

ORIGINAL LEGAL DESCRIPTION

TRACT I

BEGINNING AT A POINT 1212 FEET SOUTH AND 30 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 35 EAST, OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON; THENCE SOUTH 60 FEET; THENCE EAST AT RIGHT ANGLES 150 FEET; THENCE NORTH AT RIGHT ANGLES 60 FEET; THENCE WEST AT RIGHT ANGLES 150 FEET TO THE POINT OF BEGINNING.

BEGINNING AT A POINT 1212 FEET SOUTH AND 30 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 35 EAST, OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON; THENCE EAST 150 FEET; THENCE AT RIGHT ANGLES NORTH 30 FEET; THENCE AT RIGHT ANGLES WEST 150 FEET; THENCE SOUTH 30 FEET TO THE POINT OF BEGINNING.

BEGINNING AT A POINT 1043.5 FEET SOUTH AND 30 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 35 EAST, OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON; THENCE SOUTH 138.5 FEET; THENCE EAST 150 FEET; THENCE SOUTH 90 FEET; THENCE EAST 579.75 FEET; THENCE NORTH 228.5 FEET; THENCE WEST 730.25 FEET TO THE POINT OF BEGINNING;

EXCEPT THEREFROM THAT TRACT OF LAND CONVEYED TO JAMES MCELROY, ET UX, BY DEED RECORDED IN BOOK 222, PAGE 137, DEED RECORDS, UMATILLA COUNTY, OREGON.

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

TRACT II

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 35 EAST AND RUNNING THENCE SOUTH 1182 FEET; THENCE EAST 30 FEET TO A 1/2" BY 24" IRON ROD, BEING THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE EAST 150 FEET TO A 1/2" X 24" IRON ROD; THENCE NORTH 69 FEET TO A 1/2" X 24" IRON ROD; THENCE WEST 150 FEET TO A 1/2" X 24" IRON ROD; THENCE SOUTH 69 FEET TO THE POINT OF BEGINNING.

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

TRACT III

EASEMENT FOR RIGHT OF WAY PURPOSES, INCLUDING THE TERMS AND PROVISIONS CONTAINED THEREIN, DISCLOSED IN AGREEMENT BETWEEN LUISI ASSOCIATES AND MYRA PARTNERS, LLC, RECORDED IN INSTRUMENT NO. 2014-6150816, OFFICE OF UMATILLA COUNTY RECORDS.

LEGAL DESCRIPTION OF PROPERTY BEING TRANSFERRED

PORTION OF TRACT I TO PARCEL A:
 BEGINNING AT A POINT 1182.00 FEET SOUTH AND 30.00 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 35 EAST, OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON;
 THENCE NORTH 88°57'28" EAST, 150.00 FEET;
 THENCE NORTH 01°02'32" WEST, 55.57 FEET;
 THENCE NORTH 88°44'23" EAST, 71.00 FEET;
 THENCE SOUTH 01°02'32" EAST, 90.00 FEET;
 THENCE NORTH 88°44'23" EAST, 55.66 FEET;
 THENCE SOUTH 01°02'32" WEST, 276.66 FEET TO A POINT 30.00 FEET EASTERLY OF THE WEST LINE OF SAID SUBDIVISION WHEN MEASURED AT RIGHT ANGLES;
 THENCE NORTHERLY PARALLEL WITH SAID WEST LINE, NORTH 01°02'32" WEST, 90.00 FEET TO THE BEGINNING;

SITUATE IN THE CITY OF MILTON-FREEWATER, COUNTY OF UMATILLA, STATE OF OREGON.

PORTION OF TRACT II TO PARCEL B:
 BEGINNING AT A POINT 1113.00 FEET SOUTH AND 30.00 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 35 EAST, OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON;
 THENCE NORTH 88°57'28" EAST, 150.00 FEET;
 THENCE SOUTH 01°02'32" EAST, 13.43 FEET;
 THENCE SOUTH 88°44'23" WEST, 150.00 FEET TO A POINT 30.00 FEET EASTERLY OF THE WEST LINE OF SAID SUBDIVISION WHEN MEASURED AT RIGHT ANGLES;
 THENCE NORTHERLY PARALLEL WITH SAID WEST LINE, NORTH 01°02'32" WEST, 14.00 FEET TO THE BEGINNING;

SITUATE IN THE CITY OF MILTON-FREEWATER, COUNTY OF UMATILLA, STATE OF OREGON.

APPROVALS

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

Blair E. Prigge 1/18/22
 CITY OF MILTON-FREEWATER DATE

SURVEYORS CERTIFICATE

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.

REGISTERED PROFESSIONAL LAND SURVEYOR
Blair E. Prigge
 OREGON
 JULY 09, 2002
 BLAIR E. PRIGGE
 38985
 RENEWS: 12/31/2022

NEW LEGAL DESCRIPTION

PARCEL A

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 35 EAST, OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 35 EAST, OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON;
 THENCE ALONG THE WEST LINE OF SAID SUBDIVISION, SOUTH 01°02'32" EAST, 1043.50 FEET;
 THENCE AT RIGHT ANGLES TO SAID WEST LINE, NORTH 88°57'28" EAST, 30.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF COLUMBIA STREET (AKA HIGHWAY 11);
 THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, SOUTH 01°02'32" EAST, 83.50 FEET TO THE POINT OF BEGINNING;
 THENCE NORTH 88°44'23" EAST, 221.00 FEET;
 THENCE SOUTH 01°02'32" EAST, 90.00 FEET;
 THENCE NORTH 88°44'23" EAST, 55.66 FEET;
 THENCE SOUTH 01°02'32" EAST, 55.00 FEET;
 THENCE SOUTH 88°44'23" WEST, 276.66 FEET TO SAID EAST LINE;
 THENCE ALONG SAID EAST LINE, NORTH 01°02'32" WEST, 145.00 FEET TO THE POINT OF BEGINNING;

CONTAINING 0.806 ACRES, MORE OR LESS.

SITUATE IN THE CITY OF MILTON-FREEWATER, COUNTY OF UMATILLA, STATE OF OREGON.

PARCEL B

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 35 EAST, OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 35 EAST, OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON;
 THENCE ALONG THE WEST LINE OF SAID SUBDIVISION, SOUTH 01°02'32" EAST, 1043.50 FEET;
 THENCE AT RIGHT ANGLES TO SAID WEST LINE, NORTH 88°57'28" EAST, 30.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF COLUMBIA STREET (AKA HIGHWAY 11);
 THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, SOUTH 01°02'32" EAST, 83.50 FEET;
 THENCE NORTH 88°44'23" EAST, 221.00 FEET;
 THENCE SOUTH 01°02'32" EAST, 90.00 FEET;
 THENCE NORTH 88°44'23" EAST, 55.66 FEET;
 THENCE SOUTH 01°02'32" EAST, 55.00 FEET;
 THENCE NORTH 88°44'23" EAST, 453.09 FEET;
 THENCE NORTH 01°02'32" WEST, 228.50 FEET;
 THENCE SOUTH 88°44'23" WEST, 729.75 FEET TO THE POINT OF BEGINNING;

CONTAINING 3.022 ACRES, MORE OR LESS.

SITUATE IN THE CITY OF MILTON-FREEWATER, COUNTY OF UMATILLA, STATE OF OREGON.

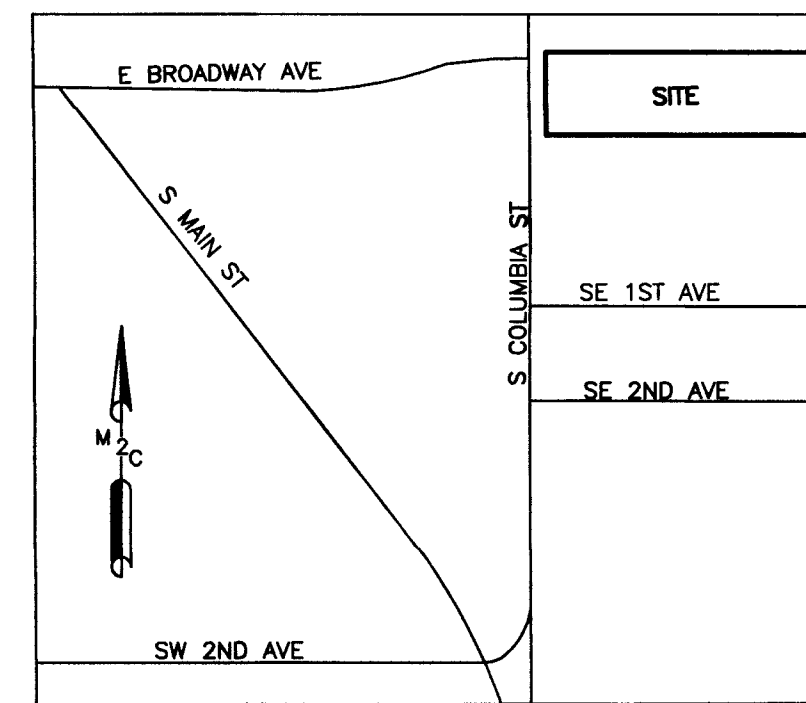
TITLE EXCEPTIONS FROM FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1040781-PHX1, DATED APRIL 22, 2021

SCHEDULE B EXCEPTIONS/SPECIAL EXCEPTIONS 1 THROUGH 8, AND 16 ARE GENERAL EXCEPTIONS AND ARE NOT APPLICABLE TO SURVEY.

- SPECIAL EXCEPTIONS
- S 9. SLOPE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTEE : STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION RECORDED : APRIL 7, 1943, BOOK 160, PAGE 636, DEED RECORDS. (TRACTS I & II)
- S 10. SLOPE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTEE : STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION RECORDED : APRIL 7, 1943, BOOK 160, PAGE 638, DEED RECORDS. (TRACTS I & II)
- A 11. WELL AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FIRST PARTY : EARL M. BEHRENS, ETUX SECOND PARTY : CHESTER B. NORRIS, ETUX RECORDED : NOVEMBER 4, 1975, BOOK 351, PAGE 435, DEED RECORDS. (TRACTS I & II)
- S,AS 12. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
- S,AS 13. TERMS AND PROVISIONS CONTAINED UNDER EASEMENT FOR CITY SEWER LINE PURPOSES CONTAINED IN AGREEMENT, GRANTEE : BETTY LOU WALES FNA BETTY LOU STRICKLAND GRANTEE : MYRA PARTNERS, LLC RECORDED : JULY 17, 2006, INSTRUMENT NO. 2006-5040365 AND RERECORDED : SEPTEMBER 16, 2019, INSTRUMENT NO. 2019-6900925, OFFICE OF UMATILLA COUNTY RECORDS. (TRACT I)
- S 14. TERMS AND PROVISIONS CONTAINED UNDER EASEMENT FOR RIGHT-OF-WAY PURPOSES CONTAINED IN AGREEMENT, GRANTEE : LUISI ASSOCIATES GRANTEE : MYRA PARTNERS, LLC RECORDED : APRIL 4, 2014, INSTRUMENT NO. 2014-6150816, OFFICE OF UMATILLA COUNTY RECORDS. (TRACTS I & II) PORTION OF EASEMENT WAS TERMINATED PER DOCUMENT RECORDED UNDER AFN 2020-4120248. ACCESS EASEMENT AREA REVISED PER EASEMENT C, SEE SURVEYOR'S EASEMENT NOTES.
- S 15. EASEMENT FOR CITY SEWER LINE PURPOSES INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTEE : MYRA PARTNERS, LLC RECORDED : APRIL 4, 2014, INSTRUMENT NO. 2014-6150817 OFFICE OF UMATILLA COUNTY RECORDS. (TRACTS I & II)
- N 16. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM OR OTHER MATTER CREATED BY OR ARISING OUT OF THE INACCESSIBILITY OF UMATILLA COUNTY RECORDERS OFFICE, INCLUDING BUT NOT LIMITED TO (I) AN INABILITY TO SEARCH THE PUBLIC RECORDS, (II) ANY DELAY IN RECORDATION OF DOCUMENTS VESTING OF TITLE OR CREATING THE LIEN OF AN INSURED MORTGAGE IN THE PUBLIC RECORDS OR (III) ANY CLAIM BASED ON AN ASSERTION THAT THE RECORDING OF AN INSURED MORTGAGE FAILED TO BE TIMELY. THE ISSUANCE OF A TITLE INSURANCE POLICY IS SUBJECT TO THE SIGNING OF AN AFFIDAVIT REGARDING COVID-19 EMERGENCY AS PROVIDED BY PIONEER TITLE COMPANY IN REGARDS TO THE ABOVE EXCEPTION.
- 17. EASEMENT FOR RIGHT-OF-WAY PURPOSES, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTEE : KATE C.A.A. COWL RECORDED : MARCH 21, 1893, BOOK 10, PAGE 225, DEED RECORDS.
- 18. EASEMENT FOR RIGHT-OF-WAY PURPOSES, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTEE : AGNES R. SALT RECORDED : FEBRUARY 10, 1904, BOOK 42, PAGE 315, DEED RECORDS.
- 19. EASEMENT FOR RIGHT-OF-WAY PURPOSES, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED : DECEMBER 11, 2020, INSTRUMENT NO. 2020-7120249, OFFICE OF UMATILLA COUNTY RECORDS.

VICINITY MAP

NOT TO SCALE



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.

SURVEY NOTES

1. INSTRUMENT USED: SOKKIA SRX 3 TOTAL STATION AND TOPCON GR5 GPS.
2. SURVEY COMPLETED 06/15/2021.
3. ALL MONUMENTS SHOWN AS FOUND VISITED 03/2021.
4. MTN2COAST (M2C) WAS RETAINED BY SIMONCRE JC CHIPPEWA IV, LLC TO COMPLETE A PROPERTY LINE ADJUSTMENT SURVEY OF THE DESCRIBED PROPERTY.

EXCEPTION ABBREVIATIONS

S - SHOWN ON SURVEY
 A - AFFECTS PART OF THE SITE
 DN - DOES NOT AFFECT SITE
 AS - ADJACENT TO SITE
 N - NOT SURVEYABLE

SURVEYOR'S EASEMENT NOTES

EASEMENTS NOT PROVIDED IN THE TITLE REPORT BUT AFFECT THE PROPERTY IN REGARDS TO DRAINAGE CHANNELS ARE AS FOLLOWS:

- S A. EASEMENT FOR RIGHT-OF-WAY PURPOSES, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTEE : KATE C.A.A. COWL RECORDED : MARCH 21, 1893, BOOK 10, PAGE 225, DEED RECORDS.
- S B. EASEMENT FOR RIGHT-OF-WAY PURPOSES, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTEE : AGNES R. SALT RECORDED : FEBRUARY 10, 1904, BOOK 42, PAGE 315, DEED RECORDS. DESCRIPTION FOR CHANNEL EASEMENT DOES NOT MATCH EXISTING CHANNEL LOCATION. EASEMENT LINE FOR EXCEPTIONS A AND B DEPICTS CHANNEL DESCRIPTION.
- S C. EASEMENT FOR RIGHT OF-WAY PURPOSES, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED: DECEMBER 11, 2020, INSTRUMENT NO. 2020-7120249, OFFICE OF UMATILLA COUNTY RECORDS.

RECEIVED BY
 Umatilla County Surveyor
 Date: 1/25/22
 Rec'd By: CT
 No.: 22-005-B

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
 O'REILLY AUTO PARTS

DRAWN BY MYC	DATE 1/3/2022	JOB NUMBER 21-459
CHECKED BY BEP	SCALE N/A	SHEET NUMBER SV-1 OF 2
AUDITORS INDEX		

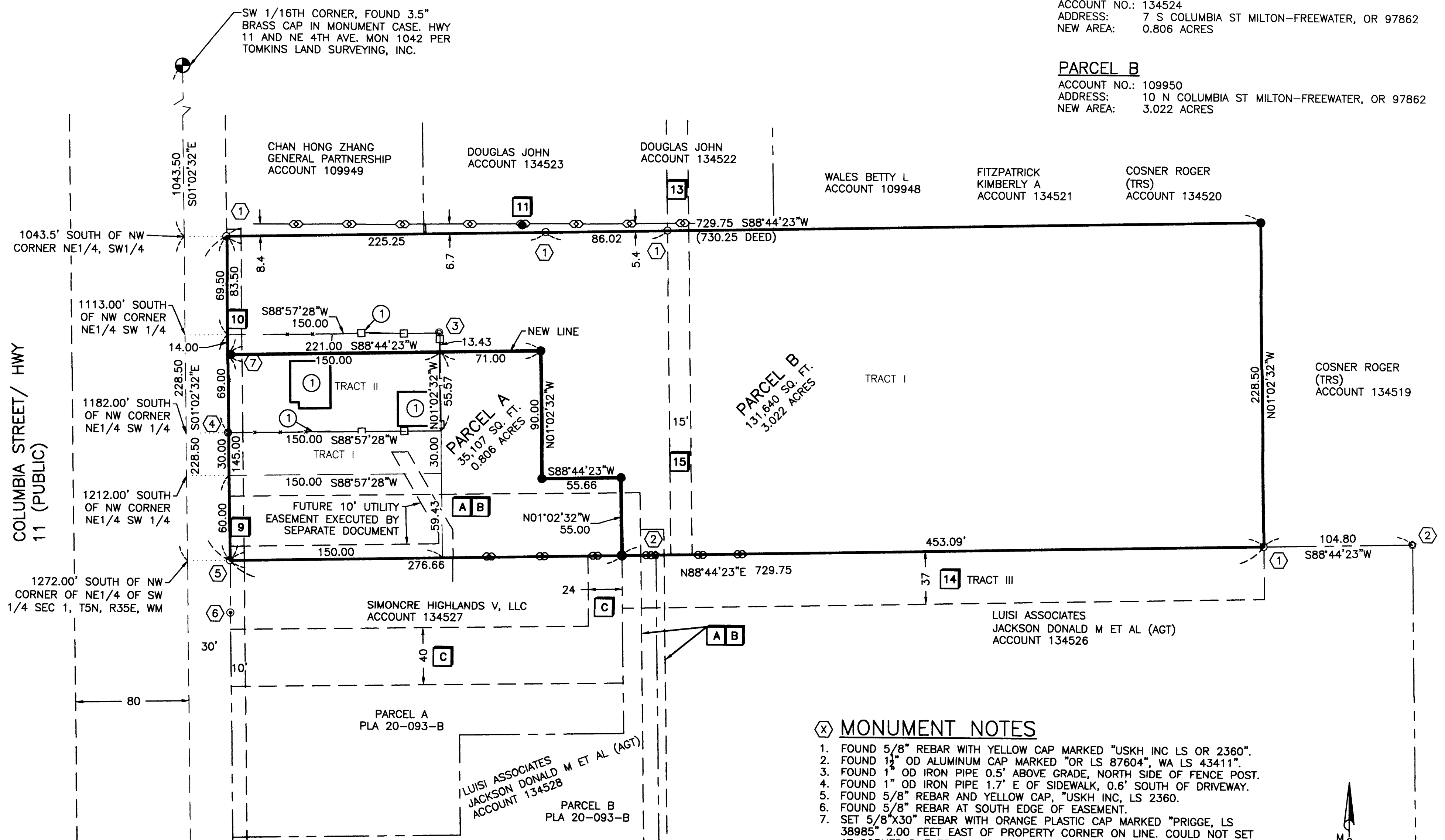
NE1/4 OF SW1/4, SECTION 1, TOWNSHIP 5N, RANGE 35E, W.M.

PARCEL A

ACCOUNT NO.: 134524
ADDRESS: 7 S COLUMBIA ST MILTON-FREEWATER, OR 97862
NEW AREA: 0.806 ACRES

PARCEL B

ACCOUNT NO.: 109950
ADDRESS: 10 N COLUMBIA ST MILTON-FREEWATER, OR 97862
NEW AREA: 3.022 ACRES



COLUMBIA STREET/ HWY 11 (PUBLIC)

1043.5' SOUTH OF NW CORNER NE1/4, SW1/4
1113.00' SOUTH OF NW CORNER NE1/4 SW 1/4
1182.00' SOUTH OF NW CORNER NE1/4 SW 1/4
1212.00' SOUTH OF NW CORNER NE1/4 SW 1/4
1272.00' SOUTH OF NW CORNER OF NE1/4 OF SW 1/4 SEC 1, T5N, R35E, WM

SW 1/16TH CORNER, FOUND 3.5" BRASS CAP IN MONUMENT CASE. HWY 11 AND NE 4TH AVE. MON 1042 PER TOMKINS LAND SURVEYING, INC.

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

PARCEL B F.I. 131,640 SQ. FT. 3.022 ACRES

PARCEL A 35,107 SQ. FT. 0.806 ACRES

PARCEL A PLA 20-093-B

PARCEL B PLA 20-093-B

(X) MONUMENT NOTES

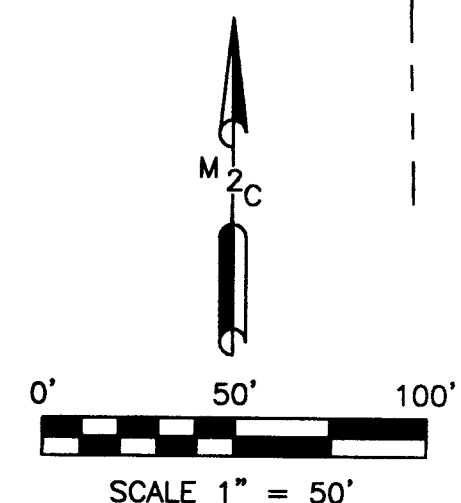
- 1. FOUND 5/8" REBAR WITH YELLOW CAP MARKED "USKH INC LS OR 2360".
- 2. FOUND 1 1/2" OD ALUMINUM CAP MARKED "OR LS 87604", WA LS 43411".
- 3. FOUND 1" OD IRON PIPE 0.5' ABOVE GRADE, NORTH SIDE OF FENCE POST.
- 4. FOUND 1" OD IRON PIPE 1.7' E OF SIDEWALK, 0.6' SOUTH OF DRIVEWAY.
- 5. FOUND 5/8" REBAR AND YELLOW CAP, "USKH INC, LS 2360.
- 6. FOUND 5/8" REBAR AT SOUTH EDGE OF EASEMENT.
- 7. SET 5/8"x30" REBAR WITH ORANGE PLASTIC CAP MARKED "PRIGGE, LS 38985" 2.00 FEET EAST OF PROPERTY CORNER ON LINE. COULD NOT SET AT CORNER DUE TO CONCRETE OBSTRUCTION.

LEGEND

- WELL
- ALUMINUM CAP
- ⊙ BRASS CAP
- ⊙ IRON PIPE
- ⊙ REBAR AND CAP
- ⊙ REBAR WITHOUT CAP
- SET 5/8" REBAR WITH ORANGE CAP MARKED "PRIGGE, LS 38985"

(X) NOTE

- 1. BUILDING AND FENCES TO BE REMOVED.



LINE TYPES

- CHAIN LINK FENCE
- BUILDING LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- 16TH SECTION LINE
- LOT LINE
- BOUNDARY LINE EXISTING
- BOUNDARY LINE NEW
- BOUNDARY LINE OLD

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
- 4. SURVEY 20-093-B BY MTN2COAST, LLC

BOUNDARY NOTES

THE FOUND MONUMENT AT THE SOUTHEAST CORNER OF THE PARCEL WAS HELD TO ESTABLISH THE BEARING OF THE SOUTH AND NORTH LINES OF THE PARCEL. THIS BEARING SHOULD HAVE BEEN 90° TO THE WEST LINE OF THE PARCEL PER THE LEGAL DESCRIPTION. THE LINE AS SURVEYED IS THE CURRENT USE LINE AND THE MONUMENTS ALONG THE NORTH LINE ALSO MATCH THIS BEARING.

RECEIVED BY

Umatilla County Surveyor
Date: 1/25/22
Rec'd By: CT
No.: 22-005-6

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 09, 2002
BLAIR E PRIGGE
38985
RENEW: 12/31/2022

MTN2COAST LLC
PROFESSIONAL LAND SURVEYORS
2320 MOTTMAN RD SW, STE 108
TUMWATER, WA 98512
360.688.1949

RECORD OF SURVEY FOR PROPERTY LINE ADJUSTMENT MILTON-FREEWATER, OR O'REILLY AUTO PARTS

DRAWN BY MYC	DATE 1/3/2022	JOB NUMBER 21-459
CHECKED BY BEP	SCALE 1"=50'	SHEET NUMBER SV-2 OF 2
AUDITORS INDEX NE1/4 OF SW1/4, SECTION 1, TOWNSHIP 5N, RANGE 35E, W.M.		