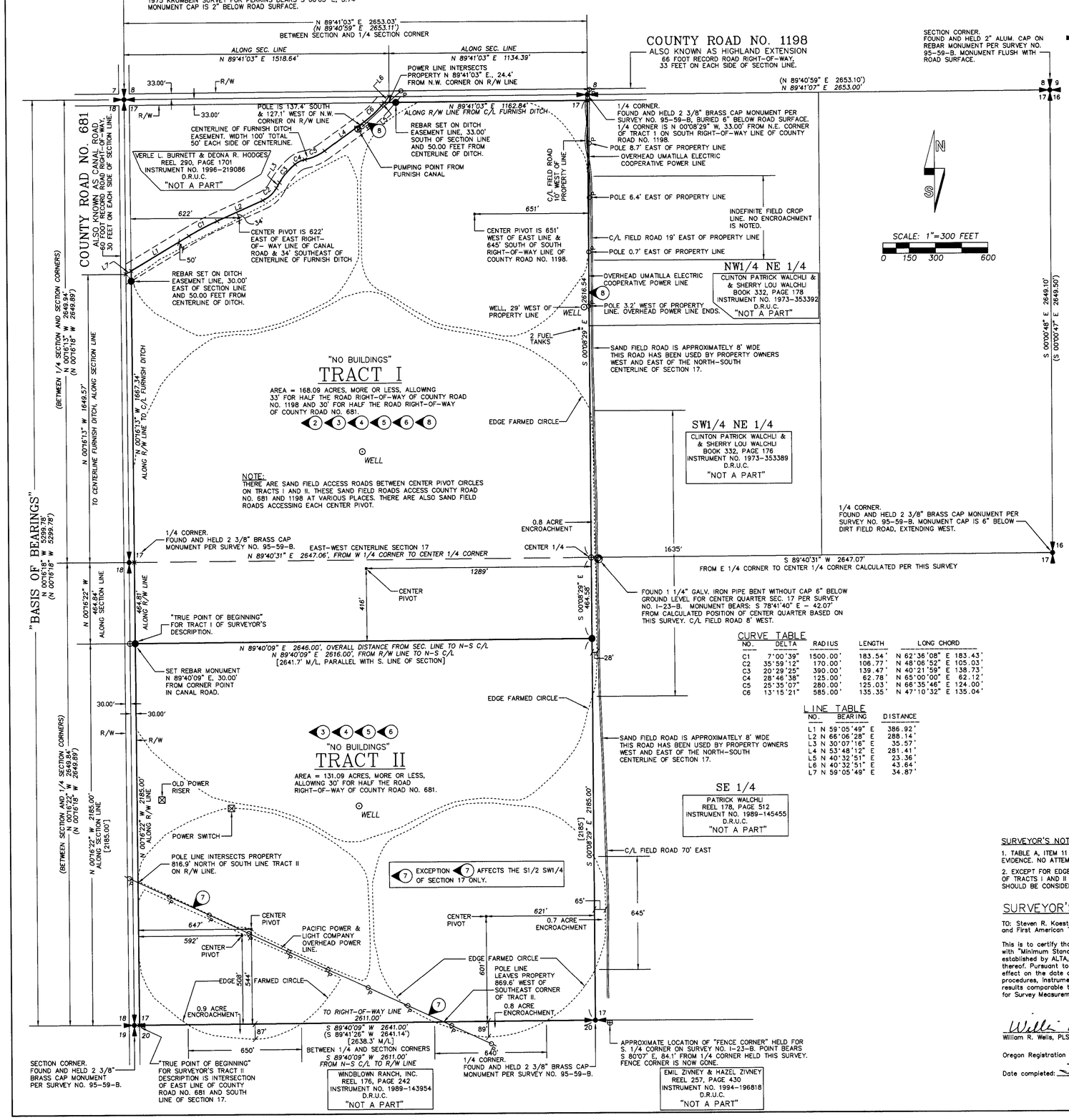
ALTA/ACSM LAND TITLE SURVEY



CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	LONG CHORD
C1	7°00'39"	1500.00'	183.54'	N 62°36'08" E 183.43'
C2	35°59'12"	170.00'	106.77'	N 48°06'52" E 105.03'
C3	20°29'25"	390.00'	139.47'	N 40°21'59" E 138.73'
C4	28°46'38"	125.00'	62.78'	N 65°00'00" E 62.12'
C5	25°35'07"	280.00'	125.03'	N 66°35'46" E 124.00'
C6	13°15'21"	585.00'	135.35'	N 47°10'32" E 135.04'

LINE TABLE

NO.	BEARING	DISTANCE
L1	N 59°05'49" E	386.92'
L2	N 66°06'28" E	288.14'
L3	N 30°07'16" E	35.57'
L4	N 53°48'12" E	281.41'
L5	N 40°32'51" E	23.36'
L6	N 40°32'51" E	43.64'
L7	N 59°05'49" E	34.87'

LEGEND

- FOUND AND HELD MONUMENT PER SURVEY NO. 95-59-B, AS NOTED.
- FOUND MONUMENT PER SURVEY NO. 1-23-B, AS NOTED.
- SET 5/8" X 30" IRON REBAR WITH 1 1/4" YELLOW PLASTIC CAP MARKED "OR PLS 1106 WA PLS 17372."
- CALCULATED POINT ONLY. NOTHING FOUND OR SET.
- (XOX) – RECORD DIMENSION FROM SURVEY NO. 95-59-B.
- [XOX] – RECORD DIMENSION PER PRELIMINARY TITLE REPORT DESCRIPTIONS.
- R/W – INDICATES RIGHT-OF-WAY LINE.
- C/L – INDICATES CENTERLINE.
- D.R.U.C. – INDICATES DEED RECORDS OF UMATILLA COUNTY.
- 0 – INDICATES LOCATION OF SURVEY ADDRESSABLE EXCEPTION SET FORTH IN PRELIMINARY REPORT FOR TITLE INSURANCE, PREPARED BY PIONEER TITLE COMPANY, 126 S.E. COURT AVENUE, PENDLETON, OREGON, 97801, ORDER NO. 76965, DATED APRIL 15, 2005. NUMBERS CORRESPOND WITH EXCEPTION NUMBERS. SEE "EXCEPTIONS TABLE" FOR DESCRIPTION OF EXCEPTIONS. ALSO REFER TO PRELIMINARY TITLE REPORT.
- WELL – EXISTING IRRIGATION WELL.
- EXISTING POWER POLE.
- INDICATES APPROXIMATE EDGE OF FARMED CIRCLE.

NARRATIVE:

THIS SURVEY WAS PERFORMED AT THE REQUEST OF STEVE KOESTER TO LOCATE THE EXTERIOR BOUNDARY OF TWO TRACTS OF LAND IN THE WEST HALF OF SECTION 17, T4N., R29E., W.M.

IN 1974, THE WAYNE HARRIS COMPANY MADE A SURVEY FOR PAT WALCHLI UNDER RECORD SURVEY NO. 1-23-B. IN THIS SURVEY, MONUMENTS WERE ESTABLISHED FOR THE NORTH-SOUTH CENTERLINE OF SECTION 17. DURING OUR SURVEY, WE NOTED THAT IMPROVEMENTS SUCH AS IRRIGATION CIRCLES APPEAR TO HAVE BEEN LAID OUT AND CONSTRUCTED RELATIVE TO THE NORTH-SOUTH CENTERLINE OF SECTION 17 AS DETERMINED IN THE 1974 SURVEY.

IN 1995, DENNY EDWARDS MADE AN EXTENSIVE SURVEY AND CORNER REMONUMENTATION FOR UMATILLA COUNTY WITHIN THE TOWNSHIP. THIS SURVEY IS RECORDED AS SURVEY NO. 95-59-B. THE EDWARDS SURVEY ESTABLISHED MONUMENTS AT THE NORTH AND SOUTH 1/4 CORNERS OF SECTION 17, DEFINING THE NORTH-SOUTH CENTERLINE. I AGREE WITH THE POSITION OF THE NORTH-SOUTH CENTERLINE OF SECTION 17 AS DETERMINED BY THE 1995 EDWARDS SURVEY, AND HAVE HELD IT FOR OUR SURVEY.

THE DIFFERENCE BETWEEN THE NORTH-SOUTH CENTERLINES OF SECTION 17 AS DETERMINED IN THE EDWARDS AND HARRIS SURVEYS IS SIGNIFICANT. THERE IS NOT MUCH DIFFERENCE BETWEEN THE TWO SURVEYS AT THE NORTH 1/4 CORNER, BUT AT THE CENTER 1/4 CORNER, THE HARRIS LINE IS 41 FEET EAST OF THE EDWARDS LINE. AT THE SOUTH 1/4 CORNER, THE HARRIS LINE IS APPROXIMATELY 82 FEET EAST OF THE EDWARDS LINE.

AS PREVIOUSLY NOTED, I HELD THE NORTH-SOUTH CENTERLINE OF SECTION 17 AS DETERMINED BY EDWARDS. OVERLAPS OF CIRCLE EDGES AND OVERLAP AREAS ARE NOTED ON THIS SURVEY MAP.

OUR SURVEY WAS MADE WITH A 2 PERSON CREW USING A TRIMBLE GEODETIC G.P.S. SYSTEM OPERATED IN REAL TIME KINEMATIC MODE. CORNER MONUMENTS WERE ESTABLISHED BY G.P.S. REAL TIME KINEMATIC METHODS AND VERIFIED BY SEPARATE OBSERVATIONS.

EXCEPTIONS TABLE:

2. PROPERTY IS SUBJECT TO THE RIGHT-OF-WAY OF THE FURNISH DITCH.
3. PROPERTY IS WITHIN THE BOUNDARIES OF THE STANFIELD IRRIGATION DISTRICT, AND IS SUBJECT TO ALL EASEMENTS, LEVIES AND ASSESSMENTS THEREOF.
4. PROPERTY IS SUBJECT TO WATER CHARGES OF THE STANFIELD IRRIGATION DISTRICT.
5. PROPERTY IS SUBJECT TO ANY AND ALL WATER RIGHTS-OF-WAY.
6. PROPERTY IS SUBJECT TO COAL AND IRON RIGHTS, INCLUDING THE TERMS AND PROVISIONS THEREOF, CONTAINED IN DEED FROM NORTHERN PACIFIC RAILWAY COMPANY, RECORDED JULY 17, 1905 IN BOOK 48, PAGE 108, DEED RECORDS OF UMATILLA COUNTY.
7. PROPERTY IS SUBJECT TO AN EASEMENT FOR ELECTRIC TRANSMISSION AND OR DISTRIBUTION LINE, INCLUDING THE TERMS AND CONDITIONS THEREOF, GRANTED TO PACIFIC POWER AND LIGHT COMPANY, RECORDED JANUARY 24, 1924 IN BOOK 123, PAGE 198, DEED RECORDS OF UMATILLA COUNTY.
   SURVEYOR'S NOTE: THIS IS A "BLANKET" TYPE EASEMENT, WITHOUT WRITTEN DESCRIPTION, AND CANNOT BE DEFINITELY LOCATED ON THE PROPERTY. PACIFIC POWER AND LIGHT COMPANY POWER POLES OBSERVED ON THE PROPERTY ARE SHOWN. THIS EASEMENT WAS ACTUALLY GRANTED TO INLAND POWER AND LIGHT COMPANY IN BOOK 123, PAGE 198, DEED RECORDS OF UMATILLA COUNTY.
8. PROPERTY IS SUBJECT TO AN EASEMENT FOR ELECTRIC TRANSMISSION AND OR DISTRIBUTION LINE, INCLUDING THE TERMS AND CONDITIONS THEREOF, GRANTED TO UMATILLA ELECTRIC COOPERATIVE ASSOCIATION, RECORDED OCTOBER 31, 1967 IN BOOK 291, PAGE 305, DEED RECORDS OF UMATILLA COUNTY.
   SURVEYOR'S NOTE: THIS IS A "BLANKET" TYPE EASEMENT, WITHOUT WRITTEN DESCRIPTION, AND CANNOT BE DEFINITELY LOCATED ON THE PROPERTY. UMATILLA ELECTRIC POWER POLES OBSERVED ON THE PROPERTY ARE SHOWN.

SURVEYOR'S NOTES:

1. TABLE A, ITEM 11 (a): EXISTING UTILITIES SHOWN ARE BASED ON OBSERVED SURFACE EVIDENCE. NO ATTEMPT WAS MADE TO LOCATE BURIED UTILITIES
2. EXCEPT FOR EDGE FARMED CIRCLE OVERLAP AREAS SHOWN ALONG THE EAST LINES OF TRACTS I AND II AND SOUTH LINE OF TRACT II, EDGE FARMED CIRCLE OUTLINES SHOULD BE CONSIDERED APPROXIMATE.

SURVEYOR'S CERTIFICATE:

TO: Steven R. Koester and Cori L. Koester, as Tenants in Common, Hermiston Foods, LLC, and First American Title Insurance Company of Oregon;

This is to certify that this map or plat and survey on which it is based were made in accordance with "Minimum Standard Detail requirements for ALTA/ACSM Land Title Surveys", jointly established by ALTA, ACSM and NSPS in 1999, and includes Items 1, 4 and 11(a) of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, the undersigned further certifies that proper field procedures, instrumentation and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance and Closure Requirements for Survey Measurements which Control Land Boundaries for ALTA/ACSM Land Title Surveys".

William R. Wells, PLS

Oregon Registration Number: PLS 1106

Date completed: July 5, 2005

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JULY 22, 1977 WILLIAM R. WELLS 1106

RENEWS 6/30/06

NOTE: "PRELIMINARY TITLE REPORT", AS USED IN THIS SURVEY, REFERS TO PRELIMINARY REPORT FOR TITLE INSURANCE, PREPARED BY PIONEER TITLE COMPANY, 126 S.E. COURT AVENUE, PENDLETON, OREGON 97801, ORDER NO. 76965, DATED APRIL 15, 2005.

RECORD DESCRIPTIONS FROM PRELIMINARY TITLE REPORT:

TRACT I:
The West Half of Section 17, Township 4 North, Range 29, East of the Willamette Meridian, lying and being South of the Furnish Ditch and North of the following described line:

Beginning at the Southwest corner of said Section 17; thence Northerly along the West line of said Section 17, a distance of 2185 feet to the true point of beginning for this description; thence Easterly, parallel with the South line of said Section 17, a distance of 2641.7 feet, more or less, to a point on the East line of the Southwest Quarter of said Section 17 and the point of terminus for this line description.

EXCEPTING therefrom any portion lying within County Road No. 681 aka Canal Road and Highland Ext – Cold Springs Road.

TRACT II:
Beginning at the Southwest corner of Section 17, Township 4 North, Range 29, East of the Willamette Meridian, Umatilla County, Oregon; and the true point of beginning for this description; thence North along the West line of said Section 17, a distance of 2185 feet; thence Easterly, parallel to the South line of said Section 17, a distance of 2641.7 feet, more or less, to a point on the East line of the Southwest Quarter of said Section 17; thence South along said East line a distance of 2185 feet to the Southeast corner of the Southwest Quarter of said Section 17; thence West along the South line for said Section 17, a distance of 2638.3 feet, more or less, to the point of beginning.

EXCEPTING therefrom any portion lying within County Road No. 681 aka Canal Road.

SURVEYOR'S METES AND BOUNDS DESCRIPTION:

TRACT I:
Commencing at the Southwest Corner of Section 17, Township 4 North, Range 29 East, W.M., Umatilla County, Oregon; thence North 89°40'09" East along the South line of said Section 17 a distance of 30.00 feet to a point on the East right-of-way line of County Road No. 681; thence North 00°16'22" West along said East right-of-way line a distance of 2185.00 feet to the TRUE POINT OF BEGINNING for this description; thence continuing North 00°16'22" West along said East right-of-way line a distance of 464.81 feet to a point on the South line of the Northwest Quarter of said Section 17; thence North 00°16'13" West, continuing along said East right-of-way line a distance of 1667.34 feet to a point on the centerline of the Furnish Ditch; thence North 59°05'49" East along the centerline of the Furnish Ditch a distance of 386.92 feet to the point of curvature of a curve; thence continuing along said Ditch centerline, on the arc of a 1500.00 radius curve to the right a distance of 183.54 feet, (long chord bears North 62°36'08" East a distance of 183.43 feet), to the point on tangency; thence continuing along said Ditch centerline, North 66°06'28" East a distance of 288.14 feet to the point of curvature of a curve; thence continuing along said Ditch centerline, on the arc of a 170.00 foot radius curve to the left a distance of 106.77 feet, (long chord bears North 48°06'52" East a distance of 105.03 feet), to the point of tangency; thence continuing along said Ditch centerline, North 30°07'16" East a distance of 35.57 feet to the point of curvature of a curve; thence continuing along said Ditch centerline, on the arc of a 390.00 foot radius curve to the right a distance of 139.47 feet, (long chord bears North 40°21'59" East a distance of 138.73 feet), to the point of tangency; thence continuing along said Ditch centerline, on the arc of a 125.00 foot radius curve to the right a distance of 62.78 feet, (long chord bears North 65°00'00" East a distance of 62.12 feet), to the point of tangency; thence continuing along said Ditch centerline, on the arc of a 280.00 foot radius curve to the left a distance of 125.03 feet, (long chord bears North 66°35'46" East a distance of 124.00 feet), to the point of tangency; thence continuing along said Ditch centerline, North 53°48'12" East a distance of 281.41 feet to the point of curvature of a curve; thence continuing along said Ditch centerline along the arc of a 585.00 foot radius curve to the left a distance of 135.35 feet, (long chord bears North 47°10'32" East a distance of 135.04 feet), to the point of tangency; thence continuing along said Ditch centerline, North 40°32'51" East a distance of 23.36 feet to a point on the South right-of-way line of County Road No. 1198; thence North 89°41'03" East along said South right-of-way line a distance of 1162.84 feet to a point on the East line of the Northwest Quarter of said Section 17; thence South 00°08'29" East along the East line of the Northwest Quarter of said Section 17 a distance of 2616.54 feet to the Northeast Corner of the Southwest Quarter of said Section 17; thence South 00°08'29" East along the East line of the Southwest Quarter of Section 17 a distance of 464.58 feet; thence South 89°40'09" West, parallel with the South line of said Section 17 a distance of 2616.00 feet to the TRUE POINT OF BEGINNING.

TRACT II:
Commencing at the Southwest Corner of Section 17, Township 4 North, Range 29 East, W.M., Umatilla County, Oregon; thence North 89°40'09" East along the South line of said Section 17 a distance of 30.00 feet to a point on the East right-of-way line County Road No. 681, the TRUE POINT OF BEGINNING for this description; thence North 00°16'22" West along said East right-of-way line a distance of 2185.00 feet; thence North 89°40'09" East, parallel with the South line of said Section 17 a distance of 2616.00 feet to a point on the East line of the Southwest Quarter of said Section 17; thence South 00°08'29" East along said East line a distance of 2185.00 feet to the Southeast Corner of the Southwest Quarter of said Section 17; thence South 89°40'09" West along the South line of said Section 17 a distance of 2611.00 feet to the TRUE POINT OF BEGINNING.

WILLIAM R. WELLS, PLS
2602 N.E. RIVERSIDE PLACE
P.O. BOX 1696
PENDLETON, OREGON
PHONE: (541) 276-6362

DATE: 06/05	DR. BY: JMW/WRW
CK. BY: WRW	NO: 05-999

PROJECT: \SKOESTERALTA

ALTA/ACSM LAND TITLE SURVEY FOR:

STEVE KOESTER

LOCATED IN SECTION 17, T4N., R29E., W.M., UMATILLA COUNTY, OREGON.

RECEIVED BY
Umatilla County Surveyor
Date 8-05
Rec'd by KK
No. 05-158-C