 10, 2017

LEGEND

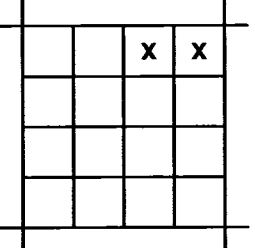
- ◆ SET 5/8" REBAR WITH 2" BRASS CAP "2360 2017" ON SURFACE
- SET 5/8" REBAR WITH PLASTIC CAP "WA25893 - OR2360"
- FOUND SURVEY MONUMENT / PROPERTY PIN AS NOTED
- CALCULATED POINT ONLY, NOT FOUND OR SET
- DENOTES RIGHT-OF-WAY DEDICATED WITH THIS PLAT
- PARCEL BOUNDARY
- EXISTING RIGHT-OF-WAY BOUNDARY
- RIGHT-OF-WAY CENTERLINE
- EXISTING PROPERTY LINE
- NEW LOT LINE
- EASEMENT DEDICATED WITH THIS PLAT

TAX LOT 2100
(LEGAL DESCRIPTION PARCEL II)
328,797 SQ. FT.
7.55 AC.

TAX LOT 2101
(LEGAL DESCRIPTION PARCEL I)
64,826 SQ. FT.
1.49 AC.

THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
PAUL W.P. TOMKINS, PLS

SECTION DIAGRAM



SECTION 15
T 5 N, R 28 E

STATE OF OREGON, COUNTY OF UMATILLA }
I certify that this instrument was received and recorded on 11-21-2017
at 11:53 o'clock a.m., in the record of PLATS of said County.
BOOK 16 PAGE 53
OFFICE OF COUNTY RECORDS
By: David A Stuvland Records Officer
Fee \$ 85.00 No. 2017-6650432

| | | |
|-----------------------------|-------------------|-----------------|
| CLIENT: FSTRACK, INC. | PROJECT NO.: 4205 | |
| SURVEYOR: PAUL W.P. TOMKINS | DATE: 11/09/2017 | |
| CALC BY: ADM | DRAWN BY: ROP | SCALE: 1" = 60' |
| SECTION: 15 | TOWNSHIP: 5 NORTH | RANGE: 28 EAST |
| CITY: UMATILLA | COUNTY: UMATILLA | SHEET 1 OF 2 |

PBS Engineering and Environmental Inc.
400 Bradley Blvd, Ste 106
Richland, WA 99352
509.942.1600
pbsusa.com

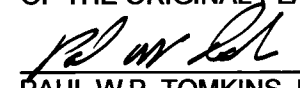
VIRGINIA'S PLACE FINAL PLAT

LOCATED IN THE N 1/2 OF THE NE 1/4 OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, CITY & COUNTY OF UMATILLA, OREGON

SURVEYOR'S CERTIFICATE
I, PAUL W.P. TOMKINS, PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF OREGON UNDER LICENSE NUMBER 2360, HAVE CORRECTLY SURVEYED AND STAKED OUT THE BOUNDARIES OF THE LOTS SUBDIVISION SHOWN HEREIN, AND DESCRIBED HEREUPON, HAVE STAKED THE CORNERS OF THE LOTS SHOWN HEREUPON, AND HAVE MONUMENTED THE STREET INTERSECTIONS, OR WILL DO SO SUBSEQUENT TO STREET PAVING, PURSUANT TO THE REQUIREMENTS OF O.R.S. CHAPTER 92, REVISED.

PAUL W.P. TOMKINS, P.L.S. 2360

RECEIVED BY
Umatilla County Surveyor
Date: 11/30/17
Rec'd By: CT
No.: 17-127-B

THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

 PAUL W.P. TOMKINS, PLS

STATE OF OREGON, }
 COUNTY OF UMATILLA }
 I certify that this instrument was received and recorded on 11-21-2017
 at 11:53 o'clock a.m., in the record of PLATS of said County.
 BOOK 16 PAGE 53
 OFFICE OF COUNTY RECORDS
 By: David A Stuvland Records Officer
 Fee \$ 85.00 No. 2017-6650432

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF FASTRACK INC. TO DELINEATE THE BOUNDARIES OF TAX LOTS 2100 AND 2101 & SUBDIVIDE SAID TAX LOTS. THE NORTH AND WEST LINES ARE DEFINED BY THE SUBDIVISION "MCNARY TOWNSITE, DIVISION NO. 5" BY DAVE KRUMBEIN. THE SOUTH LINE OF TAX LOT 2101 IS BOUNDED BY THE NORTH RIGHT OF WAY OF COLUMBIA BLVD. COLUMBIA BLVD. RIGHT OF WAY IS SHOWN BY HOLDING THE RAILROAD SPIKE AT THE INTERSECTION OF COLUMBIA BLVD. AND WILLAMETTE AVE., TOGETHER WITH THE 5/8" IRON PIN LOCATED AT THE CENTERLINE OF CHINOOK AVE. AND BEING ON THE RIGHT OF WAY OF COLUMBIA BLVD. PER MCNARY TOWNSITE, DIVISION NO. 5". SEE SURVEY 02-188-C. THE RIGHT OF WAY OF WILLAMETTE AVE. WAS ESTABLISHED BY HOLDING THE RAILROAD SPIKE AT THE INTERSECTION OF COLUMBIA BLVD. AND WILLAMETTE AVE. AND THE 5/8" IRON PIN MARKING THE SOUTHEAST CORNER OF LOT 1, BLOCK 2 OF "MCNARY TOWNSITE, DIVISION NO. 5".

THE RIGHT OF WAY OF JOHN DAY STREET IS SHOWN BY HOLDING THE DISTANCE OF 234.68 FEET ALONG THE WEST RIGHT OF WAY OF WILLAMETTE AVE. FROM ITS INTERSECTION WITH THE NORTH RIGHT OF WAY OF COLUMBIA BLVD. THIS DISTANCE IS SHOWN ON SURVEY 03-328-B BY DENNY EDWARDS. THE ANGLE BETWEEN THE WEST RIGHT OF WAY OF WILLAMETTE AVE. AND THE RIGHT OF WAY OF JOHN DAY STREET SHOWN ON SURVEY 03-328-B WAS HELD FOR THIS SURVEY. THIS PROVIDES A BEST FIT SOLUTION FOR THE POINTS THAT WERE FOUND ALONG THE RIGHT OF WAY OF JOHN DAY STREET.

THE WEST LINE OF TAX LOT 2101 WAS ESTABLISHED BY HOLDING THE LINE BETWEEN FOUND 5/8" IRON RODS PER SURVEY 03-328-B, THESE POINTS WERE SET BY EDWARDS TO DEPICT THIS WEST LINE.

THIS SURVEY WAS PERFORMED AS A REAL TIME KINEMATIC SURVEY USING TRIMBLE DUAL FREQUENCY GPS RECEIVERS WITH A PRECISION OF ONE CENTIMETER ± 1 PPM. MONUMENTS WERE VISITED IN DECEMBER 2016.

PLAT CERTIFICATE REFERENCE

ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM INFORMATION CONTAINED IN AMERITITLE PRELIMINARY TITLE REPORT, FILE No. 65420AM, DATED AUGUST 27, 2015 AT 7:30 AM. IN PREPARING THIS PLAT, PBS HAS CONDUCTED NO INDEPENDENT TITLE SEARCH, NOR IS PBS AWARE OF ANY TITLE ISSUES AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN ON THE PLAT AND DISCLOSED BY THE REFERENCED AMERITITLE PRELIMINARY TITLE REPORT. PBS HAS RELIED WHOLLY ON AMERITITLE PRELIMINARY TITLE REPORT'S REPRESENTATION OF THE TITLE'S CONDITION TO PREPARE THIS MAP AND THEREFORE PBS QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

OWNER/DEVELOPER

FASTRACK, INC.
 4803 CATALONIA DRIVE
 PASCO, WA 99301

OWNER'S DECLARATION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, ARNEY WICK, AUTHORIZED REPRESENTATIVE FOR FASTRACK, INC., OWNER OF PARCEL I & PARCEL II, HAVE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES CAUSED THE SAID TO BE SURVEYED AND PLATTED AS SHOWN HEREON; DO HEREBY DEDICATE THOSE STREETS AND/OR ROAD RIGHTS-OF-WAY AND ALL EASEMENTS DESIGNATED AS PUBLIC UTILITY EASEMENTS (P.U.E.'s) AS SHOWN HEREON. THIS SUBDIVISION SHALL HEREAFTER BE KNOWN AND DESIGNATED BY THE NAME "VIRGINIA'S PLACE". THE LEGAL DESCRIPTION FOR THIS LAND IS AS FOLLOWS:

PARCEL I:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, INCLUDED WITHIN THE LANDS OF CULLEN PROPERTIES, INC., RECORDED AS TRACT ONE IN A DEED RECORDED ON REEL 382, PAGE 277, UMATILLA COUNTY DEED RECORDS BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT ONE. SAID POINT OF THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF WILLAMETTE AVENUE WITH THE NORTHERLY RIGHT OF WAY LINE OF COLUMBIA BOULEVARD. SAID POINT LIES SOUTH 31°02'54" WEST 1402.00 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 15 NOT SOUTH 38°11'54" WEST 1233.57 FEET AS DEED REEL 382, PAGE 277, STATES, THENCE NORTH 9°38'09" WEST ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID WILLAMETTE AVENUE 234.68 FEET TO A 5/8" IRON REBAR; THENCE SOUTH 80°17'50" WEST 276.28 FEET TO A 5/8" IRON REBAR; THENCE SOUTH 9°38'09" EAST PARALLEL WITH SAID WILLAMETTE AVENUE 234.4 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE SAID COLUMBIA BOULEVARD; THENCE NORTH 80°20'31" EAST 276.28 FEET TO THE POINT OF BEGINNING.

PARCEL II:


THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, INCLUDED WITHIN THE LANDS OF CULLEN PROPERTIES, INC., RECORDED AS TRACT ONE IN A DEED RECORDED ON REEL 382, PAGE 277, UMATILLA COUNTY DEED RECORDS BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT ONE OF DEED REEL 382, PAGE 277; THENCE NORTH 9°38'09" WEST ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID WILLAMETTE AVENUE 284.68 FEET TO A 5/8" IRON REBAR WHICH IS THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION AND RUNNING; THENCE CONTINUING NORTH 9°38'09" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE 623.47 FEET TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 2, "MCNARY TOWNSITE DIVISION #5"; THENCE SOUTH 80°20'20" WEST ALONG THE SOUTH LINE OF SAID BLOCK 2 A DISTANCE OF 530.00 FEET TO A 5/8" IRON REBAR ON THE SOUTH LINE OF LOT 8 OF SAID BLOCK 2; THENCE SOUTH 9°35'52" EAST ALONG THE EAST LINE OF SAID BLOCK 2 A DISTANCE OF 588.03 FEET TO THE SOUTHEAST CORNER OF LOT 50 OF SAID BLOCK 2; THENCE NORTH 80°21'31" EAST 10.88 FEET TO A 5/8" IRON REBAR; THENCE SOUTH 75°01'06" EAST 85.76 FEET TO A 5/8" IRON REBAR; THENCE NORTH 80°17'50" EAST 441.20 FEET TO THE TRUE POINT OF BEGINNING.


 ARNEY WICK, REPRESENTATIVE FOR FASTRACK, INC. DATE 11-13-17

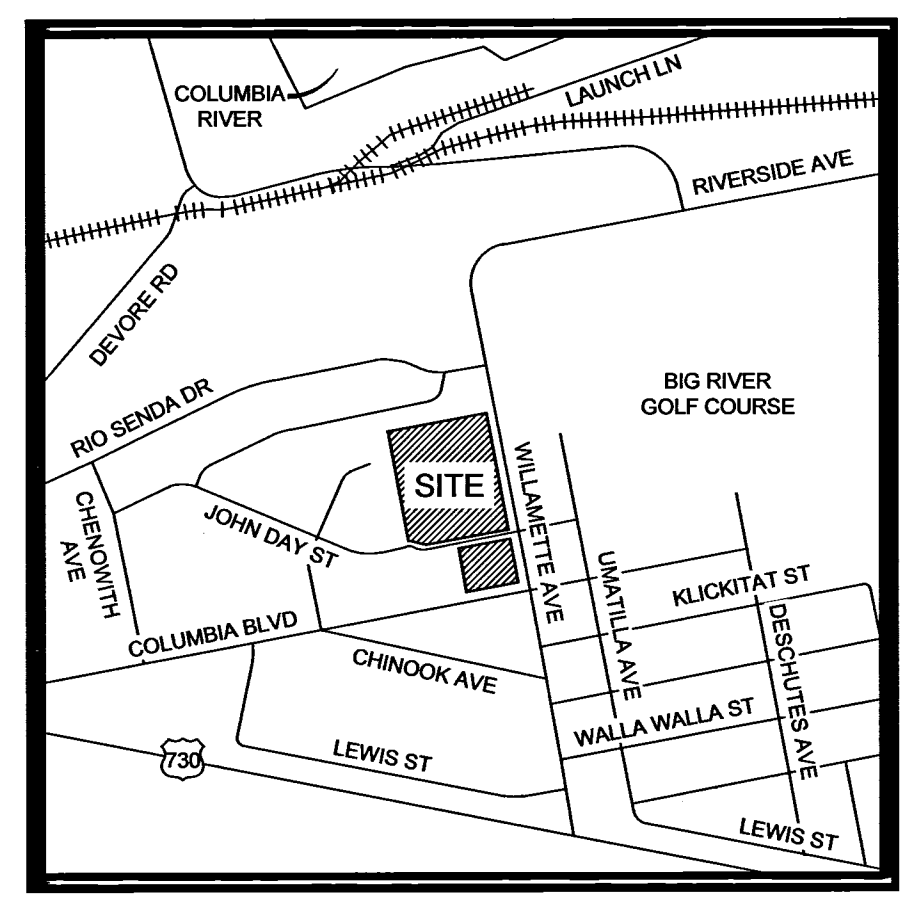
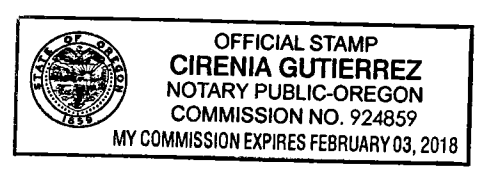
ACKNOWLEDGMENT

STATE OF Oregon
 COUNTY OF Umatilla

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ARNEY WICK, HAS SIGNED THIS PLAT ON BEHALF OF FASTRACK, INC. ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THIS PLAT AND ACKNOWLEDGED IT AS THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED ON THIS PLAT.


 NOTARY PUBLIC DATE 11-13-17

MY APPOINTMENT EXPIRES Feb 03, 2018
 RESIDING Oregon



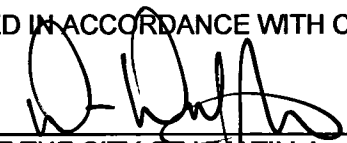
VICINITY MAP
 NOT TO SCALE

STATEMENTS OF WATER RIGHTS


1. THE LAND WITHIN THIS PROPOSED SUBDIVISION IS WITHIN THE BOUNDARIES OF THE OREGON WATER RIGHT NO. 24701, FOR THE PURPOSE OF INDUSTRIAL.
2. THE LAND WITHIN THIS PROPOSED SUBDIVISION IS PARTIALLY WITHIN THE BOUNDARIES OF OREGON WATER RIGHT 24162, FOR THE PURPOSE OF INDUSTRIAL AND DOMESTIC.
3. OREGON WATER NO. 38484, DOES NOT CONTAIN ENOUGH INFORMATION TO ACCURATELY LOCATE. THIS WATER RIGHT IS FOR 12 ACRES FOR THE PURPOSE OF IRRIGATION.

APPROVALS:

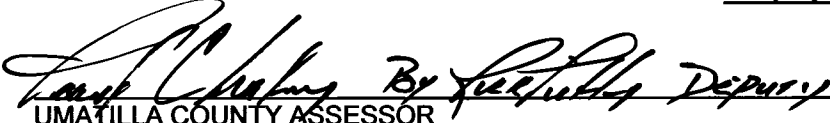
CITY OF UMATILLA

APPROVED IN ACCORDANCE WITH CITY OF UMATILLA ORDINANCE NO. 673

 MAYOR OF THE CITY OF UMATILLA DATE 11/14/17

UMATILLA COUNTY SURVEYOR


THIS SUBDIVISION PLAT IS HEREBY APPROVED THIS 14 DAY OF November, 2017

 UMATILLA COUNTY SURVEYOR DATE 11/14/17

UMATILLA COUNTY ASSESSORS

THIS SUBDIVISION PLAT IS HEREBY APPROVED THIS 14th DAY OF November, 2017

 UMATILLA COUNTY ASSESSOR DATE 11-14-17

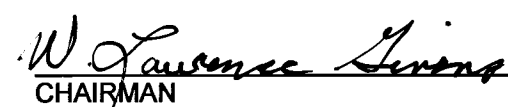
UMATILLA COUNTY TAX COLLECTOR

I HEREBY CERTIFY THAT All TAXES FOR THE YEAR 2017 AGAINST THE PROPERTY SHOWN HEREIN HAVE BEEN PAID.



 UMATILLA COUNTY TAX COLLECTOR DATE 11/14/2017

UMATILLA COUNTY COMMISSIONERS

THIS SUBDIVISION PLAT IS HEREBY APPROVED THIS 20 DAY OF November, 2017


 CHAIRMAN DATE Nov. 20, 2017


 COMMISSIONER DATE Nov. 20, 2017


 COMMISSIONER DATE Nov. 20, 2017

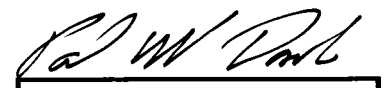
| | |
|-----------------------------|-------------------|
| CLIENT: FASTRACK, INC. | PROJECT NO.: 4205 |
| SURVEYOR: PAUL W.P. TOMKINS | DATE: 11/09/2017 |
| CALC BY: ADM | DRAWN BY: ROP |
| SCALE: N/A | |
| SECTION: 15 | TOWNSHIP: 5 NORTH |
| RANGE: 28 EAST | |
| CITY: UMATILLA | COUNTY: UMATILLA |
| SHEET <u>2</u> OF <u>2</u> | |

VIRGINIA'S PLACE FINAL PLAT

LOCATED IN THE N 1/2 OF THE NE 1/4 OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, CITY & COUNTY OF UMATILLA, OREGON

RECEIVED BY
 Umatilla County Surveyor
 Date: 11/30/17
 Rec'd By: CT
 No.: 17-127-B

REGISTERED PROFESSIONAL LAND SURVEYOR


 OREGON
 JULY 26, 1988
 PAUL W.P. TOMKINS
 2360

RENEWS 06/30/2018
 Nov. 10, 2017