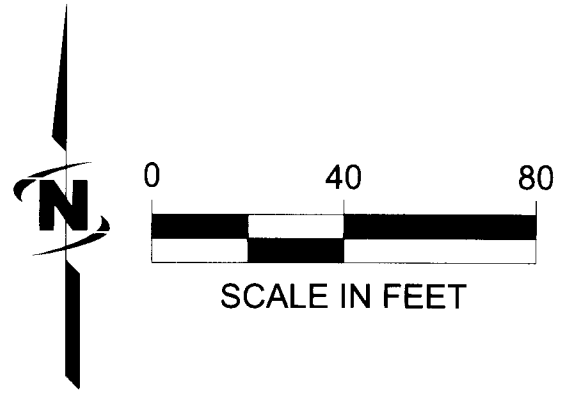
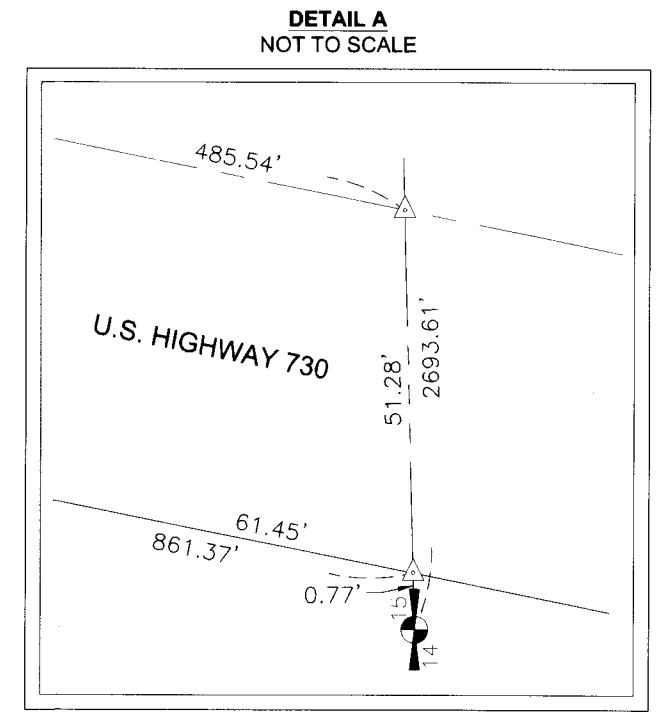


**RECEIVED BY**  
**Umatilla County Surveyor**  
 Date: 12/2/21  
 Rec'd By: CT  
 No.: 21-128-B

**RECORD OF SURVEY**  
**FOR A BOUNDARY LINE ADJUSTMENT**  
 LYING IN A PORTION OF THE SE1/4 OF THE NE1/4 OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 28 EAST, W.M.,  
 CITY OF UMATILLA, UMATILLA COUNTY, OREGON



- LEGEND**
- ⊕ SECTION CORNER-AS NOTED
  - ⊕ QUARTER CORNER-AS NOTED
  - △ COMPUTED POSITION, NOTHING FOUND OR SET THIS SURVEY
  - ⊕ FOUND AND HELD BRASS CAP, AS NOTED. VISITED 05-13-2019
  - ◇ FOUND AND HELD RAILROAD SPIKE, AS NOTED. VISITED 05-13-2019
  - ⊕ FOUND AND NOT HELD, BENT, 1/2" IRON PIPE. VISITED 05-13-2019
  - FOUND AND HELD 5/8" IRON REBAR, NO CAP. VISITED 05-13-2019
  - ⊕ FOUND AND HELD 5/8" IRON REBAR, WITH YELLOW PLASTIC CAP, STAMPED "OREGON STATE HIGHWAY DEPARTMENT". VISITED 05-17-2019
  - FOUND AND HELD 1/2" IRON REBAR, NO CAP. VISITED 05-17-2019
  - SET 5/8" x 24" IRON REBAR WITH YELLOW PLASTIC CAP, STAMPED "SHEA 2751"
  - ⊕ SET NAIL WITH BRASS TAG, IN CONCRETE, STAMPED "SHEA 2751"
  - R/W RIGHT-OF-WAY
  - PG. PAGE
  - ( ) D DEED MEASUREMENT

**NARRATIVE**  
 THE PURPOSE OF THIS SURVEY IS TO MONUMENT A LOT LINE ADJUSTMENT BETWEEN TAX LOTS 6400, 6500, AND 6600, J & A GROUPS, LLC AND THE CITY OF UMATILLA BEING A PORTION OF TRACTS I, II, INSTRUMENT NO. 2013-6120020 AND RECORD OF SURVEY 89-95-A, REEL 180, PAGE 615. THE ADJUSTED LINES ARE SHOWN HEREON.

**EASEMENT NOTE**  
 SEE SHEET 2 FOR DETAILED EASEMENT, AREAS OF ADJUSTMENTS, FENCE LOCATION INFORMATION AND NARRATIVE.

**BASIS OF BEARINGS**  
 THE BASIS OF BEARINGS FOR THIS PROJECT IS A LOCAL SITE PROJECTION ORIGINATING FROM THE 2011 ADJUSTMENT OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83/2011), OREGON STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3601) BASED UPON STATIC GPS OBSERVATIONS PROCESSED THROUGH THE NATIONAL GEODETIC SURVEY (NGS) ONLINE POSITIONING USER SYSTEM (OPUS). THE PROJECT DATA HAS BEEN PROJECTED TO GROUND AT CONTROL POINT NO. 1: LOCAL LATITUDE N45°55'27.83915", LOCAL LONGITUDE W119°17'24.78831" USING A GROUND SCALE FACTOR OF 1.000382197. ALL BEARINGS ARE GRID, ALL DISTANCES ARE GROUND EXPRESSED IN INTERNATIONAL FEET.

10-19-2021  
**REGISTERED PROFESSIONAL LAND SURVEYOR**  
  
 JOHN JOSEPH SHEA  
 2751LS  
 RENEWAL DATE: 6-30-2022

**JUB**  
**J-U-B ENGINEERS, INC.**

3611 S. Zintel Way  
 Kennewick, WA 99337  
 p | 509 783 2144 w | www.jub.com

Dwg Name: 33-21-005\_LLA  
 Date: October 13, 2021  
 Dr: DFG Ch: JJS Sheet 1 of 3

FOUND AND HELD 2-1/2" BRASS CAP, WITH PUNCH, STAMPED "LS 951; 1988" WITH SECTION DESIGNATION. VISITED 05-13-2019

RECEIVED BY  
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RECORD OF SURVEY  
 FOR A BOUNDARY LINE ADJUSTMENT  
 LYING IN A PORTION OF THE SE1/4 OF THE NE1/4 OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 28 EAST, W.M.,  
 CITY OF UMATILLA, UMATILLA COUNTY, OREGON



**SURVEY EQUIPMENT**  
 SURVEY EQUIPMENT USED INCLUDED TRIMBLE R10 DUAL FREQUENCY MULTI-CONSTELLATION GNSS RECEIVERS, TRIMBLE S6 ROBOTIC TOTAL STATION, AND THE TRIMBLE TSC7 DATA COLLECTOR.

**TITLE INFORMATION NOTE**  
 ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM INFORMATION CONTAINED IN AMERITITLE. STATUS OF RECORD TITLE DOCUMENT NO. 297806AM, DATED MAY 10, 2019. IN PREPARING THIS MAP, J-U-B ENGINEERS, INC., HAS CONDUCTED NO INDEPENDENT TITLE SEARCH, NOR IS J-U-B ENGINEERS, INC., AWARE OF ANY TITLE ISSUES AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED AMERITITLE. STATUS OF RECORD TITLE DOCUMENT. J-U-B ENGINEERS, INC., HAS RELIED WHOLLY ON AMERITITLE'S REPRESENTATION OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE J-U-B ENGINEERS INC., QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

- SURVEY REFERENCES**
- R1: OREGON STATE HIGHWAY DEPARTMENT CONSTRUCTED LINE, UMATILLA TO SAND STATION, COLUMBIA RIVER HIGHWAY, DRG. NO. 4B-19-21, DATED JUNE, 1934
  - R2: MCNARY TOWNSITE AN ADDITION TO UMATILLA COUNTY, RECORDED AUGUST 10, 1973, IN BOOK 10 OF PLATS, PAGE 9, RECORDS OF UMATILLA COUNTY, OREGON
  - R3: RECORD OF SURVEY NO. 1-207-AX BY DAVID H. KRUMBEIN, DATED SEPTEMBER 4, 1974, RECORDS OF UMATILLA COUNTY, OREGON
  - R4: RECORD OF SURVEY NO. M-006-AX BY DAVID H. KRUMBEIN, DATED SEPTEMBER 30, 1976, RECORDS OF UMATILLA COUNTY, OREGON
  - R5: RECORD OF SURVEY NO. S-120-B BY DAVID H. KRUMBEIN, RECORDED SEPTEMBER, 1981, RECORDS OF UMATILLA COUNTY, OREGON
  - R6: RECORD OF SURVEY NO. 89-095-A BY G. DENNIS EDWARDS, RECORDED SEPTEMBER, 1989, RECORDS OF UMATILLA COUNTY, OREGON
  - R7: RECORD OF SURVEY NO. 02-188-C BY GREG E. FLOWERS, RECORDED SEPTEMBER, 1989, RECORDS OF UMATILLA COUNTY, OREGON
  - R8: RECORD OF SURVEY NO. 16-039-B BY ROBERT ERICH BUTLER, RECORDED JULY, 2002, RECORDS OF UMATILLA COUNTY, OREGON
  - R9: RECORD OF SURVEY NO. 18-083-B BY ROBERT ERICH BUTLER, RECORDED SEPTEMBER 24, 2018, RECORDS OF UMATILLA COUNTY, OREGON

10-19-2021  
 REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
  
 OREGON  
 JAN 16, 1996  
 JOHN JOSEPH SHEA  
 2751LS  
 RENEWAL DATE: 6-30-2022

	3611 S. Zintel Way Kennewick, WA 99337 p   509 783 2144 w   www.jub.com	
	Dwg Name: 33-21-005_LLA	
Date: October 13, 2021		Sheet 2 of 3
Dr: DFG	Ch: JJS	

RECEIVED BY  
Umatilla County Surveyor  
Date: 12/2/21  
Rec'd By: CT  
No.: 21-128-6

RECORD OF SURVEY  
FOR A BOUNDARY LINE ADJUSTMENT  
LYING IN A PORTION OF THE SE1/4 OF THE NE1/4 OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 28 EAST, W.M.,  
CITY OF UMATILLA, UMATILLA COUNTY, OREGON

EXISTING LEGAL DESCRIPTION TAX PARCEL 6400  
(INSTRUMENT NUMBER 2013-6120010, RECORDED NOVEMBER 22, 2013)

TRACT II  
COMMENCING AT NORTHWEST CORNER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON; THENCE SOUTH 05°53'50" WEST A DISTANCE OF 2,125.53 FEET TO A POINT ON THE WEST LINE OF MCNARY TOWNSITE, AN ADDITION TO CITY OF UMATILLA, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF SOUTHERLY LINE OF WALLA WALLA STREET WITH THE WESTERLY LINE OF UMATILLA AVENUE; THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF SAID WALLA WALLA STREET, A DISTANCE OF 65 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE SOUTH 09°37'40" EAST, A DISTANCE OF 150 FEET; THENCE SOUTH 80°21'20" WEST, A DISTANCE OF 180 FEET TO A POINT ON EASTERLY LINE OF WILLAMETTE AVENUE; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID WILLAMETTE AVENUE, A DISTANCE OF 150 FEET TO THE POINT OF INTERSECTION OF EASTERLY LINE OF SAID WILLAMETTE AVENUE WITH THE SOUTHERLY LINE OF WALLA WALLA STREET; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID WALLA WALLA STREET, A DISTANCE OF 180 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE STREET AND AVENUE RIGHTS OF WAYS.

EXISTING LEGAL DESCRIPTION TAX PARCEL 6500  
(INSTRUMENT NUMBER 2013-6120010, RECORDED NOVEMBER 22, 2013)

TRACT I  
COMMENCING AT NORTHWEST CORNER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON; THENCE SOUTH 05°53'50" WEST, A DISTANCE OF 2,125.53 FEET TO A POINT ON WEST LINE OF MCNARY TOWNSITE, AN ADDITION TO CITY OF UMATILLA, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF SOUTHERLY RIGHT OF WAY LINE OF WALLA WALLA STREET AND WESTERLY RIGHT OF WAY LINE OF UMATILLA AVENUE; THENCE SOUTH 09°37'40" EAST ALONG WESTERLY RIGHT OF WAY LINE OF SAID UMATILLA AVENUE, A DISTANCE OF 150 FEET; THENCE SOUTH 80°22'20" WEST, A DISTANCE OF 100 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE SOUTH 80°22'20" WEST, A DISTANCE OF 145 FEET TO A POINT ON EASTERLY RIGHT OF WAY LINE OF WILLAMETTE AVENUE; THENCE SOUTH 09°37'40" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE OF SAID WILLAMETTE AVENUE, A DISTANCE OF 144.82 FEET TO A POINT ON NORTHERLY RIGHT OF WAY LINE OF OREGON STATE HIGHWAY NO. 730; THENCE SOUTH 77°50'35" EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF SAID STATE HIGHWAY, A DISTANCE OF 156.15 FEET; THENCE NORTH 09°37'40" WEST, A DISTANCE OF 202.77 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE AVENUE AND HIGHWAY RIGHTS OF WAYS.

EXISTING LEGAL DESCRIPTION TAX PARCEL 6600  
(REEL 180, PAGE 615, RECORDED JUNE 7, 1989)

BEGINNING AT THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 28;

THENCE SOUTH 5°53'50" WEST A DISTANCE OF 2125.53 FEET TO A POINT, SAID POINT BEING ON THE WEST LINE OF MCNARY TOWNSITE, AN ADDITION TO CITY OF UMATILLA, SAID POINT ALSO BEING THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY MARGIN OF WALLA WALLA STREET AND THE WESTERLY RIGHT OF WAY MARGIN OF UMATILLA AVENUE AND THE TRUE POINT OF BEGINNING;

THENCE SOUTH 80°20' WEST ALONG SAID SOUTHERLY MARGIN OF WALLA WALLA STREET A DISTANCE OF 65 FEET; THENCE SOUTH 9°37'40" EAST A DISTANCE OF 150 FEET; THENCE SOUTH 80°22'20" WEST A DISTANCE OF 35 FEET; THENCE SOUTH 9°37'40" EAST A DISTANCE OF 202.77 FEET TO THE NORTHERLY RIGHT OF WAY MARGIN OF OREGON STATE HIGHWAY NO. 730; THENCE SOUTH 77°50'35" EAST ALONG MID STATE HIGHWAY MARGIN A DISTANCE OF 107.69 FEET TO THE WESTERLY MARGIN OF SAID UMATILLA AVENUE; THENCE NORTH 9°37'40" WEST ALONG SAID MARGIN A DISTANCE OF 392.74 FEET TO THE TRUE POINT OF BEGINNING;

ALL BEING EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON; ALSO, ALL THAT PORTION OF VACATED WALLA WALLA STREET AND UMATILLA STREET VACATED BY CITY OF UMATILLA ORDINANCE NO. 594, RECORDED IN REEL 230, PAGE 493 AND RE-RECORDED IN REEL 236, PAGE 8, OFFICE OF UMATILLA COUNTY RECORDS.

PARCEL 1 LEGAL DESCRIPTION  
(PREPARED BY J-U-B ENGINEERS, INC.)

THAT PARCEL OF LAND DESCRIBED IN STATUTORY WARRANTY DEED TO THE CITY OF UMATILLA, RECORDED ON REEL 180, PAGE 615, RECORDS OF UMATILLA COUNTY, OREGON; LYING IN A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, CITY OF UMATILLA, UMATILLA COUNTY, OREGON;

TOGETHER WITH THOSE PORTIONS OF VACATED UMATILLA AVENUE RIGHT-OF-WAY AND WALLA WALLA STREET RIGHT-OF-WAY, AS DESCRIBED IN ORDINANCE NO. 594, RECORDED ON REEL 230, PAGES 493-494, AND ORDINANCE NO. 600, RECORDED ON REEL 236, PAGES 8-10, RECORDS OF UMATILLA COUNTY, OREGON;

TOGETHER WITH A PORTION OF TRACT I AND TRACT II OF STATUTORY WARRANTY DEED TO J & A GROUPS LLC, RECORDED AS INSTRUMENT NO. 2013-6120020, RECORDS OF UMATILLA COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A BRASS CAP MARKING THE NORTHEAST CORNER OF SAID SECTION 15 (FROM WHICH A BRASS CAP MARKING THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 15 BEARS SOUTH 01°29'15" EAST, 2693.61 FEET); THENCE SOUTH 05°01'18" WEST, 2127.42 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN CITY OF UMATILLA PARCEL DESCRIBED IN STATUTORY WARRANTY DEED RECORDED ON REEL 180, PAGE 615, RECORDS OF UMATILLA COUNTY, OREGON; THENCE SOUTH 79°28'06" WEST ALONG THE NORTH LINE OF SAID CITY OF UMATILLA PARCEL, 65.09 FEET TO THE NORTHWEST CORNER THEREOF, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID TRACT II, SAID POINT ALSO LYING ON THE SOUTH RIGHT-OF-WAY LINE OF SAID WALLA WALLA STREET, 30.00 FEET SOUTHERLY OF THE CENTERLINE THEREOF WHEN MEASURED AT RIGHT ANGLES, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED;

THENCE CONTINUING SOUTH 79°28'06" WEST ALONG THE NORTH LINE OF SAID TRACT II AND THE SOUTH RIGHT-OF-WAY LINE OF SAID WALLA WALLA STREET, A DISTANCE OF 43.07 FEET; THENCE LEAVING THE NORTH LINE OF SAID TRACT II AND THE SOUTH RIGHT-OF-WAY LINE OF SAID WALLA WALLA STREET, SOUTH 10°29'14" EAST, A DISTANCE OF 150.06 FEET TO THE SOUTH LINE OF SAID TRACT II AND NORTH LINE OF SAID TRACT I;

THENCE SOUTH 79°28'39" WEST, ALONG THE LINE COMMON TO SAID TRACT I AND TRACT II, 9.53 FEET; THENCE LEAVING SAID COMMON LINE, SOUTH 08°40'34" EAST, 189.57 FEET TO THE SOUTH LINE OF SAID TRACT I AND THE NORTH RIGHT-OF-WAY LINE OF THE COLUMBIA RIVER HIGHWAY (A.K.A. US HIGHWAY 730), SAID POINT BEING 100.00 FEET NORTHERLY OF THE CENTERLINE THEREOF WHEN MEASURED AT RIGHT ANGLES;

THENCE SOUTH 78°40'57" EAST ALONG THE SOUTH LINE OF SAID TRACT I AND THE NORTH RIGHT-OF-WAY LINE OF SAID COLUMBIA RIVER HIGHWAY, 26.11 FEET TO THE SOUTHEAST CORNER OF SAID TRACT I, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID CITY OF UMATILLA PARCEL;

THENCE CONTINUING SOUTH 78°40'57" EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID COLUMBIA RIVER HIGHWAY AND THE SOUTH LINE OF SAID CITY OF UMATILLA PARCEL, 107.61 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID UMATILLA AVENUE, SAID POINT BEING 30.00 FEET WEST OF THE CENTERLINE THEREOF, WHEN MEASURED AT RIGHT ANGLES;

THENCE LEAVING THE NORTH RIGHT-OF-WAY LINE OF SAID COLUMBIA RIVER HIGHWAY AND THE SOUTH LINE OF SAID CITY OF UMATILLA PARCEL, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID UMATILLA AVENUE THE FOLLOWING THREE COURSES;

THENCE NORTH 10°33'20" WEST, 60.30 FEET;

THENCE NORTH 79°26'40" EAST, 17.00 FEET TO A POINT 13.00 FEET WEST OF THE CENTERLINE THEREOF, WHEN MEASURED AT RIGHT ANGLES;

THENCE NORTH 10°33'20" WEST, 335.99 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID WALLA WALLA STREET, SAID POINT BEING 23.00 FEET SOUTH OF THE CENTERLINE THEREOF, WHEN MEASURED AT RIGHT ANGLES;

THENCE LEAVING THE WEST RIGHT-OF-WAY LINE OF SAID UMATILLA AVENUE, SOUTH 79°28'06" WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID WALLA WALLA STREET FOR A DISTANCE OF 82.09 FEET;

THENCE SOUTH 10°33'21" EAST, 7.00 FEET TO THE TRUE POINT OF BEGINNING AND END OF THIS PARCEL DESCRIPTION.

CONTAINING: 1.11 ACRES, MORE OR LESS.

ALSO, TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS APPARENT OR OF RECORD.

PARCEL 2 LEGAL DESCRIPTION  
(PREPARED BY J-U-B ENGINEERS, INC.)

TRACT II OF STATUTORY WARRANTY DEED TO J & A GROUPS LLC, RECORDED AS INSTRUMENT NO. 2013-6120020, RECORDS OF UMATILLA COUNTY, OREGON, LYING IN A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, CITY OF UMATILLA, UMATILLA COUNTY, OREGON, EXCEPT THE FOLLOWING DESCRIBED PORTION OF SAID TRACT II;

BEGINNING AT A BRASS CAP MARKING THE NORTHEAST CORNER OF SAID SECTION 15 (FROM WHICH A BRASS CAP MARKING THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 15 BEARS SOUTH 01°29'15" EAST, 2693.61 FEET);

THENCE SOUTH 05°01'18" WEST, 2127.42 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN CITY OF UMATILLA PARCEL DESCRIBED IN STATUTORY WARRANTY DEED RECORDED ON REEL 180, PAGE 615, RECORDS OF UMATILLA COUNTY, OREGON; THENCE SOUTH 79°28'06" WEST ALONG THE NORTH LINE OF SAID CITY OF UMATILLA PARCEL A DISTANCE OF 65.09 FEET TO THE NORTHWEST CORNER THEREOF, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID TRACT II AND A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WALLA WALLA STREET, 30.00 FEET SOUTHERLY OF THE CENTERLINE THEREOF WHEN MEASURED AT RIGHT ANGLES, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED;

THENCE CONTINUING SOUTH 79°28'06" WEST ALONG THE NORTH LINE OF SAID TRACT II AND THE SOUTH RIGHT-OF-WAY LINE OF SAID WALLA WALLA STREET, 43.07 FEET;

THENCE LEAVING THE NORTH LINE OF SAID TRACT II AND THE SOUTH RIGHT-OF-WAY LINE OF SAID WALLA WALLA STREET, SOUTH 10°29'14" EAST, 150.06 FEET TO THE SOUTH LINE OF SAID TRACT II AND THE NORTH LINE OF TRACT I OF SAID STATUTORY WARRANTY DEED TO J & A GROUP, LLC;

THENCE NORTH 79°26'39" EAST ALONG THE LINE COMMON TO SAID TRACT I AND TRACT II, 8.25 FEET TO AN EXTERIOR CORNER OF SAID CITY OF UMATILLA PARCEL;

THENCE LEAVING THE NORTH LINE OF SAID TRACT I, NORTH 79°33'19" EAST ALONG THE LINE COMMON TO SAID TRACT II AND SAID CITY OF UMATILLA PARCEL, 35.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT II;

THENCE CONTINUING ALONG A LINE COMMON TO SAID TRACT II AND SAID CITY OF UMATILLA PARCEL, NORTH 10°33'21" WEST, 150.11 FEET TO THE TRUE POINT OF BEGINNING AND END OF THIS PARCEL DESCRIPTION.

CONTAINING: 20562.2 SQUARE FEET (0.47 ACRES), MORE OR LESS.

ALSO, TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS APPARENT OR OF RECORD.

PARCEL 3 LEGAL DESCRIPTION  
(PREPARED BY J-U-B ENGINEERS, INC.)

TRACT I OF STATUTORY WARRANTY DEED TO J & A GROUPS LLC, RECORDED AS INSTRUMENT NO. 2013-6120020, RECORDS OF UMATILLA COUNTY, OREGON, LYING IN A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, CITY OF UMATILLA, UMATILLA COUNTY, OREGON, EXCEPT THE FOLLOWING DESCRIBED PORTION OF SAID TRACT I;

BEGINNING AT A BRASS CAP MARKING THE NORTHEAST CORNER OF SAID SECTION 15 (FROM WHICH A BRASS CAP MARKING THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 15 BEARS SOUTH 01°29'15" EAST, 2693.61 FEET); THENCE SOUTH 05°01'18" WEST, 2127.42 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN CITY OF UMATILLA PARCEL DESCRIBED IN STATUTORY WARRANTY DEED RECORDED ON REEL 180, PAGE 615, RECORDS OF UMATILLA COUNTY, OREGON; THENCE SOUTH 79°28'06" WEST ALONG THE NORTH LINE OF SAID CITY OF UMATILLA PARCEL FOR A DISTANCE OF 65.09 FEET TO THE NORTHWEST CORNER THEREOF, SAID POINT ALSO BEING THE NORTHEAST CORNER OF TRACT II OF SAID STATUTORY WARRANTY DEED TO J & A GROUPS LLC;

THENCE SOUTH 10°33'21" EAST ALONG THE LINE COMMON TO SAID TRACT II AND CITY OF UMATILLA PARCEL, 150.11 FEET TO THE SOUTHEAST CORNER OF SAID TRACT II AND AN INTERIOR CORNER OF SAID CITY OF UMATILLA PARCEL; THENCE CONTINUING ALONG A LINE COMMON TO SAID TRACT II AND CITY OF UMATILLA PARCEL SOUTH 79°33'19" WEST, 35.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT I AND AN EXTERIOR CORNER OF SAID CITY OF UMATILLA PARCEL AND THE TRUE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED;

THENCE SOUTH 10°37'20" EAST ALONG THE LINE COMMON TO SAID TRACT I AND CITY OF UMATILLA PARCEL 199.19 FEET TO THE SOUTH LINE OF SAID TRACT I AND THE NORTH RIGHT-OF-WAY LINE OF THE COLUMBIA RIVER HIGHWAY (A.K.A. US HIGHWAY 730), SAID POINT BEING 100.00 FEET NORTHERLY OF THE CENTERLINE THEREOF, WHEN MEASURED AT RIGHT ANGLES;

THENCE LEAVING SAID COMMON LINE, NORTH 78°40'57" WEST ALONG THE SOUTH LINE OF SAID TRACT I AND THE NORTH RIGHT-OF-WAY LINE OF SAID COLUMBIA RIVER HIGHWAY, 26.11 FEET;

THENCE LEAVING THE SOUTH LINE OF SAID TRACT I AND THE NORTH RIGHT-OF-WAY LINE OF SAID COLUMBIA RIVER HIGHWAY, NORTH 08°40'34" WEST, 189.57 FEET TO THE COMMON LINE OF SAID TRACT I AND TRACT II;

THENCE ALONG SAID COMMON LINE, NORTH 79°26'39" EAST, 17.78 FEET TO THE TRUE POINT OF BEGINNING AND END OF THIS PARCEL DESCRIPTION.

CONTAINING: 20622.76 SQUARE FEET (0.47 ACRES), MORE OR LESS.

ALSO, TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS APPARENT OR OF RECORD.

AREA OF ADJUSTMENT NO. 1 LEGAL DESCRIPTION  
(PREPARED BY J-U-B ENGINEERS, INC.)

A PORTION OF TRACT I OF STATUTORY WARRANTY DEED TO J & A GROUPS LLC, RECORDED AS INSTRUMENT NO. 2013-6120020, RECORDS OF UMATILLA COUNTY, OREGON, LYING IN A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, CITY OF UMATILLA, UMATILLA COUNTY, OREGON AND DESCRIBED AS FOLLOWS;

BEGINNING AT A BRASS CAP MARKING THE NORTHEAST CORNER OF SAID SECTION 15 (FROM WHICH A BRASS CAP MARKING THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 15 BEARS SOUTH 01°29'15" EAST, 2693.61 FEET); THENCE SOUTH 05°01'18" WEST, 2127.42 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN CITY OF UMATILLA PARCEL DESCRIBED IN STATUTORY WARRANTY DEED RECORDED ON REEL 180, PAGE 615, RECORDS OF UMATILLA COUNTY, OREGON; THENCE SOUTH 79°28'06" WEST ALONG THE NORTH LINE OF SAID CITY OF UMATILLA PARCEL FOR A DISTANCE OF 65.09 FEET TO THE NORTHWEST CORNER THEREOF, SAID POINT ALSO BEING THE NORTHEAST CORNER OF TRACT II OF SAID STATUTORY WARRANTY DEED TO J & A GROUPS LLC;

THENCE SOUTH 10°33'21" EAST ALONG THE LINE COMMON TO SAID TRACT II AND CITY OF UMATILLA PARCEL, 150.11 FEET TO THE SOUTHEAST CORNER OF SAID TRACT II AND AN INTERIOR CORNER OF SAID CITY OF UMATILLA PARCEL; THENCE CONTINUING ALONG A LINE COMMON TO SAID TRACT II AND CITY OF UMATILLA PARCEL SOUTH 79°33'19" WEST, 35.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT I AND AN EXTERIOR CORNER OF SAID CITY OF UMATILLA PARCEL AND THE TRUE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED;

THENCE SOUTH 10°37'20" EAST ALONG THE LINE COMMON TO SAID TRACT I AND CITY OF UMATILLA PARCEL 199.19 FEET TO THE SOUTH LINE OF SAID TRACT I AND THE NORTH RIGHT-OF-WAY LINE OF THE COLUMBIA RIVER HIGHWAY (A.K.A. US HIGHWAY 730), SAID POINT BEING 100.00 FEET NORTHERLY OF THE CENTERLINE THEREOF, WHEN MEASURED AT RIGHT ANGLES;

THENCE LEAVING SAID COMMON LINE, NORTH 78°40'57" WEST ALONG THE SOUTH LINE OF SAID TRACT I AND THE NORTH RIGHT-OF-WAY LINE OF SAID COLUMBIA RIVER HIGHWAY, 26.11 FEET;

THENCE LEAVING THE SOUTH LINE OF SAID TRACT I AND THE NORTH RIGHT-OF-WAY LINE OF SAID COLUMBIA RIVER HIGHWAY, NORTH 08°40'34" WEST, 189.57 FEET TO THE COMMON LINE OF SAID TRACT I AND TRACT II;

THENCE ALONG SAID COMMON LINE, NORTH 79°26'39" EAST, 17.78 FEET TO THE TRUE POINT OF BEGINNING AND END OF THIS PARCEL DESCRIPTION.

CONTAINING: 4096.9 SQUARE FEET (0.09 ACRES), MORE OR LESS.

ALSO, TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS APPARENT OR OF RECORD.

AREA OF ADJUSTMENT NO. 2 LEGAL DESCRIPTION  
(PREPARED BY J-U-B ENGINEERS, INC.)

A PORTION OF TRACT II OF STATUTORY WARRANTY DEED TO J & A GROUPS LLC, RECORDED AS INSTRUMENT NO. 2013-6120020, RECORDS OF UMATILLA COUNTY, OREGON, LYING IN A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, CITY OF UMATILLA, UMATILLA COUNTY, OREGON AND DESCRIBED AS FOLLOWS;

BEGINNING AT A BRASS CAP MARKING THE NORTHEAST CORNER OF SAID SECTION 15 (FROM WHICH A BRASS CAP MARKING THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 15 BEARS SOUTH 01°29'15" EAST, 2693.61 FEET); THENCE SOUTH 05°01'18" WEST, 2127.42 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN CITY OF UMATILLA PARCEL DESCRIBED IN STATUTORY WARRANTY DEED RECORDED ON REEL 180, PAGE 615, RECORDS OF UMATILLA COUNTY, OREGON; THENCE SOUTH 79°28'06" WEST ALONG THE NORTH LINE OF SAID CITY OF UMATILLA PARCEL A DISTANCE OF 65.09 FEET TO THE NORTHWEST CORNER THEREOF, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID TRACT II AND A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WALLA WALLA STREET, 30.00 FEET SOUTHERLY OF THE CENTERLINE THEREOF WHEN MEASURED AT RIGHT ANGLES, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED;

THENCE CONTINUING SOUTH 79°28'06" WEST ALONG THE NORTH LINE OF SAID TRACT II AND THE SOUTH RIGHT-OF-WAY LINE OF SAID WALLA WALLA STREET, 43.07 FEET;

THENCE LEAVING THE NORTH LINE OF SAID TRACT II AND THE SOUTH RIGHT-OF-WAY LINE OF SAID WALLA WALLA STREET, SOUTH 10°29'14" EAST, 150.06 FEET TO THE SOUTH LINE OF SAID TRACT II AND THE NORTH LINE OF TRACT I OF SAID STATUTORY WARRANTY DEED TO J & A GROUP, LLC;

THENCE NORTH 79°26'39" EAST ALONG THE LINE COMMON TO SAID TRACT I AND TRACT II, 8.25 FEET TO AN EXTERIOR CORNER OF SAID CITY OF UMATILLA PARCEL;

THENCE LEAVING THE NORTH LINE OF SAID TRACT I AND CONTINUING NORTH 79°33'19" EAST ALONG THE LINE COMMON TO SAID TRACT II AND SAID CITY OF UMATILLA PARCEL, 35.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT II;

THENCE CONTINUING ALONG A LINE COMMON TO SAID TRACT II AND CITY OF UMATILLA PARCEL, NORTH 10°33'21" WEST, 150.11 FEET TO THE TRUE POINT OF BEGINNING AND END OF THIS PARCEL DESCRIPTION.

CONTAINING: 6477.7 SQUARE FEET (0.15 ACRES), MORE OR LESS.

ALSO, TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS APPARENT OR OF RECORD.

10-19-2021

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

JOHN JOSEPH SHEA  
2751LS

RENEWAL DATE: 6-30-2022

JUB  
J-U-B ENGINEERS, INC.

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Dwg Name: 33-21-005 LLA  
Date: October 13, 2021  
Dr: DFG Ch: JJS Sheet 3 of 3