

Description

Tract I:

Section 32, Township 6 North, Range 35 East, Willamette Meridian

Northeast Quarter of Southeast Quarter of Section 32, Township 6 North, Range 35, East of the Willamette Meridian, Umatilla County, Oregon;

EXCEPTING THEREFROM that tract conveyed to Gregory J. Kelly, et ux, by Deed recorded in Microfilm R-79, Page 752, Umatilla County Records.

Tract II:

Section 33, Township 6 North, Range 35 East, Willamette Meridian

Northwest Quarter of Southwest Quarter of Section 33, Township 6 North, Range 35, East of the Willamette Meridian, Umatilla County, Oregon.

Excepting therefrom any portion lying within county roads.

Tract III:

Easement for access to and from and for use of the irrigation water well, pipes, and pumps, contained under deed from John E. Kelly, et ux, to McKibben Family Limited Partnership recorded in Microfilm R-278, page 665, Umatilla County Records.

Tract IV:

Section 32, Township 6 North, Range 35 East, Willamette Meridian

Beginning at the Northeast corner of that tract of land conveyed to Herbert H. Hendricks et ux by deed recorded in Microfilm R-32, Page 1538, Deed Records of Umatilla County and the TRUE POINT OF BEGINNING for this description; thence South along the Easterly line of said Hendricks tract 1337.3 feet to a point on the Northerly right-of-way line of County Road No. 773; thence West along said Northerly right-of-way a distance of 304.17 feet to the centerline of Hudson Bay Irrigation Canal as it existed July 27, 1979; thence North 41°23'56" West along said centerline a distance of 1020.51 feet; thence North 00° 20' 59" East a distance of 548.99 feet; thence Easterly to the point of beginning.

All being east of the Willamette Meridian, Umatilla County, Oregon.

Excepting therefrom any portion lying within county roads.

Tract V:

Section 33, Township 6 North, Range 35 East, Willamette Meridian

A tract of land located in South Half of Northeast Quarter of Section 33, Township 6 North, Range 35 East, W.M., described as beginning at Southeast corner of South Half of Northeast Quarter of said Section 33; thence West along South line of South Half of Northeast Quarter of said Section 33, a distance of 462 feet to the TRUE POINT OF BEGINNING for this description; thence West along said South line a distance of 2188.56 feet, more or less, to the Southwest corner of the South Half of the Northeast Quarter of said Section 33; thence North along the West line of the South Half of the Northeast Quarter of said Section 33, a distance of 1320 feet; thence East 462 feet; thence Southeasterly 2122.56 feet to the point of beginning;

EXCEPTING THEREFROM, beginning at a point on East-West centerline of said Section 33, said point being 779 feet West of the East line of said Section 33; thence West along said centerline, 827.5 feet; thence North 660 feet; thence East 240 feet, more or less, to the Westerly line of that tract described in Contract to William J. Jackson, et ux, recorded in Book 233, Page 621, Deed Records; thence South 50° 30' East along the Westerly line of said Jackson tract to the East-West centerline of said Section 33; thence West along said centerline to the point of beginning.

All being east of the Willamette Meridian, Umatilla County, Oregon.

Excepting therefrom any portion lying within county roads.

Tract VI:

Section 33, Township 6 North, Range 35 East, Willamette Meridian

Beginning at a point on the South Line of the Northwest Quarter of the Southwest Quarter of Section 33, Township 6 North, Range 35 East W.M., said point being 298.2 feet East of the Southwest Corner of the Northwest Quarter of the Southwest Quarter of said Section 33; thence South 0° 15' West, 169.9 feet; thence South 64° 35' East, 336.3 feet; thence North 25° 25' East, 349.3 feet; thence West along the South Line of said Northwest Quarter of the Southwest Quarter of Section 33, a distance of 453.6 feet, more or less, to the point of beginning.

All being east of the Willamette Meridian, Umatilla County, Oregon.

Tract VII:

Sections 32 and 33, Township 6 North, Range 35 East, Willamette Meridian

Parcel "A"

Beginning at a point which is 825 feet West of and 609.3 feet North of the Southeast corner of Section 32, Township 6 North, Range 35 East, W.M., running thence South 89° 29' East, 1223.3 feet; thence North 25° 53' East, 464.2 feet; thence North 64° 35' East 336 feet; thence North 0° 15' East 169.9 feet; thence North 89° 37' 40" West 1117.0 feet; thence South 0° 29' West 728.0 feet, more or less, to the point of beginning.

All being East of the Willamette Meridian, Umatilla County, Oregon.

Parcel "B"

An Easement for Ingress and Egress over and across a tract of land 30 feet in width, the centerline of which is described as beginning at a point 810 feet West and 20 feet North of the Southeast corner of Section 32, Township 6 North, Range 35 East of the Willamette Meridian, Umatilla County, Oregon, and the TRUE POINT OF BEGINNING for this centerline description; thence North 0° 29' East, 589.3 feet to the South Line of Parcel "A" described herein above and the point of terminus of this centerline description.

Parcel "C"

An Easement for Ingress and Egress over and across a tract of land 30 feet in width, the centerline of which is described as beginning at a point which is 836 feet North of and 510 feet East of the Southeast corner of Section 32, Township 6 North, Range 35 East of the Willamette Meridian, Umatilla County, Oregon, and the TRUE POINT OF BEGINNING for this centerline description; thence South 64° 07' East, 227 feet, more or less, more or less, to the Westerly right of way line of County Road No. 774, and the point of terminus of this centerline description.

ALSO SUBJECT TO THE FOLLOWING:

- Easement, including the terms and provisions thereof, granted to United States of America, recorded August 12, 1941, in Book 160, Page 257, and Page 361, Deed Records.
- Easement, including the terms and provisions thereof, granted to Harry Phillips, et ux, recorded December 10, 1943, in Book 168, Page 293, Deed Records.
- Flurrie Easement, including the terms and provisions thereof, granted to W. M. Comfort, et ux, recorded May 19, 1949, Book 189, Page 91, Deed Records. Affects lands in Section 32 76N R35E WM.
- Easement, including the terms and provisions thereof, granted to Pacific Power and Light Company recorded June 13, 1949, Book 189, Page 297, Deed Records.
- Transmission & Distribution Line Easement including the terms and provisions thereof, granted by Henry Dixon, et ux, to Pacific Power and Light Company recorded February 24, 1955, Book 223 Page 415, Deed Records. Affects lands in Section 32 76N R35E WM.
- Easement for Ingress, Egress, Utilities, and Irrigation purposes, including the terms and provisions thereof, contained in Deed recorded July 2, 1980, in Microfilm R-67, Page 1058, Umatilla County Records.
- Terms and conditions of irrigation water well agreement, including the terms and provisions thereof, between James M. Burns, et ux, and Donald S. Hinchliffe, et ux, recorded July 7, 1980, Microfilm R-67, Page 1319, Deed Records.
- Water Contract and Deed, including the terms and provisions thereof, between Herbert H. Hendricks and The Hudson Bay District Improvement Company recorded September 5, 1980 in Microfilm R-70, page 742, Umatilla County Records.
- Irrigation Pipeline Easement, including the terms and provisions thereof, granted to Marc Anthony Pessiallo et al, recorded April 22, 1992, in Microfilm R-219, Page 213, Umatilla County Records.
- Access Road Easement, including the terms and provisions thereof, granted to U.S.A. Bonneville Power Administration recorded July 27, 1993, Microfilm R-219, Page 213, Deed Records.
- Terms and conditions contained under easement recorded in Deed to McKibben Family Limited Partnership recorded October 3, 1995 in Microfilm R-278, page 665, Umatilla County Records.
- Easement, including the terms and provisions thereof, granted to U.S.A. Bonneville Power Administration recorded October 14, 1995, in Microfilm R-299, Page 329, Umatilla County Records.

Narrative of Survey

A survey to monument the described parcels. Survey commenced March 23, 1999. Instrument used was a Topcon GTS2-06. Four angles were measured by repetition for the control traverse. Bearings are Grid, Oregon Coordinate System of 1983, North zone, and based on GPS derived coordinates supplied by Haddock Surveying. At the Quarter Corner common to Sections 32 and 33, the THETA < is +1° 27' 01", and the combined scale factor is 0.999949945. Monuments were found as noted. Section 32 has been much surveyed. As indicated on Map I-89-Ax, the quarter and interior aliquot part corners were set at proportionate measure. I did not measure to some of these monuments as I indicate on the map. The distances as shown on Map I-89-Ax check, and I saw no reason to measure them. Some of the described parcels were monumented in 1979 (Map Q-1200-B). I held the position of monuments from this survey for Tracts IV and VI as I believe the description of Tract IV was created from this survey. In Section 33, Tract V, I found that while the West property line matched the adjoining owners fence within 2 feet, the East Line was found to not fit the adjoining ownerships well at all. The irrigation canal which may be supposed to run along the Northeasterly line has been moved, and the surroundings graded such that I cannot tell where it was located. I monumented the deed line.

Reference Documents

- R01 Map I-4-B, Records of the Umatilla County Surveyor
- R02 Map I-89-Ax, Records of the Umatilla County Surveyor
- R03 Map I-91-A, Records of the Umatilla County Surveyor
- R04 Map N-21-C, Records of the Umatilla County Surveyor
- R05 Map N-64-C, Records of the Umatilla County Surveyor
- R06 Map O-30-B, Records of the Umatilla County Surveyor
- R07 Map Q-1200-B, Records of the Umatilla County Surveyor
- R08 Map 82-54-A, Records of the Umatilla County Surveyor
- R09 Map 83-166-A, Records of the Umatilla County Surveyor
- R10 Map 86-107-A, Records of the Umatilla County Surveyor
- R11 Map 91-81-B, Records of the Umatilla County Surveyor
- R12 Map 92-64-B, Records of the Umatilla County Surveyor
- R13 Map 94-58-B, Records of the Umatilla County Surveyor
- R14 Map 95-33-B, Records of the Umatilla County Surveyor
- R15 Map 95-36-B, Records of the Umatilla County Surveyor
- R16 Map 95-64-B, Records of the Umatilla County Surveyor
- R17 Map 96-02-B, Records of the Umatilla County Surveyor
- R18 Map 96-147-B, Records of the Umatilla County Surveyor
- R19 Map 97-83-C, Records of the Umatilla County Surveyor

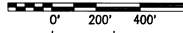
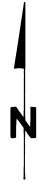
REGISTERED PROFESSIONAL LAND SURVEYOR
JULY 28, 1988
DWIGHT M. BARTLESON
02166LS
Renews: Dec. 31, 1999

A Record of Survey for
Premier Partners IV
and Westchester Group, Inc.
2407 South Neil
Champaign, IL 61826

RECEIVED BY
Umatilla County Surveyor
6-97
No. 99-93-B

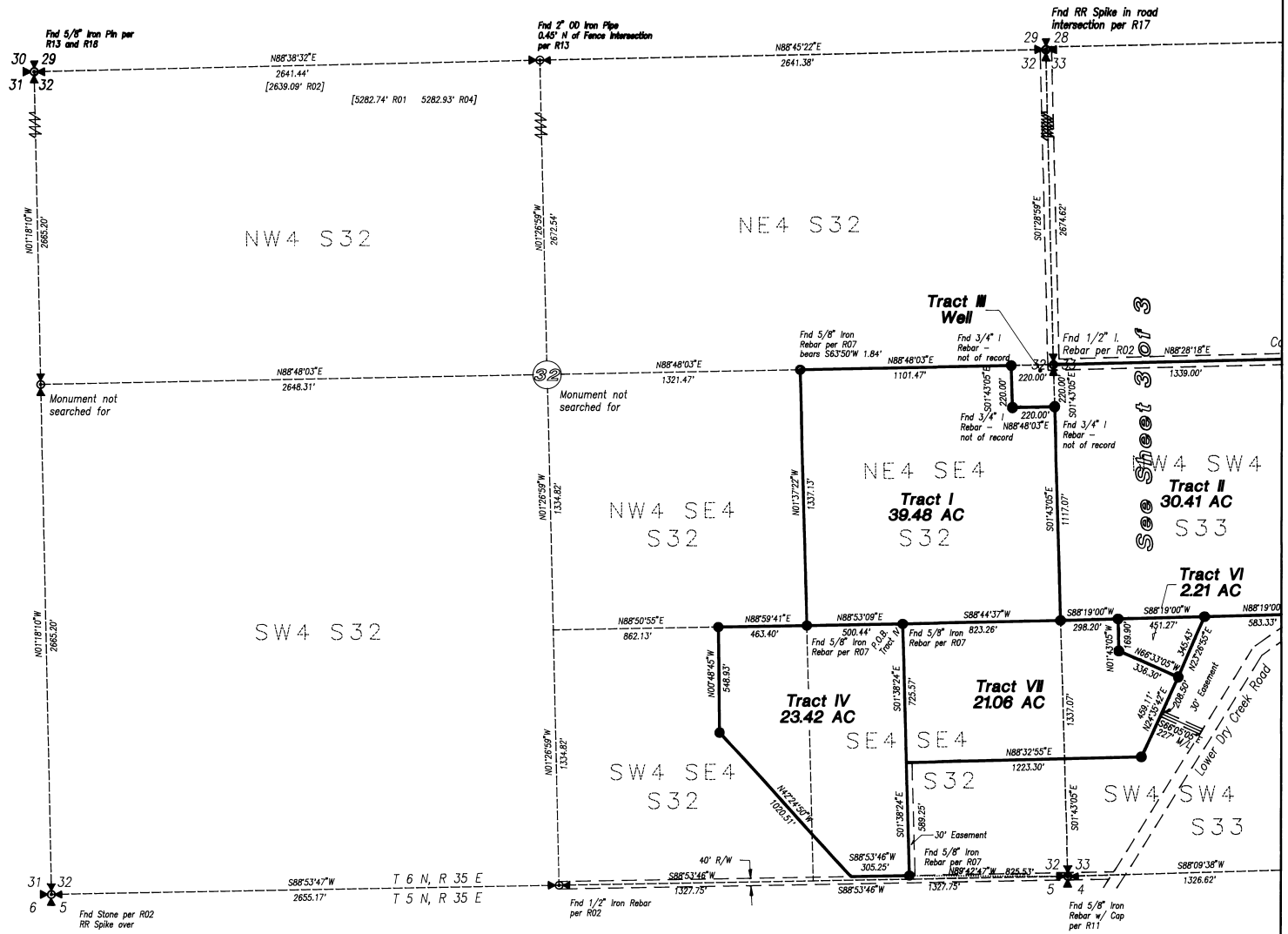
Dwight M. Bartleson L.S.
79902 Lamar Gulch Road
Athens, Oregon 97813
(541) 566 - 2397

Drawn By: DMB	Date: Jun 17, 1999	Sheet 1 of 3
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Legend

- Found Section Corner as Noted
- Found Quarter Section Corner as Noted
- Set 5/8"x24" Rebar w/ Plastic Cap "OR 2166LS"
- Found Monument as Noted [Record per Reference Doc #]

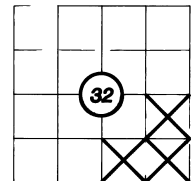


Section Diagram
T. 6 N., R. 35 E., WM

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Dwight M. Bartleson

OREGON
JULY 26, 1985
DWIGHT M. BARTLESON
02166LS
Renews: Dec. 31, 1999

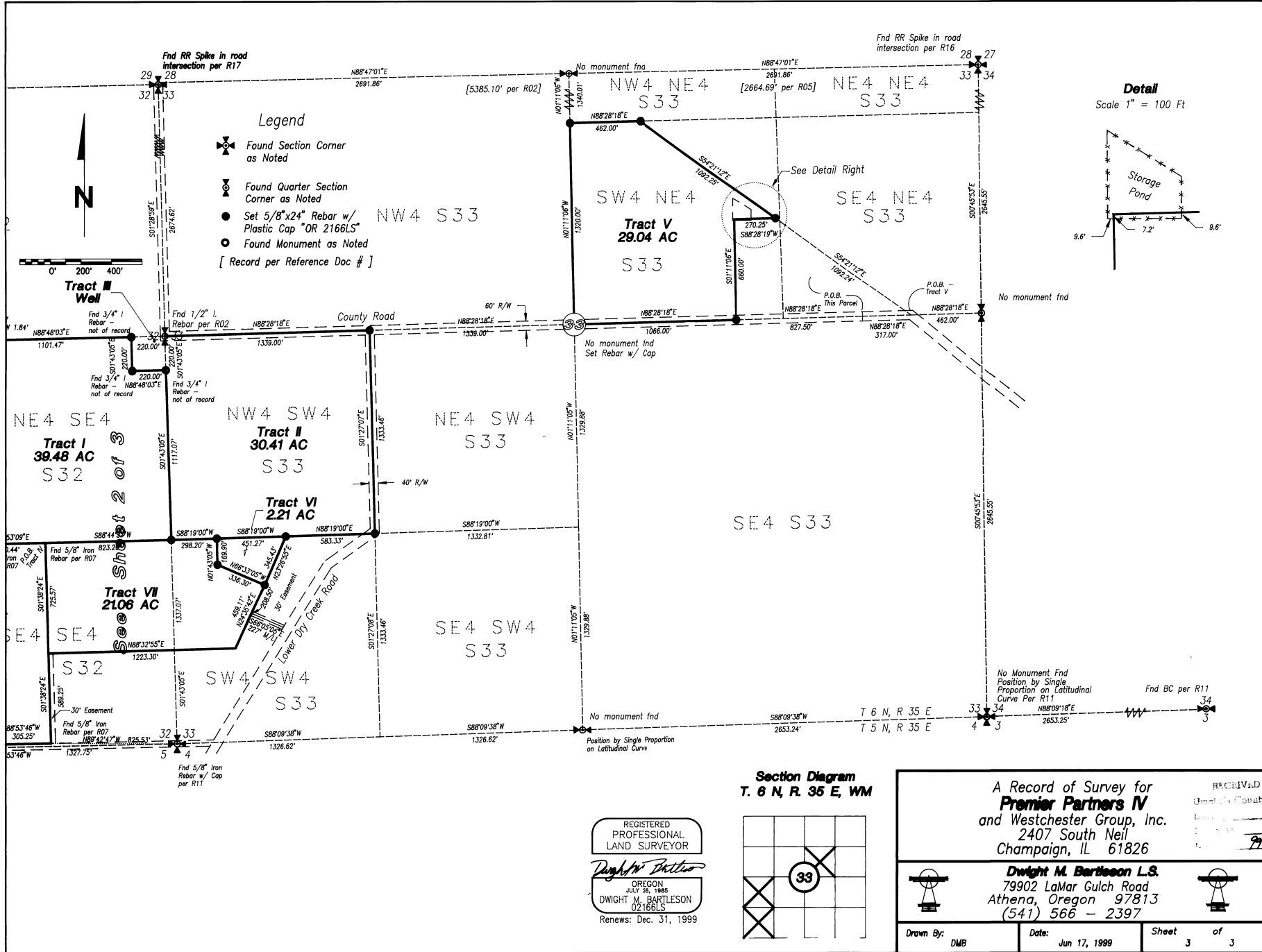


A Record of Survey for
Premier Partners IV
and Westchester Group, Inc.
2407 South Neil
Champaign, IL 61826

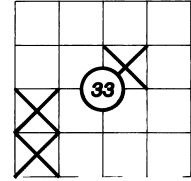
RECEIVED BY
Athens County Surveyor
6-99
AK
99-93-B

Dwight M. Bartleson L.S.
79902 LaMar Gulch Road
Athena, Oregon 97813
(541) 566 - 2397

Drawn By: DMB Date: Jun 17, 1999 Sheet 2 of 3



REGISTERED PROFESSIONAL LAND SURVEYOR
Dwight M. Bartleson
 OREGON JULY 25, 1985
 DWIGHT M. BARTLESON
 02166LS
 Renews: Dec. 31, 1999



A Record of Survey for
Premier Partners IV
 and Westchester Group, Inc.
 2407 South Neil
 Champaign, IL 61826

Dwight M. Bartleson L.S.
 79902 LaMar Gulch Road
 Athena, Oregon 97813
 (541) 566 - 2397

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 Joint County Surveyors
 6-29
 91-93-B

Drawn By: DMB Date: Jun 17, 1999 Sheet 3 of 3