

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF SETH ALFORD AND JEFF CATLIN FOR THE PURPOSE OF SURVEYING AND MARKING THE BOUNDARIES OF THE PARCELS LOCATED AT 82038 SOUTH FORK WALLA WALLA RIVER ROAD (MAP NO: 5N36220002100) AND 55404 WALLA WALLA RIVER ROAD (5N36220000504).

PER THE DEED FILED AS INSTRUMENT NO. 2012-5980044 IN RECORDS OF UMATILLA COUNTY, THE ALFORD PARCEL IS DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, THE NORTH HALF OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 36, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON AND BEING DESCRIBED AS BEGINNING AT THE CENTER OF SAID SECTION 22; THENCE NORTH 84°58'26" EAST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22, A DISTANCE OF 93.44 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF THE COUNTY ROAD; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID COUNTY ROAD AND ALONG A CURVE TO THE RIGHT BEING SUBTENDED BY A CHORD OF NORTH 30°24'37" WEST (HAVING A RADIUS OF 415.00 FEET AND AN ARC LENGTH OF 110.00 FEET) A DISTANCE OF 109.68 FEET; THENCE SOUTH 33°20'08" WEST, 71.59 FEET TO A POINT WHICH IS LOCATED 43 FEET DISTANT NORTHERLY FROM THE CENTER OF SECTION 22; THENCE SOUTH 40°41'57" WEST, 62.83 FEET TO A POINT WHICH IS LOCATED 43 FEET DISTANT WESTERLY FROM THE CENTER OF SAID SECTION 22, SAID POINT ALSO BEING LOCATED ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE SOUTH 83°46'06" WEST, A DISTANCE OF 623.28 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE NORTH 02°14'32" WEST ALONG THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 33.08 FEET TO A POINT ON A LINE WHICH IS LOCATED 33 FEET DISTANT NORTHERLY OF AND PARALLEL TO THE EAST-WEST CENTERLINE OF SAID SECTION 22; THENCE SOUTH 83°46'06" WEST ALONG SAID PARALLEL LINE, 333.16 FEET; THENCE SOUTH 06°13'53" EAST, 140.00 FEET; THENCE SOUTH 83°46'06" WEST, 466.32 FEET; THENCE SOUTH 02°06'11" EAST, 473.63 FEET; THENCE SOUTH 76°06'31" EAST, 127.82 FEET TO A POINT WHICH IS LOCATED 625 FEET DISTANT SOUTHERLY FROM THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE NORTH 79°39'29" EAST, A DISTANCE OF 103.40 FEET; THENCE NORTH 27°41'09" WEST, 43.83 FEET TO A POINT WHICH IS LOCATED ON THE SOUTH BANK OF THE WALLA WALLA RIVER; THENCE NORTH 09°02'47" EAST, 18.72 FEET TO THE WALLA WALLA RIVER; THENCE SOUTH 85°51'48" EAST AND FOLLOWING SAID WALLA WALLA RIVER, 266.66 FEET; THENCE SOUTH 34°57'31" EAST AND FOLLOWING SAID WALLA WALLA RIVER, 274.86 FEET; THENCE SOUTH 89°17'31" EAST AND FOLLOWING SAID WALLA WALLA RIVER, 472.28 FEET; THENCE SOUTH 49°28'05" EAST AND FOLLOWING SAID WALLA WALLA RIVER, 254.63 FEET; THENCE SOUTH 07°01'11" EAST AND FOLLOWING SAID WALLA WALLA RIVER, 216 FEET; THENCE SOUTH 69°29'22" EAST AND FOLLOWING SAID WALLA WALLA RIVER, 137.95 FEET TO A POINT THAT IS LOCATED ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 22; THENCE NORTH 02°22'12" WEST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22 AND LEAVING SAID WALLA WALLA RIVER, 1399.08 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PORTION LYING BETWEEN THE SOUTH BANK OF THE WALLA WALLA RIVER AND THE WALLA WALLA RIVER;
ALSO EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE COUNTY ROAD RIGHT-OF-WAY.

PER THE WARRANTY DEED FILED AS INSTRUMENT NO. 2021-7260190 IN RECORDS OF UMATILLA COUNTY, THE WOODWARD PARCEL IS DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN THE NORTHEAST AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST AND SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 36, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

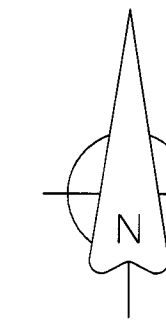
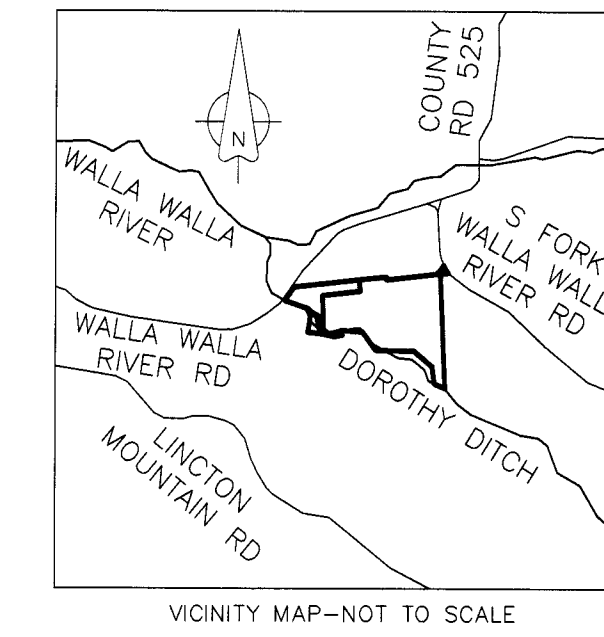
COMMENCING AT THE CENTER OF SAID SECTION 22; THENCE SOUTH 83°46'06" WEST A DISTANCE OF 666.28 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE EAST HALF OF SAID SOUTHWEST QUARTER OF SAID SECTION 22; THENCE NORTH 02°14'32" WEST A DISTANCE OF 33.08 FEET ALONG THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 22 TO A POINT IN A LINE 33.00 NORTH OF AND PARALLEL TO THE EAST-WEST CENTERLINE OF SAID SECTION 22; THENCE SOUTH 83°46'06" WEST A DISTANCE OF 333.16 FEET ALONG SAID PARALLEL LINE TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE SOUTH 83°46'06" WEST A DISTANCE OF 800.00 FEET CONTINUING ALONG SAID PARALLEL LINE TO THE EAST LINE OF THE COUNTY ROAD; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1,334.67 FEET AND AN ARC LENGTH OF 204.83 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 36°03'07" WEST A DISTANCE OF 204.63 FEET ALONG THE EAST LINE OF THE COUNTY ROAD TO THE WALLA WALLA RIVER; THENCE SOUTH 70°42'51" EAST A DISTANCE OF 302.94 FEET ALONG SAID RIVER; THENCE SOUTH 44°26'53" EAST A DISTANCE OF 54.91 FEET ALONG SAID RIVER; THENCE SOUTH 08°00'00" WEST A DISTANCE OF 15.96 FEET TO A POINT ON THE SOUTH BANK OF SAID RIVER; THENCE SOUTH 08°00'00" WEST A DISTANCE OF 205.24 FEET; THENCE SOUTH 13°04'10" WEST A DISTANCE OF 33.45 FEET; THENCE SOUTH 84°41'31" EAST A DISTANCE OF 82.22 FEET; THENCE SOUTH 85°16'31" EAST A DISTANCE OF 100.90 FEET; THENCE SOUTH 76°06'31" EAST A DISTANCE OF 16.78 FEET; THENCE NORTH 02°06'31" WEST A DISTANCE OF 473.63 FEET; THENCE NORTH 83°46'06" EAST A DISTANCE OF 466.32 FEET; THENCE NORTH 06°13'53" WEST A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING.
EXCEPTING THEREFROM THAT PORTION LYING BETWEEN THE SOUTH BANK OF THE WALLA WALLA RIVER AND THE WALLA WALLA RIVER.

EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE COUNTY ROAD RIGHT-OF-WAY.

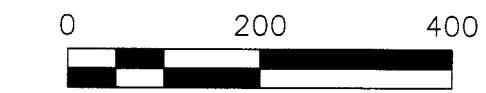
PER THESE DEEDS, RIGHTS OF THE PUBLIC AND OF GOVERNMENTAL BODIES HAVE BEEN RESERVED IN AND TO THE PORTION OF THE PREMISES THEREIN DESCRIBED LYING BELOW THE MEAN HIGH WATER MARK OF THE WALLA WALLA RIVER AND ANY ADVERSE CLAIM BASED UPON THE ASSERTION THAT SOME PORTION OF SAID LANDS HAVE BEEN REMOVED FROM OR BROUGHT WITHIN THE BOUNDARIES THEREOF BY AN AVULSIVE MOVEMENT OF THE WALLA WALLA RIVER OR HAS BEEN FORMED BY THE PROCESS OF ACCRETION OR RELECTION, OR HAS BEEN CREATED BY ARTIFICIAL MEANS OR HAS ACCRETED TO SUCH PORTION SO CREATED.

DUE TO 2020 FLOODING OF THE SOUTH FORK OF WALLA WALLA RIVER (DOROTHY DITCH), CERTAIN SOUTHERLY CORNERS OF THE PARCELS NOW FALL IN THE FLOW OF THE RIVER AS SHOWN HEREON.

MONUMENTS SHOWN WERE VISITED IN APRIL 2022. THIS SURVEY WAS PERFORMED USING A TRIMBLE R10 BASE AND TRIMBLE R10-2 RECEIVER HAVING STANDARD ACCURACIES OF 8 MM + 1 PPM HORIZONTAL AND 15 MM + 1 PPM VERTICAL.



RECORD OF SURVEY
LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER, THE NORTH HALF OF THE SOUTHWEST QUARTER, AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 36 EAST, WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON

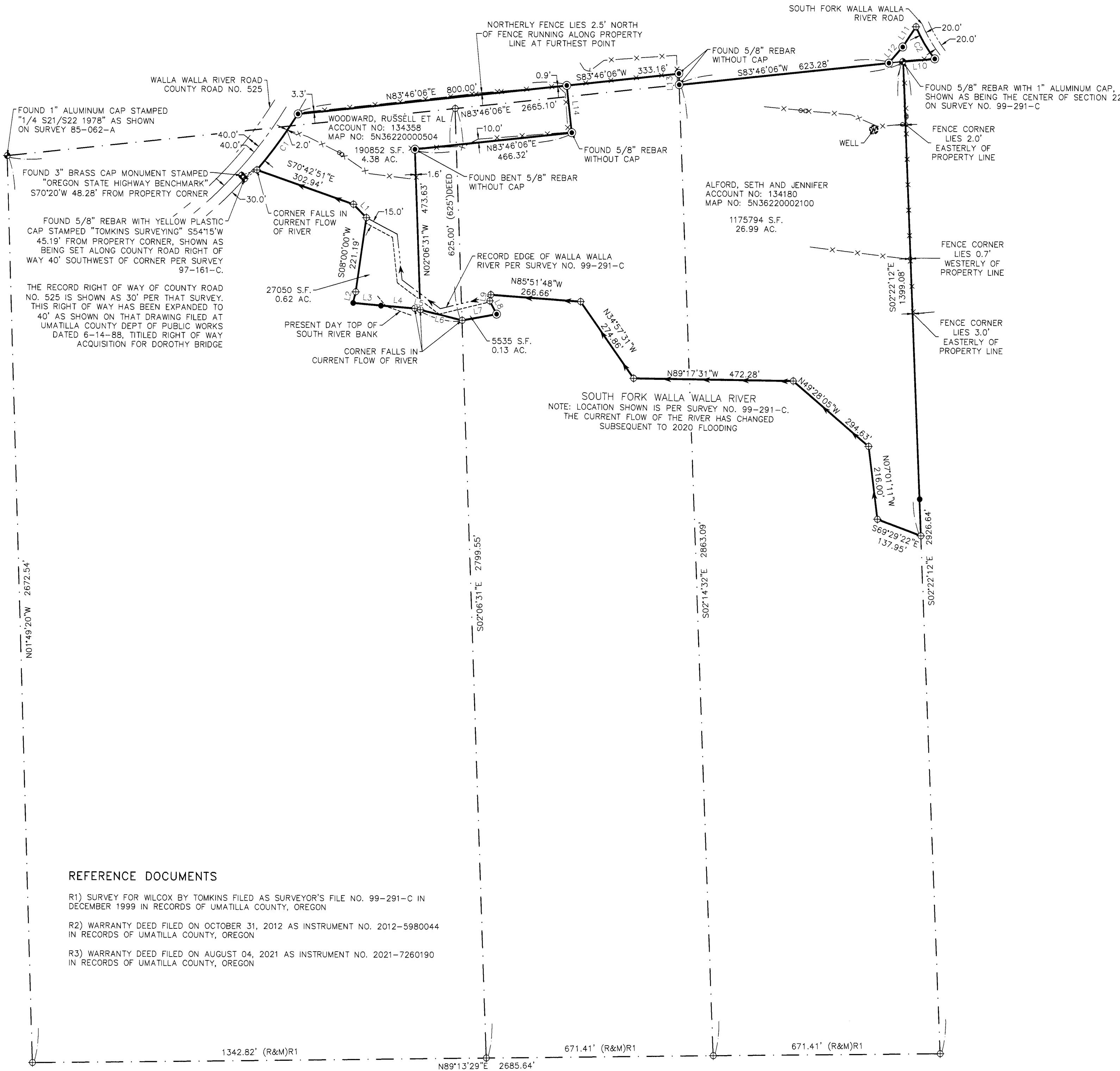


BASIS OF BEARINGS
N83°46'06"E BETWEEN THE 1" ALUMINUM CAP AT THE WEST QUARTER CORNER OF SECTION 22 AND THE 1" ALUMINUM CAP AT THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22 AS SHOWN ON SURVEY 99-291-C

- LEGEND**
- PROPERTY LINE
 - - - CENTERLINE
 - - - RIGHT OF WAY LINE
 - - - SECTION LINE
 - X X X ○ FENCE LINE AND GATE POSTS
 - FLOW OF WALLA WALLA RIVER PER SURVEY 99-291-C
 - ◆ FOUND MONUMENT AS DESCRIBED
 - ⊕ CALCULATED POINT, NOTHING FOUND OR SET
 - FOUND 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP STAMPED "TOMKINS SURVEYING" PER SURVEY 99-291-C
 - SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP STAMPED "WA 19619 / OR 02820"
 - (XXX)RX RECORD DIMENSION PER RECORD DOCUMENT

LINE	BEARING	DISTANCE
L1	S44°26'53"E	54.91'
L2	N13°04'10"E	33.45'
L3	S84°41'31"E	82.22'
L4	N85°16'31"W	100.90'
L5	S76°06'31"E	16.78'
L6	S76°06'31"E	127.82'
L7	S79°39'29"W	103.40'
L8	N27°41'09"W	43.83'
L9	N89°02'47"E	18.72'
L10	N84°58'26"E	93.44'
L11	S33°20'08"W	71.59'
L12	S40°41'57"W	62.83'
L13	N02°22'12"E	33.08'
L14	S06°13'53"E	140.00'

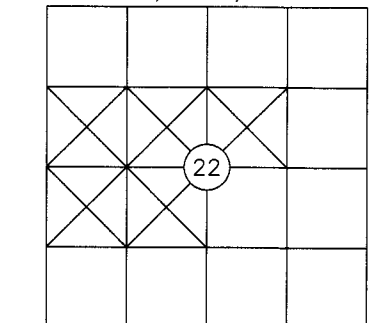
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	8°47'36"	1334.67'	204.83'	204.63'	S36°03'05"W
C2	15°10'59"	415.10'	110.00'	109.68'	S30°24'33"E



REFERENCE DOCUMENTS

- R1) SURVEY FOR WILCOX BY TOMKINS FILED AS SURVEYOR'S FILE NO. 99-291-C IN DECEMBER 1999 IN RECORDS OF UMATILLA COUNTY, OREGON
- R2) WARRANTY DEED FILED ON OCTOBER 31, 2012 AS INSTRUMENT NO. 2012-5980044 IN RECORDS OF UMATILLA COUNTY, OREGON
- R3) WARRANTY DEED FILED ON AUGUST 04, 2021 AS INSTRUMENT NO. 2021-7260190 IN RECORDS OF UMATILLA COUNTY, OREGON

SECTION DIAGRAM
T5N, R36E, W.M.



REGISTERED PROFESSIONAL LAND SURVEYOR

GREG E. FLOWERS
OREGON
JUNE 30, 1997
GREG E. FLOWERS
0282015

RENEWALS 12/31/2023
9/3/2022

RECEIVED BY
Umatilla County Surveyor
Date: 9/14/22
Rec'd By: CT
No.: 22-107-C



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

CLIENT: ALFORD/CATLIN	PROJECT NO.: 67838/9798
SURVEYOR: GREG E. FLOWERS	DATE: 08/31/2022
CALC BY: GEF	DRAWN BY: AA
SECTION: 22	TOWNSHIP: 5 NORTH
CITY: NA	COUNTY: UMATILLA
SCALE: 1" = 200'	RANGE: 36 EAST
	SHEET 1 OF 1