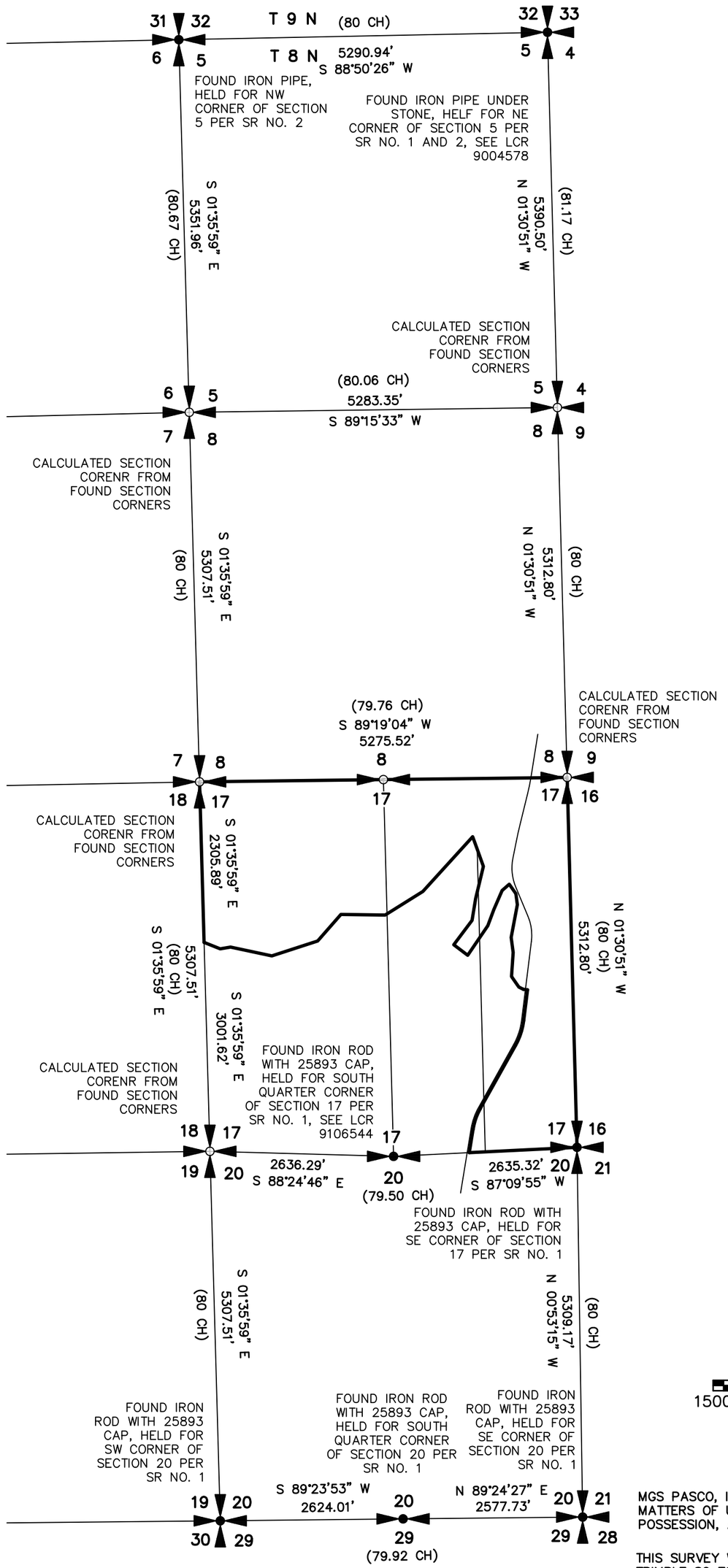
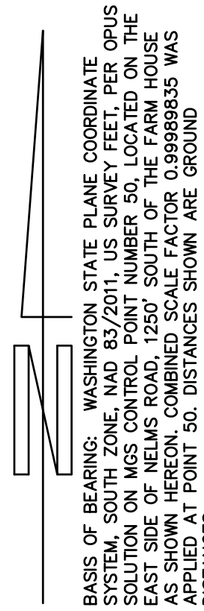
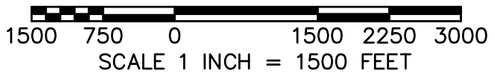
RECORD OF SURVEY

FOR A BOUNDARY LINE ADJUSTMENT LOCATED IN A PORTION OF THE NE, SE, SW, NW 1/4 OF THE NE 1/4, THE NE, SE, SW, NW 1/4 OF THE SE 1/4, NE, SE, SW, NE 1/4 OF THE SW 1/4 , THE NE, SE SW, NW 1/4 OF THE NW 1/4 OF SECTION 17 T 8 N, R 34 E WILLAMETTE MERIDIAN
WALLA WALLA COUNTY, WASHINGTON
BLA26-XX

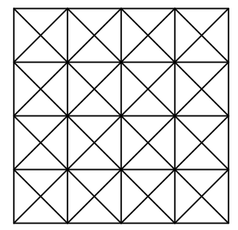
JOB NUMBER: 26-323 OCTOBER 23, 2026







SECTION INDEX



SECTION 17
T 8 N, R 34 E

MGS PASCO, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPLE, ETC.

THIS SURVEY WAS PERFORMED BY TRIMBLE GNSS R12 OR R10 RTK AND TRIMBLE S6 TOTAL STATION. ACCURACY OF MEASUREMENTS MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130. ALL CORNERS NOTED AS FOUND WERE VISITED IN OCTOBER 2026

SURVEY REFERENCES:

1) RINGHOFFER ESTATES SHORT PLAT, BOOK 5, PAGE 52, AF NO. 2012-08664
2) FLOWERS SURVEY, BOOK 14, PAGE 172, AF NO. 2024-02564
3) COUNTY ROAD PROJECT 60-1 NELMS ROAD PLANS
4) ORIGINAL GLO SURVEY, TOWNSHIP 8 NORTH, RANGE 34 EAST

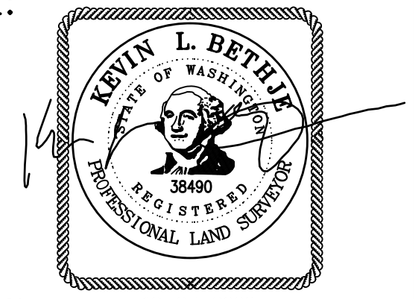
DEED REFERENCE:

GRANTOR: WOODFIELD INVESTMETNS LLC
GRANTEE: WI-WALLA WALLA COUNTY WA LLC
DATE: 01-30-2014
AF NO. 2014-00705

NARRATIVE: THE PURPOSE OF THIS SURVEY IS TO ADJUST THE BOUNDARY LINE BETWEEN THE TWO SUBJECT PARCELS TO BE NELMS ROAD.

SURVEYOR'S CERTIFICATE:

I, KEVIN L. BETHJE, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON, HEREBY CERTIFY THAT THE SURVEY AS SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT SAID SURVEY IS BASED ON AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED, AND THAT SAID SURVEY IS STAKED ON THE GROUND AS INDICATED HEREON. I FURTHER CERTIFY THAT THIS MAP IS TRUE AND CORRECT REPRESENTATION OF LANDS ACTUALLY SURVEYED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE PROVISIONS OF RCW 58.17 LAWS OF WASHINGTON. AT THE REQUEST OF LLOYD PIERCY IN JANUARY 2024.



10-23-2026

KEVIN L. BETHJE, PROFESSIONAL LAND SURVEYOR DATE:
PLS NO. 38490

AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS ____ DAY OF _____, 202__ AT ___ MINUTES PAST _____ ___.M. AND RECORDED IN VOLUME ___ OF SURVEYS, PAGE ____ AT THE REQUEST OF WI WALLA WALLA COUNTY WA LLC.

WALLA WALLA COUNTY AUDITOR

SCALE:	1"=1500'
JOB NO.	26-323
DATE:	10-22-2026
CALC BY:	KLB
DRAWN BY:	KLB
CHECKED BY:	____
SHEET	1 OF 3

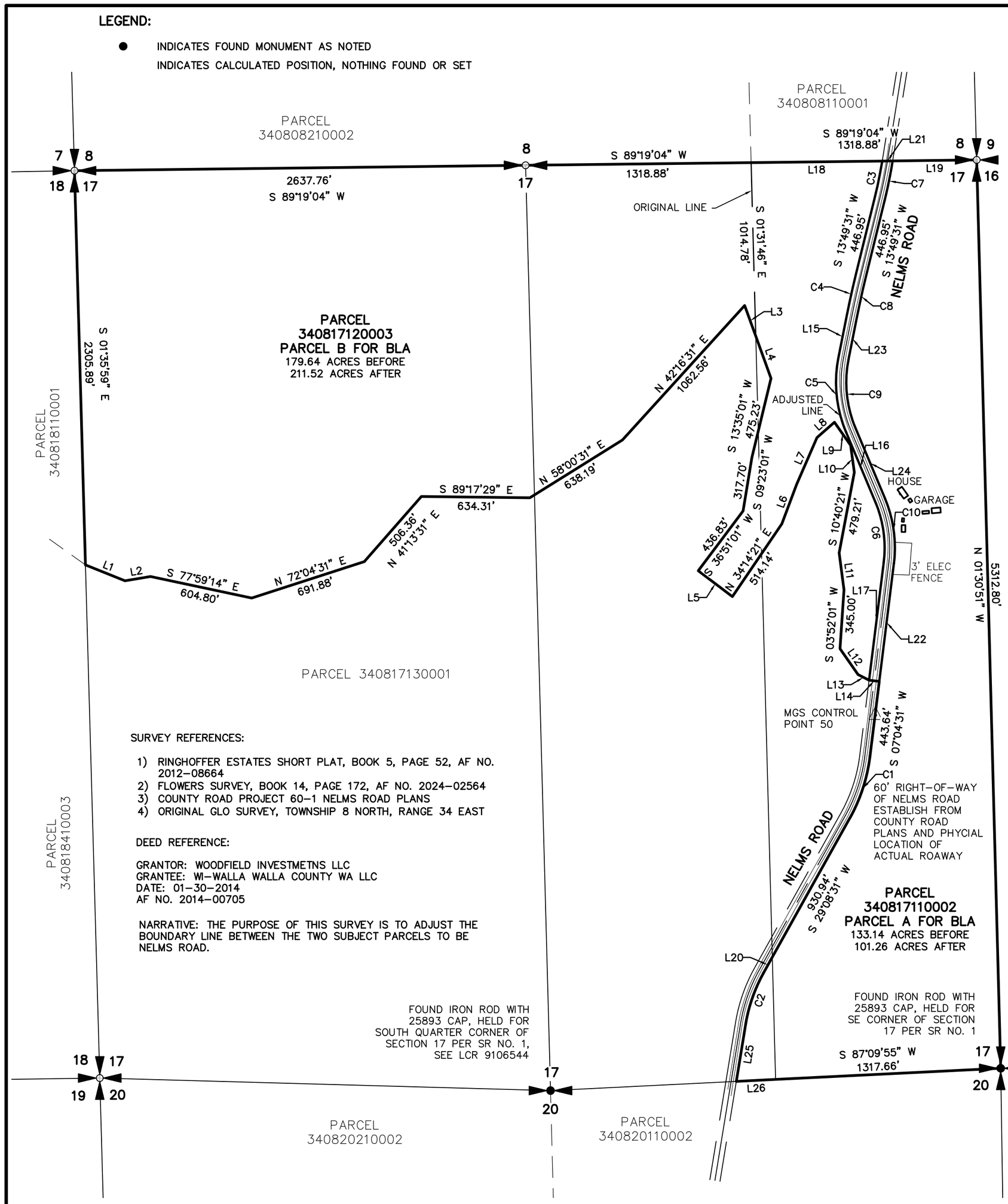
MGS
PASCO, INC.
809 S AUBURN ST
KENNEWICK, WA 99336
509-491-1071

DWG FILE: 26323S1.DWG

RECORD OF SURVEY

FOR A BOUNDARY LINE ADJUSTMENT LOCATED IN A PORTION OF THE NE, SE, SW, NW 1/4 OF THE NE 1/4, THE NE, SE, SW, NW 1/4 OF THE SE 1/4, NE, SE, SW, NE 1/4 OF THE SW 1/4 , THE NE, SE SW, NW 1/4 OF THE NW 1/4 OF SECTION 17 T 8 N, R 34 E WILLAMETTE MERIDIAN WALLA WALLA COUNTY, WASHINGTON BLA26-XX

JOB NUMBER: 26-323 OCTOBER 23, 2026



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 68°07'29" E	249.26'
L2	N 80°27'01" E	151.26'
L3	S 19°53'29" E	190.27'
L4	S 19°53'29" E	262.67'
L5	S 52°52'59" E	250.17'
L6	N 20°28'01" E	246.00'
L7	N 23°29'01" E	299.08'
L8	N 48°40'21" E	135.80'
L9	S 35°07'59" E	165.00'
L10	S 07°44'59" E	159.56'
L11	S 07°28'39" E	218.00'
L12	S 34°47'59" E	184.12'
L13	S 63°08'59" E	72.58'

LINE TABLE		
LINE	BEARING	DISTANCE
L14	S 82°55'29" E	60.00'
L15	S 11°14'31" W	247.85'
L16	S 22°44'29" E	447.64'
L17	S 07°04'31" W	695.25'
L18	S 89°19'04" W	766.63'
L19	S 89°19'04" W	491.35'
L20	S 29°08'31" W	104.96'
L21	S 89°19'04" W	60.91'
L22	S 07°04'31" W	695.25'
L23	S 11°14'31" W	247.85'
L24	S 22°44'29" E	447.64'
L25	S 09°16'39" W	337.98'
L26	S 87°09'55" W	229.97'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	985.00'	22°04'00"	379.36'	N 18°06'31" E	377.02'
C2	925.00'	19°51'52"	320.70'	S 19°12'35" W	319.10'
C3	2835.00'	4°29'57"	222.62'	N 11°34'33" E	222.57'
C4	5760.00'	2°35'00"	259.70'	S 12°32'01" W	259.68'
C5	746.30'	33°59'00"	442.65'	S 05°44'59" E	436.19'
C6	686.30'	29°49'00"	357.15'	N 07°49'59" W	353.13'
C7	2895.00'	4°42'31"	237.92'	N 11°28'16" E	237.85'
C8	5700.00'	2°35'00"	257.00'	S 12°32'01" W	256.98'
C9	686.30'	33°59'00"	407.06'	S 05°44'59" E	401.12'
C10	746.30'	29°49'00"	388.37'	N 07°49'59" W	384.01'

SURVEY REFERENCES:

1) RINGHOFFER ESTATES SHORT PLAT, BOOK 5, PAGE 52, AF NO. 2012-08664
2) FLOWERS SURVEY, BOOK 14, PAGE 172, AF NO. 2024-02564
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4) ORIGINAL GLO SURVEY, TOWNSHIP 8 NORTH, RANGE 34 EAST

DEED REFERENCE:

GRANTOR: WOODFIELD INVESTMETNS LLC
GRANTEE: WI-WALLA WALLA COUNTY WA LLC
DATE: 01-30-2014
AF NO. 2014-00705

NARRATIVE: THE PURPOSE OF THIS SURVEY IS TO ADJUST THE BOUNDARY LINE BETWEEN THE TWO SUBJECT PARCELS TO BE NELMS ROAD.

BASIS OF BEARING: WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83/2011, US SURVEY FEET, PER OPUS SOLUTION ON MGS CONTROL POINT NUMBER 50, LOCATED ON THE EAST SIDE OF NELMS ROAD, 1250' SOUTH OF THE FARM HOUSE AS SHOWN HEREON. COMBINED SCALE FACTOR 0.999989835 WAS APPLIED AT POINT 50. DISTANCES SHOWN ARE GROUND DISTANCES.



10-23-2026

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500 250 0 500 750 1000
SCALE 1 INCH = 500 FEET

SCALE: 1"=500'
JOB NO. 26-323
DATE: 10-23-2026
CALC BY: KLB
DRAWN BY: KLB
CHECKED BY: ___
SHEET 2 OF 3

MGS
PASCO, INC.
809 S AUBURN ST
KENNEWICK, WA 99336
509-491-1071

DWG FILE: 26323S1.DWG

RECORD OF SURVEY

FOR A BOUNDARY LINE ADJUSTMENT LOCATED IN A PORTION OF THE NE, SE, SW, NW 1/4 OF THE NE 1/4, THE NE, SE, SW, NW 1/4 OF THE SE 1/4, NE, SE, SW, NE 1/4 OF THE SW 1/4 , THE NE, SE SW, NW 1/4 OF THE NW 1/4 OF SECTION 17 T 8 N, R 34 E WILLAMETTE MERIDIAN WALLA WALLA COUNTY, WASHINGTON BLA26–XX

JOB NUMBER: 26–323 OCTOBER 23, 2026

BLA NOTE AND CONSENT

THIS BOUNDARY LINE ADJUSTMENT IS NOT A PLAT, REPLAT OR SUBDIVISION. APPROVAL OF A BOUNDARY LINE ADJUSTMENT DOES NOT GUARANTEE OR IMPLY THAT THE SUBJECT PROPERTY MAY BE DEVELOPED OR SUBDIVIDED, AND MAY NOT BE GROUNDS FOR APPROVAL OF SUBSEQUENT MODIFICATIONS OR VARIANCE REQUESTS. APPROVAL OF A BOUNDARY LINE ADJUSTMENT DOES GUARANTEE THAT FUTURE PERMITS WILL BE GRANTED FOR ANY STRUCTURE OR DEVELOPMENT WITHIN A LOT AFFECTED BY A BOUNDARY LINE ADJUSTMENT. THE APPLICANT SHALL CERTIFY BY SIGNATURE THAT EACH RESULTING LOT AFFECTED BY THIS BLA HAS AN ACCESSIBLE BUILDING AREA.
THEN UNDERSIGNED AGREE THAT THE BOUNDARY LINE ADJUSTMENT SET FORTH HEREIN IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS. OWNERS HEREBY CERTIFY THAT EACH RESULTING LOT AFFECTED BY THE BOUNDARY LINE ADJUSTMENT HAS AN ACCESSIBLE BUILDING AREA.

WI–WALLA WALLA COUNTY WA LLC

ACKNOWLEDGMENT

STATE OF
COUNTY OF

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT HAVE SIGNED THIS PLAT, ON OATH STATED THAT HE OR SHE IS AUTHORIZED TO EXECUTE THIS SURVEY AND ACKNOWLEDGED IT AS THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED ON THIS SURVEY.

NOTARY PUBLIC DATE

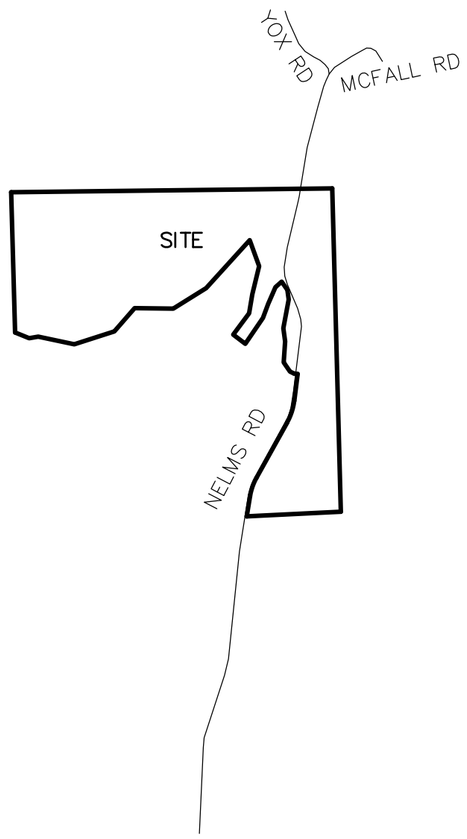
MY APPOINTMENT EXPIRES

RESIDING

APPROVAL

APPROVED IN ACCORDANCE WITH THE WALLA WALLA COUNTY CODE CHAPTERS 16.70 AND 17.31

, DIRECTOR DATE
WALLA WALLA COUNTY COMMUNITY DEVELOPMENT DEPARTMENT.



VICINITY MAP
NTS



10–23–2026

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DWG FILE: 26323S1.DWG

ORIGINAL PARCEL A

THAT PARCEL OF LAND BEING A PORTION OF THE EAST HALF OF SECTION 17, TOWNSHIP 8 NORTH, RANGE 34 EAST, WILLAMETTE MERIDIAN, WALLA WALLA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 17; THENCE SOUTH 01°30'51"EAST ALONG THE EAST LINE OF SAID SECTION 17, 5312.80 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 87°09'55"WEST ALONG THE SOUTH LINE OF SAID SECTION 17, 1547.63 FEET TO THE EASTERLY RIGHT–OF–WAY OF NELMS ROAD; THENCE NORTH 09°16'39"EAST ALONG SAID RIGHT–OF–WAY LINE, 337.98 FEET; THENCE ALONG SAID RIGHT–OF–WAY LINE ALONG THE ARC OF A 925.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS NORTH 19°12'35"EAST FOR A CHORD DISTANCE OF 319.10 FEET THROUGH A CENTRAL ANGLE OF 19°51'52"FOR AN ARC DISTANCE OF 320.70 FEET; THENCE NORTH 29°08'31"EAST ALONG SAID RIGHT–OF–WAY LINE, 1035.90 FEET; THENCE ALONG SAID RIGHT–OF–WAY LINE ALONG THE ARC OF A 985.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS NORTH 18°06'31" EAST FOR A CHORD DISTANCE OF 377.02 FEET THROUGH A CENTRAL ANGLE OF 22°04'00"FOR AN ARC DISTANCE OF 379.36 FEET; THENCE NORTH 07°04'31"EAST ALONG SAID RIGHT–OF–WAY LINE, 443.64 FEET; THENCE NORTH 82°55'29"WEST, LEAVING SAID RIGHT–OF–WAY LINE, 60.00 FEET TO THE WESTERLY RIGHT–OF–WAY LINE OF SAID NELMS ROAD AND BEING THE NORTHERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN STATUTORY WARRANTY DEED AS SELPH PARCEL RECORDED UNDER AUDITOR'S FILE NUMBER 2011–03913, RECORDS OF WALLA WALLA COUNTY; THENCE ALONG THE NORTH LINE OF SAID SELPH PARCEL, THE FOLLOWING COURSES; THENCE NORTH 63°08'59"WEST, 72.58 FEET; THENCE NORTH 34°47'59"WEST, 184.12 FEET; THENCE NORTH 03°52'01"EAST, 345.00 FEET; THENCE NORTH 07°28'39"WEST, 218.00 FEET; THENCE NORTH 10°40'21"EAST, 479.21 FEET; THENCE NORTH 07°44'59"WEST, 159.56 FEET; THENCE NORTH 35°07'59"WEST, 165.00 FEET; THENCE SOUTH 48°40'21" WEST, 135.80 FEET; THENCE SOUTH 23°29'01"WEST, 299.08 FEET; THENCE SOUTH 20°28'01"WEST, 246.00 FEET; THENCE SOUTH 34°14'21"WEST, 514.14 FEET; THENCE NORTH 52°52'59"WEST, 250.17 FEET; THENCE NORTH 36°51'01"EAST, 436.83 FEET; THENCE NORTH 09°23'01"EAST, 317.70 FEET; THENCE NORTH 13°35'01"EAST, 475.23 FEET; THENCE NORTH 19°53'29"WEST, 262.67 FEET TO THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF SAID SECTION 17; THENCE NORTH 01°31'46"WEST LEAVING SAID THE NORTH LINE OF SAID SELPH PARCEL AND ALONG SAID WEST LINE OF THE EAST HALF OF THE EAST HALF, 1014.78 FEET TO THE NORTH LINE OF SAID SECTION 17; THENCE NORTH 89°19'04"EAST ALONG THE NORTH LINE OF SAID SECTION 17, 1318.88 FEET TO THE POINT OF BEGINNING; EXCEPT ANY PORTION OF WHICH LOCATED WITHIN THE RIGHT–OF–WAY OF NELMS ROAD; CONTAINING 133.14 ACRES MORE OR LESS; TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS APPARENT OR OF RECORD.

ORIGINAL PARCEL B

THAT PARCEL OF LAND BEING A PORTION OF THE NORTH HALF OF SECTION 17, TOWNSHIP 8 NORTH, RANGE 34 EAST, WILLAMETTE MERIDIAN, WALLA WALLA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 17; THENCE SOUTH 01°35'59"EAST ALONG THE WEST LINE OF SAID SECTIN 17, 2305.89 FEET TO THE NORTHERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN STATUTORY WARRANTY DEED AS SELPH PARCEL RECORDED UNDER AUDITOR'S FILE NUMBER 2011–03913, RECORDS OF WALLA WALLA COUNTY; THENCE ALONG THE NORTH LINE OF SAID SELPH PARCEL, THE FOLLOWING COURSES; THENCE SOUTH 68°07'29"EAST, 249.26 FEET; THENCE NORTH 80°27'01"EAST, 151.26 FEET; THENCE SOUTH 77°59'14"EAST, 604.80 FEET; THENCE NORTH 72°04'31"EAST, 691.88 FEET; THENCE NORTH 41°13'31"EAST, 506.36 FEET; THENCE SOUTH 89°17'29"EAST, 634.31 FEET; THENCE NORTH 58°00'31"EAST, 638.19 FEET; THENCE NORTH 42°16'31"EAST, 1062.56 FEET; THENCE SOUTH 19°53'29"EAST, 190.27 FEET TO THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF SAID SECTION 17; THENCE NORTH 01°31'46"WEST LEAVING SAID THE NORTH LINE OF SAID SELPH PARCEL AND ALONG SAID WEST LINE OF THE EAST HALF OF THE EAST HALF, 1014.78 FEET TO THE NORTH LINE OF SAID SECTION 17; THENCE SOUTH 89°19'04"WEST ALONG THE NORTH LINE OF SAID SECTION 17, 3956.64 FEET TO THE POINT OF BEGINNING; CONTAINING 179.64 ACRES MORE OR LESS; TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS APPARENT OR OF RECORD.

ADJUSTED PARCEL A

THAT PARCEL OF LAND BEING A PORTION OF THE EAST HALF OF SECTION 17, TOWNSHIP 8 NORTH, RANGE 34 EAST, WILLAMETTE MERIDIAN, WALLA WALLA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 17; THENCE SOUTH 01°30'51"EAST ALONG THE EAST LINE OF SAID SECTION 17, 5312.80 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 87°09'55"WEST ALONG THE SOUTH LINE OF SAID SECTION 17, 1547.63 FEET TO THE EASTERLY RIGHT–OF–WAY OF NELMS ROAD; THENCE NORTH 09°16'39"EAST ALONG SAID RIGHT–OF–WAY LINE, 337.98 FEET; THENCE ALONG SAID RIGHT–OF–WAY LINE ALONG THE ARC OF A 925.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS NORTH 19°12'35"EAST FOR A CHORD DISTANCE OF 319.10 FEET THROUGH A CENTRAL ANGLE OF 19°51'52"FOR AN ARC DISTANCE OF 320.70 FEET; THENCE NORTH 29°08'31"EAST ALONG SAID RIGHT–OF–WAY LINE, 1035.90 FEET; THENCE ALONG SAID RIGHT–OF–WAY LINE ALONG THE ARC OF A 985.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS NORTH 18°06'31"EAST FOR A CHORD DISTANCE OF 377.02 FEET THROUGH A CENTRAL ANGLE OF 22°04'00"FOR AN ARC DISTANCE OF 379.36 FEET; THENCE NORTH 07°04'31"EAST ALONG SAID RIGHT–OF–WAY LINE, 1138.89 FEET; THENCE ALONG SAID RIGHT–OF–WAY LINE ALONG THE ARC OF A 746.30 FOOT RADIUS TANGENT CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS NORTH 07°49'59"WEST FOR A CHORD DISTANCE OF 384.01 FEET THROUGH A CENTRAL ANGLE OF 29°49'00"FOR AN ARC DISTANCE OF 388.37 FEET; THENCE NORTH 22°44'29"WEST ALONG SAID RIGHT–OF–WAY LINE, 447.64 FEET; THENCE ALONG SAID RIGHT–OF–WAY LINE ALONG THE ARC OF A 686.30 FOOT RADIUS TANGENT CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS NORTH 05°44'59"WEST FOR A CHORD DISTANCE OF 401.12 FEET THROUGH A CENTRAL ANGLE OF 33°59'00"FOR AN ARC DISTANCE OF 407.06 FEET; THENCE NORTH 11°14'31"EAST, ALONG SAID RIGHT–OF–WAY LINE, 247.85 FEET; THENCE ALONG SAID RIGHT–OF–WAY LINE ALONG THE ARC OF A 5700.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS NORTH 12°32'01"EAST FOR A CHORD DISTANCE OF 256.98 FEET THROUGH A CENTRAL ANGLE OF 02°35'00"FOR AN ARC DISTANCE OF 257.00 FEET; THENCE NORTH 13°49'31"EAST, ALONG SAID RIGHT–OF–WAY LINE, 446.95 FEET; THENCE ALONG SAID RIGHT–OF–WAY LINE ALONG THE ARC OF A 2895.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS NORTH 11°28'16"EAST FOR A CHORD DISTANCE OF 237.85 FEET THROUGH A CENTRAL ANGLE OF 04°42'31"FOR AN ARC DISTANCE OF 237.92 FEET; THENCE NORTH 89°19'04"EAST ALONG THE NORTH LINE OF SAID SECTION 17, 491.35 FEET TO THE POINT OF BEGINNING; CONTAINING 101.26 ACRES MORE OR LESS; TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS APPARENT OR OF RECORD.

ADJUSTED PARCEL B

THAT PARCEL OF LAND BEING A PORTION OF THE NORTH HALF OF SECTION 17, TOWNSHIP 8 NORTH, RANGE 34 EAST, WILLAMETTE MERIDIAN, WALLA WALLA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 17; THENCE SOUTH 01°35'59"EAST ALONG THE WEST LINE OF SAID SECTIN 17, 2305.89 FEET TO THE NORTHERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN STATUTORY WARRANTY DEED AS SELPH PARCEL RECORDED UNDER AUDITOR'S FILE NUMBER 2011–03913, RECORDS OF WALLA WALLA COUNTY; THENCE ALONG THE NORTH LINE OF SAID SELPH PARCEL, THE FOLLOWING COURSES; THENCE SOUTH 68°07'29"EAST, 249.26 FEET; THENCE NORTH 80°27'01"EAST, 151.26 FEET; THENCE SOUTH 77°59'14"EAST, 604.80 FEET; THENCE NORTH 72°04'31"EAST, 691.88 FEET; THENCE NORTH 41°13'31"EAST, 506.36 FEET; THENCE SOUTH 89°17'29"EAST, 634.31 FEET; THENCE NORTH 58°00'31"EAST, 638.19 FEET; THENCE NORTH 42°16'31"EAST, 1062.56 FEET; THENCE SOUTH 19°53'29"EAST, 452.94 FEET; THENCE SOUTH 13°35'01"WEST, 475.23 FEET; THENCE SOUTH 09°23'01"WEST, 317.70 FEET; THENCE SOUTH 36°51'01"WEST, 436.83 FEET; THENCE SOUTH 52°52'59"EAST, 250.17 FEET; THENCE NORTH 34°14'21"EAST, 514.14 FEET; THENCE NORTH 20°28'01"EAST, 246.00 FEET; THENCE NORTH 23°29'01"EAST, 299.08 FEET; THENCE NORTH 48°40'21"EAST, 135.80 FEET; THENCE SOUTH 35°07'59"EAST, 165.00 FEET; THENCE SOUTH 07°44'59"EAST, 159.56 FEET; THENCE SOUTH 10°40'21"WEST, 479.21 FEET; THENCE SOUTH 07°28'39"EAST, 218.00 FEET; THENCE SOUTH 03°52'01"WEST, 345.00 FEET; THENCE SOUTH 34°47'59"EAST, 184.12 FEET; THENCE SOUTH 63°08'59"EAST, 72.58 FEET TO THE WESTERLY RIGHT–OF–WAY LINE OF NELMS ROAD; THENCE NORTH 07°04'31"EAST, LEAVING SAID SELPH PARCEL, ALONG SAID RIGHT–OF–WAY LINE, 695.25 FEET; THENCE ALONG SAID RIGHT–OF–WAY LINE ALONG THE ARC OF A 686.30 FOOT RADIUS TANGENT CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS NORTH 07°49'59"WEST FOR A CHORD DISTANCE OF 353.13 FEET THROUGH A CENTRAL ANGLE OF 29°49'00"FOR AN ARC DISTANCE OF 357.15 FEET; THENCE NORTH 22°44'29"WEST ALONG SAID RIGHT–OF–WAY LINE, 447.64 FEET; THENCE ALONG SAID RIGHT–OF–WAY LINE ALONG THE ARC OF A 746.30 FOOT RADIUS TANGENT CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS NORTH 05°44'59"WEST FOR A CHORD DISTANCE OF 436.19 FEET THROUGH A CENTRAL ANGLE OF 33°59'00"FOR AN ARC DISTANCE OF 442.65 FEET; THENCE NORTH 11°14'31"EAST ALONG SAID RIGHT–OF–WAY LINE, 247.85 FEET; THENCE ALONG SAID RIGHT–OF–WAY LINE ALONG THE ARC OF A 5760 FOOT RADIUS TANGENT CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS NORTH 12°32'01"EAST FOR A CHORD DISTANCE OF 259.68 FEET THROUGH A CENTRAL ANGLE OF 02°35'00"FOR AN ARC DISTANCE OF 259.70 FEET; THENCE NORTH 13°49'31"EAST ALONG SAID RIGHT–OF–WAY LINE, 446.95 FEET; THENCE ALONG SAID RIGHT–OF–WAY LINE ALONG THE ARC OF A 2835.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS NORTH 11°34'33"EAST FOR A CHORD DISTANCE OF 222.57 FEET THROUGH A CENTRAL ANGLE OF 04°29'57"FOR AN ARC DISTANCE OF 222.62 FEET TO THE NORTH LINE OF SAID SECTION 17; THENCE SOUTH 89°19'04"WEST ALONG THE NORTH LINE OF SAID SECTION 17, 4723.27 FEET TO THE POINT OF BEGINNING; CONTAINING 211.52 ACRES MORE OR LESS; TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS APPARENT OR OF RECORD.

AGRICULTURAL LANDS STATEMENT

WALLA WALLA CODE CHAPTER 8.40.040 RIGHT TO FARM NOTICE:
THE SUBJECT PROPERTY IS WITHIN OR NEAR LAND DESIGNATED FOR LONG TERM COMMERCIALLY SIGNIFICANT AGRICULTURAL ACTIVITIES AND SUBJECT TO A VARIETY OF ACTIVITIES THAT MAY NOT BE COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS EXTENDING BEYOND NORMAL WORKDAY OR WORK WEEKS, IN ADDITION TO OTHER ACTIVITIES THAT MAY INCLUDE NOISE, DUST, ANIMAL HUSBANDRY AND ASSOCIATED AGRICULTURAL ACTIVITIES, WHEN PERFORMED IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES, SAID AGRICULTURAL ACTIVITIES ARE TO BE EXPECTED, CONSENTED TO BY THE DEVELOPERS OF THIS PROPERTY, THERE HEIRS AND SUCCESSORS AND ASSIGNS AND SHALL NOT BE SUBJECT TO LEGAL ACTIONS OR PUBLIC NUISANCE.

SCALE: NA
JOB NO. 26–323
DATE: 10–23–2026
CALC BY: KLB
DRAWN BY: KLB
CHECKED BY: ____
SHEET 3 OF 3

MGS
PASCO, INC.
809 S AUBURN ST
KENNEWICK, WA 99336
509–491–1071