



NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF WALLA WALLA LAND COMPANY TO SURVEY TAX PARCELS 6N3526000200, 6N3526000240, AND 6N3526000250 IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 26. MONUMENTS FOUND AS SHOWN AT THE CORNERS OF THE SOUTHEAST QUARTER OF SAID SECTION 26 WERE USED TO ESTABLISH SAID QUARTER.

THE SOUTHEAST 1/4 OF SECTION 26 WAS SUBDIVIDED HOLDING THE CENTERLINE OF THE RAILROAD PER THE WALLA WALLA VALLEY RAILWAY COMPANY RIGHT OF WAY PLAT FILED AS INSTRUMENT NO. 27 IN RAILROAD MAPS OF UMATILLA COUNTY, OREGON AS THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST 1/4 OF SAID SECTION 26. TOMKINS HELD THIS RAILROAD CENTERLINE AS THE EAST LINE OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26 ON THE SURVEY FILED AS AUDITOR'S FILE NO. 15-041-C IN RECORDS OF UMATILLA COUNTY, OREGON. MCIND DID THE SAME ON THE SURVEY FILED AS AUDITOR'S FILE NO. P-028-A. I HAVE HELD THIS LINE AND SUBDIVIDED THE SOUTHEAST 1/4 OF SECTION 26 AS SHOWN. I HAVE ALSO HELD IT TO PROPORTION THE EAST HALF OF THE SOUTH HALF OF THE SOUTHEAST 1/4.

TRACT I WAS DEEDED AND HELD AS THE WEST HALF OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, BEING DETERMINED PER THE RAILROAD PLAT NO. 27 AS NOTED HEREON. TRACTS II AND III WERE DEEDED USING DISTANCES. I HAVE HELD THE RECORD DISTANCES OF TRACT III AND THE NORTHERLY PORTION OF TRACT II. AND I HAVE HELD THE SOUTHERLY PORTION OF TRACT II PER THE BECKIUS TRACT DEED FILED IN BOOK 181 OF DEEDS AT PAGE 330 IN RECORDS OF UMATILLA COUNTY, OREGON. THE SOLUTION IS IN GOOD AGREEMENT WITH THE OCCUPATIONAL EVIDENCE. THIS SURVEY WAS PERFORMED AS A RADIAL RTK GPS SURVEY USING TSC7 CONTROLLERS AND TRIMBLE R12I GNSS RECEIVERS HAVING STANDARD ACCURACIES OF 8 MM + 1 PPM HORIZONTAL AND 15 MM + 1 PPM VERTICAL. MONUMENTS SHOWN WERE VISITED IN AUGUST 2021.

REFERENCE DOCUMENTS

(R1) FIRST AMERICAN TITLE INSURANCE COMPANY POLICY OF TITLE INSURANCE FILE NO. NCS-1039609-0R1 FILED ON FEBRUARY 19, 2021 AT 12:34 PM

(R2) SURVEY FOR PANTAGES BY WAYNE HARRIS CO. INC. REVISED MAY 05, 1976 AND FILED AS AUDITOR'S FILE NO. 06-623-B IN RECORDS OF UMATILLA COUNTY, OREGON

(R3) SURVEY FOR WEIS BY MCIND FILED JUNE, 1978 AS AUDITOR'S FILE NO. P-028-A IN RECORDS OF UMATILLA COUNTY, OREGON

(R4) SURVEY FOR LIEBRAND BY KRUMBEIN FILED ON APRIL 08, 1986 AS AUDITOR'S FILE NO. 86-031-B IN RECORDS OF UMATILLA COUNTY, OREGON

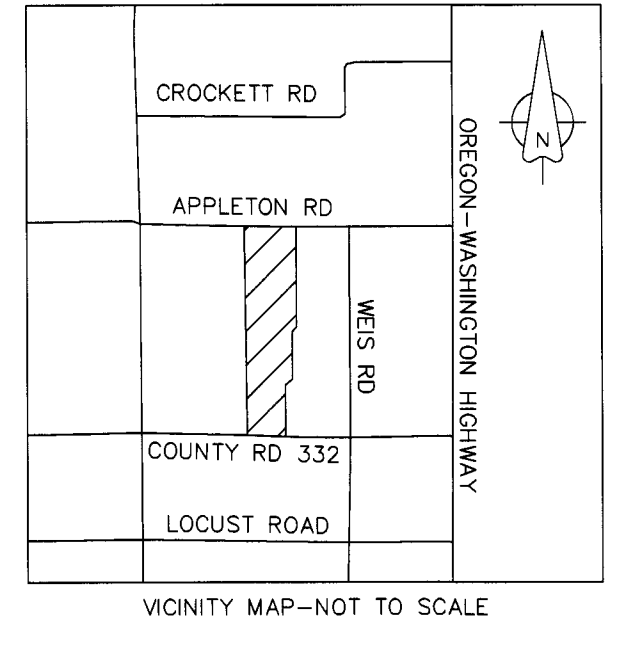
(R5) SURVEY FOR BETZ FAMILY WINERY BY TOMKINS FILED ON MAY 26, 2015 AS AUDITOR'S FILE NO. 15-041-C IN RECORDS OF UMATILLA COUNTY, OREGON

(R6) SURVEY FOR JACK LEFORE BY FLOWERS FILED ON JULY 09, 2020 AS AUDITOR'S FILE NO. 20-059-B IN RECORDS OF UMATILLA COUNTY, OREGON

(R7) WALLA WALLA VALLEY RAILWAY CO. N.P.R. MAIN LINE WALLA WALLA TO MILTON RIGHT OF WAY PLAT FILED AS INSTRUMENT NO. 27 IN RAILROAD MAPS OF UMATILLA COUNTY, OREGON

AREA TABLE

TRACT I	832106 S.F.
	19.1 AC.
TRACT I (NORTH)	310024 S.F.
	7.1 AC.
TRACT II (SOUTH)	287737 S.F.
	6.6 AC.
TRACT III	87080 S.F.
	2.00 AC.
TOTAL NET AREA	1,516,947 S.F.
	35 AC.

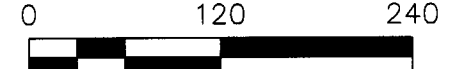


RECORD OF SURVEY

FOR PROPERTY LOCATED IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 35 EAST, WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON

BASIS OF BEARINGS

OREGON COORDINATE SYSTEM NORTH ZONE GRID BEARING OF N01°45'11\"/>



LEGEND

---	PROPERTY LINE
- - - -	RIGHT OF WAY LINE
---	SECTION LINE
---	EASEMENT
---	EXISTING PARCEL LINE
---	VEGETATION LINE
---	GRAVEL ACCESS ROAD
---	BUILDING FOOTPRINT
---	FENCE LINE
---	LCR
(XXX)X	LAND CORNER RECORD
---	RECORD DIMENSION PER RECORD DOCUMENT
---	FOUND MONUMENT AS DESCRIBED
---	CALCULATED POINT, NOTHING FOUND OR SET
---	SET 5/8" X 30" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED "WA 19619 / OR 02820"

RECORD LEGAL DESCRIPTIONS OF SURVEYED PROPERTY

TRACT I
THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 35, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON; EXCEPTING THEREFROM THE WEST 15 FEET AND NORTH 20 FEET THEREOF; ALSO EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE COUNTY ROAD AND RAILROAD RIGHT-OF-WAYS.

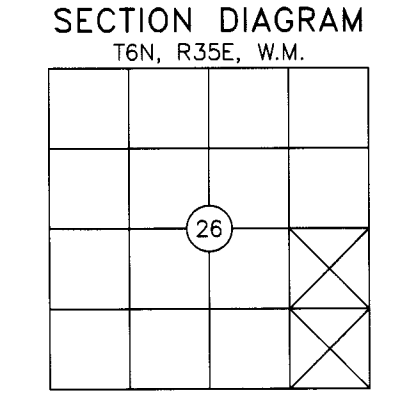
TRACT II
BEGINNING AT A POINT 40 RODS (660 FEET) NORTHERLY FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 35, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON; THENCE NORTHERLY, A DISTANCE OF 40 RODS (660 FEET); THENCE EASTERLY, A DISTANCE OF 30 RODS (495 FEET); THENCE SOUTHERLY, A DISTANCE OF 40 RODS (660 FEET); THENCE WESTERLY, A DISTANCE OF 30 RODS (495 FEET) TO THE POINT OF BEGINNING; ALSO INCLUDING THAT TRACT OF LAND BEING DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35; THENCE NORTHERLY, A DISTANCE OF 40 RODS (660 FEET); THENCE EASTERLY, A DISTANCE OF 30 RODS (495 FEET); THENCE SOUTHERLY, A DISTANCE OF 40 RODS (660 FEET); THENCE WESTERLY, A DISTANCE OF 30 RODS (495 FEET) TO THE POINT OF BEGINNING; EXCEPTING THEREFROM THE WEST 25 FEET FOR RAILWAY PURPOSES; ALSO EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE COUNTY ROAD AND RAILROAD RIGHT-OF-WAYS.

TRACT III
BEGINNING AT A POINT WHICH LIES 30 RODS (495 FEET) EAST FROM THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER SECTION 26, TOWNSHIP 6 NORTH, RANGE 35, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON; THENCE SOUTHERLY, A DISTANCE OF 132 FEET; THENCE SOUTHERLY, A DISTANCE OF 660 FEET; THENCE EASTERLY, A DISTANCE OF 132 FEET; THENCE NORTHERLY, A DISTANCE OF 660 FEET TO THE POINT OF BEGINNING.

TRACT IV
EASEMENT RIGHTS FOR A RECIPROCAL EASEMENT, AS DESCRIBED IN THE RECIPROCAL EASEMENT AGREEMENT, RECORDED FEBRUARY 19, 2021 AS DOCUMENT NO. 2021-7160139, OVER AN ACROSS THE FOLLOWING DESCRIBED PROPERTY:
THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 35, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON; EXCEPTING THEREFROM THE NORTH 20 FEET THEREOF; ALSO EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE COUNTY ROAD RIGHT-OF-WAY.

TRACT V
WATER SYSTEM SHARING AS DESCRIBED IN THE WATER SYSTEM SHARING EASEMENT AGREEMENT, RECORDED FEBRUARY 19, 2021 AS DOCUMENT NO. 2021-7160140, OVER AN ACROSS THE FOLLOWING DESCRIBED PROPERTY:
THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 35, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON; EXCEPTING THEREFROM THE NORTH 20 FEET THEREOF; ALSO EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE COUNTY ROAD RIGHT-OF-WAY.

RECEIVED BY
Umatilla County Surveyor
Date: 10/15/21
Rec'd By: CT
No.: 21-114-C



REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JUNE 30, 1997
GREG E. FLOWERS
02820LS
RENEWS 12/31/2021
9/13/2021



PBS Engineering and Environmental Inc.
5 N Colville St, Ste 200
Walla Walla, WA 99362
509.956.3026
pbsusa.com

CLIENT: WALLA WALLA LAND COMPANY	PROJECT NO.: 67426.001
SURVEYOR: GREG E. FLOWERS	DATE: 09/03/2021
CALC BY: GEF	DRAWN BY: AA
SECTION: 26	TOWNSHIP: 6 NORTH
	RANGE: 35 EAST
CITY: MILTON-FREEWATER	COUNTY: UMATILLA
	SHEET <u>1</u> OF <u>1</u>