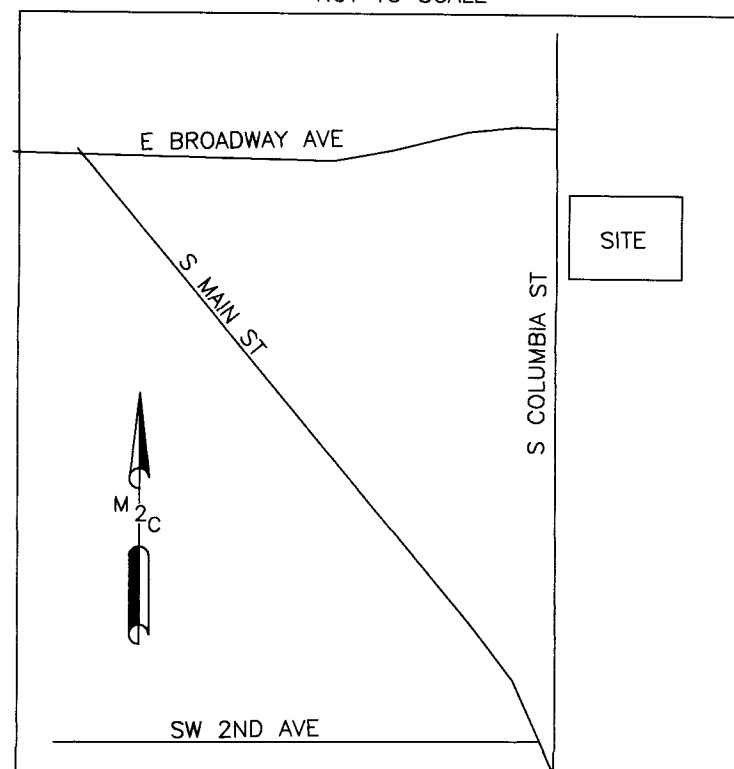


VICINITY MAP

NOT TO SCALE



NEW LEGAL DESCRIPTION

PARCEL A
 COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 35 EAST, WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON;
 THENCE SOUTHERLY ALONG THE WEST LINE OF SAID SUBDIVISION, SOUTH 01°02'32" EAST, 1,272.00 FEET;
 THENCE EASTERLY AT RIGHT ANGLES TO SAID WEST LINE, NORTH 88°57'28" EAST, 30.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 11 AND POINT OF BEGINNING;
 THENCE SOUTHERLY ALONG SAID EAST LINE, SOUTH 01°02'32" EAST, 194.58 FEET;
 THENCE NORTH 88°57'28" EAST, 160.67 FEET;
 THENCE NORTH 01°02'32" WEST, 70.50 FEET;
 THENCE NORTH 88°57'28" EAST, 115.99 FEET;
 THENCE NORTH 01°02'32" WEST, 124.08 FEET;
 THENCE SOUTH 88°57'28" WEST, 276.66 FEET TO SAID EAST LINE AND THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE HIGHWAY RIGHT-OF-WAY.

SITUATE IN UMATILLA COUNTY, OREGON STATE.

PARCEL B:
 COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 35 EAST, WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON;
 THENCE SOUTHERLY ALONG THE WEST LINE OF SAID SUBDIVISION, SOUTH 01°02'32" EAST, 1,272.00 FEET;
 THENCE EASTERLY AT RIGHT ANGLES TO SAID WEST LINE, NORTH 88°57'28" EAST, 30.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 11;
 THENCE SOUTHERLY ALONG SAID EAST LINE, SOUTH 01°02'32" EAST, 194.58 FEET TO THE POINT OF BEGINNING;
 THENCE NORTH 88°57'28" EAST, 160.67 FEET;
 THENCE NORTH 01°02'32" WEST, 70.50 FEET;
 THENCE NORTH 88°57'28" EAST, 115.99 FEET;
 THENCE NORTH 01°02'32" WEST, 124.08 FEET;
 THENCE NORTH 88°57'28" EAST, 24.00 FEET;
 THENCE SOUTH 01°02'32" EAST, 434.58 FEET;
 THENCE SOUTH 88°57'28" WEST, 290.66 FEET;
 THENCE NORTH 46°02'32" WEST, 14.14 FEET TO SAID EAST LINE;
 THENCE NORTHERLY ALONG SAID EAST LINE, NORTH 01°02'32" WEST, 230.00 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE PUBLIC ROAD RIGHT-OF-WAY.

SITUATE IN UMATILLA COUNTY, OREGON STATE.

LEGAL DESCRIPTION OF PROPERTY BEING TRANSFERRED

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 35 EAST, WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON;
 THENCE SOUTHERLY ALONG THE WEST LINE OF SAID SUBDIVISION, SOUTH 01°02'32" EAST, 1,272.00 FEET;
 THENCE EASTERLY AT RIGHT ANGLES TO SAID WEST LINE, NORTH 88°57'28" EAST, 30.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 11;
 THENCE SOUTHERLY ALONG SAID EAST LINE, SOUTH 01°02'32" EAST, 194.58 FEET TO THE POINT OF BEGINNING;
 THENCE NORTH 88°57'28" EAST, 160.67 FEET;
 THENCE NORTH 01°02'32" WEST, 70.50 FEET;
 THENCE NORTH 88°57'28" EAST, 115.99 FEET;
 THENCE NORTH 01°02'32" WEST, 124.08 FEET;
 THENCE NORTH 88°57'28" EAST, 24.00 FEET;
 THENCE SOUTH 01°02'32" EAST, 204.58 FEET;
 THENCE SOUTH 88°57'28" WEST, 300.66 FEET TO SAID EAST LINE;
 THENCE NORTHERLY ALONG SAID EAST LINE, NORTH 01°02'32" WEST, 10.00 FEET TO THE POINT OF BEGINNING;

CONTAINING 15,854 SQUARE FEET, MORE OR LESS;

SITUATE IN UMATILLA COUNTY, OREGON STATE.

DATUM

HORIZONTAL - OREGON STATE PLANE COORDINATES, NORTH ZONE, NAD 83/91 BASED ON GPS TIES TO UMATILLA COUNTY SURVEY MONUMENTS 1048 AND 1042.
 CONVERGENCE ANGLE= 1'29"53"
 COMBINED SCALE FACTOR= 0.999936792
 ALL DISTANCES IN INT. SURVEY FOOT.

UMATILLA COUNTY SURVEYOR

I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING PROPERTY LINE ADJUSTMENT, THAT IT COMPLIES WITH ORS CHAPTER 92 AND THEREFORE APPROVE SAID PROPERTY LINE ADJUSTMENT.

N/A

UMATILLA COUNTY SURVEYOR

DATE

APPROVALS

WE CERTIFY THAT WE HAVE EXAMINED AND APPROVED THIS PROPERTY LINE ADJUSTMENT FOR FILING IN THE COUNTY OF UMATILLA

W. Sweeney
 CITY OF MILTON-FREEWATER

10/20/20
 DATE

SURVEYORS CERTIFICATE AND NARRATIVE

I, BLAIR E. PRIGGE, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MONUMENTED THE LANDS DEPICTED ON THIS PROPERTY LINE ADJUSTMENT, AND THIS PROPERTY LINE ADJUSTMENT MEETS ALL THE REQUIREMENTS AS ESTABLISHED BY CHAPTER 92, OREGON REVISED STATUTES.

MTN2COAST, LLC WAS RETAINED BY SIMONCRE TO COMPLETE A PROPERTY LINE ADJUSTMENT FOR ACCOUNT NO. 134527 AND 134528 PER QUIT CLAIM DEED 2019-6880003. FOR ACCOUNT 134527 MTN2COAST ESTABLISHED THE BOUNDARY OF THE PARCEL BY BEGINNING AT THE NW CORNER OF THE NE QTR OF THE SE QTR OF SECTION 1, T5N, R35E AND RUNNING SOUTH ALONG THE SIXTEENTH LINE 1272.00 FEET AND THENCE EASTERLY AT RIGHT ANGLE TO THE SIXTEENTH LINE 30.00 FEET TO THE POINT OF BEGINNING, WE FOUND AND ACCEPTED THE 3/8" REBAR AND CAP FOUND AT THIS LOCATION, PER RS1 IT SHOULD HAVE BEEN A 1/2" O.D. IRON PIPE. WE THEN RAN THE LEGAL DESCRIPTION OUT PER RECORD DISTANCES AND FOUND MONUMENTS PER RS1 THAT FIT THE PROPERTY DESCRIPTION. AT THE NORTHEAST CORNER OF THE PROPERTY WE FOUND A 1-1/2" ALUMINUM CAP 1.30', N15°48'W OF THE CALCULATED LOCATION, IN A NEW CYCLONE FENCE LINE. THIS POSITION WAS NOT ACCEPTED.
 THE SAME PROCESS WAS USED FOR ESTABLISHING THE BOUNDARY FOR ACCOUNT 134528. WE THEN ADJUSTED THE PROPERTY LINE AND SET 5/8"x30" REBAR WITH YELLOW PLASTIC CAPS MARKED "PRIGGE 38985" AT ALL NEW CORNERS AS SHOWN ON SV-2. THE INITIAL CONTROL FOR THIS SURVEY WAS COMPLETED USING TOPCONGR5 GPS RECEIVERS AND THE LOCAL CORNERS WERE TIED AND SET USING A SOKKIA SX3 TOTAL STATION.

RECEIVED BY
 Umatilla County Surveyor
 Date: 10/26/20
 Rec'd By: CT
 No.: 20-093-6

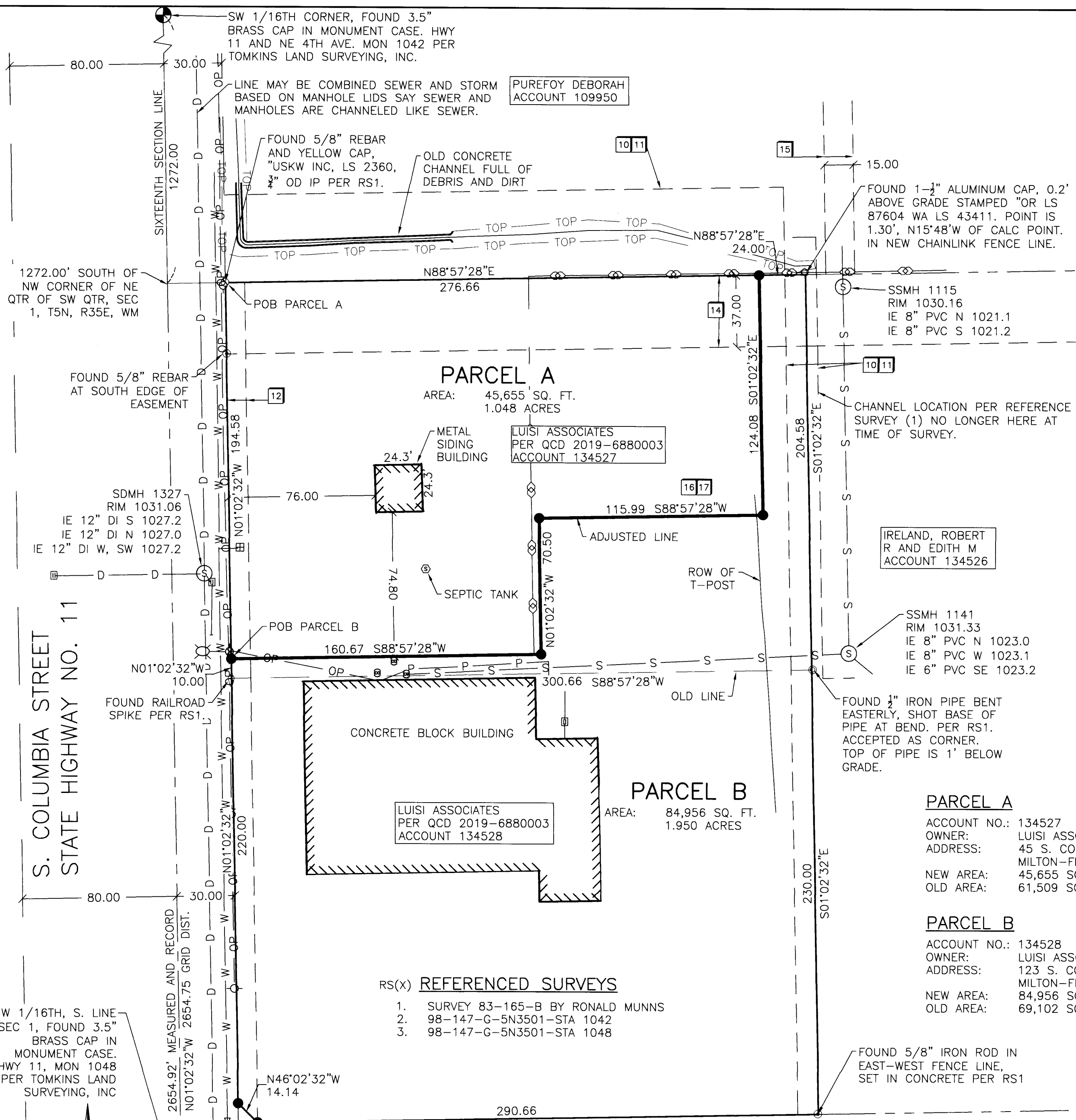
REGISTERED PROFESSIONAL LAND SURVEYOR
Blair E. Prigge
 OREGON
 JULY 09, 2002
 BLAIR E. PRIGGE
 38985
 RENEWS: 12/31/2020

SURVEY NOTES

1. INSTRUMENT USED: SOKKIA SRX 3 TOTAL STATION AND TOPCON GR5 GPS.
2. SURVEY COMPLETED 08/2020
3. ALL MONUMENTS SHOWN AS FOUND VISITED 08/2020
4. MTN2COAST (M2C) WAS RETAINED BY SIMONCRE TO COMPLETE A PROPERTY LINE ADJUSTMENT FOR DEVELOPMENT PURPOSES FOR ACCOUNT 134527 PER QCD 2019-6880003.

PROFESSIONAL LAND SURVEYORS
 2320 MOTTMAN RD SW, STE 106
 TUMWATER, WA 98512
 360.688.1949

RECORD OF SURVEY FOR PROPERTY LINE ADJUSTMENT MILTON-FREEWATER, OR DOLLAR GENERAL		
DRAWN BY PBJ	DATE 08/06/2020	JOB NUMBER 20-198
CHECKED BY BEP	SCALE 1"=40'	SHEET NUMBER SV-1 OF 2
AUDITORS INDEX NE 1/4 SW 1/4, SECTION 1, TOWNSHIP 5N, RANGE 35E, W.M.		



EXCEPTION ABBREVIATIONS

- S - SHOWN ON SURVEY
- N - NOT SURVEYABLE
- A - AFFECTS PART OF THE SITE
- B - COVERS ENTIRE SITE
- DN - DOES NOT AFFECT SITE
- AS - ADJACENT SURVEYS
- NS - NOT SHOWN ON MAP

TITLE EXCEPTIONS

X PER FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1005594-PHX1, DATED JULY 01, 2020.

SCHEDULE B PART II EXCEPTIONS SPECIAL EXCEPTIONS 1 THROUGH 8 ARE GENERAL EXCEPTIONS AND ARE NOT APPLICABLE TO SURVEY.

SPECIAL EXCEPTIONS

- 9. RESERVATIONS, INCLUDING THE TERMS AND PROVISIONS THEREOF CONTAINED IN PATENT, RECORDED : JULY 31, 1889, BOOK "Z", PAGE 4, DEED RECORDS.
- S 10. EASEMENT FOR RIGHT-OF-WAY PURPOSES, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED : MARCH 21, 1893, BOOK 10, PAGE 225, DEED RECORDS.
- S 11. EASEMENT FOR RIGHT-OF-WAY PURPOSES, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED : FEBRUARY 10, 1904, BOOK 42, PAGE 315, DEED RECORDS. DESCRIPTION FOR CHANNEL EASEMENT DOES NOT MATCH EXISTING CHANNEL LOCATION. EASEMENT LINE FOR EXCEPTIONS 10 AND 11 DEPICTS CHANNEL DESCRIPTION.
- S 12. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED : FEBRUARY 16, 1943, BOOK 160, PAGE 602, DEED RECORDS.
- S 13. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
- S 14. EASEMENT FOR ROAD PURPOSES, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED : APRIL 4, 2014, INSTRUMENT NO. 2014-6150816, OFFICE OF UMATILLA COUNTY RECORDS.
- S 15. TERMS AND PROVISIONS CONTAINED UNDER EASEMENT FOR CITY SEWER LINE PURPOSES, CONTAINED IN AGREEMENT, RECORDED : APRIL 4, 2014, INSTRUMENT NO. 2014-6150817, OFFICE OF UMATILLA COUNTY RECORDS.
- B,N 16. CONTRACT, INCLUDING THE TERMS AND PROVISIONS THEREOF, DISCLOSED BY MEMORANDUM, DATED : AUGUST 13, 2019 RECORDED : AUGUST 14, 2019, INSTRUMENT NO. 2019-6890388, OFFICE OF UMATILLA COUNTY RECORDS. (ALSO INCLUDES OTHER LANDS)
- B,N 17. ANY CONVEYANCE BY THE DONALD AND JENNIFER JACKSON LIVING TRUST (HEREINAFTER CALLED THE "TRUST") MUST BE EXECUTED PURSUANT TO AND IN ACCORDANCE WITH THE TERMS OF THE "TRUST". COPIES OF THE "TRUST" AUTHORIZING SUCH CONVEYANCE MUST BE FURNISHED FOR EXAMINATION. THE "TRUST" MUST SPECIFY THE TRUSTEES AUTHORIZED TO SIGN ON BEHALF OF THE "TRUST". THIS REPORT IS SUBJECT TO FURTHER EXCEPTIONS THAT MY BE DISCLOSED BY EXAMINATION OF SAID COPIES THEREOF.

DATUM

HORIZONTAL - OREGON STATE PLANE
 COORDINATES, NORTH ZONE, NAD 83/91
 BASED ON GPS TIES TO UMATILLA COUNTY
 SURVEY MONUMENTS 1048 AND 1042.
 CONVERGENCE ANGLE= 1'29"53"
 COMBINED SCALE FACTOR= 0.999936792
 ALL DISTANCES IN INT. SURVEY FOOT.

PARCEL A

ACCOUNT NO.: 134527
 OWNER: LUISI ASSOCIATES
 ADDRESS: 45 S. COLUMBIA STREET
 MILTON-FREEWATER, OR 97862
 NEW AREA: 45,655 SQ. FT./1.048 ACRES
 OLD AREA: 61,509 SQ. FT./1.412 ACRES

PARCEL B

ACCOUNT NO.: 134528
 OWNER: LUISI ASSOCIATES
 ADDRESS: 123 S. COLUMBIA STREET
 MILTON-FREEWATER, OR 97862
 NEW AREA: 84,956 SQ. FT./1.950 ACRES
 OLD AREA: 69,102 SQ. FT./1.586 ACRES

RS(X) REFERENCED SURVEYS

1. SURVEY 83-165-B BY RONALD MUNNS
2. 98-147-G-5N3501-STA 1042
3. 98-147-G-5N3501-STA 1048

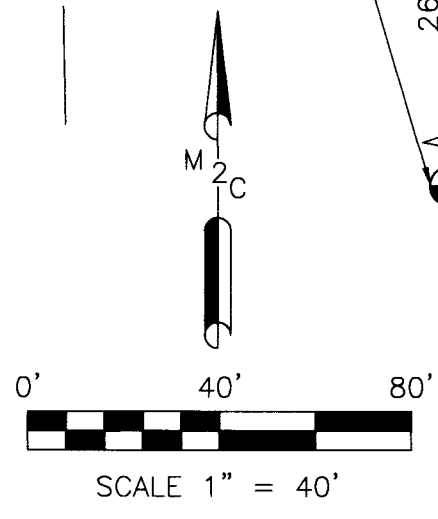
LEGEND

- ALUMINUM CAP
- ⊕ BRASS CAP
- ⊙ IRON PIPE
- ⊙ REBAR AND CAP
- ⊙ REBAR WITHOUT CAP
- ⊙ RAIL ROAD SPIKE
- ⊙ SET 5/8"X30" REBAR WITH ORANGE
- ⊙ PLASTIC CAP MARKED "PRIGGE, LS 38985"
- RS REFERENCE SURVEY
- QCD QUIT CLAIM DEED
- ⊕ SEWER CLEANOUT
- ⊙ SEWER MANHOLE
- ⊙ SEPTIC TANK
- ⊙ CATCH BASIN
- ⊙ STORM MANHOLE
- ⊙ WATER METER
- ⊙ WATER VALVE
- ⊙ POWER POLE
- ⊙ POWER POLE WITH LIGHT

LINE TYPES

- ⊕ CHAIN LINK FENCE
- GROUND TOP
- D — D — D — STORM LINE
- S — S — S — SANITARY SEWER LINE
- W — W — W — WATER LINE
- P — P — P — BURIED POWER
- OP — OP — OVERHEAD POWER
- ▨ BUILDING LINE
- ROAD CENTERLINE
- RIGHT-OF-WAY
- EASEMENT LINE
- EXISTING LINE
- ADJUSTED LINE
- OLD LINE

W 1/16TH, S. LINE SEC 1, FOUND 3.5" BRASS CAP IN MONUMENT CASE. HWY 11, MON 1048 PER TOMKINS LAND SURVEYING, INC



10/26/2020
 REGISTERED PROFESSIONAL LAND SURVEYOR
 Blair E. Prigge
 OREGON
 JULY 09, 2002
 BLAIR E. PRIGGE
 38985
 RENEWS: 12/31/2020

PROFESSIONAL LAND SURVEYORS
 2320 MOTTMAN RD SW, STE 106
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RECORD OF SURVEY FOR
 PROPERTY LINE ADJUSTMENT
 MILTON-FREEWATER, OR
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DRAWN BY PBJ	DATE 08/06/2020	JOB NUMBER 20-198
CHECKED BY BEP	SCALE 1"=40'	SHEET NUMBER SV-2 OF 2
AUDITORS INDEX		

NE 1/4 SW 1/4, SECTION 1, TOWNSHIP 5N, RANGE 35E, W.M.