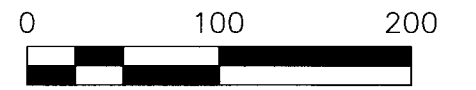
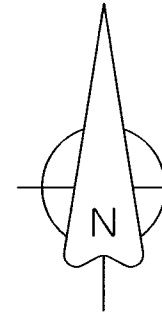


RECORD OF SURVEY
FOR PROPERTY LOCATED IN THE SOUTHWEST
QUARTER OF THE SOUTHWEST QUARTER OF
SECTION 19, T04N, R28E, W.M., UMATILLA
COUNTY, STATE OF OREGON



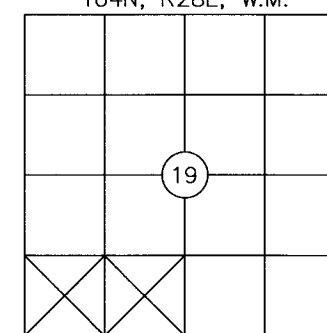
BASIS OF BEARINGS

N89°22'48"E BETWEEN THE CAPPED REBAR FOUND 42.71'
EAST OF THE SOUTHWEST QUARTER CORNER OF SECTION
19, TOWNSHIP 4 NORTH, RANGE 38 EAST, W.M. AND THE
2.5" BRASS CAP FOUND AT THE SOUTH QUARTER
CORNER OF SAID SECTION 19 AND IS BASED ON THE
OREGON STATE PLANE (NORTH ZONE) COORDINATE
SYSTEM. DISTANCES SHOWN ARE GROUND DISTANCES.

LEGEND

- Parcel Boundary (solid line)
- Centerline (long dashed line)
- Right of Way (short dashed line)
- Existing Lot Line (dash-dot line)
- Section Line (dotted line)
- Building Footprint (hatched area)
- Fence Line (cross-hatched line)
- Edge of Canal (dashed line)
- Computed Section/Sub Section Corner (diamond symbol)
- Found 5/8" Rebar with Blue Plastic Cap Stamped "UCPW LS2627" per (R2), or Noted (circle with dot symbol)
- Found 5/8" Rebar No Cap, per (R4) (circle with dot and center symbol)
- Computed Corner or Angle Point (circle with crosshair symbol)
- Set 5/8"x30" Rebar with Yellow Plastic Cap Stamped "PBS OR-02820 WA-19619" (solid circle symbol)
- (xxx.xx)RX Record Dimension if Different than Measured, as Noted

SECTION DIAGRAM
T04N, R28E, W.M.



RECEIVED BY

Umatilla County Surveyor
Date: 1/24/25
Rec'd By: CT
No.: 25-011-B

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Greg E. Flowers
OREGON
JUNE 30, 1997
GREG E. FLOWERS
02820LS

RENEWS 12/31/2025
01/08/2025

CLIENT: NORTHWEST EQUIPMENT SALES, INC.	PROJECT NO.: 24012886	
SURVEYOR: GREG E. FLOWERS	DATE: 01/09/2025	
CALC BY: KTL	DRAWN BY: RKD/KTL	SCALE: 1" = 100'
SECTION: 19	TOWNSHIP: 04 NORTH	RANGE: 28 EAST
CITY: HERMISTON	COUNTY: UMATILLA	SHEET <u>1</u> OF <u>1</u>

NARRATIVE

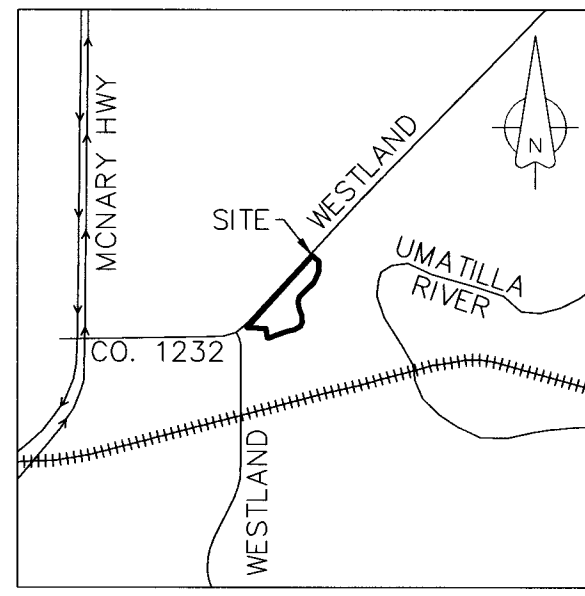
THIS SURVEY WAS PERFORMED AT THE REQUEST OF TRAVIS HIBLER TO DETERMINE THE BOUNDARY AND MARK THE CORNERS OF THE PARCEL LOCATED AT 78273 WESTLAND ROAD IN HERMISTON, OREGON AS DESCRIBED PER QUITCLAIM DEED RECORDED AS DOCUMENT NUMBER 2009-5460236 IN UMATILLA COUNTY RECORDS. SEVERAL MONUMENTS PER THE UMATILLA COUNTY ROAD DEPT. 2013 SURVEY (R1) WERE FOUND AND WERE A CLOSE MATCH TO THE RECORD DIMENSIONS, AND THE RECORD ANGLES AND DISTANCES PER THAT SURVEY WERE HELD TO ESTABLISH THE SOUTHEAST SIDELINE OF WESTLAND ROAD. THE SOUTHWEST CORNER OF SECTION 19 WAS COMPUTED BY HOLDING DISTANCE TIES FROM SEVERAL FOUND ACCESSORY MONUMENTS NEAR IT PER L.C.R. NO. 12-142-C AND MATCHED ABOVE REFERENCED SURVEY (R1). THE EASTERLY N-S SUB-SECTION LINE FOR THE SOUTHWEST QUARTER SOUTHWEST QUARTER, SECTION 19 WAS HELD BY HOLDING THE RECORD DISTANCE OF 1099.27 FEET ALONG THE SOUTH LINE AS COMPUTED PER THE 2018 SURVEY "REPLAT OF PARCEL 2 PARTITION PLAT 1994-37" (R4) FROM SAID SOUTHWEST CORNER. THE REBAR SET PER SAME SURVEY ALONG SAID EASTERLY N-S LINE WAS RECOVERED AND HELD FOR THE NORTHEAST CORNER OF THE SUBJECT PARCEL AND THE SOUTHWEST SIDELINE OF WESTLAND ROAD. A 50-FOOT OFFSET WAS HELD FROM THE AS-BUILT LOCATION OF THE CENTERLINE OF THE WESTLAND CANAL FOR THE RIGHT-OF-WAY OF SAID CANAL. THE CANAL CENTERLINE WAS HELD FOR THE SOUTHEASTERLY BOUNDARY TO ITS INTERSECTION WITH SOUTH AND EAST SIDE OF SAID SOUTHWEST QUARTER SOUTHWEST QUARTER OF SECTION 19.

REFERENCE DOCUMENTS

- D1) QUITCLAIM DEED TO HIBLER, PER INSTRUMENT NO. 2009-5460236.
- D2) SPECIAL WARRANTY DEED TO HERMISTON GENERATING CO. AND PACIFICORP, PER REEL 294, PAGE 1164.
- D3) QUITCLAIM DEED TO LAMB WESTON, INC., PER INSTRUMENT NO. 2019-6950377.

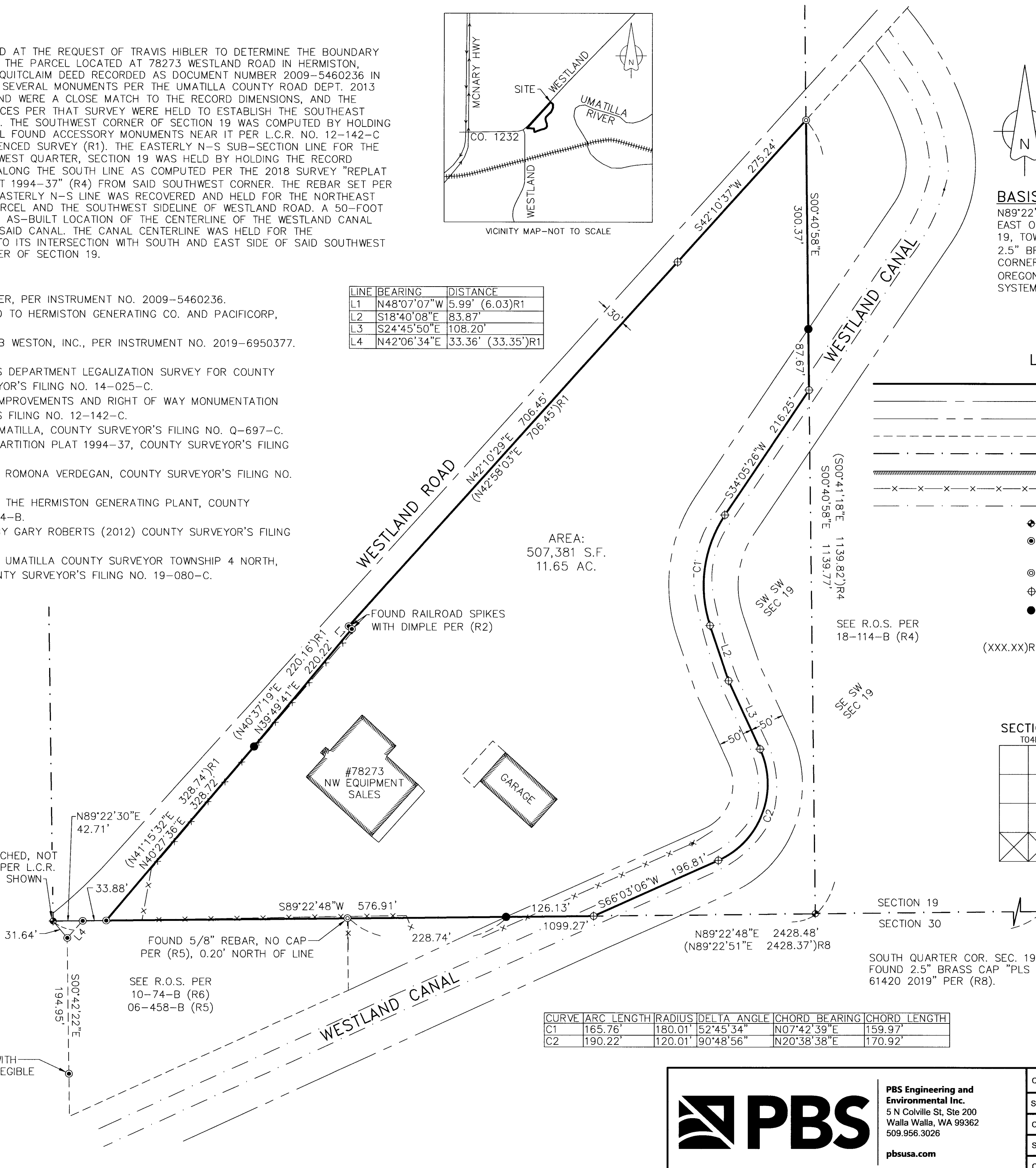
- R1) UMATILLA COUNTY ROADS DEPARTMENT LEGALIZATION SURVEY FOR COUNTY ROAD #1215, COUNTY SURVEYOR'S FILING NO. 14-025-C.
- R2) LAMB/WESTLAND ROAD IMPROVEMENTS AND RIGHT OF WAY MONUMENTATION SURVEY, COUNTY SURVEYOR'S FILING NO. 12-142-C.
- R3) SURVEY FOR PORT OF UMATILLA, COUNTY SURVEYOR'S FILING NO. 0-697-C.
- R4) REPLAT OF PARCEL 2, PARTITION PLAT 1994-37, COUNTY SURVEYOR'S FILING NO. 18-114-B.
- R5) RECORD OF SURVEY FOR ROMONA VERDEGAN, COUNTY SURVEYOR'S FILING NO. 06-458-B.
- R6) RECORD OF SURVEY FOR THE HERMISTON GENERATING PLANT, COUNTY SURVEYOR'S FILING NO. 10-74-B.
- R7) LAND CORNER RECORD BY GARY ROBERTS (2012) COUNTY SURVEYOR'S FILING NO. 12-142-C.
- R8) RECORD OF SURVEY FOR UMATILLA COUNTY SURVEYOR TOWNSHIP 4 NORTH, RANGE 28 EAST (2019) COUNTY SURVEYOR'S FILING NO. 19-080-C.

LINE	BEARING	DISTANCE
L1	N48°07'07"W	5.99' (6.03)R1
L2	S18°40'08"E	83.87'
L3	S24°45'50"E	108.20'
L4	N42°06'34"E	33.36' (33.35)R1



AREA:
507,381 S.F.
11.65 AC.

SW COR. SEC. 19 AREA SEARCHED, NOT FOUND: COMPUTED POSITION PER L.C.R. 12-142-C (R7) ACCESSORIES SHOWN



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	165.76'	180.01'	52°45'34"	N07°42'39"E	159.97'
C2	190.22'	120.01'	90°48'56"	N20°38'38"E	170.92'



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