



AZIMUTH SURVEYING

2015 Market Street NE Salem, Oregon 97301

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March 3, 2020

Property Line Adjustment Descriptions

For

North River Farms LLC

Adjusted Tract 1:

BEGINNING AT THE NORTHEAST CORNER OF THE BENJAMIN WINDSOR 20 ACRE TRACT; SAID CORNER BEING LOCATED SOUTH 33.34 CHAINS FROM THE NORTHEAST CORNER OF THE ANDREW J. THOMAS DONATION LAND CLAIM NO. 55 IN TOWNSHIP 6 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN, POLK COUNTY, OREGON; THENCE WESTERLY ALONG THE NORTH BOUNDARY OF SAID WINDSOR TRACT, TO THE EASTERLY BOUNDARY OF THE SALEM-DAYTON STATE HIGHWAY; THENCE NORTHEASTERLY ALONG SAID HIGHWAY BOUNDARY TO ITS POINT OF INTERSECTION WITH THE EAST BOUNDARY OF SAID THOMAS DONATION LAND CLAIM; THENCE SOUTH ALONG SAID CLAIM BOUNDARY TO THE PLACE OF BEGINNING.

SAVE AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PROPERTY CONVEYED TO THE STATE OF OREGON, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION, HIGHWAY DIVISION, BY DEED DATED APRIL 20, 1989, AND RECORDED MAY 10, 1989, IN BOOK 222, PAGE 775, BOOK OF RECORDS, POLK COUNTY, OREGON.

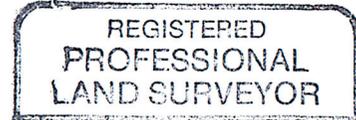
ALSO SAVE AND EXCEPT ANY PORTION OF ABOVE DESCRIBED TRACT OF LAND WHICH LIES WITHIN THE BOUNDARIES OF PUBLIC ROADS AND HIGHWAYS.

Save and Except the following described tract:

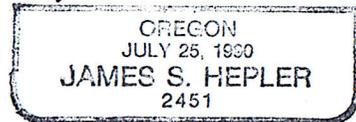
Beginning a 5/8" by 30" iron rod on the east line of A.J. Thomas Donation Land Claim No. 55 and on the east line of a Tract 2, Parcel 3 conveyed to North River Farms, LLC in Document 2019-003763 of Polk County Deed Records, Oregon, that is 1763.48 South 00°19'44" West from the northeast corner of said Thomas Donation Land Claim No. 55 in Township 6 South, Range 3 West of the Willamette Meridian, Polk County, Oregon, and running thence North 64°31'41" West, a distance of 678.32 feet to the easterly line of Salem - Dayton Highway 221 and to the west line of said Parcel 3; thence South 34°37'04" West along the west line of said Parcel 3 and said Highway 221, a distance of 307.56 feet to the beginning of a 686.15 foot radius curve to the left; thence along said curve to the left and along the west line of said Parcel 3 and said Highway 221, the chord of which bears South 12°33'22" West 515.44 feet, and having a central angle of 44°07'24", a distance of 528.40 feet to the southwest corner of said Parcel 3; thence South 89°27'10" East along the south line of said Parcel 3, a distance of 896.49 feet to the southeast corner of said Parcel 3 and

the east line of the said Thomas D.L.C.; thence North 00°19'44"East along the east line of Parcel 3 and the east line of said Thomas D.L.C., a distance of 491.21 feet to the point of beginning; and containing 12.23 acres, more or less.

This description is based on an original survey for North River Farms by James S. Hepler of Azimuth Surveying, record of survey map dated March 2, 2020, and Project No. 20-004.



James S. Hepler



Expires: 6-30-21

Adjusted Tract 2:

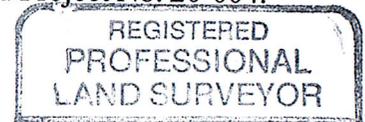
Commencing at the southwest corner of land owned by Benjamin Windsor at the time of his death, which point is about 12 chains south of the point where the west line of the Donation Land Claim of B. F. McLench crosses the Quarter section line, in Section 17, Township 6 South, range 3 west, of the Willamette Meridian; and running thence west 38 rods 12 feet to the center of the County road; thence Northerly, along the center of the County road, 66 rods; thence East, 55 rods to the west line of the Donation Land Claim of B. F. McLench; thence south, following the west line of the said B. F. McLench's Donation Land Claim, 66 rods to the place of beginning, containing twenty (20) acres of land, more or less.

SAVE AND EXCEPT: BEGINNING AT AN IRON PIPE WHICH IS 2997.58 FEET SOUTH 2°03'30" WEST AND 434.55 FEET NORTH 87°56'30" WEST FROM THE NORTHWEST CORNER OF THE B.F. MCLENCH DONATION LAND CLAIM NO. 47 IN TOWNSHIP 6 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN IN THE COUNTY OF POLK AND STATE OF OREGON; AND RUNNING THENCE NORTH 87°56'30" WEST 288.35 FEET TO AN IRON PIPE ON THE EAST LINE OF THE STATE HIGHWAY; THENCE NORTH 12°10'30" WEST 185.70 FEET ALONG SAID EAST LINE TO AN IRON PIPE; THENCE SOUTH 87°56'30" EAST 334.0 FEET TO AN IRON PIPE; THENCE SOUTH 2°03'30" WEST 180.00 FEET TO THE PLACE OF BEGINNING.

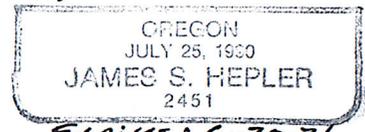
Together with the following described tract:

Beginning a 5/8" by 30" iron rod on the east line of A.J. Thomas Donation Land Claim No. 55 and on the east line of a Tract 2, Parcel 3 conveyed to North River Farms, LLC in Document 2019-003763 of Polk County Deed Records, Oregon, that is 1763.48 South 00°19'44" West from the northeast corner of said Thomas Donation Land Claim No. 55 in Township 6 South, Range 3 West of the Willamette Meridian, Polk County, Oregon, and running thence North 64°31'41" West, a distance of 678.32 feet to the easterly line of Salem – Dayton Highway 221 and to the west line of said Parcel 3; thence South 34°37'04" West along the west line of said Parcel 3 and said Highway 221, a distance of 307.56 feet to the beginning of a 686.15 foot radius curve to the left; thence along said curve to the left and along the west line of said Parcel 3 and said Highway 221, the chord of which bears South 12°33'22" West 515.44 feet, and having a central angle of 44°07'24", a distance of 528.40 feet to the southwest corner of said Parcel 3; thence South 89°27'10" East along the south line of said Parcel 3, a distance of 896.49 feet to the southeast corner of said Parcel 3 and the east line of the said Thomas D.L.C.; thence North 00°19'44" East along the east line of Parcel 3 and the east line of said Thomas D.L.C., a distance of 491.21 feet to the point of beginning; and containing 12.23 acres, more or less.

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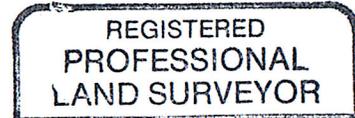
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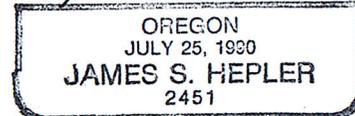
Transfer Tract:

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