



DEPARTMENT OF THE ARMY
CORPS OF ENGINEERS, SEATTLE DISTRICT
P.O. BOX 3755
SEATTLE, WASHINGTON 98124-3755

Realty Operations Branch
Real Estate Division

JUL 10 2019

Umatilla County Road Department
3920 Westgate Street
Pendleton, OR 97801

Gentlemen,

This letter is forwarded to advise you of plans to release easement interests the Federal Government has over Walker and Quick Roads in Umatilla County, Oregon. This is part of the continuing actions being taken by the Army to dispose of the Umatilla Chemical Depot in Umatilla and Morrow Counties, Oregon.

The Depot was declared excess by the Department of the Army in accordance with Public Law 101-510, the Defense Base Closure and Realignment Act of 1990, as amended. A Local Reuse Authority was established and produced a Redevelopment Plan in 2010, indicating the Oregon Army National Guard would continue to use the lands in the central and northwest, the northeast would be a wildlife area, and lands on the south would be developed for industrial uses. Land surveys were completed in 2015 and 7,500 acres were transferred to the National Guard Bureau for use by the Oregon Army National Guard. Work to dispose of 9,500 acres in the eastern and southern areas is proceeding and we hope to complete that in the coming months.

This letter concerns our work to dispose of a separate area of 1,575 acres of Safety Easements over lands north and east of the Depot boundaries as shown in pink on the attached Depot map. According to Umatilla County Public Records, Umatilla County is shown as the owner of Walker and Quick Roads within S25, T4N, R27E, Willamette Meridian, as shown on the enclosed legal descriptions and maps. This land is identified as part of Tract 29E and part of Tract 131E in our records.

The easement in Tract 29E was acquired in 1958 by the attached Restrictive Easement Deed and the easement in Tract 131E was acquired in 1977 by the attached Restrictive Easement to provide a safety area and meet safety standards so that ordnance storage facilities on the Depot could be fully utilized. The rights acquired are essentially restrictive and give the Government limited rights to be on the land. They include the following:

a. The right to prohibit human habitation and to remove buildings presently or hereafter used therefor.

- b. The right to prohibit occupation or erection of buildings or roofed structures, including barns and sheds, as well as dwellings, which would be occupied by persons either usually or intermittently.
- c. The right to prohibit gatherings of more than 25 persons.
- d. The right to post signs indicating the nature and extent of United States control.
- e. The right and easement of access for ingress and egress over and across the said lands for the purpose of exercising the above rights.

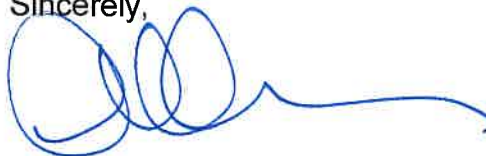
These restrictions have had limited impact on the use of your land for road purposes. For this reason the easements are not considered to have a value and we will be releasing them at no cost.

Prior to disposing of the easements we have to determine whether Government use has had any impact on the land. Since there has been no Government presence on the land this will be a cursory on-site view of the land and discussion with the owner representative who would know about historic and current uses. This field work and interviews will be completed by an Engineer from Seattle District in the next few months. To enable us to complete this work we will coordinate with your local representative and would like to have the name and contact information for that person.

Please provide any real estate documents which show the ownership interest of the County in the area of Walker and Quick Roads shown on the legal description. If the County only owns an easement we will quitclaim the Safety Easement to the owner of the underlying fee estate which may be the Pedro Land Company, LLC. If the County owns the fee estate we will draft and forward a Quitclaim deed for signature by a County representative indicating acceptance of the terms of the quitclaim document. When signatures have been obtained from all owners we will have them executed and recorded. You will be provided the original recorded document for your records.

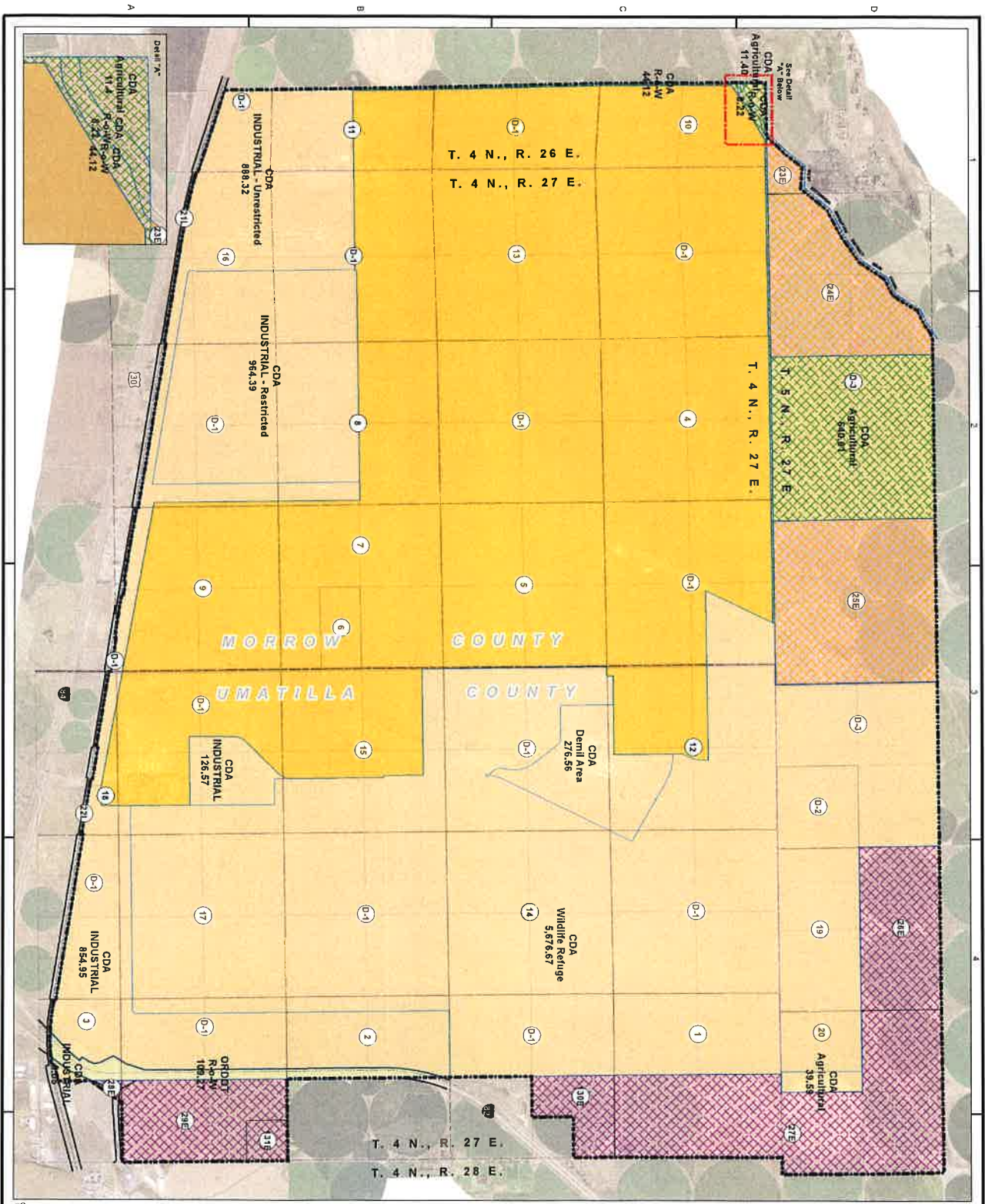
Our point of contact is Mike Arne who can be reached at 206 316 4427, email michael.l.arne@usace.army.mil or Joe Duncan, 206 316 4377 or email joseph.c.duncan@usace.army.mil. Please provide them the contact information and let them know if you have any questions.

Sincerely,



AMY ANDERSON
Chief, Realty Operations Branch
Real Estate Contracting Officer

Enclosures



9 513 0.2 0.5 0.75 1 Mile

Legend

- Survey Tracts
- Safety Easements to be Reserved
- Safety Easements to Dispose of
- Safety Easement to Transfer
- CAMP UMATILLA
- DISPOSAL TO CDA
- DISPOSAL TO ODOT
- Project Boundary
- Section
- Old Section
- Township
- 16th
- GayTLots
- Cannelline
- County
- Right-of-Way
- Hydro

<p>UMATILLA CHEMICAL DEPOT Columbia Development Authority 1111 1st St. SE T. 1 N., R. 1 E.</p>	<p>U.S. ARMY ENGINEER DISTRICT, SEATTLE CORPS OF ENGINEERS SEATTLE DISTRICT OFFICE</p>	Project No.: Date: 26 FEB 2016 Drawn by: Checked by: Title: Scale: Project Name: Drawing No.: Revision: Date: By: Check: Date: By:	
		<p>EX-1</p>	

Emel

UMATILLA CHEMICAL DEPOT

Restrictive Easement Release – UMATILLA COUNTY

±3.29 acs

LEGAL DESCRIPTION

Tract 29E: (WALKER & QUICK ROADS)

Walker Road:

A variable width parcel of land located in the east half (E½) of Section 24, Township 4 North, Range 27 East, more particularly described as follows:

The easterly most 15.00 feet in the southeast quarter of the southeast quarter (SE¼, SE¼), the easterly most 25.00 feet in the northeast quarter of the southeast quarter (NE¼, SE¼) and the easterly most 25.00 feet of the southeast quarter of the northeast quarter (SE¼, NE¼);

Containing 1.97 acres, more or less.

Together with:

Quick Road:

A parcel of land consisting of the northern most 20.00 feet of the northwest quarter of the northeast quarter (NW¼, NE¼), in Section 24, Township 4 North, Range 27 East

Containing 0.61 acres, more or less.

Together with:

Tract 131E: (WALKER & QUICK ROADS)

Walker Road:

Two parcels of land in the northeast quarter of the northeast quarter (NE¼, NE¼) of Section 24, Township 4 North, Range 27 East, more particularly described as follows:

Parcel 1:

Beginning at the north 1/16th corner common to said Section 24 & Section 19, Township 4 North, Range 28 East, thence S89°22'20"W 25.00 feet;

Thence N00°37'29"W 2.05 feet and the beginning of a 1,103.17 ft. radius arc to the right;

Thence along said 1,103.17 ft. radius curve right 225.46 feet (the long chord of which bears S05°07'01"W, 225.07 ft.);

Thence along said 1,103.17 ft. radius curve right 225.46 feet (the long chord of which bears S05°07'01"W, 225.07 ft.);

END 2

UMATILLA CHEMICAL DEPOT

Restrictive Easement Release – UMATILLA COUNTY

±3.29 acs

Thence along said 1,103.17 ft. radius curve right 225.46 feet (the long chord of which bears S05°07'01"W, 225.07 ft.);

Thence N10°56'19"E, 12.96 feet, more or less, to the easterly line of said Section 24;

Thence S00°37'42"E, 235.93 ft., more or less, to the **Point of Beginning**.

Parcel 2:

Beginning at the northeast corner of said Section 24 thence S89°05'06"W 25.00 feet;

Thence S00°37'39"E, 10.79 feet and the beginning of a 369.54 ft. radius arc to the left;

Thence along said 369.54 ft. radius curve left 77.64 feet (the long chord of which bears S12°01'42"E, 77.61 ft.);

Thence S12°44'32"E, 79.92 feet, more or less, to the easterly line of said Section 24;

Thence N00°37'42"W, 166.60 feet, more or less, along the easterly line of said Section 24 to the **Point of Beginning**.

Aggregate Total Contains 0.15 acres, more or less.

Quick Road:

The northern most 20.00 feet of the northeast quarter of the northeast quarter (NE¼, NE¼), in Section 24, Township 4 North, Range 27 East;

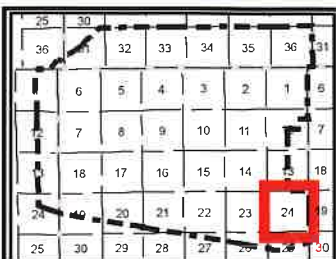
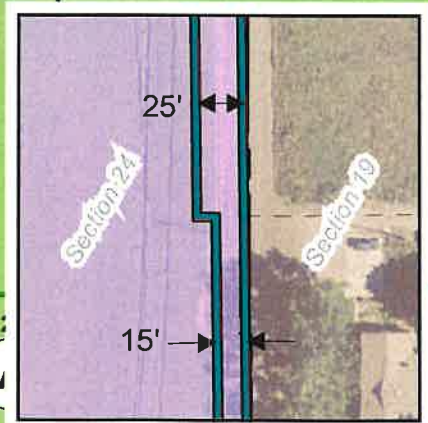
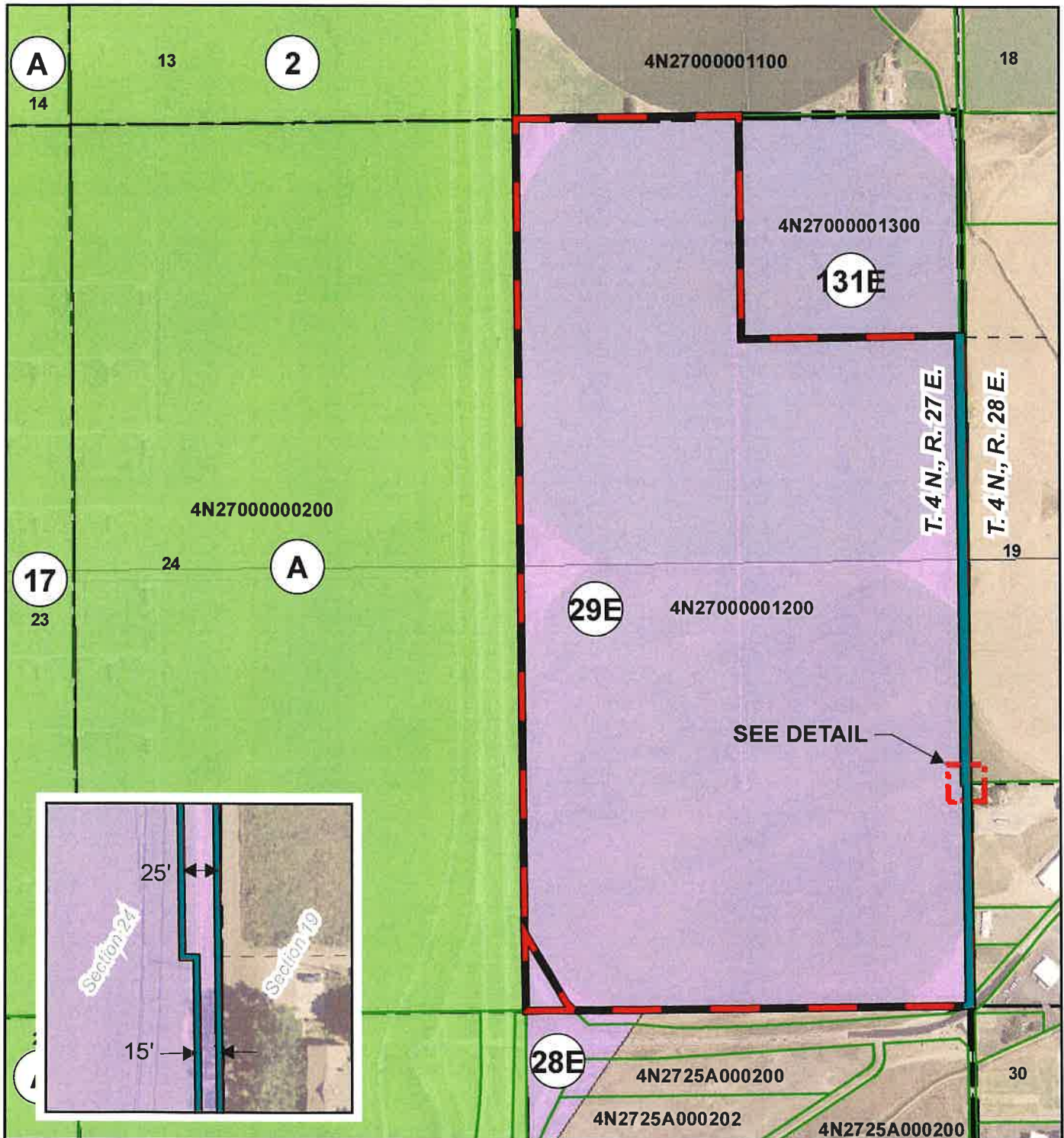
Containing 0.56 acres, more or less.

Aggregate total 3.29 acres, more or less.

By JEF 19 DEC 2014
Chkd: OJV 19 DEC 2014
Mod: JEF 20 FEB 2019 (Combined 29E - County Roads &
Map: 131E - County Roads.docx)
Restrictive Easements Release.mxd
GIS: \\OrgProjects\Military\UMADA -
UMATILLA\Tasks\Restrictive Easements Release
Doc: UMATILLA CO.docx



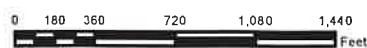
UMATILLA CHEMICAL DEPOT - TRACT 29E



Legend

- Project Boundary
- Township Lines
- Section Lines
- Qtr Section Lines
- Government Lots

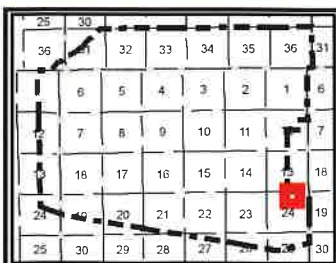
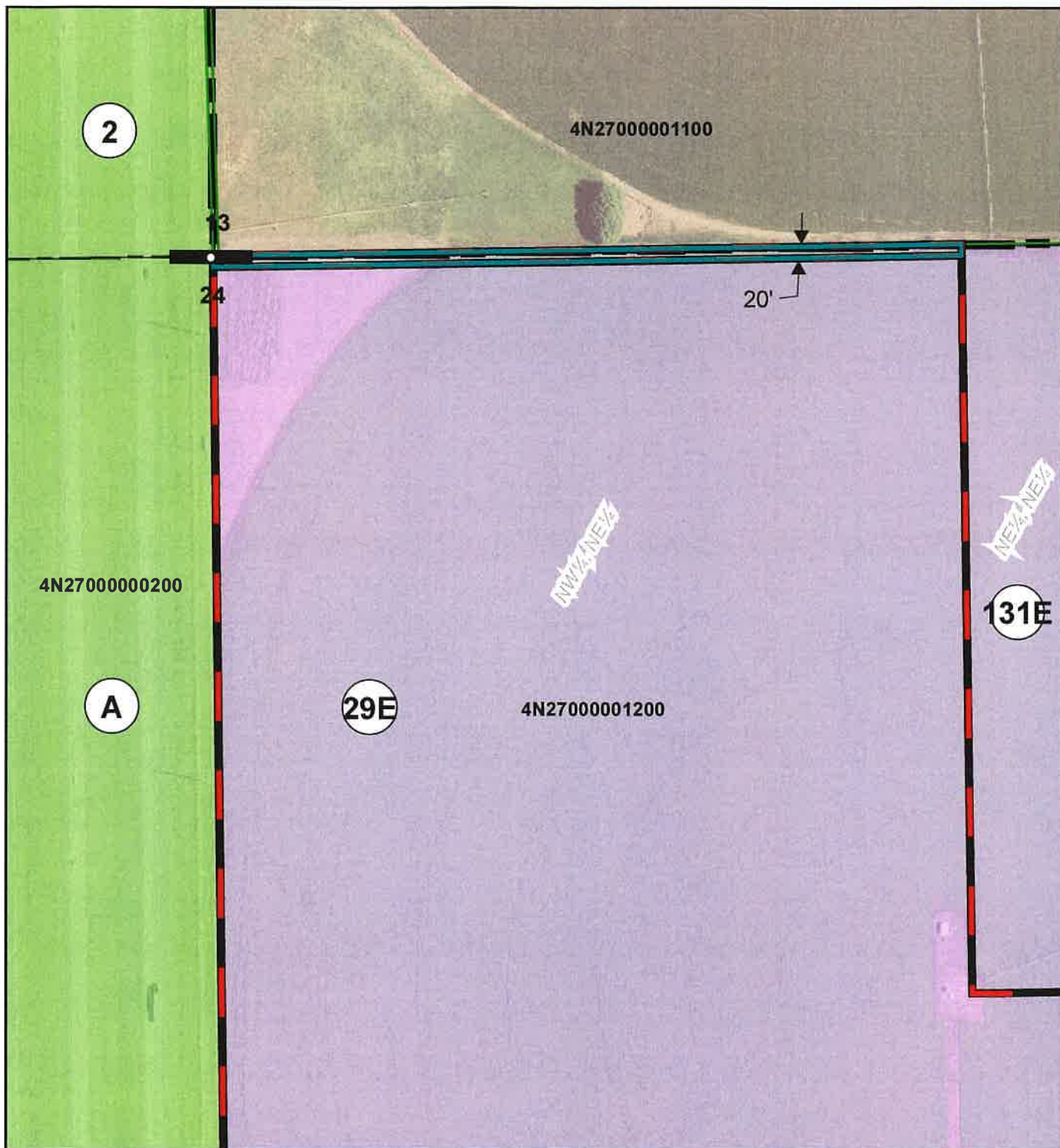
WALKER ROAD (RD 1231) UMATILLA COUNTY, OR



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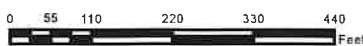
UMATILLA CHEMICAL DEPOT - TRACT 29E



Legend

- Project Boundary
- Township Lines
- Section Lines
- Qtr Section Lines
- Government Lots

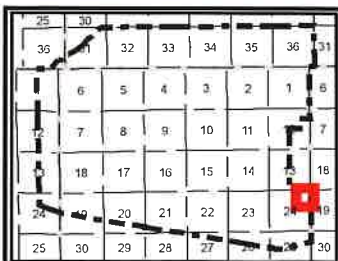
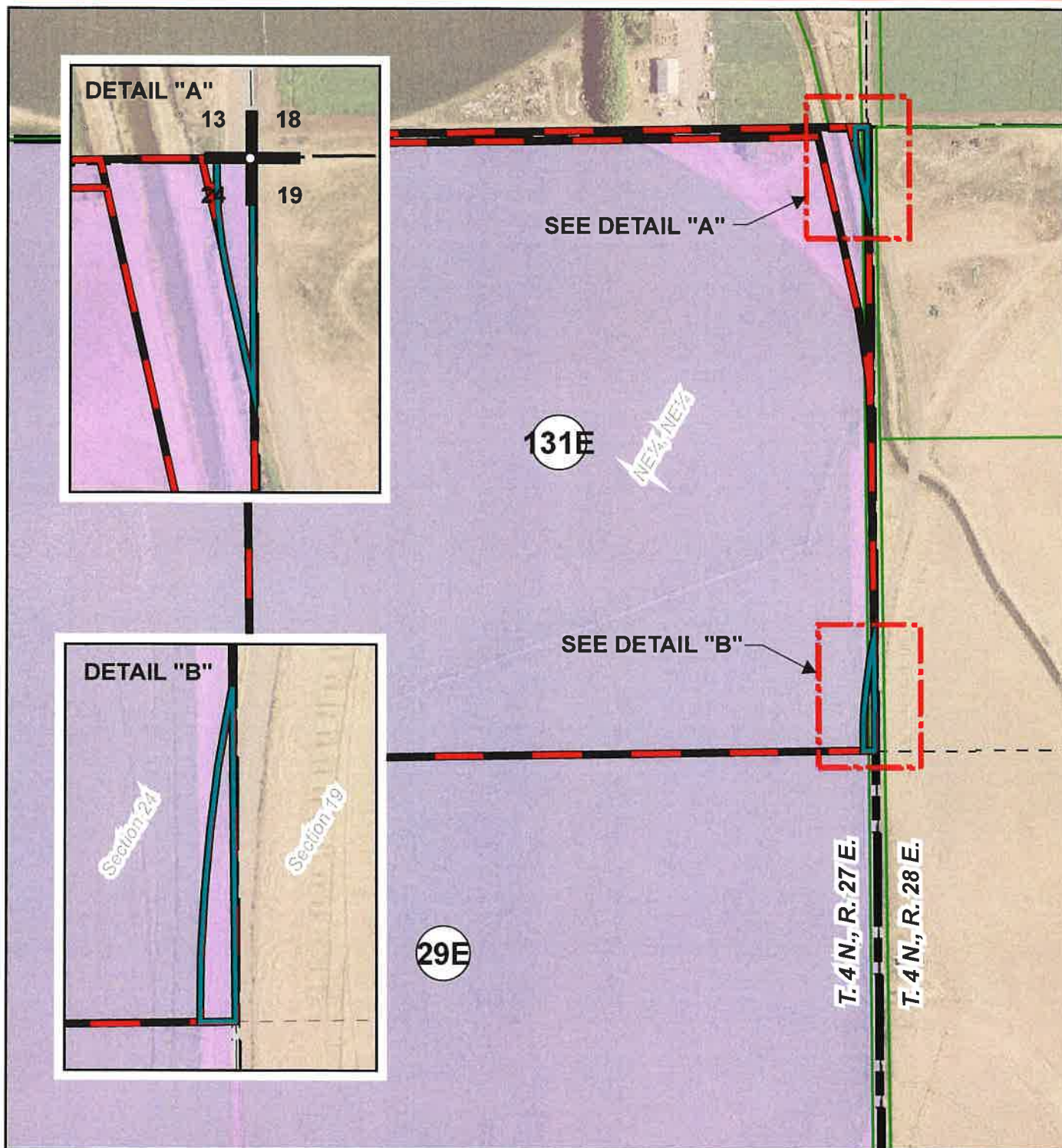
QUICK ROAD (RD 1236) UMATILLA COUNTY, OR



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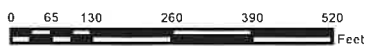


UMATILLA CHEMICAL DEPOT - TRACT 131E



- Legend**
- Project Boundary
 - Township Lines
 - Section Lines
 - Qtr Section Lines
 - Government Lots

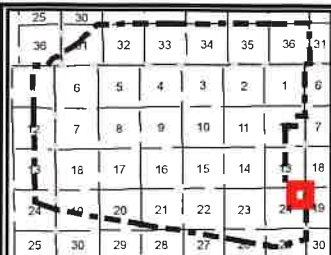
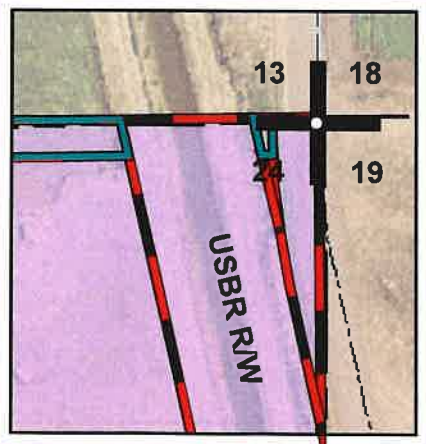
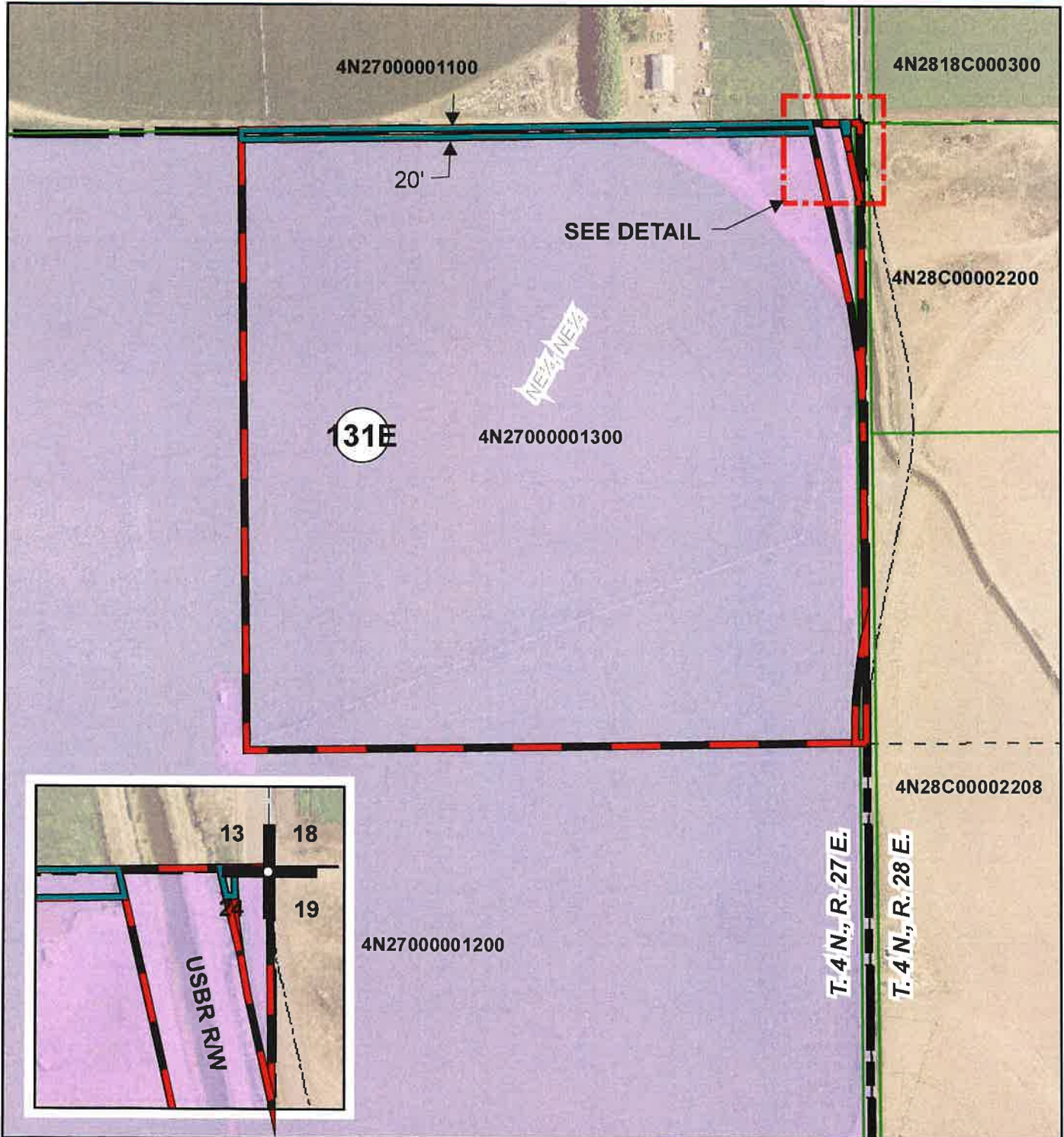
WALKER ROAD (RD 1231) UMATILLA COUNTY, OR



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UMATILLA CHEMICAL DEPOT - TRACT 131E



- Legend**
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 - Qtr Section Lines
 - Government Lots

QUICK ROAD (RD 1236) UMATILLA COUNTY, OR



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