



MCNARY TOWNSITE
DIV. 2
BOOK 10, PAGE 12

NOTE:
FOR NARRATIVE SEE PAGE 2 OF 2.

LEGAL DESCRIPTION

A tract of land lying in Sections 10, 11, 14 and 15, Township 5 North, Range 28, East of the Willamette Meridian, Umatilla County, Oregon, said tract being more particularly described as follows:

Beginning at a U. S. Army Corps of Engineers boundary marker, marked AA-17, AA-19, which marker is 381.66 feet, more or less, North 0° 25' 29.3" West of the Southeast corner of Section 10, proceed South 78° 28' 48" East 894.7 feet, more or less, to the Easterly side of the Easterly curb of Wallamette Avenue; thence along said curb South 10° 33' 12" East 1,155 feet, more or less, to the Northerly right of way boundary of John Day Street; thence North 79° 26' 48" East 1,762.5 feet, more or less, to the Easterly right of way boundary of Coville Avenue; thence South 10° 33' 12" East 1,215 feet, more or less, to the Northerly right of way boundary of Walla Walla Street; thence North 79° 26' 48" East 1,100 feet, more or less, to a line lying parallel with and Easterly a distance of 100 feet, measured at right angles from the westerly right of way boundary line of Wind Avenue; thence North 10° 33' 12" West along said parallel line a distance of 1,457.51 feet, more or less, from the Northwest corner thereof; thence continuing North 10° 33' 12" West a distance of 1,457.51 feet, more or less, to the point of intersection with the North line of said Section 14, which point lies North 86° 51' 05" East a distance of 2,022.58 feet, more or less, from the Northwest corner thereof; thence continuing North 10° 33' 12" West along said parallel line a distance of 712.49 feet, more or less, to the point of intersection with the Easterly extension of the Southerly line of the right of way of Kalama Street; thence South 79° 26' 48" West along said Southerly line 1,867.8 feet, more or less, to the Corps of Engineers boundary marker marked AA-17, AA-19, the point of beginning;

EXCEPTING any and all water rights of way.

EXCEPTING THEREFROM that tract of land on what is located and commonly known as Columbia Tract, and being described as follows, to-wit:

Commencing at the Northwest corner of Section 14, Township 5 North, Range 28, E. W. M., and running thence South 54° 30' 27" West a distance of 551.69 feet to the true point of beginning for this description; thence South 09° 37' 40" East a distance of 532.70 feet; thence South 80° 22' 20" West a distance of 305.00 feet to a point which lies 50.00 feet Easterly from, when measured at right angles to the centerline of Wallamette Avenue in the City of Umatilla; thence North 09° 37' 40" West, parallel to and 50.00 feet Easterly from said centerline of Wallamette Avenue, a distance of 532.70 feet; thence North 80° 22' 20" East a distance of 305.00 feet to the point of beginning;

TRACT III:

Commencing at the Northwest corner of Section 14, Township 5 North, Range 28, E. W. M., and running thence South 55° 56' 30" West a distance of 580.87 feet to the true point of beginning for this description; thence South 09° 37' 40" East a distance of 532.70 feet; thence South 80° 22' 20" West a distance of 285.00 feet to a point which lies 50.00 feet Easterly from, when measured at right angles to the centerline of Wallamette Avenue in the City of Umatilla; thence North 09° 37' 40" West, parallel to and 50 feet Easterly from said centerline of Wallamette Avenue, a distance of 532.70 feet; thence North 80° 22' 20" East a distance of 285.00 feet to the point of beginning;

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

- LEGEND**
- 5/8" IRON ROD FOUND UNLESS NOTED OTHERWISE.
 - CONC. MON. WITH BRASS CAP FOUND.
 - 1/2" IRON ROD FOUND.
 - 5/8" X 30" IRON ROD SET YELLOW PLASTIC CAP STAMPED "W.B. WELLS & ASSOC., INC."

REGISTERED PROFESSIONAL LAND SURVEYOR
W.B. Wells
OREGON
OCTOBER 30, 1894
ROBERT M. SCHLEINING
486

DESIGNED : N/A
DRAWN : M.J.B.
CHECKED : R.M.S., D.W.M.
DATE : 5-3-85
SCALE : 1"=200'
FILE NO. : 85-54
REVISED :

SITUATED IN SECTIONS 10, 11, 14 & 15 T. 5N., R. 28E., W. 4M.
COUNTY OF UMATILLA STATE OF OREGON
Basis of Bearings : DEED
Basis of Datum : N/A

A SURVEY OF UMATILLA GOLF AND COUNTRY CLUB

RECEIVED BY
Umatilla County Surveyor
Date 6-21-85
Rec'd By MJD
No. 85-98-C

NARRATIVE FOR W.B. WELLS & ASSOC., INC. SURVEY 85-54 DATED MAY 3, 1985"UMATILLA GOLF & COUNTRY CLUB"

The purpose of this survey was to set the boundaries of the tract shown and to show other pertinent points relating to said boundaries.

Control was established by holding Deed bearing between the "X" found in a stone approximately 410 feet Southerly of the Southeast corner of the tract surveyed, and an iron rod found at the Northeast corner of the tract surveyed, determined by running from the iron rod at the Northeast corner of said tract to a Corps of Engineers monument stamped A-2017-1 under a concrete wall approximately 4,175 feet Westerly; said monument was set to mark the Northerly boundary of the original tract disposed of by the Corps of Engineers. In running the North line, we also ran over another Corps monument stamped AA-A at approximately 1,967 feet Westerly of the iron rod at the Northeast corner of the tract surveyed.

The South line of the tract was determined by holding to iron rods found on the centerline of Walla Walla Street as platted in "MC NARY TOWNSITE", as our South line was an Easterly extension of the North line of Walla Walla Street.

The most Southerly West line of the tract surveyed was called as the Northerly extension of the East line of Cowlitz Avenue; the monuments found in centerline were also used here.

The Northerly South line was monumented to the North line of John Day Street; the centerline of John Day Street was shown to be 1,205 feet South of the centerline of Kalama Street, 50 feet wide, as shown on the Army Corps Map, DWG No. WW-RE-205, which is called the "McNary Townsite Disposal" map. The North line of the tract surveyed was called, in deed, to be the South line of Kalama Street. The width of John Day Street is shown now to be 60.0 feet wide by all available maps, so was held to be so. The North line of John Day Street, therefore, was held to be 1,150 feet South of the North line of the tract surveyed; this also fit with the deeds given by Jerry Smith, the original owner of the whole townsite, between the North line of Klickitat Street and the Westerly South line of the Golf Course Tract surveyed.

The West line of the overall tract was called by deed to be "the East line of the Easterly curb of Willamette Avenue", and that line was held. For the centerline of Willamette Avenue, I held a line 2,900 feet West of the East line of the tract surveyed, because it was shown to be 2,825.0 feet West of the centerline of Wind Avenue, as a 50.0 foot wide street, and the East line of the tract surveyed was called to be 100.0 feet East of the WEST line of Wind Avenue, thus 2,900.0 feet. This fit within small limits with the iron rod found at the intersection of the South line of John Day Street and the East line of Willamette Avenue.

The Hotel Tract (Tract II) at the Westerly Southwest corner of the Golf Course was described by metes and bounds, and was monumented to the East line of Willamette Avenue and the North line of John Day Street. I had no problem with that, but the bearings and distances from the section corner were not even close to fitting the corner of the tract. I, therefore, have shown measured bearings and distances, as well as deed.

NOTE ALSO that there is a 20.0 foot strip immediately adjacent to the East of the Hotel Tract (Tract II) which still belongs to the original grantee, because it was never deeded to Grayson Inns.

Reference Surveys used were a survey made for Umatilla Port Commission, by Hayes and Harris, date obscured (unrecorded), in 1957; "MC NARY TOWNSITE"; "MC NARY TOWNSITE DIV. 2"; "MC NARY TOWNSITE DIV. 7"; Private Surveys S-120-B, 83-159-B, 82-99-B, I-192, I-207, K-56 and M6.