

LEGEND

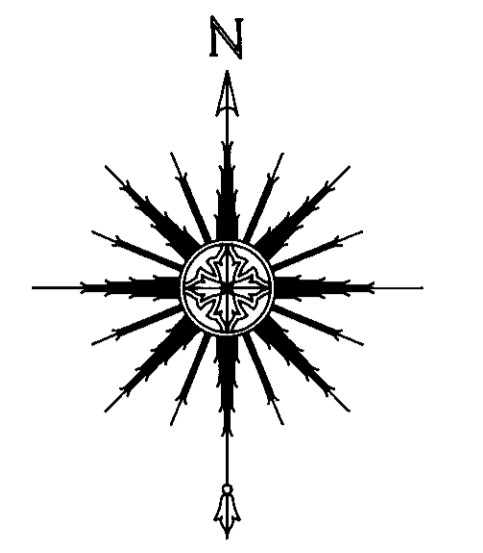
- PARCEL BOUNDARY, SUBSEQUENT TO BOUNDARY ADJUSTMENT
- PARCEL BOUNDARIES, PRIOR TO BOUNDARY ADJUSTMENT
- SECTION OR SECTION SUBDIVISION LINE
- CENTERLINE
- RIGHT OF WAY LINE
- RAILROAD CENTERLINE, BY SURVEY OF TRACKS
- RECORD DIMENSION
- CALCULATED POINT, NOT FOUND OR SET
- FOUND SURVEY MONUMENT AS DESCRIBED
- SET 5/8" X 30" REBAR WITH PLASTIC YELLOW CAP STAMPED "TOMKINS SURVEYING" AND BRASS WASHER STAMPED "WA25893 0R2360", ATTACHED.
- EXISTING FENCE LINE
- OVERHEAD POWER LINE AND POWER POLE

DEED REFERENCES

BOOK 283 PAGE 640 REEL 290 PAGE 206
 REEL 29 PAGE 161 BOOK 154 PAGE 125
 REEL 125 PAGE 1926 BOOK 192 PAGE 169
 REEL 285 PAGE 1284

SURVEY REFERENCES

0-798-AX 91-08-B
 0-1630-AX G.L.O. SURVEY BY ODELL
 BOOK 1 PAGE 95 AND LEWIS, CONTRACT NO.
 BOOK 2 PAGE 125 10, FEBRUARY, 1865.
 85-150-B 1-198-A
 93-14-B



BASIS OF BEARINGS

N 00°48'26" E ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 3, TWP. 5 NORTH, RGE. 35 EAST, W.M., AS SHOWN ON SURVEY 93-14-B.

AMENDED CITY OF MILTON FREEWATER PARCEL LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 35 EAST, W.M., UMATILLA COUNTY, OREGON, BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3, THENCE S 89°37'23" W ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 3 TO THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 3, THENCE S 00°52'18" W, ALONG THE WEST LINE OF THE EAST 1/2 OF SAID NORTHEAST 1/4 OF SECTION 3 A DISTANCE OF 939.00 FEET; THENCE S 89°07'42" E, A DISTANCE OF 9.17 FT. TO A POINT ON THE EAST RIGHT OF WAY LINE OF THE OREGON WASHINGTON RAILWAY AND NAVIGATION CO. RAILWAY; THENCE CONTINUING S 00°52'18" W ALONG SAID WEST LINE OF THE EAST HALF OF THE NORTHEAST 1/4 OF SECTION 3, A DISTANCE OF 939.00 FEET; THENCE S 89°07'42" E, A DISTANCE OF 9.17 FT. TO A POINT ON THE EAST RIGHT OF WAY LINE OF CHUCKHOLE LANE, BEING THE TRUE POINT OF BEGINNING FOR THIS LEGAL DESCRIPTION.

THENCE S 00°21'38" E ALONG THE EAST RIGHT OF WAY LINE OF CHUCKHOLE LANE A DISTANCE OF 93.51 FT.;
 THENCE S 01°46'19" E ALONG THE EAST RIGHT OF WAY LINE OF CHUCKHOLE LANE A DISTANCE OF 85.20 FT.;
 THENCE S 01°51'17" W ALONG THE EAST RIGHT OF WAY LINE OF CHUCKHOLE LANE A DISTANCE OF 243.73 FT.;
 THENCE S 01°51'17" W ALONG THE EAST RIGHT OF WAY LINE OF CHUCKHOLE LANE A DISTANCE OF 85.39 FT.;
 THENCE N 89°07'42" W A DISTANCE OF 9.46 FT. TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4;
 THENCE S 00°52'18" W A DISTANCE OF 26.32 FEET TO A POINT WHICH IS 534.00 FT. SOUTH OF THE TRUE POINT OF BEGINNING;
 THENCE N 89°42'18" E A DISTANCE OF 308.50 FT.;
 THENCE S 72°37'42" E A DISTANCE OF 213.41 FT. TO A POINT ON THE WEST LINE OF THAT PARCEL DESCRIBED IN UMATILLA CO. DEED BOOK 283, PAGE 640;
 THENCE N 00°43'02" E ALONG SAID WEST LINE A DISTANCE OF 537.86 FT.;
 THENCE N 89°16'58" W A DISTANCE OF 146.84 FT.;
 THENCE N 00°43'02" E A DISTANCE OF 156.70 FT.;
 THENCE N 89°27'41" W A DISTANCE OF 276.64 FT. TO THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED IN REEL 125, PAGE 1927, UMATILLA COUNTY DEED RECORDS;
 THENCE S 00°52'18" W ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF 147.94 FT. TO THE SOUTHWEST CORNER THEREOF;
 THENCE N 89°07'42" W ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF 80.83 FT. TO THE TRUE POINT OF BEGINNING.

REVISED LEGAL DESCRIPTION FOR SHINNER PARCEL

BEGINNING 761 FEET SOUTH OF THE POINT WHERE THE SOUTH LINE OF THE O.W.R.B. N. CO.'S RIGHT OF WAY CROSSES THE LINE RUNNING NORTH AND SOUTH THROUGH THE CENTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 35 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, THENCE SOUTH ALONG THE SAID CENTERLINE A DISTANCE OF 18 FEET; THENCE SOUTH 82°14' EAST A DISTANCE OF 439.1 FEET; THENCE SOUTH 0°08' EAST A DISTANCE OF 280 FEET; THENCE EASTERLY A DISTANCE OF 75 FEET TO A POINT ON THE EAST LINE OF THAT TRACT OF LAND CONVEYED TO H.E. WINN BY DEED RECORDED IN BOOK 192, PAGE 169, DEED RECORDS; THENCE NORTH ALONG THE EAST LINE OF SAID WINN TRACT A DISTANCE OF 290 FEET MORE OR LESS TO A POINT 618 FEET SOUTH OF THE SOUTHERLY END OF THE O.W.R.B. N. CO.'S RIGHT OF WAY, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THAT TRACT OF LAND CONVEYED TO ROBERT J. WONDRA ET UX BY DEED RECORDED IN REEL 32, PAGE 1254, UMATILLA COUNTY DEED RECORDS; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID WONDRA TRACT A DISTANCE OF 96 FEET TO THE SOUTHWEST CORNER OF SAID WONDRA TRACT, SAID POINT ALSO BEING ON THE LINE RUNNING NORTH-SOUTH THROUGH THE NORTHEAST QUARTER OF SAID SECTION 3, THENCE SOUTH ALONG SAID CENTERLINE A DISTANCE OF 18 FEET TO THE TRUE POINT OF BEGINNING. SUBJECT TO ANY AND ALL WATER RIGHTS OF WAY AND ROADS.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE INTERSECTION OF THE LINE RUNNING NORTH AND SOUTH THROUGH THE CENTER OF THE NORTHEAST QUARTER OF SECTION 3 IN TOWNSHIP 5 NORTH OF RANGE 35 EAST OF THE WILLAMETTE MERIDIAN WITH THE SOUTH RIGHT OF WAY LINE OF THE O.W.R.B. N. CO. RAILROAD; THENCE S 00°52'18" W ALONG SAID LINE A DISTANCE OF 761.00 FT.; THENCE S 89°29'58" E ALONG THE SOUTH LINE OF THAT PARCEL DECEDED TO WONDRA BY DEED RECORDED IN REEL 32, PAGE 1254, UMATILLA COUNTY DEED RECORDS, A DISTANCE OF 515.60 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE S 00°43'02" W ALONG THE EAST LINE OF THAT TRACT CONVEYED TO WINN BY DEED RECORDED IN DEED BOOK 192, PAGE 169 A DISTANCE OF 154.64 FEET TO THE TRUE POINT OF BEGINNING OF THIS EXCEPTION; THENCE CONTINUING S 00°43'02" W A DISTANCE OF 133.00 FT. TO THE SOUTHWEST CORNER OF THAT PARCEL CONVEYED TO SHINNER BY DEED RECORDED IN REEL 290 AT PAGE 207; THENCE N 89°16'58" W ALONG THE SOUTH LINE OF SAID SHINNER PARCEL A DISTANCE OF 75.84 FEET; THENCE N 00°43'02" E ALONG THE WEST LINE OF SAID SHINNER PARCEL A DISTANCE OF 133.00 FT.; THENCE S 89°16'58" E A DISTANCE OF 75.84 FEET TO THE TRUE POINT OF BEGINNING OF THIS EXCEPTION DESCRIPTION.

TOGETHER WITH THE FOLLOWING DESCRIBED TRACT:

COMMENCING AT THE INTERSECTION OF THE LINE RUNNING NORTH AND SOUTH THROUGH THE CENTER OF THE NORTHEAST QUARTER OF SECTION 3 IN TOWNSHIP 5 NORTH OF RANGE 35 EAST OF THE WILLAMETTE MERIDIAN WITH THE SOUTH RIGHT OF WAY LINE OF THE O.W.R.B. N. CO. RAILROAD; THENCE S 00°52'18" W ALONG SAID LINE A DISTANCE OF 761.00 FT.; THENCE S 89°29'58" E ALONG THE SOUTH LINE OF THAT PARCEL DECEDED TO WONDRA BY DEED RECORDED IN REEL 32, PAGE 1254, UMATILLA COUNTY DEED RECORDS, A DISTANCE OF 515.60 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE S 00°43'02" W ALONG THE EAST LINE OF THAT TRACT CONVEYED TO WINN BY DEED RECORDED IN DEED BOOK 192, PAGE 169 A DISTANCE OF 154.64 FEET; THENCE N 89°16'58" W A DISTANCE OF 75.84 FT. TO A POINT ON THE WEST LINE OF THAT TRACT CONVEYED TO SHINNER BY DEED RECORDED IN REEL 290 AT PAGE 169; BEING THE TRUE POINT OF BEGINNING; THENCE N 00°43'02" E ALONG THE WEST LINE OF SAID SHINNER PARCEL A DISTANCE OF 147.00 FEET; THENCE N 89°27'41" W A DISTANCE OF 76.65 FEET; THENCE S 00°43'02" W A DISTANCE OF 156.70 FEET; THENCE S 89°16'58" E A DISTANCE OF 71.00 FEET TO THE TRUE POINT OF BEGINNING.

LINE TABLE

NO.	BEARING	DISTANCE
L1	S 89°07'42" E	9.17'
L2	N 89°07'42" W	80.83'
L3	S 00°21'38" E	93.51'
L4	S 01°46'19" E	85.20'
L5	S 01°51'17" W	85.39'
L6	N 89°07'42" W	9.46'
L7	S 00°52'18" W	26.32'
L8	S 00°52'18" W	18.00'
L9	N 89°16'58" W	75.84'

SHINNER PARCEL PRIOR TO BOUNDARY ADJUSTMENT:
 30042.20 S.F.
 0.69 ACRES

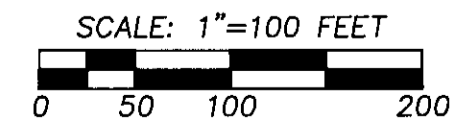
SHINNER PARCEL SUBSEQUENT TO BOUNDARY ADJUSTMENT:
 30736.51 S.F.
 0.71 ACRES

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF THE CITY OF MILTON FREEWATER AND ED SHINNER TO ADJUST THEIR COMMON BOUNDARY, AND TO MONUMENT THE BOUNDARIES OF THE CITY PROPERTY.

IN THE PROCESS OF THIS SURVEY, SEVERAL DEED DISCREPANCIES WERE NOTED IN THE LEGAL DESCRIPTION FOR THE CITY'S PARCEL, REEL 295, PAGE 1284. IT WOULD APPEAR THAT THE DESCRIPTION FAILED TO TAKE INTO ACCOUNT THE 18 FT. ROADWAY STRIP THAT IS CLEARLY PART OF SHINNER'S LEGAL DESCRIPTION, REEL 290, PAGE 207, IN THE CALL ALONG THE EAST PROPERTY LINE, AND IN THE LAST CALL BEFORE THE CLOSING CALL, IT IS CLEAR IN ALL THE SURROUNDING DEEDS THAT LANGLEY'S WEST LINE IS 160 FT. COMMENCING 18 FT. SOUTH OF WONDRA'S SOUTHWEST CORNER. FURTHERMORE, CHUCKHOLE LANE RIGHT OF WAY IS NOT ADDRESSED IN THE CITY'S LEGAL DESCRIPTION. FOR THESE REASONS, I HAVE AMENDED THE CITY'S LEGAL DESCRIPTION AS SHOWN HEREIN, AND HAVE INCLUDED THE LEGAL DESCRIPTIONS FOR THE TRACTS TO BE TRADED BETWEEN SHINNER AND THE CITY WITHIN THE BODY OF THE AMENDED SHINNER LEGAL DESCRIPTION.

THIS SURVEY WAS PERFORMED AS A CLOSED FIELD TRAVERSE USING A SOKKIA AUTOMATIC TOTAL STATION HAVING STANDARD ERRORS OF 3 MILLIMETERS ± 2 PARTS PER MILLION AND 0°00'02". THE MONUMENTS WE HAVE SHOWN WERE ALL VISITED AND MAINTAINED IN MARCH, 1997.



REGISTERED PROFESSIONAL LAND SURVEYOR

PAUL W.P. TOMKINS
 OREGON
 JULY 26, 1988
 PAUL W.P. TOMKINS
 2360
 4-97
 97-95-0
 5/1/98