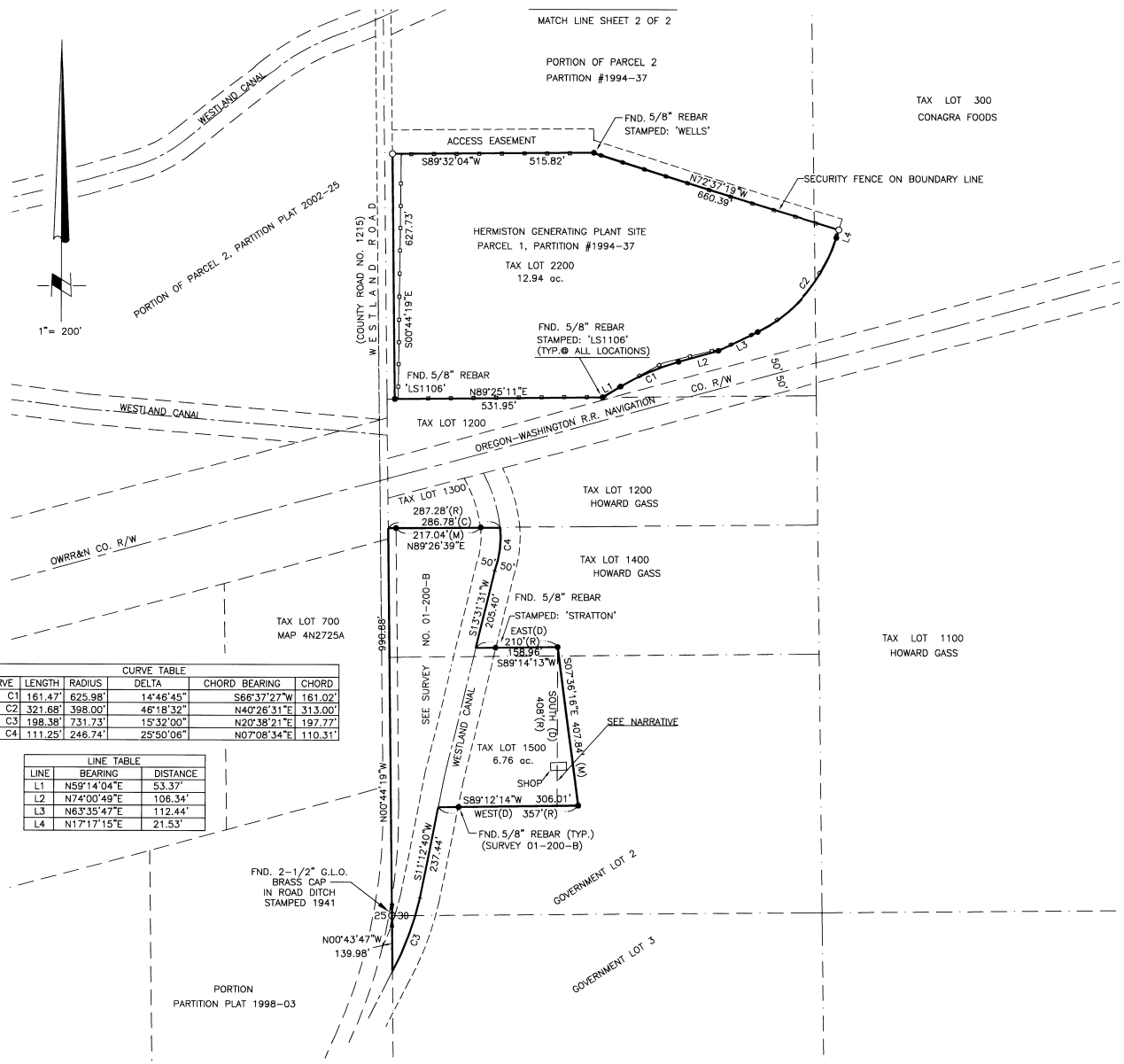
RECORD SURVEY

LOCATED IN A PORTION OF SECTIONS 19 & 30
TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M.
UMATILLA COUNTY, OREGON



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	161.47'	625.98'	14°46'45"	S66°37'27"W	161.02'
C2	321.68'	398.00'	46°18'32"	N40°26'31"E	313.00'
C3	198.38'	731.73'	15°32'00"	N20°38'21"E	197.77'
C4	111.25'	246.74'	25°50'06"	N07°08'34"E	110.31'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N59°14'04"E	53.37'
L2	N74°00'49"E	106.34'
L3	N63°35'47"E	112.44'
L4	N17°17'15"E	21.53'

LEGAL DESCRIPTIONS

TAX LOT 1500, S30 T4N R28E (REEL 294 PAGE 1164):

THAT PORTION OF THE SOUTHWEST QUARTER OF SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THAT PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M., UMATILLA COUNTY, STATE OF OREGON, LYING WEST OF WESTLAND IRRIGATION CANAL.

ALSO BEGINNING AT A POINT ON THE CENTERLINE OF WESTLAND IRRIGATION CANAL, SAID POINT BEING 640 FEET SOUTH AND 220 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 30; THENCE EAST 210 FEET; THENCE SOUTH 408 FEET; THENCE WEST 357 FEET TO A POINT ON CENTERLINE OF WESTLAND IRRIGATION CANAL; THENCE NORTHEASTERLY ALONG THE CENTERLINE OF SAID CANAL TO THE POINT OF BEGINNING.

TAX LOT 2200, S30 T4N R28E (REEL 294 PAGE 1162):

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M., UMATILLA COUNTY, OREGON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 30, THENCE SOUTH 00°00'45" WEST ALONG THE WEST LINE OF SECTION 30 A DISTANCE OF 1321.13 FEET TO THE NORTH ONE SIXTEENTH CORNER OF THE WEST LINE OF SECTION 30; THENCE SOUTH 89°49'30" EAST ALONG THE EAST-WEST CENTERLINE OF THE NORTHWEST QUARTER OF SECTION 30 A DISTANCE 20.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE COUNTY ROAD KNOWN AS WESTLAND ROAD (ALSO KNOWN AS COUNTY ROAD NO. 1215) THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE SOUTH 89°49'30" EAST CONTINUING ALONG THE EAST-WEST CENTERLINE OF THE NORTHWEST QUARTER OF SECTION 30 A DISTANCE OF 531.95 FEET; THENCE NORTH 59°59'08" EAST A DISTANCE OF 53.37 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE ALONG THE ARC OF 625.98 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 161.47 FEET TO THE POINT OF TANGENCY (LONG CHORD BEARS NORTH 67°23'31" EAST A DISTANCE OF 161.02 FEET); THENCE NORTH 74°45'54" EAST A DISTANCE OF 106.34 FEET; THENCE NORTH 64°20'51" EAST A DISTANCE OF 112.44 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE ALONG ARC OF A 398.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 321.68 FEET TO THE POINT OF TANGENCY (LONG CHORD BEARS NORTH 41°11'36" EAST A DISTANCE OF 312.99 FEET); THENCE NORTH 18°02'22" EAST A DISTANCE OF 21.53 FEET; THENCE NORTH 71°52'15" WEST A DISTANCE OF 660.39 FEET; THENCE NORTH 89°42'52" WEST A DISTANCE OF 515.82 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF WESTLAND ROAD; THENCE SOUTH 00°00'45" WEST ALONG THE EASTERLY RIGHT OF WAY OF WESTLAND ROAD A DISTANCE OF 627.69 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL OF LAND BEING ALSO DESCRIBED AS PARCEL I, PARTITION PLAT NO. 1994-37, LOCATED IN SECTIONS 19 AND 30, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIANIAN, UMATILLA COUNTY, OREGON, FILED NOVEMBER 3, 1994 IN BOOK 1994, PAGE 37, PARTITION PLAT RECORDS.

SURVEYOR'S NARRATIVE

THIS SURVEY WAS PERFORMED IN APRIL, 2010 AT THE REQUEST OF THE HERMISTON GENERATING PLANT. THE PURPOSE OF THIS SURVEY IS TO VERIFY THE BOUNDARY LINES AND SET THE CORNERS OF THE PARCELS DESCRIBED AND SHOWN HEREON. ALL FOUR PARCELS HAVE BEEN PREVIOUSLY SURVEYED AND MONUMENTED ACCORDING TO THE SURVEYS REFERENCED ON SHEET 2 OF 2 HEREON.

THIS SURVEY WAS ACCOMPLISHED USING A TRIMBLE 5800 GPS SYSTEM CONFIGURED FOR REAL TIME KINEMATIC SURVEYING. AN AUTONOMOUS GPS POSITION WAS ESTABLISHED AT THE 'BASE' RECEIVER LOCATED NEAR THE CENTER OF TAX LOT 1500. GPS POSITIONS WERE THEN SURVEYED AT ALL THE FOUND CORNERS SHOWN ON THE FOUR PARCELS AS WELL AS CONTROLLING CORNERS ON THE WEST LINE OF SECTION 19 AND 30. THE EXTERIOR BOUNDARIES AND SUBDIVISIONS OF SECTION 30 AS SHOWN HEREON ARE BASED ON A PREVIOUS SURVEY BY THIS FIRM FOR HOWARD GAS, FILED AS SURVEY NO. 00-88-B, UMATILLA COUNTY SURVEY RECORDS.

THE DEED DESCRIPTION FOR TAX LOT 1500 CONTAINS AN AMBIGUOUS CALL OF "THENCE SOUTH" 408 FEET; THE CALL OF "SOUTH" DOES NOT COMPUTE WITH THE PREVIOUS CALL OF EAST 210 FEET FROM THE CENTER OF THE CANAL OR THE FOLLOWING CALL OF WEST 357 FEET TO THE CENTER OF THE CANAL. MY INTERPRETATION OF THE LEGAL DESCRIPTION IS TO ESTABLISH THE EAST PROPERTY LINE BY HOLDING THE DISTANCE CALLS OF 210 FEET ALONG THE NORTH LINE AND 357 FEET ALONG THE SOUTH LINE FROM THE CENTER OF THE CANAL. THIS RESULTS IN A CALCULATED BEARING ALONG THE EAST LINE OF S 07°36'16"E, WHICH IS CONSISTENT WITH THE PINS FOUND AT THOSE LOCATIONS AS PREVIOUSLY SET IN 2001 BY BOB STRATTON (LS1111) AND SHOWN ON RECORD SURVEY NO. 01-200-B.

SURVEYOR'S CERTIFICATION

I, GARY B. WAGNER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN MARCH 2010, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY ORS 92.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Gary B. Wagner

OREGON
JUNE 30, 1997
GARY B. WAGNER
02817LS

RENEWS 6/30/10

DATE 4/27/10

5-10
KK
10-24-B

REV: NONE

NOTES:

1. BASIS OF BEARING FOR THIS SURVEY 'GRID', OREGON COORDINATE SYSTEM (NORTH ZONE) NAD 83-91 DATUM. DISTANCES ARE TRUE GROUND MEASUREMENTS SCALED FROM GRID USING A COMBINED FACTOR OF 0.999932337.
2. (M) = MEASURED PER THIS SURVEY (R) = RECORD PREVIOUS SURVEYS LISTED IN SURVEY REFERENCES (C) = COMPUTED (D) = DEED
3. O =DENOTES SET 5/8"x24" REBAR WITH YELLOW PLASTIC CAP STAMPED "RSI-GBW 02817LS".
4. ● =DENOTES FOUND MONUMENT AS NOTED.

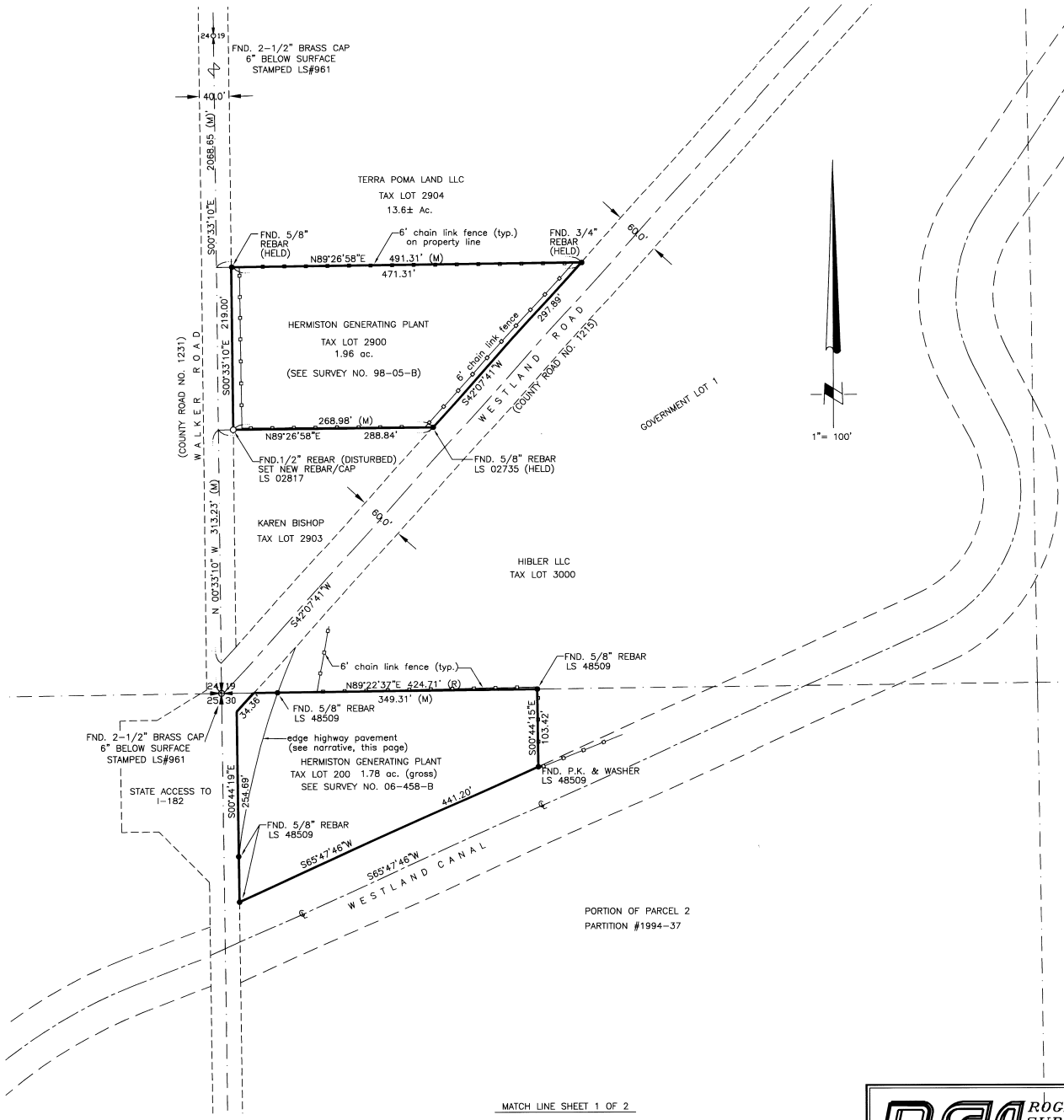
200 100 0 200 400 600
SCALE IN FEET

RSI ROGERS SURVEYING INC.
1455 COLUMBIA PARK TRAIL
RICHLAND, WA. 99352
PHONE (509) 783-4141
FAX: (509) 783-8994

CLIENT HERMISTON GENERATING PLANT			JOB 05410
PROJECT RECORD SURVEY PORTIONS OF SECTIONS 19 & 30, T4N, R28E			
DRN. BY DPB	SCALE 1"= 200'	F. B. NO. RTK SDPROJ - 2006	SHEET 1
APPROVED GBW	DATE 3-30-10	FILE: 05410.DWG	OF 2

RECORD SURVEY

LOCATED IN A PORTION OF SECTIONS 19 & 30
TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M.
UMATILLA COUNTY, OREGON



LEGAL DESCRIPTIONS

TAX LOT 2900, S19 T4N R28E (REEL 280, PAGE 0220):

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 4 NORTH, RANGE 28, BEING DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF SAID SECTION 19 AND THE WESTERLY RIGHT OF WAY OF COUNTY ROAD NO. 849; THENCE NORTH ALONG THE WEST LINE OF SAID SECTION 19 A DISTANCE OF 313 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH ALONG SAID WEST LINE OF SAID SECTION 19, A DISTANCE OF 219 FEET; THENCE EAST AT RIGHT ANGLES A DISTANCE OF 493 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD NO. 849; THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE TO A POINT EAST OF THE POINT OF BEGINNING; THENCE WEST 293 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

ALL BEING EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON

EEXCEPTING ANY AND ALL WATER RIGHTS OF WAY AND ROADS.

TAX LOT 200, S30 T4N R28E (REEL 294 PAGE 1164):

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M., UMATILLA COUNTY, STATE OF OREGON, DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF SECTION 30; THENCE SOUTH ALONG THE WEST LINE OF SECTION 30 A DISTANCE OF 377 FEET, MORE OR LESS, TO NORTHERLY RIGHT OF WAY LINE OF WESTLAND IRRIGATION DITCH COMPANY'S DITCH AND THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE IN AN EASTERLY DIRECTION ALONG THE NORTHERLY LINE OF SAID DITCH 463 FEET; THENCE NORTH 114 FEET; THENCE WEST 408 FEET, MORE OR LESS, TO THE WEST LINE OF SECTION 30; THENCE SOUTH ALONG SAID WEST LINE 304 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SURVEY REFERENCES:

1. PARTITION PLAT 1994-37, COUNTY FILE 95-03-B (WELLS)
2. SURVEY NO. 93-51-C (WELLS)
3. SURVEY NO. 01-200-B (STRATTON CORRECTION SURVEY OF SURVEY 01-23-B)
4. SURVEY NO. 01-23-B (STRATTON)
5. SURVEY NO. P-1 FOR LARRY CARRICK (EDWARDS) TAX LOT 2900
6. SURVEY NO. 98-05-B FOR HERMISTON GENERATING COMPANY (BAALMAN) TAX LOT 2900
7. SURVEY NO. 00-88-B FOR HOWARD GAS (WAGNER)
8. SURVEY NO. 06-458-B FOR ROMONA VERDEGAN (B. PRIMM) (TAX LOT 200)
9. SURVEY NO. 91-31-N FOR LAMB WESTON (EDWARDS)

NARRATIVE:

THIS PARCEL WAS PREVIOUSLY SURVEYED IN 2006 BY BRIT PRIMM. PRIMM ESTABLISHED PROPERTY PINS AT THE EDGE OF EXISTING HIGHWAY PAVEMENT WHERE IT INTERSECTS THE NORTH AND WEST PROPERTY LINES. THIS WAS DONE (PRESUMABLY) TO DELINEATE THE WESTERLY LIMITS THE PROPERTY NOT ENCUMBERED BY THE HIGHWAY PAVING. THE DEEDS FOR THIS PROPERTY DO NOT SHOW AN EXCEPTION TO THE PORTION OF HIGHWAY THAT ENCROACHES INTO THIS PROPERTY. THE AREA OF THE PAVEMENT ENCROACHMENT IS 4,846 SQUARE FEET.

SURVEYOR'S CERTIFICATION

I, GARY B. WAGNER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN MARCH 2010, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY ORS 92.

REGISTERED PROFESSIONAL LAND SURVEYOR
Gary B. Wagner
OREGON JUNE 30, 1997
GARY B. WAGNER
02817LS
RENEWS 6/30/10

DATE 4/27/10

5-10
KK
10-74-B
REV: 04/23/10

ROGERS SURVEYING INC.
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APPROVED GBW	DATE 3-30-10		