

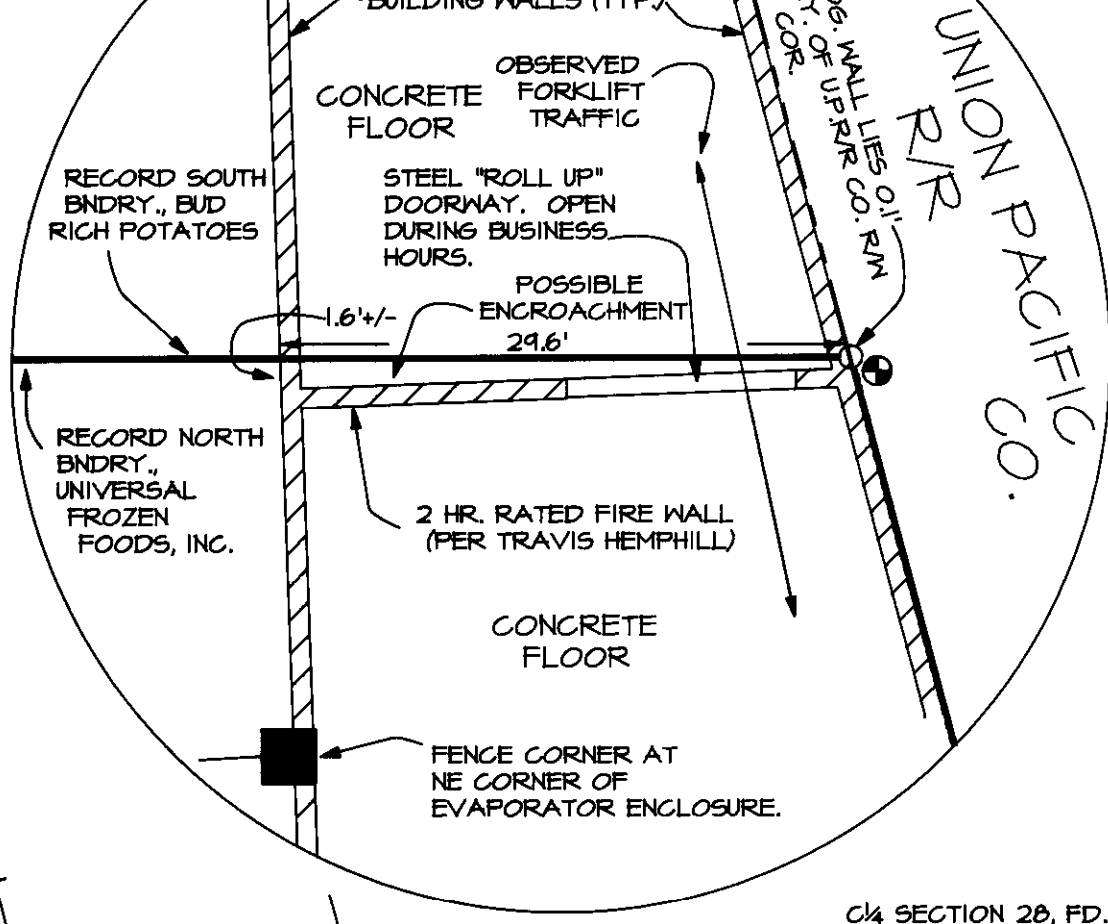
DETAIL MAP

SCALE: 1"=60'



DETAIL

SCALE: 1"=10'



VICINITY MAP

SCALE: 1"=400'



NOTES:

- (A) ACCORDING TO TRAVIS HEMPHILL, CURRENT PRODUCTION SUPERVISOR AT UNIVERSAL FROZEN FOODS, THE DRAIN LINE, AS NOTED, COMING FROM BUD RICH POTATOES EMPTIES INTO SETTLING PONDS (TANKS) WHICH ARE SHARED BY BOTH BUD RICH AND UNIVERSAL FROZEN FOODS.
- (B) LIMITS OF PRESENT INGRESS/EGRESS BY EMPLOYEES, AGENTS AND ASSIGNEES OF UNIVERSAL FROZEN FOODS AND BUD RICH POTATOES DEFINED BY NORTHERLY EDGE OF EXISTING ASPHALT ROADWAY SURFACE. OBSERVED USE IS PRESENTLY OCCURRING BY EMPLOYEES, AGENTS AND ASSIGNEES OF UNIVERSAL FROZEN FOODS OUTSIDE THE LIMITS OF THAT EASEMENT IDENTIFIED IN ITEM NO. "D" BELOW.
- (C) LOCATION OF BURIED NATURAL GAS LINES AS IDENTIFIED BY EMPLOYEES OF CASCADE NATURAL GAS COMPANY, 300 S.W. 17th, PENDLETON, OREGON, 97101.
- (D) NORTHERLY RIGHT-OF-WAY BOUNDARY OF A 30.00 FT. ROADWAY AND UTILITY EASEMENT FROM RICHARD E. BETZ, ET UX, dba MAC-BEE FARMS, A PARTNERSHIP, GRANTORS, TO COLUMBIA SUN, INC., AN OREGON CORPORATION, GRANTEE, BY INSTRUMENT DATED NOVEMBER 24, 1992, INCLUDING THE TERMS AND PROVISIONS THEREOF.

BASIS OF BEARING:

HELD RECORD BEARING OF N 06°21'30" E ALONG THE EASTERLY SIDE OF STATE HIGHWAY 207 BETWEEN MONUMENTS FOUND AS NOTED, AS COMPUTED FROM L. MYERS SURVEY FOR BETZ, U.C.S.R. 88-15-C, DATED DECEMBER 24, 1987.

Q CURVE DATA

Δ = 69°30'24" (69°30'24")R5
R = 763.11' (763.94')R5
L = 925.74' (926.76')R5
LC = 870.01' (870.96')R5

COMMENTS:

1. LEGAL DESCRIPTIONS SUPPLIED BY CLIENT AS CONTAINED IN A PRELIMINARY TITLE INSURANCE REPORT PREPARED FOR MR. STEVEN R. COREY, ATTORNEY AT LAW, P.O. BOX 218, PENDLETON, OREGON 97801, BY PIONEER TITLE COMPANY, 126 S.E. COURT AVE, PENDLETON, OREGON 97801, REPORT NO. 489467.
2. RECORD OF SURVEY FOR UNION PACIFIC RAILROAD COMPANY UMATILLA BRANCH LINE SUPPLIED BY D. T. (DENNY) QUINN, ASSISTANT ENGINEER, SURVEY, UNION PACIFIC RAILROAD, 2745 NO. INTERSTATE AVENUE, PORTLAND, OREGON 97227-1607.
3. RECORD OF SURVEY FOR OREGON STATE HIGHWAY 207, "BUTTER CREEK" HIGHWAY SUPPLIED BY STATE OF OREGON, DEPARTMENT OF TRANSPORTATION, HIGHWAY DIVISION, DISTRICT ENGINEERING OFFICE, PENDLETON, OREGON 97801.
- (6) INDICATES TITLE REPORT EXCEPTION NUMBER.

NARRATIVE:

1. HELD THE EASTERLY RIGHT-OF-WAY LINE OF OREGON HIGHWAY No. 207 TO BE DEFINED BY FOUND L. MYERS MONUMENTATION AS NOTED.
2. HELD DEED RECORD RELATIONSHIPS GIVEN IN BOOK 298, PAGE 500, U.C.D.R., TO DETERMINE THE NORTHERLY BOUNDARY OF TRACT "I" AS NOTED HEREON.
3. HELD DEED RECORD RELATIONSHIPS GIVEN ON REEL 78, PAGE 647, U.C.D.R. (FILM), TO DETERMINE THE SOUTHERLY BOUNDARY OF TRACT "I" AS NOTED HEREON.
4. HELD DEED RECORD RELATIONSHIPS GIVEN ON REEL 193, PAGE 540, U.C.D.R. (FILM), TO DETERMINE THE SOUTHERLY BOUNDARY OF TRACT "III" AS NOTED HEREON.
5. HELD THE EASTERLY BOUNDARY OF TRACTS I-III TO LIE 100 FEET WESTERLY FROM, AS MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF THE EXISTING RAILS OF THE UNION PACIFIC RAILWAY COMPANY UMATILLA BRANCH LINE AS SHOWN HEREON. THE DEED RECORD CALLS FOR SAID WESTERLY BOUNDARY TO BE DETERMINED FROM THE "AS CONSTRUCTED" CENTERLINE. I THEREFORE HELD THIS RELATIONSHIP RATHER THAN RECONSTRUCTING CURVE PARAMETERS FROM UNION PACIFIC RECORD DATA. THIS RESULTS IN A SLIGHT DIFFERENCE BETWEEN RECORD CURVE RADII AND THOSE USED TO COMPUTE RIGHT-OF-WAY BOUNDARIES AS GIVEN IN THIS SURVEY. THE RAILROAD CENTERLINE USED IN THIS SURVEY WAS DEVELOPED FROM A "BEST FIT" ANALYSIS OF PHYSICAL TIES TO THE CENTER OF THE EXISTING RAILS.

LEGEND

- - COMPUTED POSITION ONLY.
- - SET 5/8" BY 30" IRON PIN WITH YELLOW PLASTIC CAP MARKED, "W. R. WELLS, PLS 1106".
- ⊙ - FOUND MONUMENT, TYPE AND ORIGIN AS NOTED.
- (DI) - INDICATES DEED RECORD VALUE, BK. 298, PG. 500, U.C.D.R.
- (D2) - INDICATES DEED RECORD VALUE, REEL 78, PG. 647, U.C.D.R. (FILM).
- (D3) - INDICATES DEED RECORD VALUE, REEL 193, PG. 540, U.C.D.R. (FILM).
- (J1) - INDICATES PLAT RECORD VALUE, D.H. KRUMBEIN SURVEY FOR BETTS, DATED JULY 25, 1975, U.C.S.R. J-121-A.
- (J2) - INDICATES PLAT RECORD VALUE, L. MYERS SURVEY FOR BETZ, DATED DECEMBER 24, 1988, U.C.S.R. 88-15-C.
- (J3) - INDICATES PLAT RECORD VALUE, G.D. EDWARDS SURVEY FOR UMATILLA COUNTY, DATED JANUARY 15, 1992, U.C.S.R. 92-45-C.
- (J4) - INDICATES PLAT RECORD VALUE, OREGON STATE HIGHWAY DIVISION R/W MAP No. 7B-34-16 OR 10C-38-10.
- (J5) - INDICATES PLAT RECORD VALUE, UNION PACIFIC RAILROAD COMPANY R/W RECORDS.
- ⊕ - POWER POLE. → - GUY ANCHOR.
- OHP- - OVERHEAD POWER. -E- - BURIED ELECTRICAL SERVICE (PER UTILITY CO. FIELD LOCATE).
- ⊙G- - GAS METER. -G- - BURIED NATURAL GAS LINE (PER UTILITY CO. FIELD LOCATE).
- ⊙ - LIGHT POLE. -EOA- - EDGE OF ASPHALT.
- ⊙T- - TELEPHONE PEDESTAL. -T- - BURIED TELEPHONE CABLE (PER UTILITY CO. FIELD LOCATE).
- ⊙ - SPRINKLER HEAD. - - - - - RIGHT-OF-WAY BOUNDARY, THIS SURVEY.
- + - RAILROAD TRACKS. U.C.S.R. - UMATILLA CO. SURVEY RECORDS. U.C.D.R. - UMATILLA CO. DEED RECORDS.

EXPIRES 12-31-94

REGISTERED PROFESSIONAL LAND SURVEYOR

WILLIAM R. WELLS

OREGON JULY 22, 1977 WILLIAM R. WELLS 1106

RECEIVED BY
Umatilla County Surveyor
Date: 5-23
Rec'd by: [Signature]
No. 23-28-C

SCALE AS NOTED DWG. FILE: UNIVERSL.DWG

WILLIAM R. WELLS, PLS 357 N.E. HWY. 11 P.O. BOX 1696 PENDLETON, OR 97801 PHONE: (503) 276-6362		PROJECT: RECORD OF SURVEY IN NE1/4 SECTION 28, TWP. 4 N., RNG. 28 E., WILLAMETTE MERIDIAN, UMATILLA CO., OREGON FOR: UNIVERSAL FROZEN FOODS, P.O. BOX 4, HERMISTON, OR. 97838
DATE: 1/29/93	DR. BY: GAC	
CK. BY: NRM	NO. 93-160	