

RECORD OF SURVEY

FOR THE PORT OF UMATILLA

IN THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 11 AND THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON

DATE SURVEYED: MAY THROUGH JULY, 2011

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 16, 1989
TERRY GOODMAN
1989

RENEWAL DATE: 6-30-13

RELEVANT RECORDS

- (R1) - U.S. ARMY ENGINEER DISTRICT WALLA WALLA, WASHINGTON DRAWING TITLED "MCNARY LOCK AND DAM (LAKE WALLULA) COLUMBIA RIVER OREGON AND WASHINGTON MONUMENTED PROJECT BOUNDARY".
- (R2) - PROPERTY LINE ADJUSTMENT SURVEY 04-118-B, UMATILLA COUNTY SURVEY RECORDS.
- (R3) - "PORT OF UMATILLA SUBDIVISION" UMATILLA COUNTY PLAT RECORDS.
- (R4) - ROAD DEED BOOK 339, PAGE 188, UMATILLA COUNTY DEED RECORDS.
- (R5) - PARTITION PLAT 2006-20, UMATILLA COUNTY PLAT RECORDS.
- (R6) - RECORD OF SURVEY 03-175-A, UMATILLA COUNTY SURVEY RECORDS.
- (R7) - DEED BOOK 289, PAGE 256, UMATILLA COUNTY DEED RECORDS.
- (R8) - RECORD OF SURVEY M-30-C, UMATILLA COUNTY SURVEY RECORDS.
- (R9) - RAILROAD EASEMENT DEED REEL 24, PAGE 1238, UMATILLA COUNTY DEED RECORDS.
- (R10) - RECORD OF SURVEY P-76-C, UMATILLA COUNTY SURVEY RECORDS.
- (R11) - DEED REEL 39, PAGE 863, UMATILLA COUNTY DEED RECORDS.
- (R12) - SURVEY 82-99-B, UMATILLA COUNTY SURVEY RECORDS.
- (R13) - DEED REEL 94, PAGE 2002, UMATILLA COUNTY DEED RECORDS.
- (R14) - SURVEY 88-36-A, UMATILLA COUNTY SURVEY RECORDS.
- (R15) - DEED REEL 186, PAGE 1058, UMATILLA COUNTY DEED RECORDS.
- (R16) - "DRAPER SUBDIVISION", UMATILLA COUNTY PLAT RECORDS.
- (R17) - "MCNARY VISTA ESTATES", UMATILLA COUNTY PLAT RECORDS.
- (R18) - RAILROAD EASEMENT DEED REEL 8, PAGE 568, UMATILLA COUNTY DEED RECORDS.
- (R19) - RAILROAD EASEMENT DEED BOOK 341, PAGE 147, UMATILLA COUNTY DEED RECORDS.
- (R20) - SURVEY 88-38-B, UMATILLA COUNTY SURVEY RECORDS.
- (R21) - SURVEY 86-126-A, UMATILLA COUNTY SURVEY RECORDS.
- (R22) - PARTITION PLAT 1994-02, UMATILLA COUNTY SURVEY RECORDS.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO DEFINE AND MONUMENT THE BOUNDARIES OF PARCEL 2 OF PARTITION PLAT 2006-20 AND LOT 16 (UNSURVEYED) OF "PLAT OF UMATILLA SUBDIVISION".

RIGHTS-OF-WAY

ROXBURY RD. WAS ESTABLISHED BY HOLDING THE DATA FROM THE DESCRIPTION IN (R4) AND MONUMENTATION FOUND FROM (R3) AND (R6). TO RECONCILE DISCREPANCIES BETWEEN SAID (R4) CENTERLINE DATA AND FOUND MONUMENTATION, THE DELTA AND RADIUS OF THE 477.47' RADIUS CURVE NEAR BUD DRAPER ROAD SHOWN ON SHEET 4 WERE HELD WHILE THE CURVE LENGTH (AND LENGTH OF APPROACHING AND DEPARTING TANGENTS) WERE ADJUSTED AS SHOWN. THE RIGHT-OF-WAY LINES WERE SET AT 30.00' EITHER SIDE OF SAID CENTERLINE. BEACH ACCESS RD. WAS ESTABLISHED BY HOLDING THE MONUMENT SET IN (R3) AND THE MONUMENT SET IN (R20) FOR CENTERLINE AS SHOWN ON SHEET 4. THE RIGHT-OF-WAY LINES WERE SET AT 40.00' EITHER SIDE OF SAID CENTERLINE. BEACH ACCESS RD. WAS ESTABLISHED BY HOLDING THE DATA AND FOUND MONUMENTATION SET IN (R5) FOR THE EASTERLY RIGHT-OF-WAY LINE AND THE DATA AND MONUMENTATION SET IN (R3) FOR THE WESTERLY RIGHT-OF-WAY LINE AS SHOWN ON SHEET 2.

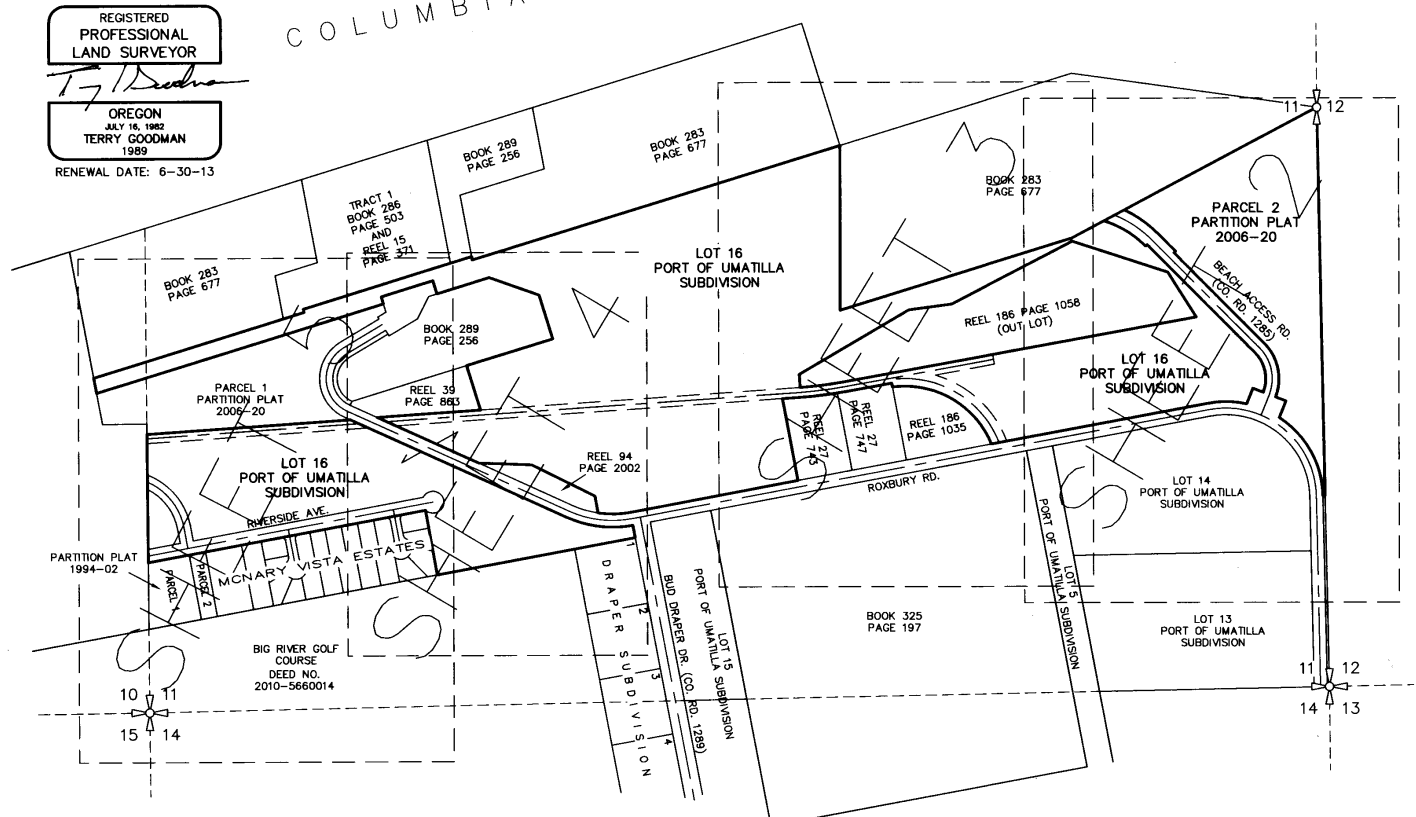
PARCEL 2 PARTITION PLAT 2006-20

THE NORTHERLY LINE OF SAID PARCEL 2 WAS ESTABLISHED BY HOLDING FOUND MONUMENTATION SET IN (R1) AS SHOWN ON SHEET 2. THE EASTERLY LINE OF SAID PARCEL 2 WAS ESTABLISHED AS THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 11 AND THE FOUND MONUMENT FOR THE EAST QUARTER CORNER OF SECTION 11 AS SHOWN ON SHEET 2. THE REMAINING BOUNDARIES OF SAID PARCEL 2 WERE ESTABLISHED BY HOLDING FOUND MONUMENTATION AND DATA FROM (R5) AS SHOWN ON SHEET 2.

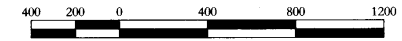
LOT 16 OF "PORT OF UMATILLA SUBDIVISION"

THE ENTIRE NORTHERLY LINE OF SAID LOT 16 WAS ESTABLISHED BY HOLDING DATA AND FOUND MONUMENTATION SET IN (R1) AS SHOWN ON SHEETS 2 THROUGH 5 ALONG WITH THE DATA AND FOUND MONUMENTATION FROM THE PROPERTY LINE ADJUSTMENT SURVEY (R2) AS SHOWN ON SHEETS 4 AND 5. THE MOST EASTERLY LINE OF SAID LOT 16 WHICH IS THE WESTERLY RIGHT-OF-WAY LINE OF BEACH ACCESS ROAD (CO. RD. 1285) WAS ESTABLISHED BY HOLDING DATA AND FOUND MONUMENTATION SET IN (R3) AS SHOWN ON SHEET 2. THE SOUTHERLY LINE OF THE OUTLOT DESCRIBED IN (R15) WAS ESTABLISHED AS THE NORTHERLY LINE OF THE RAILROAD EASEMENT DESCRIBED IN (R18) AND ITS EASTERLY EXTENSION AS SHOWN ON SHEETS 2 AND 3. SAID RAILROAD EASEMENT WAS ESTABLISHED BY HOLDING THE CENTERLINE OF THE EXISTING RAILS AS SHOWN ON SHEET 3. THE REMAINDER OF THE BOUNDARIES OF (15) WERE ESTABLISHED BY HOLDING DATA FROM (R15) AND THE FOUND MONUMENTATION SET IN THE SURVEY (R14) AS SHOWN ON SHEETS 2 AND 3. THE NORTHERLY LINES OF THE TRACTS DESCRIBED IN REEL 27 PAGE 743, REEL 27 PAGE 747, AND REEL 186 PAGE 1035 WERE ESTABLISHED AS THE SOUTHERLY LINE OF THE RAILROAD EASEMENT (R18) AND THE SOUTHWESTERLY LINE OF THE RAILROAD EASEMENT DESCRIBED IN (R19) AS SHOWN ON SHEET 3. FOR RAILROAD EASEMENT (R18) I HELD THE LOCATION OF THE CENTERLINE OF THE EXISTING RAILS AND FOR (R19) I HELD DEED ANGLES AND DISTANCES FROM THE SOUTHWEST CORNER OF SECTION 11. THE WESTERLY LINE OF REEL 27 PAGE 743 AS WELL AS A PORTION OF THE EASTERLY LINE OF REEL 27 PAGE 747 WERE ESTABLISHED BY HOLDING THE MONUMENTATION SET IN SURVEY (R8) AS SHOWN ON SHEET 3. THE BOUNDARIES OF THE TRACT OF LAND DESCRIBED IN REEL 94 PAGE 2002 WERE ESTABLISHED BY HOLDING THE DATA AND MONUMENTATION SET IN SURVEY (R12) AS SHOWN ON SHEET 4. THE SOUTHERLY LINE OF THE TRACT OF LAND DESCRIBED IN REEL 39 PAGE 863 WAS ESTABLISHED BY HOLDING THE MONUMENTATION SET IN SURVEY (R12) AS SHOWN ON SHEET 4. SAID RAILROAD EASEMENT WAS ESTABLISHED BY HOLDING THE LOCATION OF THE EXISTING RAILS. THE EASTERLY LINE OF REEL 39 PAGE 863 AND THE SURVEY (R6) AS SHOWN ON SHEET 4. THE MOST SOUTHERLY LINE OF LOT 16 WAS ESTABLISHED BY HOLDING THE MONUMENT AT THE NORTHEAST CORNER OF LOT 1 OF "DRAPER SUBDIVISION" SET IN (R3) AND THE MONUMENT SET ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 11 BY (R1) AS SHOWN ON SHEET 4. THE NORTHERLY LINE OF THE PLAT (R17) AND THE PLAT (R22) WAS ESTABLISHED BY HOLDING THE FOUND MONUMENTATION SET IN THOSE PLATS AS SHOWN ON SHEET 5. THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 11 WAS ESTABLISHED BY HOLDING THE MONUMENT FOUND FOR THE SOUTHWEST CORNER OF SECTION 11 AND THE TWO FOUND MONUMENTS SET ON SAID WEST LINE BY (R1) AS SHOWN ON SHEET 5. THE SOUTHERLY LINE OF PARCEL 1 OF THE PLAT (R5) WAS ESTABLISHED BY HOLDING A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 11 THAT IS 47.34' FEET SOUTHERLY OF CALCULATED POINT A PER (R5) AND THE MONUMENT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF ROXBURY RD. SET IN (R5) AS SHOWN ON SHEET 5. NOTE THAT THE SOUTHERLY LINE OF SAID PARCEL 1 DOES NOT COINCIDE WITH THE NORTHERLY LINE OF THE RAILROAD EASEMENT (R18) AS SHOWN IN DETAILS B AND C ON SHEET 5. THE NORTHERLY LINE OF SAID PARCEL 1 WAS ESTABLISHED BY HOLDING A POINT THAT IS 70.73' SOUTHERLY OF A MONUMENT SET IN (R1) AND ON LINE BETWEEN SAID MONUMENT AND CALCULATED POINT B PER (R3) FOR THE NORTHWEST CORNER OF SAID PARCEL 1 AS SHOWN ON SHEET 5 AND THE MONUMENT SET IN (R5) NEAR THE MOST NORTHERLY NORTHEAST CORNER OF SAID PARCEL 1 AS SHOWN IN DETAIL A ON SHEET 6. THIS MONUMENT IS HELD FOR LINE ONLY. THERE IS A 20.00' STRIP OF LAND BETWEEN ROXBURY RD. AND THE TRACT OF LAND DESCRIBED IN BOOK 289 PAGE 256, SAID STRIP OF LAND WAS NOT REPLATTED BY THE PLAT (R3) AND REMAINS A PORTION OF PARCEL 3 OF THE PLAT (R5).

COLUMBIA RIVER



Scale 1" = 400'



SHEET INDEX

- SHEET 1 - PROPERTY OVERVIEW, RELEVANT RECORDS, AND NARRATIVE.
- SHEET 2 - BASIS OF BEARINGS, SUBJECT PROPERTY BOUNDARY RESOLUTION, AND MONUMENTATION. COVERAGE AS SHOWN ON OVERVIEW ABOVE.
- SHEET 3 - SUBJECT PROPERTY BOUNDARY RESOLUTION AND MONUMENTATION. COVERAGE AS SHOWN ON OVERVIEW ABOVE.
- SHEET 4 - SUBJECT PROPERTY BOUNDARY RESOLUTION AND MONUMENTATION. COVERAGE AS SHOWN ON OVERVIEW ABOVE.
- SHEET 5 - SUBJECT PROPERTY BOUNDARY RESOLUTION AND MONUMENTATION. COVERAGE AS SHOWN ON OVERVIEW ABOVE.
- SHEET 6 - FENCE LINE LOCATIONS, WESTERLY PORTIONS.
- SHEET 7 - FENCE LINE LOCATIONS, EASTERLY PORTIONS.

300 W 15th Street
Vancouver, WA 98660-2927
360/695-3488
360/924-4005
360/695-8767 fax

Internet: www.hdjdesigngroup.com

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| DRAWN BY: KLV | SCALE: 1"=400' | DATE: 08/01/11 |
| CHECKED BY: TLG | JOB NO.: 3179 | SHEET 1 OF 7 |

7-11
11-102-5

RECORD OF SURVEY

FOR THE PORT OF UMATILLA

IN THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 11 AND THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON

DATE SURVEYED: MAY THROUGH JULY, 2011

TEXT LEGEND

- FD - DENOTES "FOUND"
- IR - DENOTES "IRON ROD"
- OU - DENOTES "UNKNOWN ORIGIN"
- RRS - DENOTES "RAILROAD SPIKE"
- WYPC - DENOTES "WITH YELLOW PLASTIC CAP"
- PC - DENOTES "POINT OF CURVATURE"
- CL - DENOTES "CENTERLINE"
- MBFC - DENOTES "MONUMENT BEARS FROM CORNER"

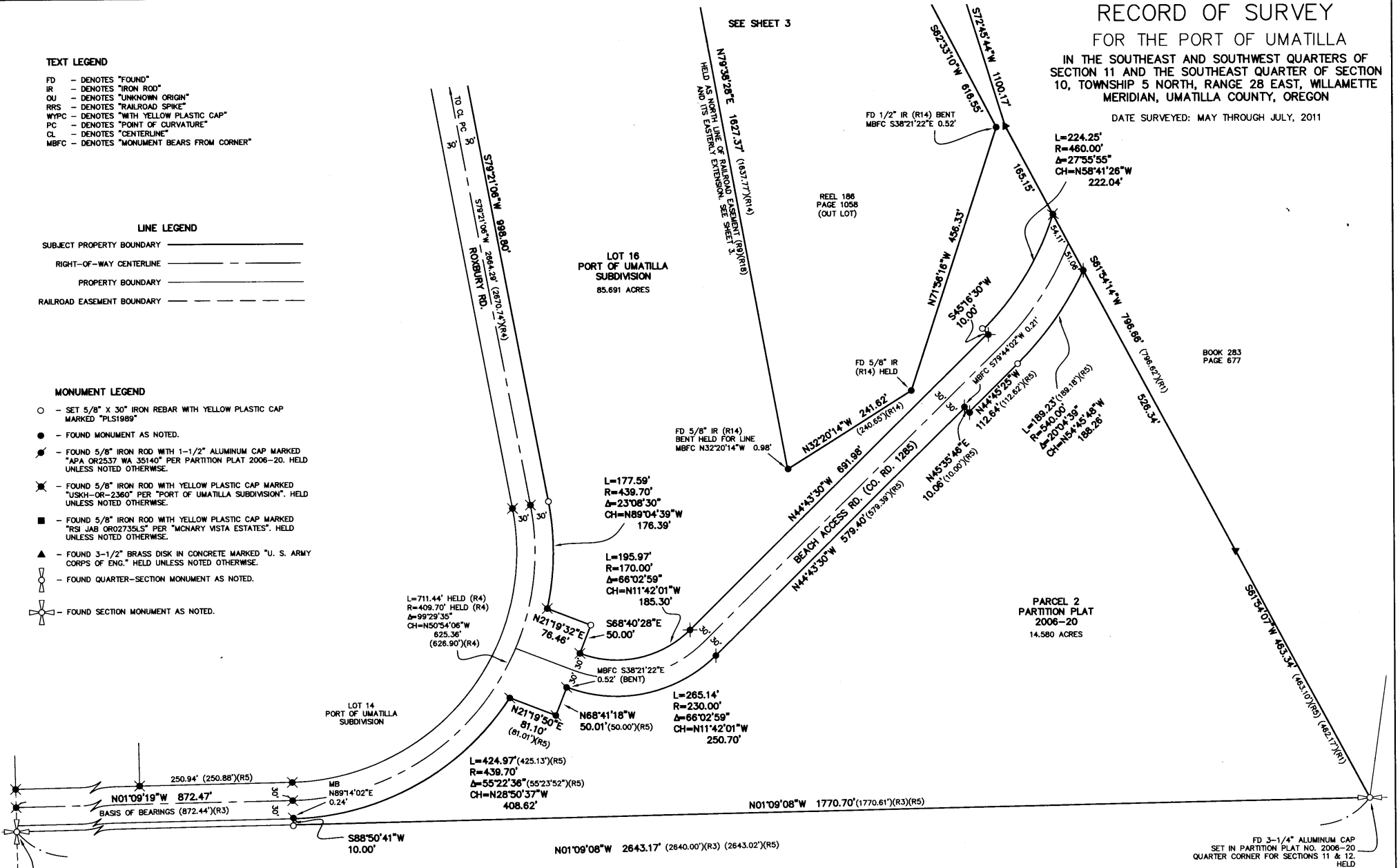
LINE LEGEND

- SUBJECT PROPERTY BOUNDARY _____
- RIGHT-OF-WAY CENTERLINE - - - - -
- PROPERTY BOUNDARY _____
- RAILROAD EASEMENT BOUNDARY - - - - -

MONUMENT LEGEND

- - SET 5/8" X 30" IRON REBAR WITH YELLOW PLASTIC CAP MARKED "PLS1989"
- - FOUND MONUMENT AS NOTED.
- ⦿ - FOUND 5/8" IRON ROD WITH 1-1/2" ALUMINUM CAP MARKED "APA OR2537 WA 35140" PER PARTITION PLAT 2006-20. HELD UNLESS NOTED OTHERWISE.
- ✕ - FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "USKH-OR-2360" PER "PORT OF UMATILLA SUBDIVISION". HELD UNLESS NOTED OTHERWISE.
- - FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "RSI JAB OR02735LS" PER "MCNARY VISTA ESTATES". HELD UNLESS NOTED OTHERWISE.
- ▲ - FOUND 3-1/2" BRASS DISK IN CONCRETE MARKED "U. S. ARMY CORPS OF ENG." HELD UNLESS NOTED OTHERWISE.
- ⊕ - FOUND QUARTER-SECTION MONUMENT AS NOTED.
- ⊕ - FOUND SECTION MONUMENT AS NOTED.

SEE SHEET 3

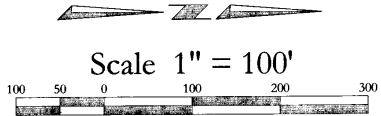


REGISTERED
PROFESSIONAL
LAND SURVEYOR

TJ Goodman

OREGON
JULY 16, 1982
TERRY GOODMAN
1989

RENEWAL DATE: 6-30-13



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DESIGN GROUP
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300 W 15th Street
Vancouver, WA 98660-2927
360/695-3488
503/924-4005
360/695-8767 fax
Internet: www.hdjdesigngroup.com

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DATE SURVEYED: MAY THROUGH JULY, 2011

LOT 16
PORT OF UMATILLA
SUBDIVISION
85.691 ACRES

SEE SHEET 4

BOOK 283
PAGE 677

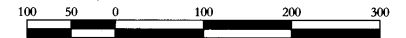
BOOK 283
PAGE 677

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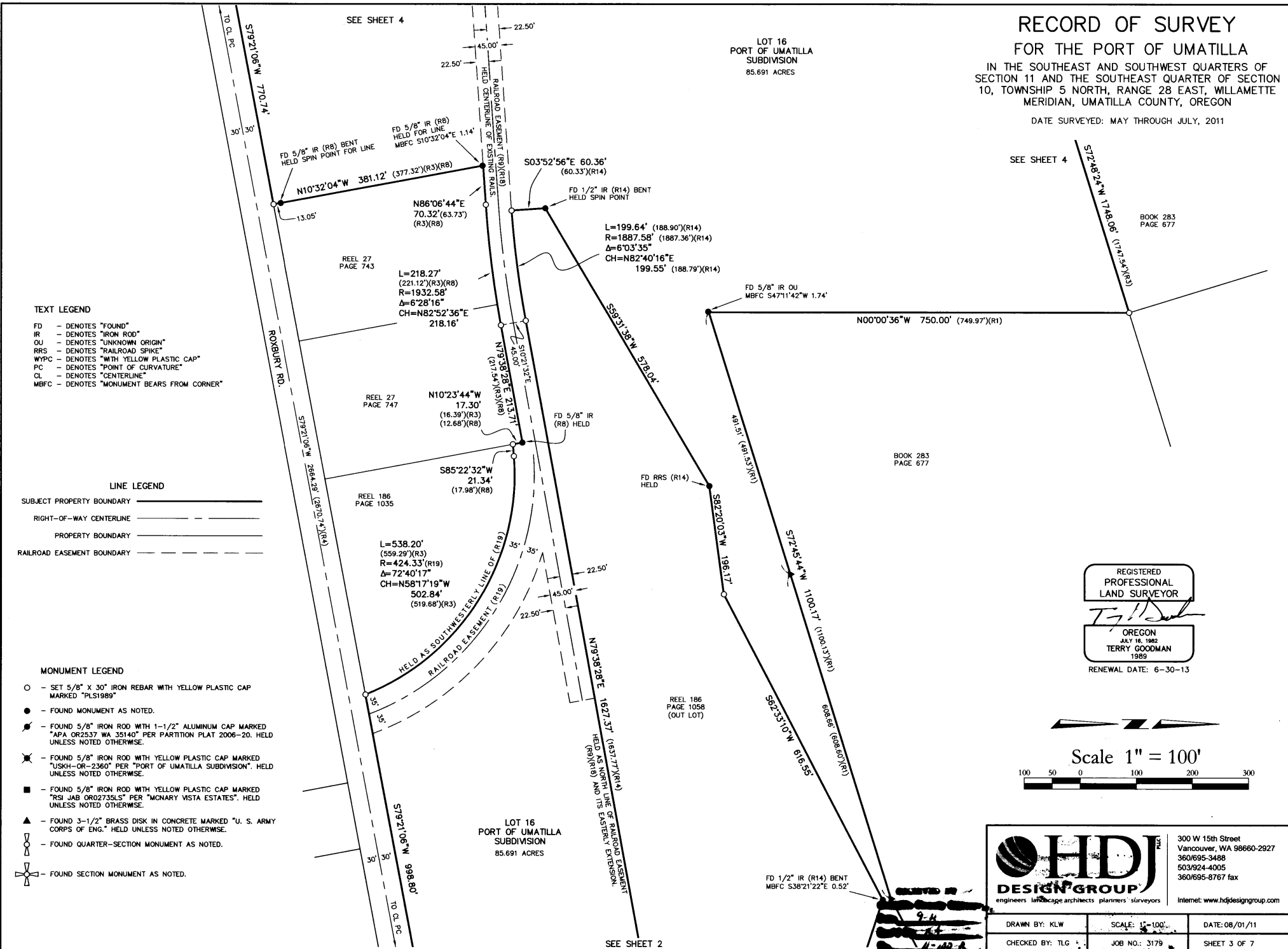
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| CHECKED BY: TLG | JOB NO.: 3179 | SHEET 3 OF 7 |

SEE SHEET 2

SEE SHEET 4



TEXT LEGEND

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LINE LEGEND

- SUBJECT PROPERTY BOUNDARY _____
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MONUMENT LEGEND

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- - FOUND MONUMENT AS NOTED.
- - FOUND 5/8" IRON ROD WITH 1-1/2" ALUMINUM CAP MARKED "APA OR2537 WA 35140" PER PARTITION PLAT 2006-20. HELD UNLESS NOTED OTHERWISE.
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- - FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "RSI JAB OR02735LS" PER "MCNARY VISTA ESTATES". HELD UNLESS NOTED OTHERWISE.
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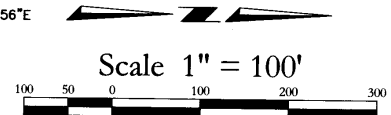
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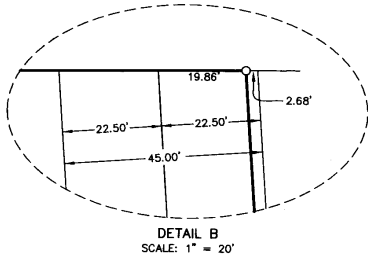
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MONUMENT LEGEND

- - SET 5/8" X 30" IRON REBAR WITH YELLOW PLASTIC CAP MARKED "PLS1989"
- ⊗ - SET 1.17" BRASS DISK MARKED "HDJ DESIGN GROUP"
- - FOUND MONUMENT AS NOTED.
- ⊙ - FOUND 5/8" IRON ROD WITH 1-1/2" ALUMINUM CAP MARKED "APA OR2537 WA 35140" PER PARTITION PLAT 2006-20. HELD UNLESS NOTED OTHERWISE.
- ⊗ - FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "USKH-OR-2360" PER "PORT OF UMATILLA SUBDIVISION". HELD UNLESS NOTED OTHERWISE.
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- ⊕ - FOUND QUARTER-SECTION MONUMENT AS NOTED.

REGISTERED PROFESSIONAL LAND SURVEYOR
TERRY GOODMAN
 OREGON
 447 16, 1982
 1989
 RENEWAL DATE: 6-30-13

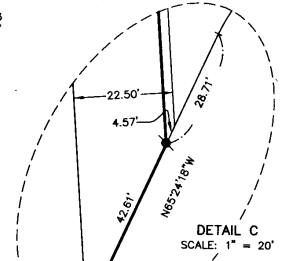
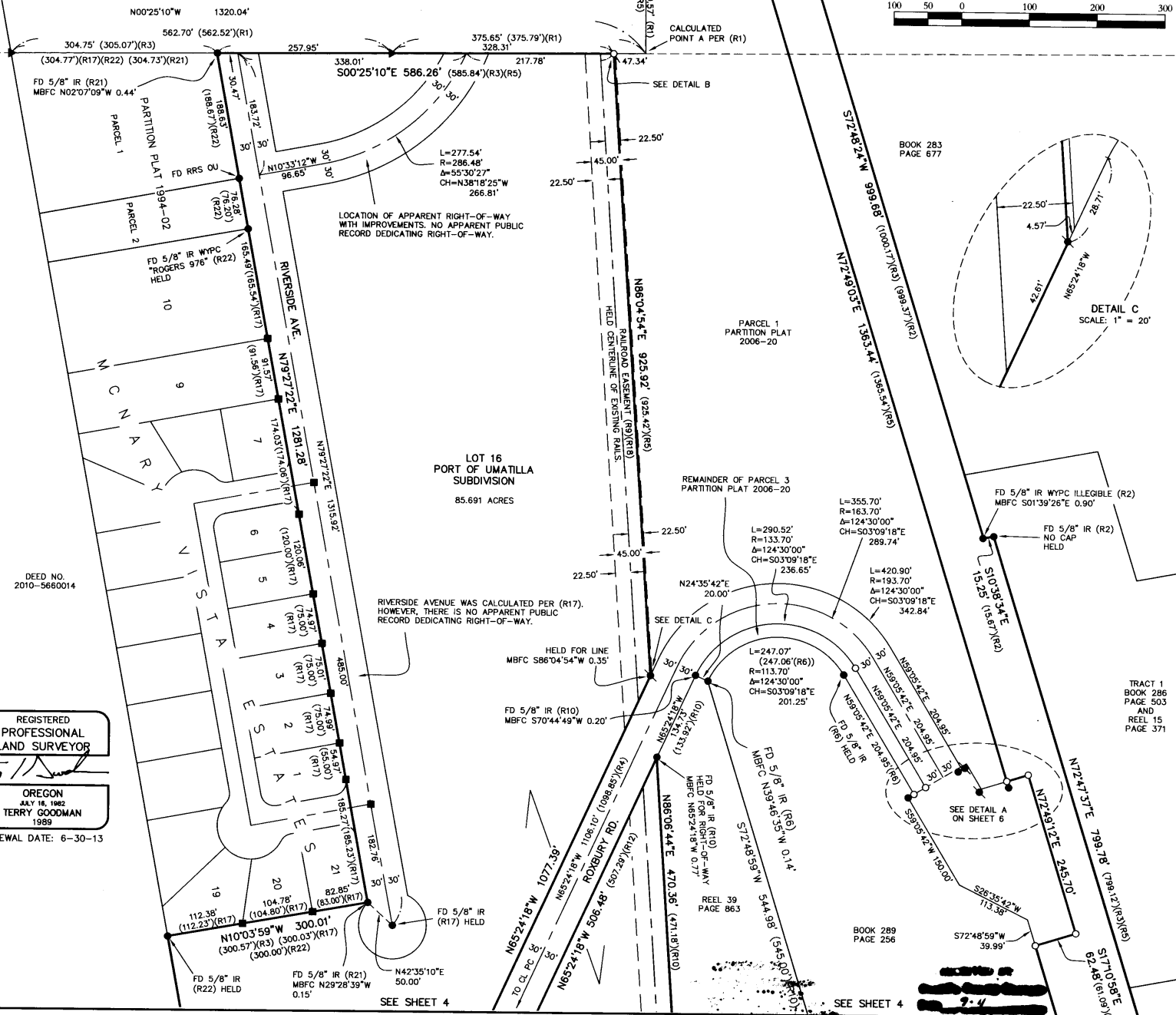
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| CHECKED BY: TLG | JOB NO.: 3179 | SHEET 5 OF 7 |



TRACT 1
 BOOK 286
 PAGE 503
 AND
 REEL 15
 PAGE 371

SEE SHEET 4

SEE SHEET 4

RECORD OF SURVEY FOR THE PORT OF UMATILLA

IN THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 11 AND THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON

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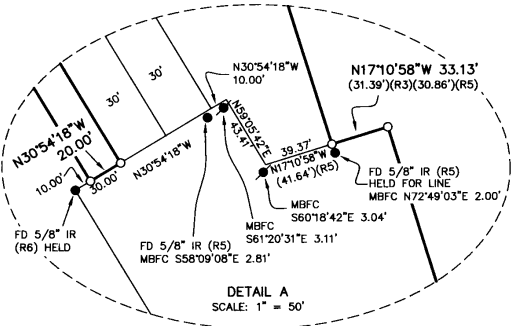
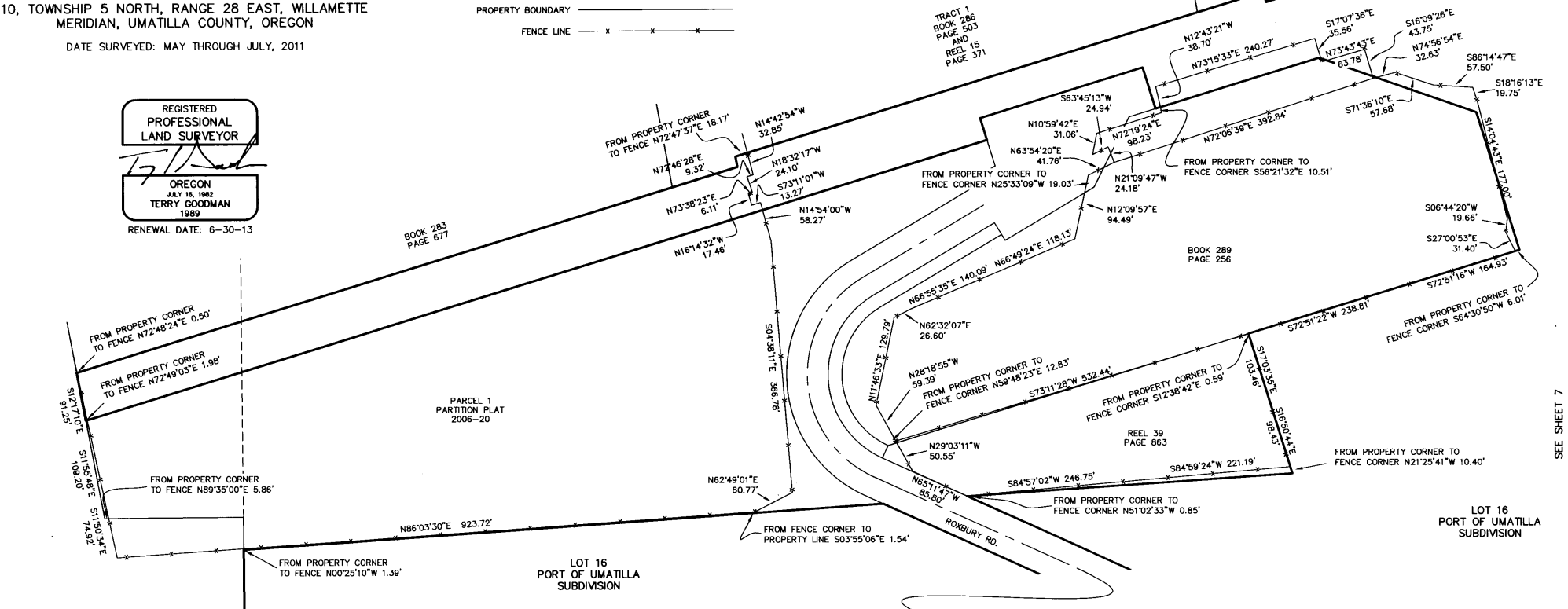
LINE LEGEND

- SUBJECT PROPERTY BOUNDARY _____
- RIGHT-OF-WAY CENTERLINE - - - - -
- PROPERTY BOUNDARY _____
- FENCE LINE * * * * *

REGISTERED
PROFESSIONAL
LAND SURVEYOR

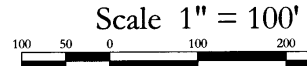
Terry Goodman

OREGON
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- ### TEXT LEGEND
- FD - DENOTES "FOUND"
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- ### MONUMENT LEGEND
- - SET 5/8" X 30" IRON REBAR WITH YELLOW PLASTIC CAP MARKED "PLS1989"
 - - FOUND MONUMENT AS NOTED.
 - ⦿ - FOUND 5/8" IRON ROD WITH 1-1/2" ALUMINUM CAP MARKED "APA OR2537 WA 35140" PER PARTITION PLAT 2006-20. HELD UNLESS NOTED OTHERWISE.
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 - ⊕ - FOUND QUARTER-SECTION MONUMENT AS NOTED.
 - ⊗ - FOUND SECTION MONUMENT AS NOTED.



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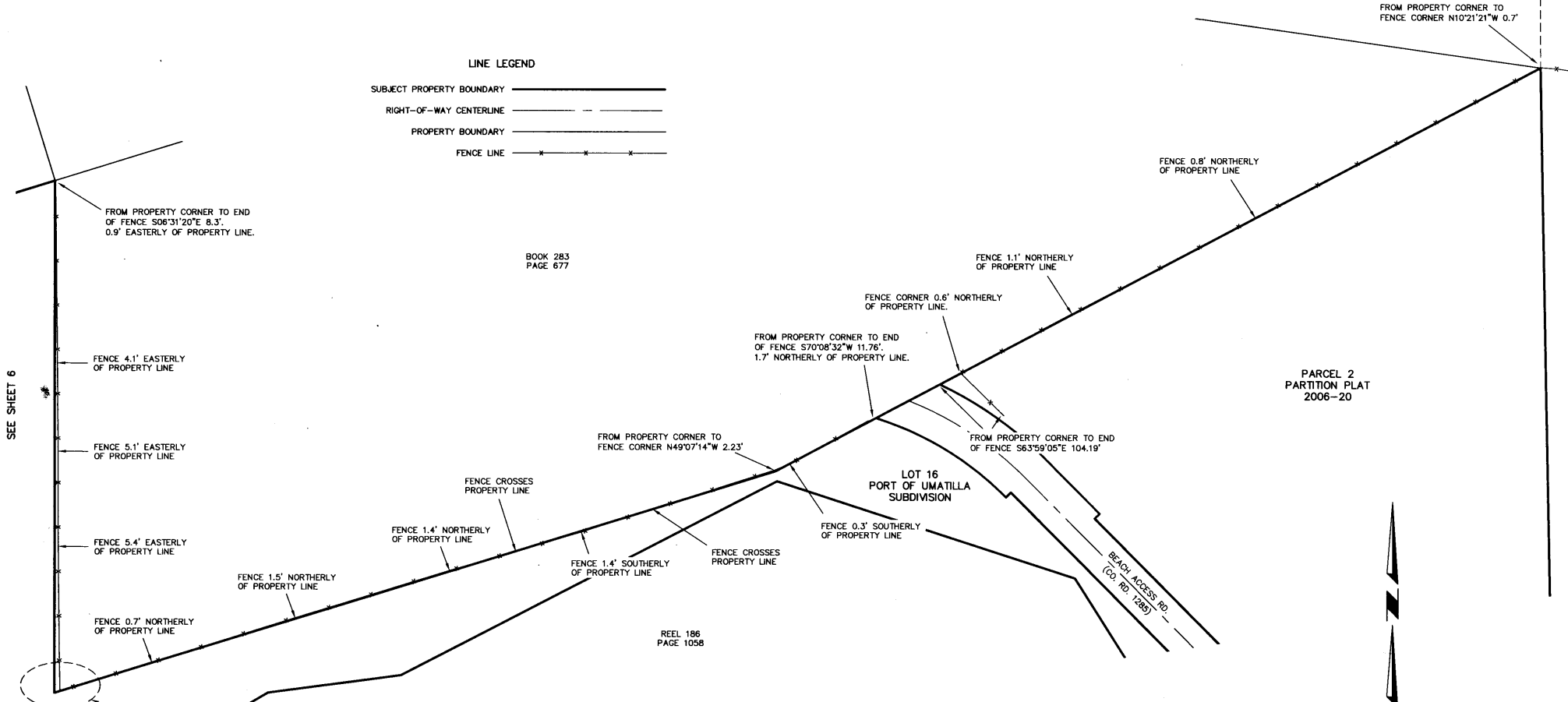
SEE SHEET 7

RECORD OF SURVEY
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 SECTION 11 AND THE SOUTHEAST QUARTER OF SECTION
 10, TOWNSHIP 5 NORTH, RANGE 28 EAST, WILLAMETTE
 MERIDIAN, UMATILLA COUNTY, OREGON

DATE SURVEYED: MAY THROUGH JULY, 2011

LINE LEGEND

- SUBJECT PROPERTY BOUNDARY
- RIGHT-OF-WAY CENTERLINE
- PROPERTY BOUNDARY
- FENCE LINE



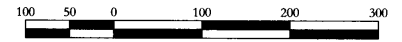
BOOK 283
PAGE 677

REEL 186
PAGE 1058

PARCEL 2
PARTITION PLAT
2006-20

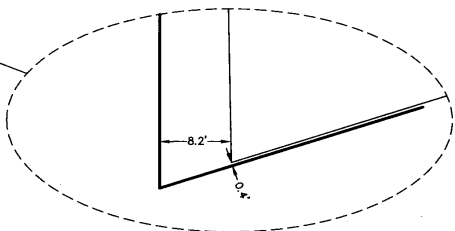


Scale 1" = 100'



SEE SHEET 6

LOT 16
PORT OF UMATILLA
SUBDIVISION



DETAIL
SCALE: 1" = 10'

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PROFESSIONAL
LAND SURVEYOR
Terry Goodman
OREGON
JULY 16 1982
TERRY GOODMAN
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| DRAWN BY: KLW | SCALE: 1"=100' | DATE: 08/01/11 |
| CHECKED BY: TLG | JOB NO.: 3179 | SHEET 7 OF 7 |

Handwritten notes:
 7-11
 11-10-4