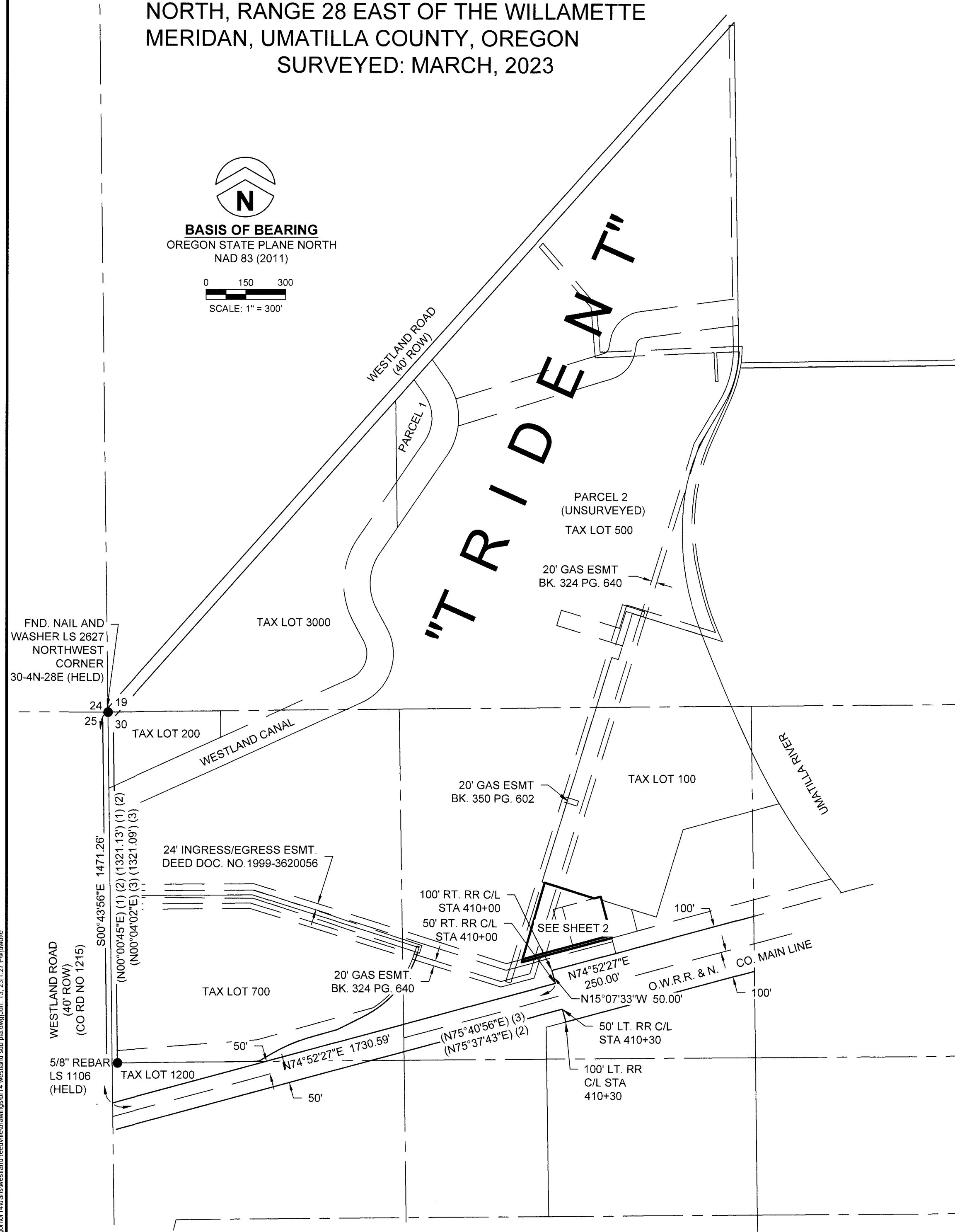
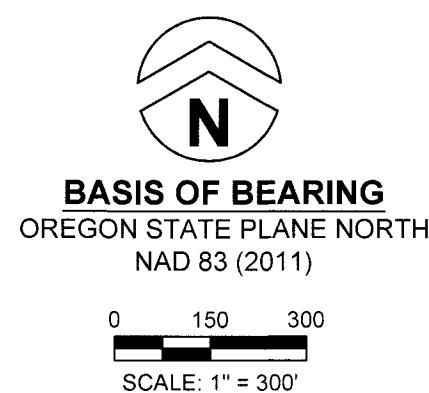


RECORD OF SURVEY/ PROPERTY LINE ADJUSTMENT

LOCATED IN THE NORTH HALF OF SECTION 30
AND PARCEL 2 OF "TRIDENT", TOWNSHIP 4
NORTH, RANGE 28 EAST OF THE WILLAMETTE
MERIDIAN, UMATILLA COUNTY, OREGON
SURVEYED: MARCH, 2023



LEGAL DESCRIPTION #1 TAX LOT 4N280000500 AREA OF ADJUSTMENT

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NAIL AND WASHER SCRIBED "LS 2627" PER UMATILLA COUNTY CORNER RECORD, MARKING THE CORNER COMMON TO SECTIONS 19 AND 30 OF SAID TOWNSHIP AND RANGE, AND SECTIONS 24 AND 25, TOWNSHIP 4 NORTH, RANGE 27 EAST, THENCE SOUTH 00°43'56" EAST ALONG THE RANGE LINE, SAID SECTION LINE BEING THE CENTERLINE OF WESTLAND ROAD (CO. RD. 1215), 40.00 FEET WIDE, 1,471.26 FEET TO THE INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF THE O.W.R.R. & N. MAIN LINE RAILROAD, 50.00 FEET FROM CENTERLINE WHEN MEASURED PERPENDICULAR TO SAID CENTERLINE; THENCE LEAVING SAID SECTION AND ALONG SAID RAILROAD RIGHT-OF-WAY LINE, PARALLEL WITH THE CENTERLINE OF SAID RAILROAD, THE FOLLOWING THREE (3) COURSES: NORTH 74°52'27" EAST, 1,730.59 FEET; THENCE NORTH 15°07'33" WEST, 50.00 FEET; THENCE NORTH 74°52'27" EAST, 250.00 FEET; THENCE LEAVING SAID RAILROAD RIGHT-OF-WAY LINE, NORTH 15°07'33" WEST, 60.00 FEET TO THE **POINT OF BEGINNING**. THENCE SOUTH 74°52'27" WEST, PARALLEL WITH SAID RAILROAD CENTERLINE, 352.03 FEET; THENCE NORTH 16°09'48" EAST, 11.70 FEET; THENCE NORTH 74°52'27" EAST, 345.96 FEET; THENCE SOUTH 15°07'33" EAST, 10.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING APPROXIMATELY 3,490 SQUARE FEET OR 0.08 ACRES, MORE OR LESS.

LEGAL DESCRIPTION #2 TAX LOT 4N280000500 AFTER ADJUSTMENT

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF SECTION 19 AND THE NORTH HALF OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 2 OF THE PLAT OF "TRIDENT".

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT OF LAND:

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NAIL AND WASHER SCRIBED "LS 2627" PER UMATILLA COUNTY CORNER RECORD, MARKING THE CORNER COMMON TO SECTIONS 19 AND 30 OF SAID TOWNSHIP AND RANGE, AND SECTIONS 24 AND 25, TOWNSHIP 4 NORTH, RANGE 27 EAST, THENCE SOUTH 00°43'56" EAST ALONG THE RANGE LINE, SAID SECTION LINE BEING THE CENTERLINE OF WESTLAND ROAD (CO. RD. 1215), 40.00 FEET WIDE, 1,471.26 FEET TO THE INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF THE O.W.R.R. & N. MAIN LINE RAILROAD, 50.00 FEET FROM CENTERLINE WHEN MEASURED PERPENDICULAR TO SAID CENTERLINE; THENCE LEAVING SAID SECTION AND ALONG SAID RAILROAD RIGHT-OF-WAY LINE, PARALLEL WITH THE CENTERLINE OF SAID RAILROAD, THE FOLLOWING THREE (3) COURSES: NORTH 74°52'27" EAST, 1,730.59 FEET; THENCE NORTH 15°07'33" WEST, 50.00 FEET; THENCE NORTH 74°52'27" EAST, 250.00 FEET; THENCE LEAVING SAID RAILROAD RIGHT-OF-WAY LINE, NORTH 15°07'33" WEST, 60.00 FEET TO THE **POINT OF BEGINNING**. THENCE SOUTH 74°52'27" WEST, PARALLEL WITH SAID RAILROAD CENTERLINE, 352.03 FEET; THENCE NORTH 16°09'48" EAST, 11.70 FEET; THENCE NORTH 74°52'27" EAST, 345.96 FEET; THENCE SOUTH 15°07'33" EAST, 10.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING APPROXIMATELY 655,550 SQUARE FEET OR 83.92 ACRES, MORE OR LESS.

LEGAL DESCRIPTION #3 ADJUSTED COMBINED PARCEL

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

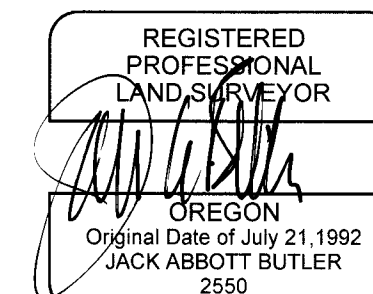
COMMENCING AT A NAIL AND WASHER SCRIBED "LS 2627" PER UMATILLA COUNTY CORNER RECORD, MARKING THE CORNER COMMON TO SECTIONS 19 AND 30 OF SAID TOWNSHIP AND RANGE, AND SECTIONS 24 AND 25, TOWNSHIP 4 NORTH, RANGE 27 EAST, THENCE SOUTH 00°43'56" EAST ALONG THE RANGE LINE, SAID SECTION LINE BEING THE CENTERLINE OF WESTLAND ROAD (CO. RD. 1215), 40.00 FEET WIDE, 1,471.26 FEET TO THE INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF THE O.W.R.R. & N. MAIN LINE RAILROAD, 50.00 FEET FROM CENTERLINE WHEN MEASURED PERPENDICULAR TO SAID CENTERLINE; THENCE LEAVING SAID SECTION AND ALONG SAID RAILROAD RIGHT-OF-WAY LINE, PARALLEL WITH THE CENTERLINE OF SAID RAILROAD, THE FOLLOWING THREE (3) COURSES: NORTH 74°52'27" EAST, 1,730.59 FEET; THENCE NORTH 15°07'33" WEST, 50.00 FEET; THENCE NORTH 74°52'27" EAST, 250.00 FEET; THENCE LEAVING SAID RAILROAD RIGHT-OF-WAY LINE, NORTH 15°07'33" WEST, 60.00 FEET TO THE **POINT OF BEGINNING**. THENCE SOUTH 74°52'27" WEST, PARALLEL WITH SAID RAILROAD CENTERLINE, 352.03 FEET; THENCE NORTH 16°09'48" EAST, 310.42 FEET; THENCE SOUTH 72°39'32" EAST, 196.11 FEET; THENCE NORTH 74°52'27" EAST, 25.33 FEET; THENCE SOUTH 15°07'33" EAST, 160.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING APPROXIMATELY 60,623 SQUARE FEET OR 1.39 ACRES, MORE OR LESS.

RECEIVED BY
Umatilla County Surveyor
Date: 7/3/23
Rec'd By: CT
No.: 23-057-8

LEGEND

- FOUND MONUMENT AS NOTED
- SET 5/8" IRON ROD W/YPC MARKED "TOTH & ASSOCIATES"
- YPC YELLOW PLASTIC CAP
- B.C. BRASS CAP
- FND. FOUND
- (1) RECORD DATA PER S.N. 99-124-B
- (2) RECORD DATA PER PP 1994-37
- (3) RECORD DATA PER S.N. 16-083-C



EXPIRATION DATE: 12/31/2023

SHEET 1 OF 2

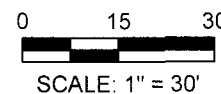


369 HERMISTON AVENUE
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SPRINGFIELD, MO Ph: 417-888-0645
www.tothassociates.com
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BASIS OF BEARING
OREGON STATE PLANE NORTH
NAD 83 (2011)



RECORD OF SURVEY/ PROPERTY LINE ADJUSTMENT

LOCATED IN THE NORTH HALF OF SECTION 30 AND PARCEL 2 OF "TRIDENT",
TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDAN,
UMATILLA COUNTY, OREGON
SURVEYED: MARCH, 2022

NARRATIVE:

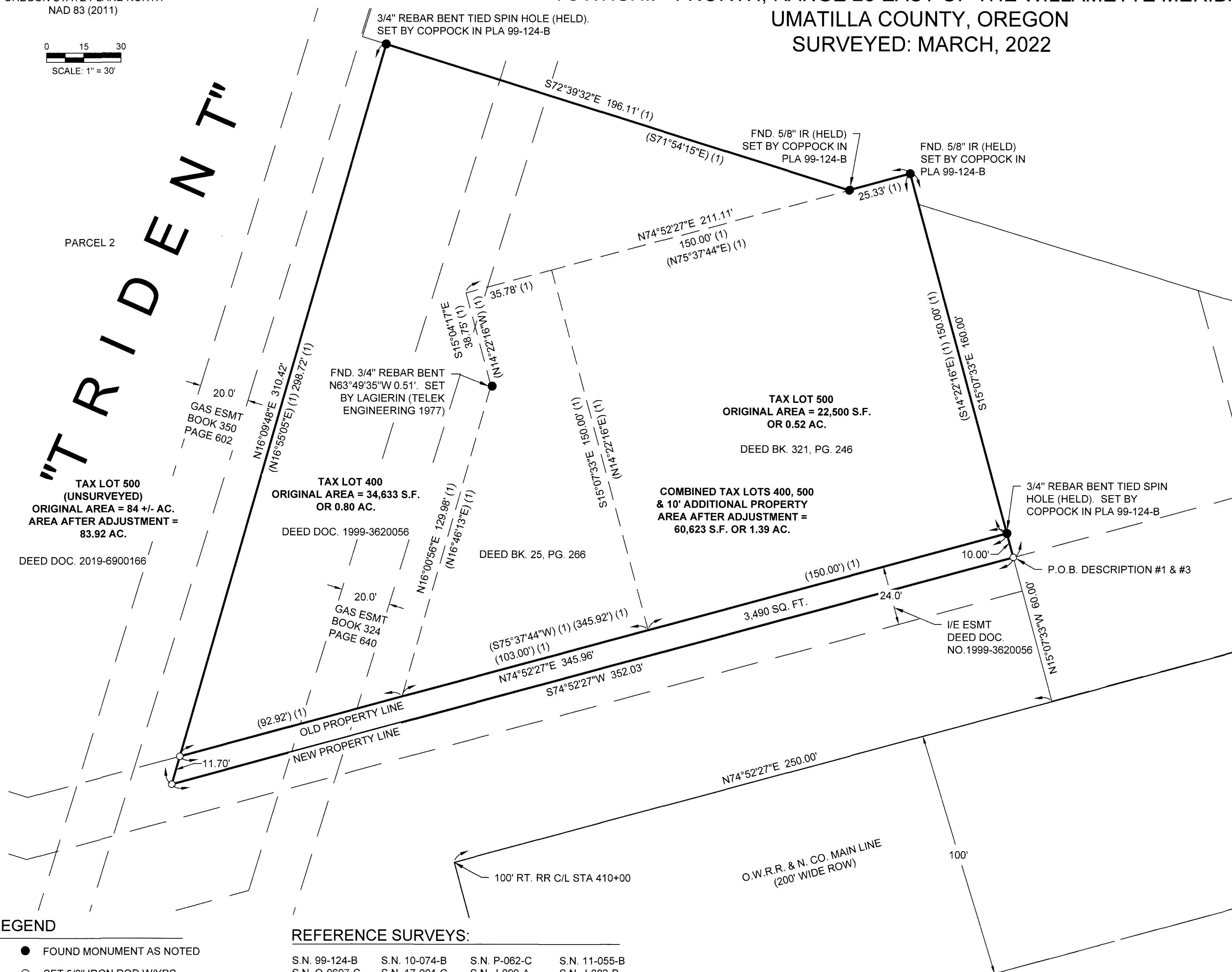
THE PURPOSE OF THIS SURVEY IS TO ADJUST THE LINE BETWEEN PROPERTY DESCRIBED IN DEED DOC. 2019-6900166, WITH PROPERTIES DESCRIBED IN DEED DOC. 2019-3620056, DEED BK. 321, PG. 246, AND DEED BK. 25, PG. 266 OF THE UMATILLA COUNTY DEED RECORDS.

THE BASIS OF BEARING IS BASED UPON STATE PLANE COORDINATES, NAD 83 (2011), OREGON NORTH, FROM PREVIOUS WORK COMPLETED IN THE AREA.

THE CENTERLINE OF THE U.P.R.R. WAS ESTABLISHED PER RTK GPS OBSERVATION. THE CENTERLINE WAS OFFSET 90.00 FEET TO THE SOUTH TO ESTABLISH THE SOUTHERLY RIGHT-OF-WAY LINE.

THE ADJUSTED PROPERTY LINE WAS ESTABLISHED AT A 10.00 FEET OFFSET FROM THE ORIGINAL SOUTHERLY PROPERTY LINES OF PROPERTY DESCRIBED IN DESCRIBED IN DEED DOC. 2019-3620056, DEED BK. 321, PG. 246, AND DEED BK. 25, PG. 266.

SEE SHEET 1 OF 2 FOR DESCRIPTIONS.



LEGEND

- FOUND MONUMENT AS NOTED
 - SET 5/8" IRON ROD W/YPC MARKED "TOOTH & ASSOCIATES"
 - YPC YELLOW PLASTIC CAP
 - B.C. BRASS CAP
 - FND. FOUND
- (1) RECORD DATA PER S.N. 99-124-B
(2) RECORD DATA PER PP 1994-37
(3) RECORD DATA PER S.N. 16-083-C

REFERENCE SURVEYS:

S.N. 99-124-B	S.N. 10-074-B	S.N. P-062-C	S.N. 11-055-B
S.N. Q-0697-C	S.N. 17-001-C	S.N. J-099-A	S.N. J-082-B
S.N. 16-083-C	S.N. 94-138-B	S.N. 99-124-B	PP 1994 - 37
S.N. 06-458-B	PLAT OF TRIDENT- BK. 16, PG. 80		
RIGHT-OF-WAY AND TRACK MAP - OWRR MAINLINE - MESSNER TO HINKLE			

DEED REFERENCES:

- QUIT CLAIM DEED - DOC. NO. 2019-6900166
- WARRANTY DEED - BK. 321, PG. 246
- WARRANTY DEED - BK. 25, PG. 266
- WARRANTY DEED - DOC. NO. 1999-3620056

OWNER DEED DOC. 2019-6900166:

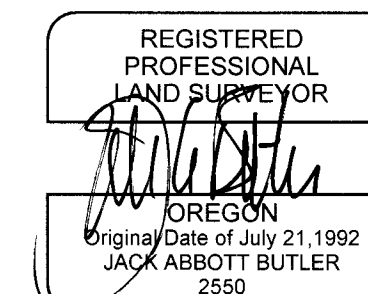
LAMB WESTON, INC.
P.O. BOX C1900
PASCO, WA 99302-1900

OWNER DEED DOC. 1999-3620056 AND DEED BK. 321, PG. 246 & BK. 25, PG. 265

UMATILLA ELECTRIC COOPERATIVE
750 W. ELM AVENUE
HERMISTON, OR 97838

RECEIVED BY

UMATILLA COUNTY SURVEYOR
DATE: 7/3/25
REC'D BY: CT
NO.: 23-057-3



SHEET 2 OF 2



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