

Description

Tract I:

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:

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 with county roads.

Tract III:

Easement for access to and from and 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.
dSoutheast Quarter a distance of 220 feet; thence East, parallel with South line of said Southeast dproperty to be used as access to and from and for use of the irrigation water well, pipes and pumps

Tract IV:

Beginning at the Northeast corner of that tract of land conveyed to Herbert H. and Mary Jane Hendricks as recorded on Roll 32, Page 1538, Deed Records of Umatilla County, proceeding then South along the Easterly line of that tract 1337.3 feet to the intersection of the Northerly right-of-way line of County Road No. 773, thence West along a 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 1020.51 feet, thence North 00° 20' 59" East a distance of 548.99 feet; thence Easterly to the point of beginning; all being in the County of Umatilla, State of Oregon.

Tract V:

A tract of land located in South Half of Northeast Quarter of Section 33, Township 6 North, Range 35, 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, 462 feet to the true point of beginning for this description; thence continuing along said South line a distance of 2188.56 feet, more or less, to Southwest corner of South Half of Northeast Quarter of said Section 33; thence North along West line of South Half of Northeast Quarter of said Section 33, 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 East line of said Section 33; thence West along said centerline, 827.5 feet; thence North 680 feet; thence East 240 feet, more or less, to 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 Westerly line of said Jackson tract to East-West centerline of said Section 33; thence West along said centerline to the point of beginning;

SUBJECT to any and all water rights of way and roads.

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

Tract VI:

Beginning at a point on the South Line of the Northwest Quarter of the Southwest Quarter of Section 33, Township 6 North, Range 35; 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' West, 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:

Parcel "A"

Beginning at a point which is 825 feet West and 609.3 feet North of the Southeast corner of Section 32, Township 6 North, Range 35; running thence South 89° 29' East, 1223.3 feet; thence North 25° 53' East 464.2 feet; thence North 64° 35' West 336.0 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:

1. Easement, including the terms and provisions thereof, granted to United States of America, recorded August 12, 1941, in Book 160, Page 257, and Page 381, Deed Records.
2. Easement, including the terms and provisions thereof, granted to Harry Phillips, et ux, recorded December 10, 1943, in Book 168, Page 293, Deed Records.
3. Flume 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 T6N R35E WM.
4. Easement, including the terms and provisions thereof, granted to Pacific Power and Light Company recorded June 13, 1949, Book 189, Page 297, Deed Records.
5. 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 T6N R35E WM.
6. 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.
7. 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.
8. 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.
9. Irrigation Pipeline Easement, including the terms and provisions thereof, granted to Marc Anthony Pescialo et al, recorded April 22, 1992, in Microfilm R-219, Page 213, Umatilla County Records.
10. 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.
11. 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.
12. Easement, including the terms and provisions thereof, granted to U.S.A. Bonneville Power Administration recorded October 14, 1995, in Microfilm R-289, 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 α 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 Northeastly 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

Dwight M. Bartleson

OREGON JULY 24, 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

Umatilla County Surveyor

Date 6-97

Rec'd By KK

No. 97-24-B

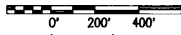
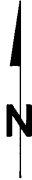
Dwight M. Bartleson L.S. 79902 LaMar Gulch Road Athena, Oregon 97813 (541) 566 - 2397



Drawn By: DMB

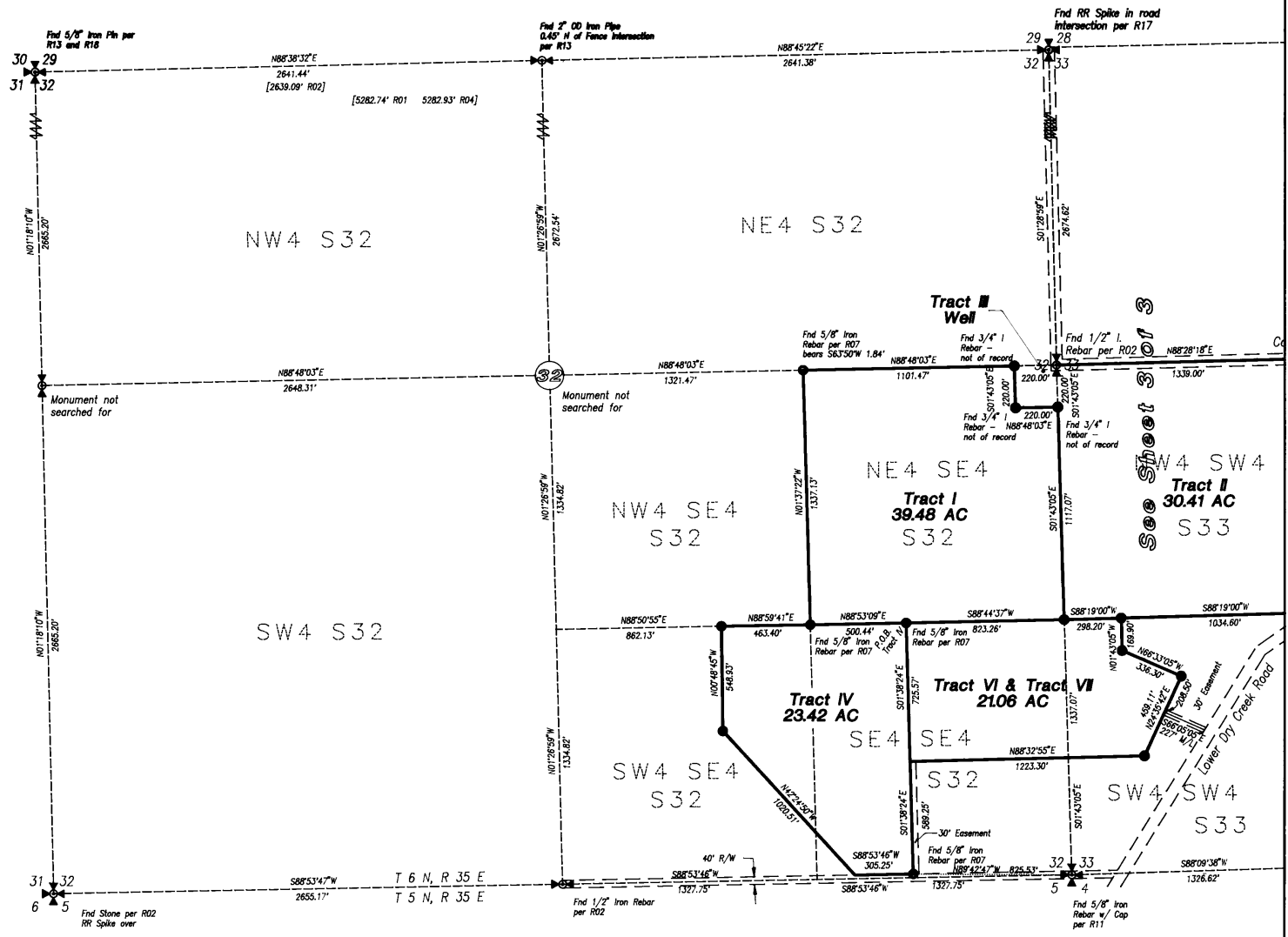
Date: Apr 28, 1999

Sheet 1 of 3

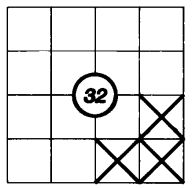


Legend

- 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

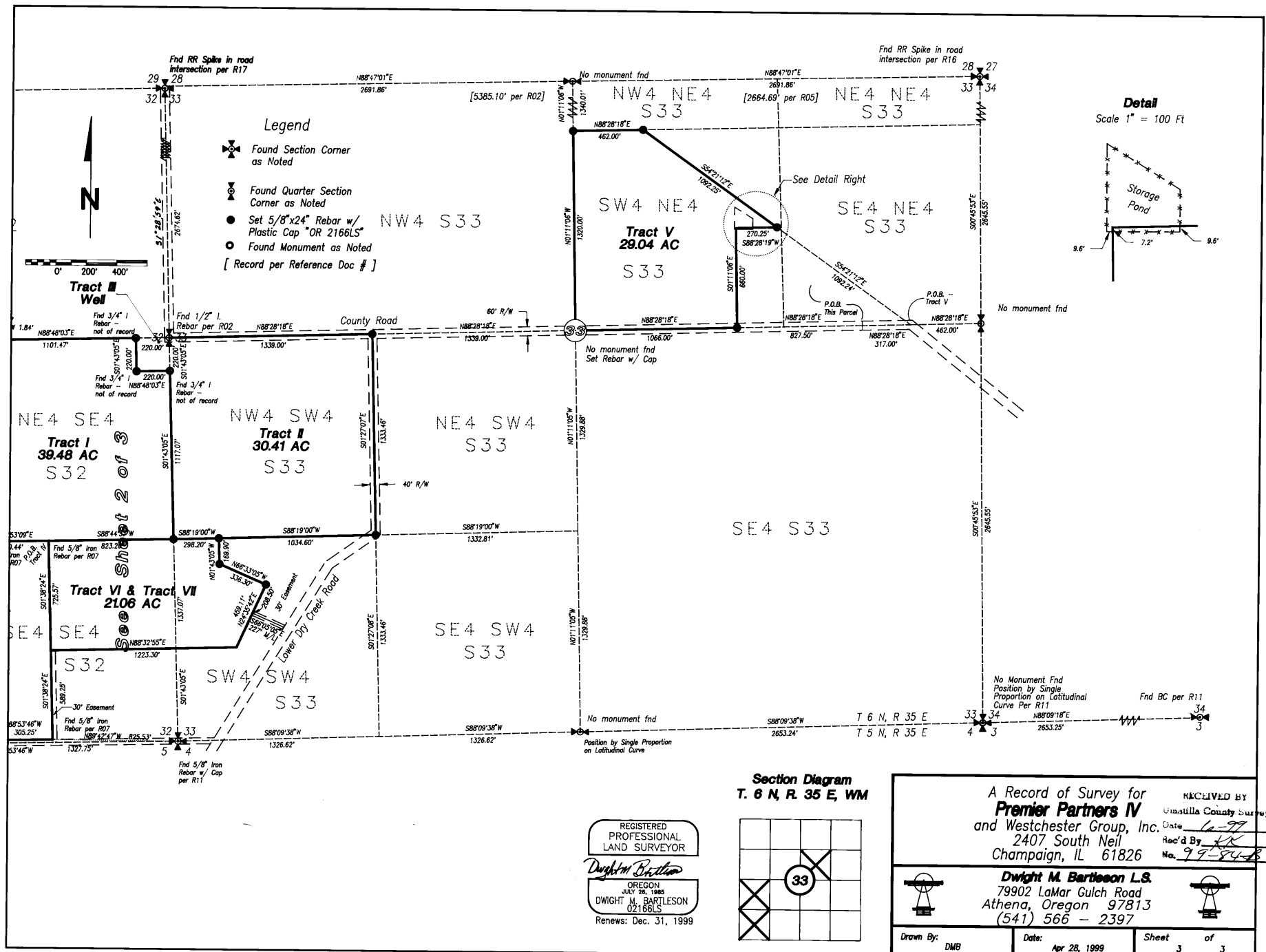


REGISTERED
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Dwight M. Bartleson

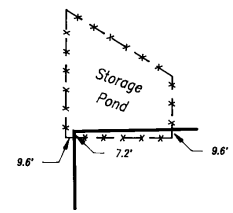
OREGON
JULY 26, 1988
DWIGHT M. BARTLESON
02166LS
Renews: Dec. 31, 1999

<p>A Record of Survey for Premier Partners IV and Westchester Group, Inc. Date <u>6-99</u> 2407 South Neil Champaign, IL 61826</p>		<p>RECEIVED BY Umatilla County Survey... Date <u>6-99</u> Rec'd By <u>[Signature]</u> No. <u>99-89-B</u></p>
<p>Dwight M. Bartleson L.S. 79902 LaMar Gulch Road Athena, Oregon 97813 (541) 566 - 2397</p>		<p>Sheet <u>2</u> of <u>3</u></p>
<p>Drawn By: <u>DMB</u></p>	<p>Date: <u>Apr 28, 1999</u></p>	<p>Sheet <u>2</u> of <u>3</u></p>

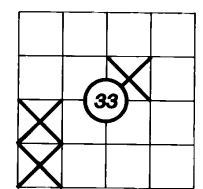


- Legend**
- Found Section Corner as Noted
 - Found Quarter Section Corner as Noted
 - Set 5/8" x 24" Rebar w/ Plastic Cap "OR 2166LS"
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- [Record per Reference Doc #]

Detail
Scale 1" = 100 Ft



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 Washtilla County Surveyor Date <u>6-99</u> Rec'd By <u>JK</u> No. <u>99-84-B</u>
Dwight M. Bartleson L.S. 79902 LaMar Gulch Road Athena, Oregon 97813 (541) 566 - 2397		
Drawn By: DMB	Date: Apr 28, 1999	Sheet 3 of 3