

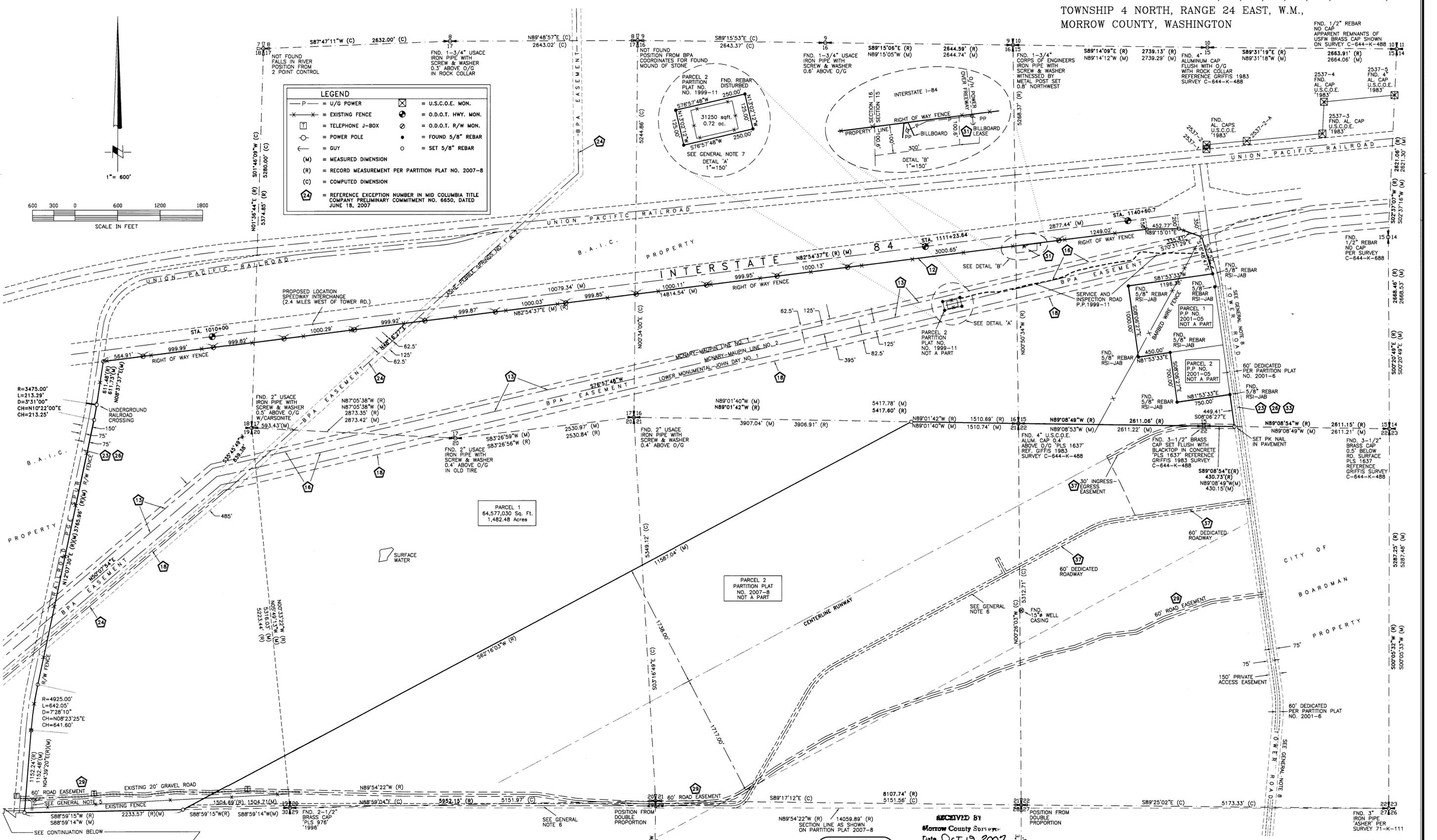
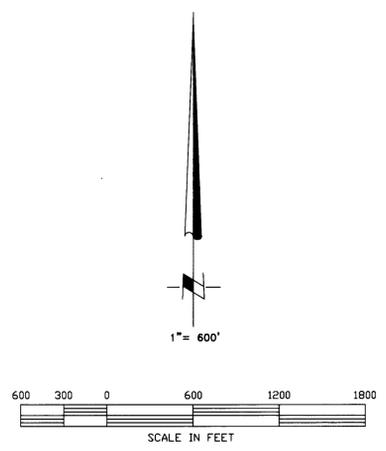
# A.L.T.A./A.C.S.M. SURVEY

FOR TETRA TECH/DBA SCM ARCHITECTURE & PLANNING, P.C.  
AND OREGON INTERNATIONAL SPEEDWAY, LLC  
A PORTION OF SECTIONS 15, 16, 17, 18, 19, 20, 21 & 22,  
TOWNSHIP 4 NORTH, RANGE 24 EAST, W.M.,  
MORROW COUNTY, WASHINGTON

SEE SHEET 2 OF 2 FOR RECORD LEGAL DESCRIPTION  
SEE SHEET 2 OF 2 FOR EXCEPTIONS  
SEE SHEET 2 OF 2 FOR GENERAL NOTES  
SEE SHEET 2 OF 2 FOR VICINITY MAP

**LEGEND**

- P — = U/G POWER
- X — = EXISTING FENCE
- = TELEPHONE J-BOX
- = POWER POLE
- ← = GUY
- (M) = MEASURED DIMENSION
- (R) = RECORD MEASUREMENT PER PARTITION PLAT NO. 2007-8
- (C) = COMPUTED DIMENSION
- ⊗ = U.S.C.O.E. MON.
- ⊙ = O.D.O.T. HWY. MON.
- = FOUND 5/8" REBAR
- = SET 5/8" REBAR
- Ⓜ = REFERENCE EXCEPTION NUMBER IN MID COLUMBIA TITLE COMPANY PRELIMINARY COMMITMENT NO. 6650, DATED JUNE 18, 2007



RECEIVED BY  
Morrow County Survey  
Date Oct 19, 2007  
Rec'd By SKB  
No. 1514-D

REGISTERED PROFESSIONAL LAND SURVEYOR  
*John A. Bauman*  
OREGON  
JOHN A. BAUMAN  
02735LS  
RENEWS 12-07

**RSI ROGERS SURVEYING INC., P.S.**  
1455 COLUMBIA PARK TRAIL  
RICHLAND, WA, 99352  
PHONE (509) 788-4141  
FAX: (509) 788-8994  
www.rogerssurveying.com

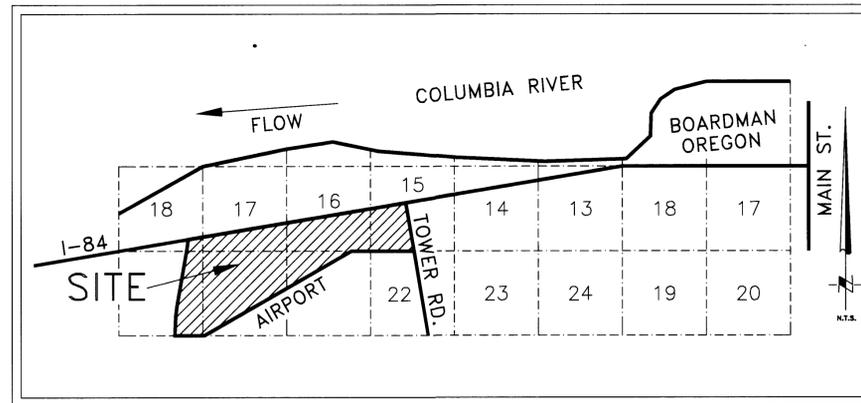
CLIENT	TETRA TECH	JOB	18307
PROJECT	ALTA/A.C.S.M. SURVEY	PORT OF MORROW, OREGON	
DRN. BY	RPJ	SCALE 1" = 800'	F. B. NO. NONE
APPROVED	JAB	DATE 7-9-07	LDDPROJ- 18307
			FILE: 18307.DWG
			SHEET 1 OF 2

**EASEMENTS AND APPURTENANT EASEMENTS—SCHEDULE 'B'**

10. EASEMENT FOR POLE LINE OVER N1/2, S1/2 OF SECTION 17, IN FAVOR OF PACIFIC TELEPHONE AND TELEGRAPH COMPANY IS BLANKET IN NATURE AND THEREFORE NOT PLOTTED HEREON. BOOK 47, PAGE 463.
11. EASEMENT FOR POLE LINE IN SECTION 17, IN FAVOR OF PACIFIC TELEPHONE AND TELEGRAPH COMPANY IS BLANKET IN NATURE AND THEREFORE NOT PLOTTED HEREON. BOOK 48, PAGE 136.
12. A RIGHT OF ACCESS 25 FEET WIDE FOR ORDINARY TRAVEL TO AND FROM THE ABUTTING LAND AT HIGHWAY STATION 1110+00 WAS RETAINED BY DEED RECORDED IN BOOK 53, PAGE 582. NO COMMERCIAL USE OF THIS ACCESS IS PERMITTED.
13. TRANSMISSION LINE AND ACCESS ROAD EASEMENT IN FAVOR OF U.S.A. (BPA), PLOTTED HEREON. BOOK 57, PAGE 274, AFFECTS SECTIONS 16, 17 & 19. (COVERS THE NORTHERLY 2 LINES ONLY - WIDTH 250 FEET) NOTE THAT THERE IS ALSO INCLUDED A RIGHT TO CUT "DANGER TREES" ON EACH SIDE OF THIS STRIP TO A WIDTH OF AN ADDITIONAL 125 FEET.
16. EASEMENT FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF ELECTRIC TRANSMISSION LINES IN FAVOR OF U.S.A. (BPA), PLOTTED HEREON. AFFECTS SECTIONS 15 AND 20. BOOK 70, PAGE 91. (COVERS THE NORTHERLY 2 LINES ONLY) PLOTTED HEREON. NOTE: THE AVIGATION CORRIDORS DESCRIBED IN THIS DOCUMENT AS THE WEST AND SOUTHWEST CORRIDORS AFFECT PROPERTY TO THE SOUTH OF THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON. THERE IS ALSO AN EASEMENT RETAINED FOR ACCESS TO U.S. HIGHWAY NO. 30 (NEW I-84) AND TO THE AIRPLANE LANDING STRIP THAT ARE BLANKET IN NATURE OVER EXISTING ROADS AT THE TIME OF RECORDING OF THE DOCUMENT AND ARE THEREFOR NOT PLOTTED HEREON.
17. AN EASEMENT 10 FEET IN WIDTH IN FAVOR OF PACIFIC NORTHWEST BELL TELEPHONE COMPANY TO CONSTRUCT, PLACE, INSPECT, MAINTAIN, REPAIR, REPLACE, REMOVE, USE, OPERATE AND PATROL AERIAL AND/OR UNDERGROUND STRUCTURES, INCLUDING WIRES, CABLES AND OTHER ELECTRICAL CONDUCTORS WITH ASSOCIATED POLES, CONDUITS, MANHOLES, MARKERS AND OTHER APPURTENANCES. AFFECTS SE 1/4 OF NW1/4 AND NE 1/4 OF SECTION 18 AND THE SW 1/4 OF SECTION 18 AND ARE BLANKET IN NATURE AND ARE NOT PLOTTED HEREON. BOOK 71, PAGE 49.
18. AN EASEMENT FOR ELECTRICAL POWER TRANSMISSION LINES IN FAVOR OF THE U.S.A. (BPA). AFFECTS SECTIONS 15, 16, 17, 19 & 20 BEING 145 FEET IN WIDTH AND IS PLOTTED HEREON. MICROFILM NO. 72, PAGE 521.
19. AN EASEMENT FOR ELECTRICAL POWER TRANSMISSION LINES IN FAVOR OF PACIFIC POWER AND LIGHT COMPANY AFFECTS SECTIONS 18 & 19 AND IS BLANKET IN NATURE AND IS THEREFOR NOT PLOTTED HEREON. BOOK 73, PAGE 75.
20. AN EASEMENT FOR ELECTRIC TRANSMISSION LINES IN FAVOR OF UMATILLA ELECTRIC COOPERATIVE ASSOCIATION. DOES NOT AFFECT SUBJECT PROPERTY AS IT LIES NORTH OF INTERSTATE 84 AND IS NOT PLOTTED HEREON. BOOK 73, PAGE 511.
21. THE PROPERTY DESCRIBED LIES NORTH OF INTERSTATE 84 AND THEREFOR DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON. RECORDED 7-24-70 AS MICROFILM NO. M-2270.
22. THE PROPERTY DESCRIBED LIES NORTH OF INTERSTATE 84 AND THEREFOR DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED HEREON. RECORDED 5-5-72 AS MICROFILM NO. M-4706.
23. VARIOUS EASEMENTS IN FAVOR OF PORTLAND GENERAL ELECTRIC AFFECTING LANDS IN VARIOUS LOCATIONS. THE EASEMENTS AFFECTING THE SUBJECT PROPERTY ARE THE RAILROAD SPUR ADJOINING ON THE WEST SIDE AND TOWER ROAD ADJOINING ON THE EAST SIDE. PLOTTED HEREON. RECORDED 8-13-75 AS MICROFILM NO. M-8457, RECORDED 6-29-76 AS MICROFILM NO. M-9783, RECORDED 10-17-78 AS MICROFILM NO. M-14243 & RECORDED 6-13-01 AS MICROFILM NO. M-2001-1307.
24. AN EASEMENT FOR ELECTRIC POWER TRANSMISSION LINES AND ACCESS EASEMENTS IN FAVOR OF THE U.S.A. THE EXACT LOCATIONS ARE NOT DESCRIBED BUT THE TRACT NO.'S GIVEN ON THE DOCUMENT MATCH THE ONES ON THE BPA RIGHT OF WAY PLANS FOR ASHE-PEBBLE SPRINGS NO. 1 & 2 PLOTTED HEREON. RECORDED 12-17-79 AS MICROFILM NO. M-16513.
25. AN EASEMENT FOR UNDERGROUND TELEPHONE FACILITIES IN FAVOR OF TELEPHONE UTILITIES INC. ARE BLANKET IN NATURE AND ARE NOT PLOTTED HEREON. RECORDED 9-29-80 AS MICROFILM NO. M-17851.
26. VARIOUS EASEMENTS IN FAVOR OF PORTLAND GENERAL ELECTRIC AFFECTING LANDS IN VARIOUS LOCATIONS. THE EASEMENTS AFFECTING THE SUBJECT PROPERTY ARE THE RAILROAD SPUR ADJOINING ON THE WEST SIDE AND TOWER ROAD ADJOINING ON THE EAST SIDE. PLOTTED HEREON. RECORDED 1-25-82 AS MICROFILM NO. M-19984.
27. EASEMENT AGREEMENT BETWEEN STATE OF OREGON, BOEING AGRI-INDUSTRIAL CO. AND PORTLAND GENERAL ELECTRIC LEGALLY DESCRIBING THE BARGE UNLOADING FACILITY EASEMENT AND AN INGRESS-EGRESS EASEMENT NEITHER OF WHICH AFFECT THE SUBJECT PROPERTY AND ARE NOT PLOTTED HEREON. RECORDED 1-27-82 AS MICROFILM NO. M-19970.
28. RESERVATIONS FOR USE OF THE AIRFIELD AND THE AIRFIELD ACCESS ROAD ARE INDETERMINANT IN LOCATION AND THEREFOR ARE NOT PLOTTED HEREON. ALSO AN ACKNOWLEDGMENT OF A DUMP SITE WITHIN SECTION 22 NOT AFFECTING THE SUBJECT PROPERTY AND NOT PLOTTED HEREON. RECORDED 2-15-91 AS MICROFILM NO. M-36263.
29. AN EASEMENT FOR ACCESS 60 FEET IN WIDTH AFFECTING SECTIONS 19, 20, 21 & 22 IN FAVOR OF BOEING AGRI-INDUSTRIAL COMPANY AND PLOTTED HEREON. RECORDED 1-18-92 AS MICROFILM NO. M-37859 AND RECORDED 8-27-82 AS MICROFILM M-38997.
31. A MEMORANDUM OF LEASE BETWEEN PORT OF MORROW, LESSOR AND MEADOW OUTDOOR ADVERTISING INC., LESSEE, PLOTTED HEREON. RECORDED 4-3-96 AS MICROFILM NO. M-47684.
33. AN INGRESS-EGRESS EASEMENT FOR THE BENEFIT OF THE PORT OF MORROW FOR THE USE OF TOWER ROAD BENEFITING THE SUBJECT PROPERTY AND OTHER LANDS PLOTTED HEREON. RECORDED 1-11-00 AS MICROFILM NO. 2000-81 AND RECORDED 2-4-00 AS MICROFILM NO. 2000-287.
37. EASEMENTS DISCLOSED BY PARTITION PLAT NO. 2007-8, PLOTTED HEREON.

**SURVEYOR'S NARRATIVE:**

THIS SURVEY IN LARGE PART RETRACES AND MONUMENTS THE PARTITION PLAT 2007-8 BY MCKINNIS. THE PUBLIC LAND CORNERS FOUND IN MOST RESPECTS AGREE FAIRLY CLOSELY WITH THE MEASUREMENTS SHOWN BY MCKINNIS. THERE APPEAR TO BE A NUMBER OF DRAFTING ERRORS ON THE PARTITION PLAT HOWEVER THAT TRANSPOSE BEARING QUADRANTS. IN ADDITION THE LENGTH OF THE SOUTH LINE OF SECTION 19 DOES NOT AGREE. MANY OF THESE CORNERS WERE SURVEYED BY ROGERS SURVEYING A NUMBER OF YEARS AGO WHEN THE PROPERTY TO THE SOUTH WAS DEVELOPED. THE GLO CORNERS ON THE TOWNSHIP LINE WERE SURVEYED AT THAT TIME. THE ALIGNMENT FOR I-84 WAS ESTABLISHED FROM THE FOUND ODDT MONUMENTS. THE ALIGNMENT FOR TOWER ROAD IS FROM ODDT PLANS FOR THE INTERSECTION WITH I-84 AND FROM TOMKINS' SURVEY FOR THE CITY OF BOARDMAN (D-1215-E). THE ALIGNMENT FOR THE PGE RAILROAD SPUR IS FROM PARTITION PLAT NO. 2007-8 WHICH ALSO AGREES WITH AN AS-BUILT SURVEYED ALIGNMENT. THE NORTHEAST AND NORTHWEST CORNERS OF SECTION 17 WERE COMPUTED BY 2 POINT CONTROL FOR THE NORTHWEST CORNER AND BY LISTED COORDINATES FOR A FOUND MOUND OF STONE BY THE BPA FOR THE NORTHWEST CORNER. NEITHER POSITION AGREES WITH MCKINNIS' COMPUTED POSITIONS. THE LOCATION OF THE BPA POWER LINE EASEMENTS ARE FROM BPA RIGHT OF WAY PLANS AND SURVEYED TOWER LOCATIONS. REFERENCE SURVEYS ARE C-148-K-351, D-419-K-617, C-198-K-376, C-644-K-489, C-1221-E-995, C-1286-E-1039, C-1311-M, C-1373-M.



VICINITY MAP  
NOT TO SCALE

**A.L.T.A./A.C.S.M. SURVEY**

FOR TETRA TECH/DBA SCM ARCHITECTURE & PLANNING, P.C.  
AND OREGON INTERNATIONAL SPEEDWAY, LLC  
A PORTION OF SECTIONS 15, 16, 17, 18, 19, 20, 21 & 22,  
TOWNSHIP 4 NORTH, RANGE 24 EAST, W.M.,  
MORROW COUNTY, WASHINGTON

**RECORD LEGAL DESCRIPTION**

PARCEL 1 OF PARTITION PLAT 2007-8, IN THE COUNTY OF MORROW AND STATE OF OREGON.

**SURVEYOR'S CERTIFICATION:**

TO TETRA TECH/DBA SCM ARCHITECTURE & PLANNING, P.C., OREGON INTERNATIONAL SPEEDWAY, LLC, AND MID COLUMBIA TITLE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 'MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS,' JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS, 1, 2, 3, 4, 8, 11(c) & 18 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR IN THE STATE OF OREGON, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

**GENERAL NOTES:**

1. BASIS OF BEARING IS CENTERLINE MONUMENTATION FOR I-84 PER PARTITION PLAT NO. 2007-8. RECORDS OF MORROW COUNTY, OREGON.
2. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THE SUBJECT PROPERTY IS EXTREMELY LARGE AND NOT ALL OF THE PROPERTY WAS INSPECTED. UTILITIES SHOWN ARE THOSE OBSERVED AT THE TIME AND LOCATION OF THE SURVEY.
3. THE FLOOD ZONE DESIGNATION FOR THE SUBJECT PROPERTY IS ZONE 'C' (AREA OF MINIMAL FLOODING) ACCORDING TO FEMA COMMUNITY PANEL NUMBER 410173 0125 B, DATED APRIL 1, 1981.
4. NO OBSERVABLE EVIDENCE WAS FOUND OF THE SITE BEING USED FOR A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL. THE SITE IS EXTREMELY LARGE HOWEVER AND NOT ALL OF THE SITE WAS INSPECTED.
5. THE EXISTING GRAVEL ROAD HEADING TO THE SOUTH AT THE SOUTHWEST CORNER OF THE PROPERTY DOES NOT APPEAR TO BE COVERED BY AN EASEMENT.
6. PARTITION PLAT 2007-8 DESCRIBES A DEDICATED ROADWAY FROM TOWER ROAD TO THE AIRSTRIP ACCESS POINT. IN ADDITION IT SHOWS GRAPHICALLY BUT DOES NOT DESCRIBE A CONTINUATION OF THAT ROAD SOUTHWESTERLY AND WESTERLY TO THE SOUTHEASTERLY LINE OF PARCEL 1 OF THAT PARTITION PLAT. THE DIMENSIONS SHOWN FOR THAT WESTERLY CONTINUATION ON THE PLAT ARE IN SOME CASES IN ERROR. IT IS DEPICTED HEREON TO RESEMBLE THAT GRAPHIC DEPICTION.
7. PARTITION PLAT 1999-11 FOR THE SWITCHING FACILITY FOR UMATILLA ELECTRIC SHOWS AN EXISTING SERVICE AND INSPECTION ROAD THAT RUNS INSIDE THE BPA EASEMENT FROM TOWER ROAD TO THE SUBSTATION SITE. THE PARTITION PLAT DEDICATES ITS USE TO UMATILLA ELECTRIC TO CONSTRUCT, MAINTAIN, SERVICE AND OPERATE THE SWITCHING FACILITY.
8. THERE IS AN EASEMENT FOR TOWER ROAD 150 FEET IN WIDTH, PARTITION PLAT NO. 2001-6, DEDICATED 60 FEET IN WIDTH TO MORROW COUNTY.

REGISTERED PROFESSIONAL LAND SURVEYOR  
*John A. Baalman*  
JOHN A. BAALMAN  
02735LS  
RENEWS 12-07

JOHN A. BAALMAN  
PROFESSIONAL LAND SURVEYOR  
IN THE STATE OF OREGON  
REGISTRATION NO. 02735LS  
  
ROGERS SURVEYING, INC.  
1455 COLUMBIA PARK TRAIL  
RICHLAND, WA. 99352  
1-509-783-4141  
DATE 10/16/07

RECEIVED BY  
Morrow County Surveyors  
Date Oct 19, 2007  
Rec'd By SKB  
No. 1514-D

	CLIENT	TETRA TECH	JOB	18307
	PROJECT	ALTA/A.C.S.M. SURVEY PORT OF MORROW, OREGON		
DRN. BY	RPJ	SCALE 1"= 600'	F. B. NO. NONE	SHEET 2
APPROVED	JAB	DATE 7-9-07	LDDPROJ- 18307	FILE: 18307.DWG