

RECORD OF SURVEY

PLA #1, Property Line Adjustments for:
Umatilla Electric Cooperative & Terra Poma Land, LLC
 Township 4 North, Range 26, East of the Willamette Meridian,
 Sections 07, 08, 17, & 18
 PLA-N-196-19

SURVEYOR'S NARRATIVE:

The purpose of this survey was to complete Two Property Line Adjustments (PLA) by exchanging portions of property owned by Terra Poma Land, LLC & Umatilla Electric. Though Edwards had completed a survey for portions of these properties (C-1063-E), I held the Section Line Basis for this survey as that of the Deeds, M-59620 (Tax Lot 201) and M-57701 (Tax Lot 202). I configured the resulting properties according to the wishes of the property owners. I set the new corners, as shown, according to the adjusted property line dividing the reconfigured tax lots. This survey was performed with a Trimble RTK Total Station.

Tax Lot 4703 - Umatilla Electric Cooperative
 Deed 2019-44759
 Map No. 04N26, 29.24 Acres

A Parcel of land located in Section 18, Township 4 North, Range 26, East of the Willamette Meridian, in the County of Morrow and State of Oregon, described as follows:

That portion of Lot One and the Northeast Quarter of the Northwest Quarter of said Section 18, lying Northeasterly of Oregon State Highway Division lands which are described in Deed M-23953 and on right of way map #10C-39-5.

Portion of 04N26E, Tax Lot 4703 to 4N2607, Tax Lot 202
 Umatilla Electric Cooperative to Terra Poma Land, LLC
 Portion of Deed 2019-44759, 0.09 Acres

A Parcel of land located in Section 18, Township 4 North, Range 26, East of the Willamette Meridian, in the County of Morrow and State of Oregon, described as follows:

Commencing at the North Quarter corner common to Sections 7 and 18; thence North 89°58'53" West along the North line of said Section 18, a distance of 537.13 feet to the True Point of Beginning of this description; thence continuing North 89°58'53" West along the said North line of Section 18, a distance of 350.39 feet; thence along a 352.59 foot curve to the Left, said curve having a radius of 910.00 feet, a Delta Angle of 22°12'00", and a Chord of South 89°58'53" East 350.39 feet to the True Point of Beginning.

RESULTING FINAL DESCRIPTION: Tax Lot 4703 - Umatilla Electric Cooperative
 Map No. 04N26, 29.15 Acres
 A Parcel of land located in Section 18, Township 4 North, Range 26, East of the Willamette Meridian, in the County of Morrow and State of Oregon, described as follows:

That portion of Lot One and the Northeast Quarter of the Northwest Quarter of said Section 18, lying Northeasterly of Oregon State Highway Division lands which are described in Deed M-23953 and on right of way map #10C-39-5.
 EXCEPTING THEREFROM: Commencing at the North Quarter corner common to Sections 7 and 18; thence North 89°58'53" West along the North line of said Section 18, a distance of 537.13 feet to the True Point of Beginning of this description; thence continuing North 89°58'53" West along the said North line of Section 18, a distance of 350.39 feet; thence along a 352.59 foot curve to the Left, said curve having a radius of 910.00 feet, a Delta Angle of 22°12'00", and a Chord of South 89°58'53" East 350.39 feet to the True Point of Beginning.

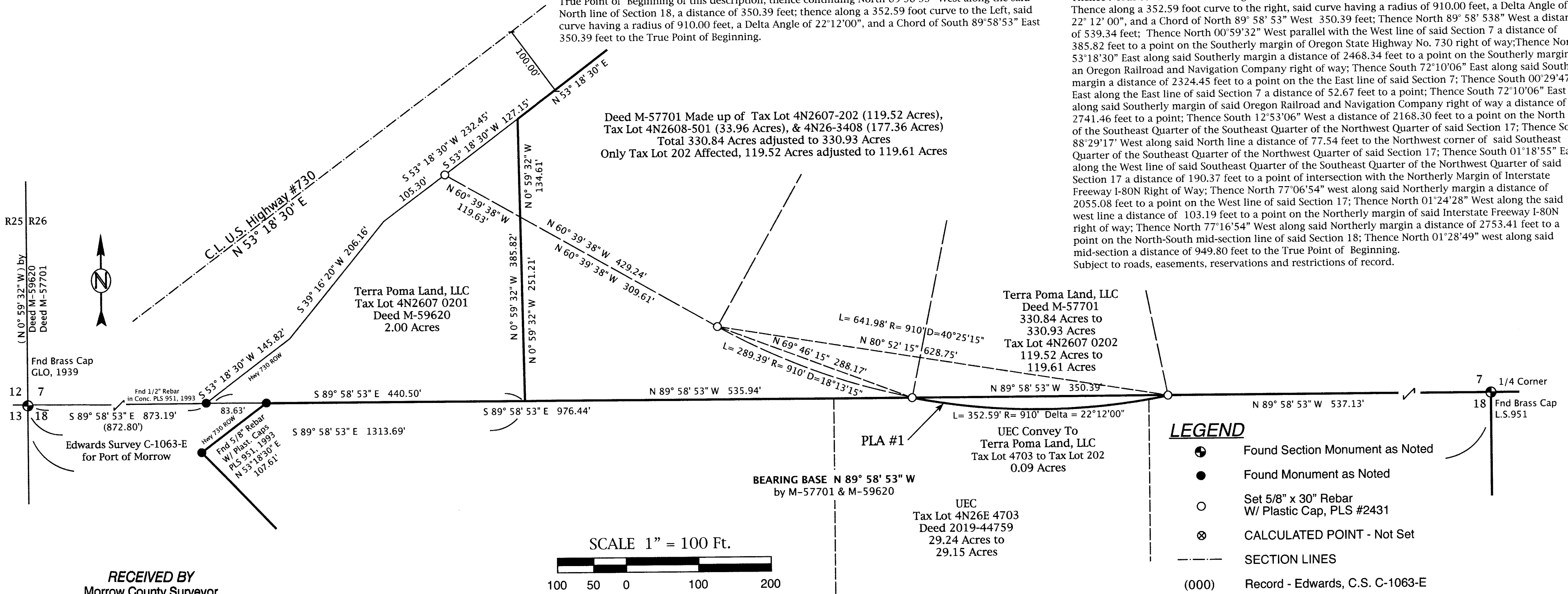
Tax Lot 202 - Terra Poma Land, LLC
 Deed M-57701, 330.84 Acres
 Map No. 04N2607-202, 119.52 Acres

A parcel of land situated in Sections 7, 8, 17, & 18, Township 4 North, Range 26, East of the Willamette Meridian, Morrow County, Oregon and being more particularly described as follows: Beginning at the South Quarter corner of Section 7, said point being the True Point of Beginning; Thence North 89°58'53" West along the South line of said Section 7 a distance of 1,422.50 feet to a point; Thence North 00°59'32" West parallel with the West line of said Section 7 a distance of 385.82 feet to a point on the Southerly margin of Oregon State Highway No. 730 right of way; Thence North 53°18'30" East along said Southerly margin a distance of 2341.19 feet to a point on the Southerly margin of an Oregon Railroad and Navigation Company right of way; Thence South 72°10'06" East along said Southerly margin a distance of 2324.45 feet to a point on the East line of said Section 7; Thence South 00°29'47" East along the East line of said Section 7 a distance of 52.67 feet to a point; Thence South 72°10'06" East along said Southerly margin of said Oregon Railroad and Navigation Company right of way a distance of 2741.46 feet to a point; Thence South 12°53'06" West a distance of 2168.30 feet to a point on the North line of the Southeast Quarter of the Southeast Quarter of the Northwest Quarter of said Section 17; Thence South 88°29'17" West along said North line a distance of 77.54 feet to the Northwest corner of said Southeast Quarter of the Southeast Quarter of the Northwest Quarter of said Section 17; Thence South 01°18'55" East along the West line of said Southeast Quarter of the Southeast Quarter of the Northwest Quarter of said Section 17 a distance of 190.37 feet to a point of intersection with the Northerly Margin of Interstate Freeway I-80N Right of Way; Thence North 77°06'54" west along said Northerly margin a distance of 2055.08 feet to a point on the West line of said Section 17; Thence North 01°24'28" West along the said west line a distance of 103.19 feet to a point on the Northerly margin of said Interstate Freeway I-80N right of way; Thence North 77°16'54" West along said Northerly margin a distance of 2753.41 feet to a point on the North-South mid-section line of said Section 18; Thence North 01°28'49" west along said mid-section a distance of 949.80 feet to the True Point of Beginning. Subject to roads, easements, reservations and restrictions of record.

RESULTING DESCRIPTION (330.93 Acres): Tax Lot 202 - Terra Poma Land, LLC
 Map No. 04N2607-202, 119.61 Acres - NOTE: Becomes Beginning Description for PLA #2

A Parcel of land situated in Sections 7, 8, 17, & 18, Township 4 North, Range 26, East of the Willamette Meridian, Morrow County, Oregon and being more particularly described as follows: Beginning at the South Quarter corner of Section 7, said point being the True Point of Beginning; Thence North 89° 58' 53" West along the South line of said Section 7 a distance of 537.13 feet to a point; Thence along a 352.59 foot curve to the right, said curve having a radius of 910.00 feet, a Delta Angle of 22° 12' 00", and a Chord of North 89° 58' 53" West 350.39 feet; Thence North 89° 58' 538" West a distance of 539.34 feet; Thence North 00°59'32" West parallel with the West line of said Section 7 a distance of 385.82 feet to a point on the Southerly margin of Oregon State Highway No. 730 right of way; Thence North 53°18'30" East along said Southerly margin a distance of 2468.34 feet to a point on the Southerly margin of an Oregon Railroad and Navigation Company right of way; Thence South 72°10'06" East along said Southerly margin a distance of 2324.45 feet to a point on the the East line of said Section 7; Thence South 00°29'47" East along the East line of said Section 7 a distance of 52.67 feet to a point; Thence South 72°10'06" East along said Southerly margin of said Oregon Railroad and Navigation Company right of way a distance of 2741.46 feet to a point; Thence South 12°53'06" West a distance of 2168.30 feet to a point on the North line of the Southeast Quarter of the Southeast Quarter of the Northwest Quarter of said Section 17; Thence South 88°29'17" West along said North line a distance of 77.54 feet to the Northwest corner of said Southeast Quarter of the Southeast Quarter of the Northwest Quarter of said Section 17; Thence South 01°18'55" East along the West line of said Southeast Quarter of the Southeast Quarter of the Northwest Quarter of said Section 17 a distance of 190.37 feet to a point of intersection with the Northerly Margin of Interstate Freeway I-80N Right of Way; Thence North 77°06'54" west along said Northerly margin a distance of 2055.08 feet to a point on the West line of said Section 17; Thence North 01°24'28" West along the said west line a distance of 103.19 feet to a point on the Northerly margin of said Interstate Freeway I-80N right of way; Thence North 77°16'54" West along said Northerly margin a distance of 2753.41 feet to a point on the North-South mid-section line of said Section 18; Thence North 01°28'49" west along said mid-section a distance of 949.80 feet to the True Point of Beginning. Subject to roads, easements, reservations and restrictions of record.

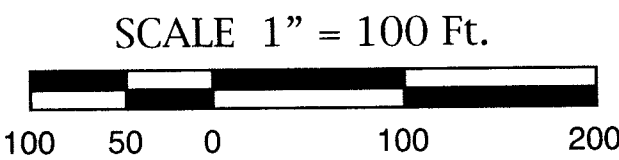
Deed M-57701 Made up of Tax Lot 4N2607-202 (119.52 Acres),
 Tax Lot 4N2608-501 (33.96 Acres), & 4N26-3408 (177.36 Acres)
 Total 330.84 Acres adjusted to 330.93 Acres
 Only Tax Lot 202 Affected, 119.52 Acres adjusted to 119.61 Acres



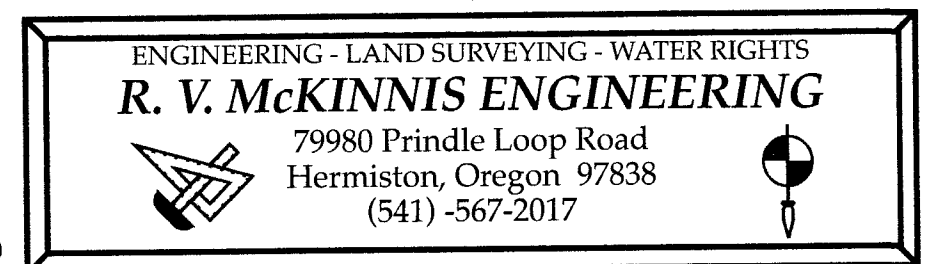
LEGEND

- Found Section Monument as Noted
- Found Monument as Noted
- Set 5/8" x 30" Rebar W/ Plastic Cap, PLS #2431
- ⊗ CALCULATED POINT - Not Set
- SECTION LINES
- (000) Record - Edwards, C.S. C-1063-E

RECEIVED BY
 Morrow County Surveyor
 Date: 4-20-2020
 Rec'd By: S.K.H.
 No.: 2020-1884C
 Folder No.: 1884



October, 2019



RECORD OF SURVEY

PLA #2, Property Line Adjustments for:
Terra Poma Land, LLC & Terra Poma Land, LLC
 Township 4 North, Range 26, East of the Willamette Meridian,
 Sections 07, 08, 17, & 18
 PLA-N-197-19

Tax Lot 201 - Terra Poma Land, LLC
 Deed M-59620
 Map No. 04N2607-201, 2.00 Acres

A Parcel of land located in Section 7, Township 4 North, Range 26, East of the Willamette Meridian, in the County of Morrow and State of Oregon, described as follows:

Beginning at the Southwest corner of said Section 7; thence South 89°58'53" East along the South line of said Section 7, a distance of 873.19 feet to a point on the Southerly margin of Oregon State Highway Department right of way and the True Point of Beginning; thence continuing South 89°58'53" East along said South line, a distance of 440.50 feet, thence North 00°59'32" West parallel to the West line of said Section 7, a distance of 385.82 feet to a point on the Southerly margin of Oregon State Highway Department right of way; thence South 53°18'30" West along said Southerly margin, a distance of 232.45 feet, thence South 39°16'20" West along said Southerly margin, a distance of 206.16 feet, thence South 53°18'30" West along said Southerly margin, a distance of 145.82 feet to the True Point of Beginning.

Portion of 04N2607, Tax Lot 201 to 4N2607, Tax Lot 202
 Terra Poma Land, LLC to Terra Poma Land, LLC
 Portion of Deed M-59620, 0.16 Acres

A Parcel of land located in Section 7, Township 4 North, Range 26, East of the Willamette Meridian, in the County of Morrow and State of Oregon, described as follows:

Commencing at the Southwest corner of said Section 7; thence South 89°58'53" East along the South line of said Section 7, a distance of 1313.69 feet; thence North 00°59'32" West parallel to the West line of said Section 7, a distance of 251.21 feet to the True Point of Beginning of this description; thence continuing North 00°59'32" West Parallel to said West Line, a distance of 134.61 feet to a point on the Southerly margin of Oregon State Highway Department right of way; thence South 53°18'30" West along said Southerly margin, a distance of 127.15 feet; thence South 60°39'38" East a distance of 119.63 feet to the True Point of Beginning.

RESULTING FINAL DESCRIPTION: Tax Lot 201 - Terra Poma Land, LLC
 Map No. 04N2607-201, 3.18 Acres

A Parcel of land located in Section 7, Township 4 North, Range 26, East of the Willamette Meridian, in the County of Morrow and State of Oregon, described as follows:

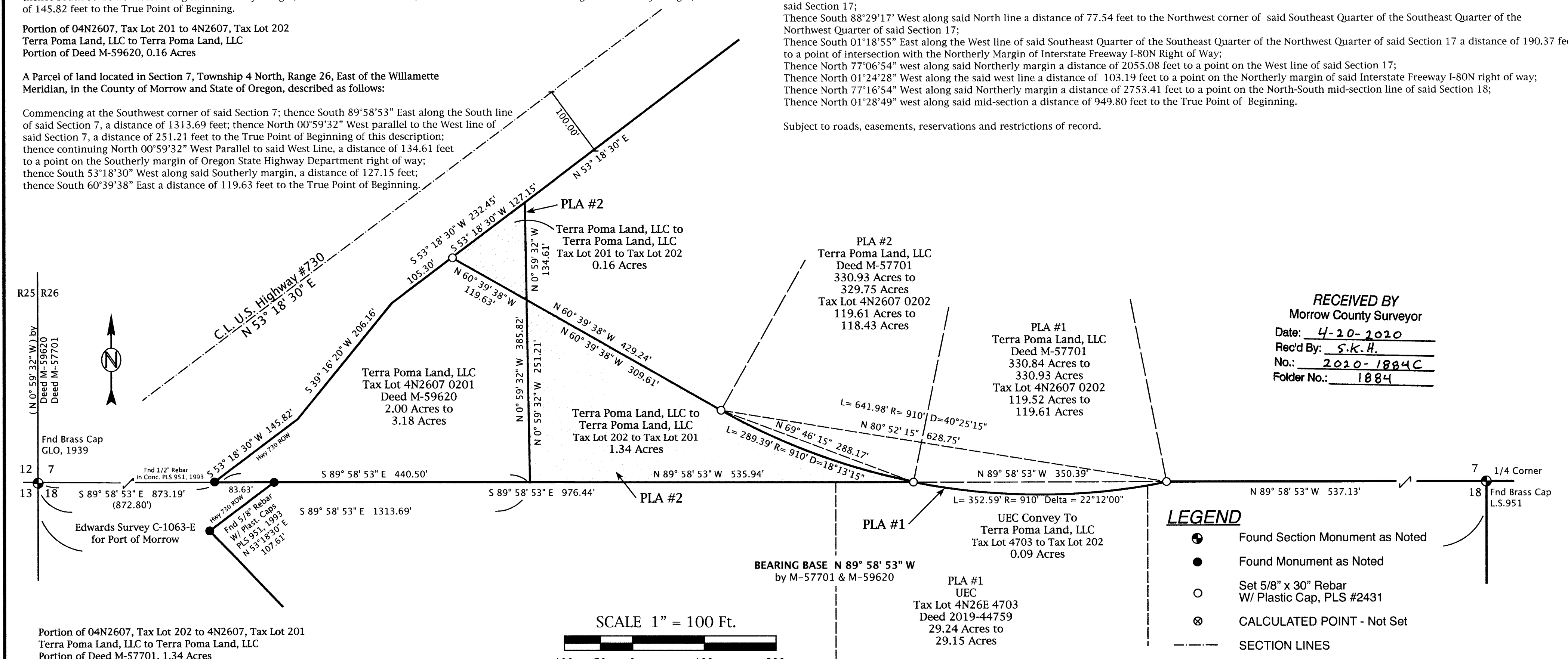
Beginning at the Southwest corner of said Section 7; thence South 89°58'53" East along the South line of said Section 7, a distance of 873.19 feet to a point on the Southerly margin of Oregon State Highway Department right of way and the True Point of Beginning; thence continuing South 89°58'53" East along said South line, a distance of 976.44 feet, thence along a 289.39 foot curve to the right, said curve having a radius of 910.00 feet, a Delta Angle of 18°13'15", and a Chord of North 69°46'15" W 288.17 feet; thence North 60°39'38" West a distance of 429.24 feet to a point on the Southerly margin of Oregon State Highway Department right of way; thence South 53°18'30" West along said Southerly margin, a distance of 105.30 feet, thence South 39°16'20" West along said Southerly margin, a distance of 206.16 feet; thence South 53°18'30" West along said Southerly margin, a distance of 145.82 feet to the True Point of Beginning.

RESULTING FINAL DESCRIPTION (329.75 Acres): Tax Lot 202 - Terra Poma Land, LLC
 Map No. 04N2607-202, 118.43 Acres

A Parcel of land situated in Sections 7, 8, 17, & 18, Township 4 North, Range 26, East of the Willamette Meridian, Morrow County, Oregon and being more particularly described as follows:

Beginning at the South Quarter corner of Section 7, said point being the True Point of Beginning;
 Thence North 89° 58' 53" West along the South line of said Section 7 a distance of 537.13 feet to a point;
 Thence along a 641.98 foot curve to the right, said curve having a radius of 910.00 feet, a Delta Angle of 40° 25' 15", and a Chord of North 80° 52' 16" West 628.75 feet;
 Thence North 60°39'38" West a distance of 429.24 feet to a point on the Southerly margin of Oregon State Highway Department right of way;
 Thence North 53°18'30" East along said Southerly margin a distance of 2468.34 feet to a point on the Southerly margin of an Oregon Railroad and Navigation Company right of way;
 Thence South 72°10'06" East along said Southerly margin a distance of 2324.45 feet to a point on the the East line of said Section 7;
 Thence South 00°29'47" East along the East line of said Section 7 a distance of 52.67 feet to a point;
 Thence South 72°10'06" East along said Southerly margin of said Oregon Railroad and Navigation Company right of way a distance of 2741.46 feet to a point;
 Thence South 12°53'06" West a distance of 2168.30 feet to a point on the North line of the Southeast Quarter of the Southeast Quarter of the Northwest Quarter of said Section 17;
 Thence South 88°29'17" West along said North line a distance of 77.54 feet to the Northwest corner of said Southeast Quarter of the Southeast Quarter of the Northwest Quarter of said Section 17;
 Thence South 01°18'55" East along the West line of said Southeast Quarter of the Southeast Quarter of the Northwest Quarter of said Section 17 a distance of 190.37 feet to a point of intersection with the Northerly Margin of Interstate Freeway I-80N Right of Way;
 Thence North 77°06'54" west along said Northerly margin a distance of 2055.08 feet to a point on the West line of said Section 17;
 Thence North 01°24'28" West along the said west line a distance of 103.19 feet to a point on the Northerly margin of said Interstate Freeway I-80N right of way;
 Thence North 77°16'54" West along said Northerly margin a distance of 2753.41 feet to a point on the North-South mid-section line of said Section 18;
 Thence North 01°28'49" west along said mid-section a distance of 949.80 feet to the True Point of Beginning.

Subject to roads, easements, reservations and restrictions of record.



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 Morrow County Surveyor
 Date: 4-20-2020
 Rec'd By: S.K.H.
 No.: 2020-1884C
 Folder No.: 1884

- LEGEND**
- Found Section Monument as Noted
 - Found Monument as Noted
 - Set 5/8" x 30" Rebar W/ Plastic Cap, PLS #2431
 - ⊗ CALCULATED POINT - Not Set
 - SECTION LINES
 - (000) Record - Edwards, C.S. C-1063-E

REGISTERED PROFESSIONAL LAND SURVEYOR
 OREGON
 RONALD V. MCKINNIS
 JAN. 23, 1990
 243
 Expires 12-31-20

October, 2019
 ENGINEERING - LAND SURVEYING - WATER RIGHTS
R. V. MCKINNIS ENGINEERING
 79980 Prindle Loop Road
 Hermiston, Oregon 97838
 (541) -567-2017

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 Revised 04-20-2020

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