

LEGAL DESCRIPTION OF SURVEYED TRACTS

TRACT I:
COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 35; THENCE WEST TO THE CENTER OF THE CHANNEL OF THE LITTLE WALLA WALLA RIVER; THENCE SOUTHEASTERLY UPON THE CENTER OF SAID CHANNEL TO A POINT 150 FEET NORTHERLY AT RIGHT ANGLES FROM THE NORTH LINE OF GEORGE STREET, NOW KNOWN AS S.E. 5TH STREET, IRELAND'S ADDITION TO MILTON, NOW CITY OF MILTON-FREEWATER, IF SAID NORTH LINE WAS EXTENDED EASTERLY IN A STRAIGHT LINE; THENCE WESTERLY, PARALLEL WITH SAID EXTENDED NORTH LINE OF GEORGE STREET TO WEST BANK OF SAID LITTLE WALLA WALLA RIVER; THENCE SOUTHEASTERLY ALONG THE WEST BANK OF THE LITTLE WALLA WALLA RIVER, 150 FEET, MORE OR LESS, TO SAID EXTENDED NORTH LINE OF GEORGE STREET; THENCE EASTERLY ALONG SAID EXTENDED LINE TO THE LINE RUNNING NORTH AND SOUTH THROUGH THE CENTER OF SAID SECTION 12; THENCE NORTH ALONG SAID CENTERLINE TO THE PLACE OF BEGINNING;

EXCEPTING AND RESERVING THEREFROM A RIGHT OF WAY FOR FLUMES AND DITCHES DEEDED TO E.R. MAHANA;

ALSO A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS A STRIP OF LAND 30 FEET IN WIDTH, SOUTHEASTERLY BOUNDARY LINE OF WHICH IS DESCRIBED AS BEGINNING AT POINT OF INTERSECTION OF EASTERLY EXTENDED CENTERLINE OF GEORGE STREET, IN IRELAND'S ADDITION WHICH IS NOW KNOWN AS S.E. 5TH STREET, WITH WESTERLY BANK OF LITTLE WALLA WALLA RIVER; THENCE NORTH 65° EAST ALONG SAID EXTENDED CENTERLINE TO NORTHEASTERLY BANK OF SAID LITTLE WALLA WALLA RIVER AND THE POINT OF TERMINUS.

ALSO A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS A STRIP OF LAND 30 FEET IN WIDTH, THE NORTHEASTERLY LINE OF WHICH IS DESCRIBED AS BEGINNING AT THE POINT OF INTERSECTION OF THE EASTERLY EXTENDED CENTERLINE OF GEORGE STREET WITH THE NORTHEASTERLY BANK OF LITTLE WALLA WALLA RIVER; THENCE NORTH 65° EAST ALONG EASTERLY EXTENDED CENTERLINE OF SAID SE 5TH STREET, 30 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTHEASTERLY PARALLEL WITH SAID RIVER TO A POINT IN THE LINE RUNNING NORTH AND SOUTH THROUGH THE CENTER OF SECTION 12, AND THE POINT OF TERMINUS;

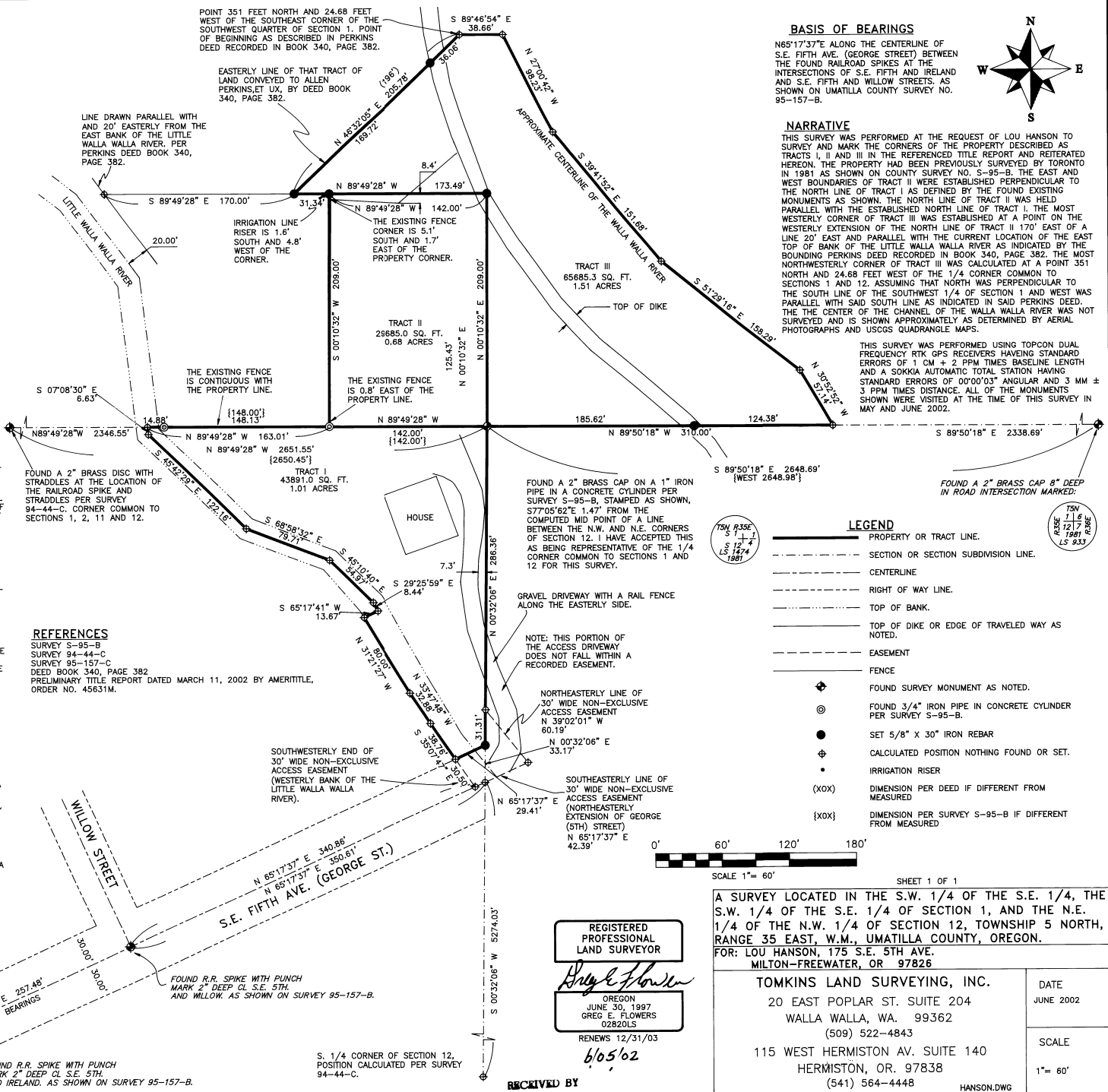
SUBJECT TO ANY AND ALL WATER RIGHTS OF WAY AND ROADS;
ALL BEING EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON

TRACT II:
COMMENCING AT NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 35; THENCE NORTH 209 FEET; THENCE WEST 142 FEET; THENCE SOUTH 209 FEET; THENCE WEST TO THE CENTER OF THE CHANNEL OF THE LITTLE WALLA WALLA RIVER; THENCE SOUTHEASTERLY UPON THE CENTER OF SAID CHANNEL TO A POINT 150 FEET NORTHERLY AT RIGHT ANGLES FROM THE NORTH LINE OF GEORGE STREET, NOW KNOWN AS S.E. 5TH STREET, IRELAND'S ADDITION, IF SAID NORTH LINE WAS EXTENDED EASTERLY IN A STRAIGHT LINE; THENCE WESTERLY, PARALLEL WITH SAID EXTENDED NORTH LINE OF GEORGE STREET TO THE WEST BANK OF SAID LITTLE WALLA WALLA RIVER, 150 FEET, MORE OR LESS, TO SAID EXTENDED NORTH LINE OF GEORGE STREET; THENCE EASTERLY ALONG SAID EXTENDED LINE TO THE LINE RUNNING NORTH AND SOUTH THROUGH THE CENTER OF SAID SECTION 12; THENCE NORTH ALONG SAID CENTERLINE TO THE PLACE OF BEGINNING. EXCEPTING THEREFROM, COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 12; THENCE WEST TO THE CENTER OF THE CHANNEL OF THE LITTLE WALLA WALLA RIVER; THENCE SOUTHEASTERLY UPON THE CENTER OF SAID CHANNEL TO A POINT 150 FEET NORTHERLY AT RIGHT ANGLES FROM THE NORTH LINE OF GEORGE STREET, NOW KNOWN AS S.E. 5TH STREET, IRELAND'S ADDITION, IF SAID NORTH LINE WAS EXTENDED EASTERLY IN A STRAIGHT LINE; THENCE WESTERLY, PARALLEL WITH SAID EXTENDED NORTH LINE OF GEORGE STREET TO THE WEST BANK OF SAID LITTLE WALLA WALLA RIVER; THENCE SOUTHEASTERLY ALONG THE WEST BANK OF THE LITTLE WALLA WALLA RIVER, 150 FEET, MORE OR LESS, TO SAID EXTENDED NORTH LINE OF GEORGE STREET; THENCE EASTERLY ALONG SAID EXTENDED LINE TO THE LINE RUNNING NORTH AND SOUTH THROUGH THE CENTER OF SAID SECTION 12, THENCE NORTH ALONG SAID CENTERLINE TO THE PLACE OF BEGINNING;

EXCEPTING & RESERVING THEREFROM A RIGHT-OF-WAY FOR FLUMES AND DITCHES HERETOFORE DEEDED TO E. R. MAHANA;
ALSO EXCEPTING ANY AND ALL WATER RIGHTS OF WAY AND ROADS;
ALL BEING EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

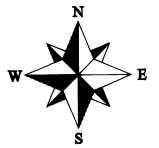
TRACT III:
BEGINNING AT THE QUARTER CORNER COMMON WITH SECTION 1 AND 12, TOWNSHIP 5 NORTH RANGE 35, E.W.M.; THENCE NORTH 209 FEET; THENCE WEST TO A POINT 170 FEET EAST OF THE EAST BANK OF THE LITTLE WALLA WALLA RIVER, SAID POINT BEING THE EASTERN LINE OF THAT TRACT OF LAND CONVEYED TO ALLEN PERKINS, ET UX, BY DEED RECORDED IN BOOK 340, PAGE 382, UMATILLA COUNTY DEED RECORDS; THENCE NORTHEASTERLY ALONG PERKINS TRACT, 196 FEET TO A POINT; SAID POINT BEING THE SOUTHEAST CORNER OF SAID PERKINS TRACT; THENCE EAST 24.68 FEET, SAID POINT BEING 351 FEET NORTH OF THE SOUTHWEST CORNER OF SOUTHWEST QUARTER OF SECTION 1; THENCE CONTINUING EAST TO THE CENTER OF THE CHANNEL OF THE WALLA WALLA RIVER; THENCE SOUTHEASTERLY ALONG THE CENTER OF THE CHANNEL OF THE WALLA WALLA RIVER TO A POINT ON THE SOUTH LINE OF SAID SECTION 1, SAID POINT BEING 310 FEET EAST OF THE POINT OF BEGINNING; THENCE WEST ALONG SAID SOUTH LINE A DISTANCE OF 310 FEET TO THE POINT OF BEGINNING;

ALL BEING EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON;
SUBJECT TO ANY AND ALL WATER RIGHTS OF WAY.



BASIS OF BEARINGS

N65°17'37"E ALONG THE CENTERLINE OF S.E. FIFTH AVE. (GEORGE STREET) BETWEEN THE FOUND RAILROAD SPIKES AT THE INTERSECTIONS OF S.E. FIFTH AND IRELAND AND S.E. FIFTH AND WILLOW STREETS; AS SHOWN ON UMATILLA COUNTY SURVEY NO. 95-157-B.



NARRATIVE

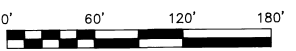
THIS SURVEY WAS PERFORMED AT THE REQUEST OF LOU HANSON TO SURVEY AND MARK THE CORNERS OF THE PROPERTY DESCRIBED AS TRACTS I, II AND III IN THE REFERENCED TITLE REPORT AND RETERATED HERON. THE PROPERTY HAD BEEN PREVIOUSLY SURVEYED BY TORONTO IN 1981 AS SHOWN ON COUNTY SURVEY NO. S-95-B. THE EAST AND WEST BOUNDARIES OF TRACT II WERE ESTABLISHED PERPENDICULAR TO THE NORTH LINE OF TRACT I AS DEFINED BY THE FOUND EXISTING MONUMENTS AS SHOWN. THE NORTH LINE OF TRACT II WAS HELD PARALLEL WITH THE ESTABLISHED NORTH LINE OF TRACT I. THE MOST WESTERLY CORNER OF TRACT III WAS ESTABLISHED AT A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF TRACT II 170' EAST OF A LINE 20' EAST AND PARALLEL WITH THE CURRENT LOCATION OF THE EAST TOP OF BANK OF THE LITTLE WALLA WALLA RIVER AS INDICATED BY THE BOUNDING PERKINS DEED RECORDED IN BOOK 340, PAGE 382. THE MOST NORTHWESTERLY CORNER OF TRACT III WAS CALCULATED AT A POINT 351 NORTH AND 24.68 FEET WEST OF THE 1/4 CORNER COMMON TO SECTIONS 1 AND 12, ASSUMING THAT NORTH WAS PERPENDICULAR TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 1 AND WEST WAS PARALLEL WITH SAID SOUTH LINE AS INDICATED IN SAID PERKINS DEED. THE CENTER OF THE CHANNEL OF THE WALLA WALLA RIVER WAS NOT SURVEYED AND IS SHOWN APPROXIMATELY AS DETERMINED BY AERIAL PHOTOGRAPHS AND USGS QUADRANGLE MAPS.

THIS SURVEY WAS PERFORMED USING TOPCON DUAL FREQUENCY RTK GPS RECEIVERS HAVING STANDARD ERRORS OF 1 CM + 2 PPM TIMES BASELINE LENGTH AND A SOKKIA AUTOMATIC TOTAL STATION HAVING STANDARD ERRORS OF 0.00003" ANGULAR AND 3 MM ± 3 PPM TIMES DISTANCE. ALL OF THE MONUMENTS SHOWN WERE VISITED AT THE TIME OF THIS SURVEY IN MAY AND JUNE 2002.

TSN P35E
1
LS 12' 4"
1881

LEGEND

- PROPERTY OR TRACT LINE.
- SECTION OR SECTION SUBDIVISION LINE.
- CENTERLINE
- RIGHT OF WAY LINE.
- TOP OF BANK.
- TOP OF DIKE OR EDGE OF TRAVELED WAY AS NOTED.
- EASEMENT
- FENCE
- FOUND SURVEY MONUMENT AS NOTED.
- FOUND 3/4" IRON PIPE IN CONCRETE CYLINDER PER SURVEY S-95-B.
- SET 5/8" X 30" IRON REBAR
- CALCULATED POSITION NOTHING FOUND OR SET.
- IRRIGATION RISER
- (XOX) DIMENSION PER DEED IF DIFFERENT FROM MEASURED
- (XOX) DIMENSION PER SURVEY S-95-B IF DIFFERENT FROM MEASURED



SCALE 1" = 60' SHEET 1 OF 1

A SURVEY LOCATED IN THE S.W. 1/4 OF THE S.E. 1/4, THE S.W. 1/4 OF THE S.E. 1/4 OF SECTION 12, TOWNSHIP 5 NORTH, 1/4 OF THE N.W. 1/4 OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 35 EAST, W.M., UMATILLA COUNTY, OREGON.
FOR: LOU HANSON, 175 S.E. 5TH AVE.
MILTON-FREEWATER, OR 97826

REGISTERED PROFESSIONAL LAND SURVEYOR

Greg E. Flowers
OREGON
JUNE 30, 1997
GREG E. FLOWERS
028201S
RENEWS 12/31/03
6/05/02

RECEIVED BY

Date 6-02
Rec'd By BK
No. 02-170-B

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(541) 564-4448
HANSON.DWG