

NOTES

1. EASEMENT FOR INGRESS AND EGRESS, 100 FEET IN WIDTH, FROM UNRECORDED INSTRUMENT DATED OCTOBER 14, 1982, FURNISHED BY THE PORT OF MORROW.
2. SLOPE EASEMENT OF VARIABLE WIDTH FOR THE CONSTRUCTION AND MAINTENANCE OF ULLMAN BLVD. OVERPASS FROM INSTRUMENT RECORDED NOVEMBER 1, 1982 AND ASSIGNED NO. 20983 IN THE MICROFILM RECORDS OF MORROW COUNTY, OREGON.
3. BASIS OF BEARINGS: PLAT OF PORT OF MORROW FOOD PROCESSING PARK.
4. SET 5/8" REBAR W/ PLASTIC CAP STAMPED "ROGERS NO. 976" AT ALL CORNERS EXCEPT AS NOTED.

SPECIAL WARRANTY DEED

LOTS 3, 4 AND 5, BLOCK 1, PLAT OF PORT OF MORROW FOOD PROCESSING PARK ACCORDING TO PLAT THEREOF RECORDED IN BOOK 2 OF PLATS, PAGE 39, RECORDS OF MORROW COUNTY, OREGON, EXCEPT THAT PORTION DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 4; THENCE NORTH 79° 28' 20" EAST ALONG THE NORTH LINE OF SAID LOT 4 A DISTANCE OF 271.37 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 79° 28' 20" EAST ALONG SAID NORTH LINE A DISTANCE OF 133.66 FEET TO THE NORTHWEST CORNER OF LOT 5 AND POINT OF CURVE; THENCE ALONG THE NORTH LINE OF SAID LOT 5 ALONG THE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 01° 22' 47" AND A RADIUS OF 6630.94' FEET, AND ARC DISTANCE OF 159.68 FEET; THENCE SOUTH 01° 29' 39" EAST A DISTANCE OF 462.77 FEET; THENCE SOUTH 88° 30' 21" WEST A DISTANCE OF 290.00 FEET; THENCE NORTH 01° 29' 39" WEST A DISTANCE OF 418.61 FEET TO THE TRUE POINT OF BEGINNING. ALSO EXCEPTING THE SOUTH 136 FEET OF LOT 3, BLOCK 1, OF SAID PLAT.

DEED OF TRUST

A PORTION OF LOTS 4 AND 5, BLOCK 1, PLAT OF MORROW FOOD PROCESSING PARK ACCORDING TO PLAT THEREOF RECORDED IN BOOK 2 OF PLATS, PAGE 39, RECORDS OF MORROW COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE NORTH 79° 28' 20" EAST ALONG THE NORTH LINE OF SAID LOT 4 A DISTANCE OF 271.37 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 79° 28' 20" EAST ALONG SAID NORTH LINE A DISTANCE OF 133.66 FEET TO THE NORTHWEST CORNER OF LOT 5 AND A POINT OF CURVE; THENCE ALONG THE NORTH LINE OF SAID LOT 5 ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 01° 22' 47" AND A RADIUS OF 6630.94' FEET, AN ARC DISTANCE OF 159.68 FEET; THENCE SOUTH 01° 29' 39" EAST A DISTANCE OF 462.77 FEET; THENCE SOUTH 88° 30' 21" WEST A DISTANCE OF 290.00 FEET; THENCE NORTH 01° 29' 39" WEST A DISTANCE OF 418.61 FEET TO THE TRUE POINT OF BEGINNING.

ENCROACHMENT

1. RR SPUR LINE ENCROACHES INTO THE WEST LINE OF LOT 3 A MAXIMUM DISTANCE OF 35' OVER THE DISTANCE SHOWN. AGREEMENTS OR EASEMENTS MAY EXIST TO COVER THIS LINE. HOWEVER, THIS SPECIFIC INFORMATION WAS NOT FURNISHED TO THIS SURVEYOR.
2. A TRIANGULAR PORTION OF THE FILL USED TO CONSTRUCT A ROAD APPROACH FROM ULLMAN BLVD. TO THIS PARCEL EXTENDS BEYOND THE LIMITS OF THE 100 FOOT WIDE ACCESS EASEMENT AND BEYOND THE LIMITS OF THE ULLMAN BOULEVARD OVERPASS EASEMENT.

CERTIFICATION

I, JOHN W. BECKER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT THIS MAP IS BASED ON A FIELD SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN JANUARY, 1987, FROM LEGAL DESCRIPTIONS FURNISHED BY UI GROUP. I FURTHER CERTIFY THAT, AS A RESULT OF THIS SURVEY, NO PHYSICAL ENCROACHMENTS FROM THIS PARCEL INTO ADJOINING PARCELS, NOR FROM ADJOINING PARCELS INTO THIS PARCEL WERE OBSERVED, EXCEPT AS NOTED.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
FOR STATE USE
JOHN W. BECKER
1019

24 FEB. 1987

C-861-K-534

ROGERS SURVEYING INC., P.S.		CLIENT	U I GROUP	JOB	487
PROFESSIONAL LAND SURVEYORS		PROJECT	BOUNDARY SURVEY		
P. O. Box 507 Richland, Washington (509) 943-3151		DRN. BY	TWM	SCALE	1" = 100'
		APPROVED	JB	DATE	30 JAN. 87
		F.B. No.	434	TAPE	XXXVI
		FILE	53-55	SHEET	1 OF 4

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