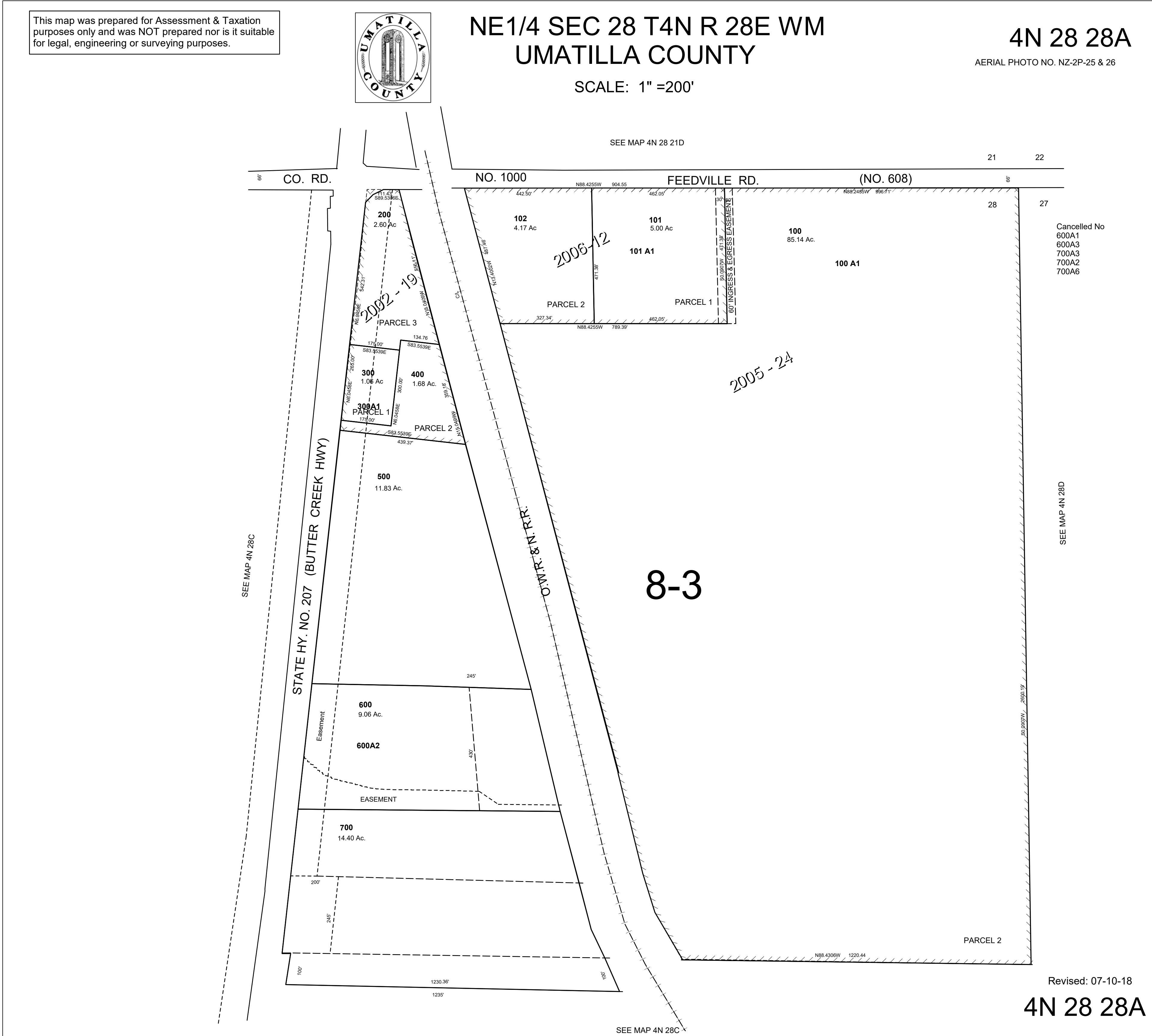


Appendix F

UGB Expansion Property Information

- F.1** Tax Lot Numbers and Tax Assessors Maps
- F.2** Property owner petition agreeing to annexation
- F.3** Legal description of property proposed for annexation

MAP AND TAX LOT ID: 4N2828A000100A1



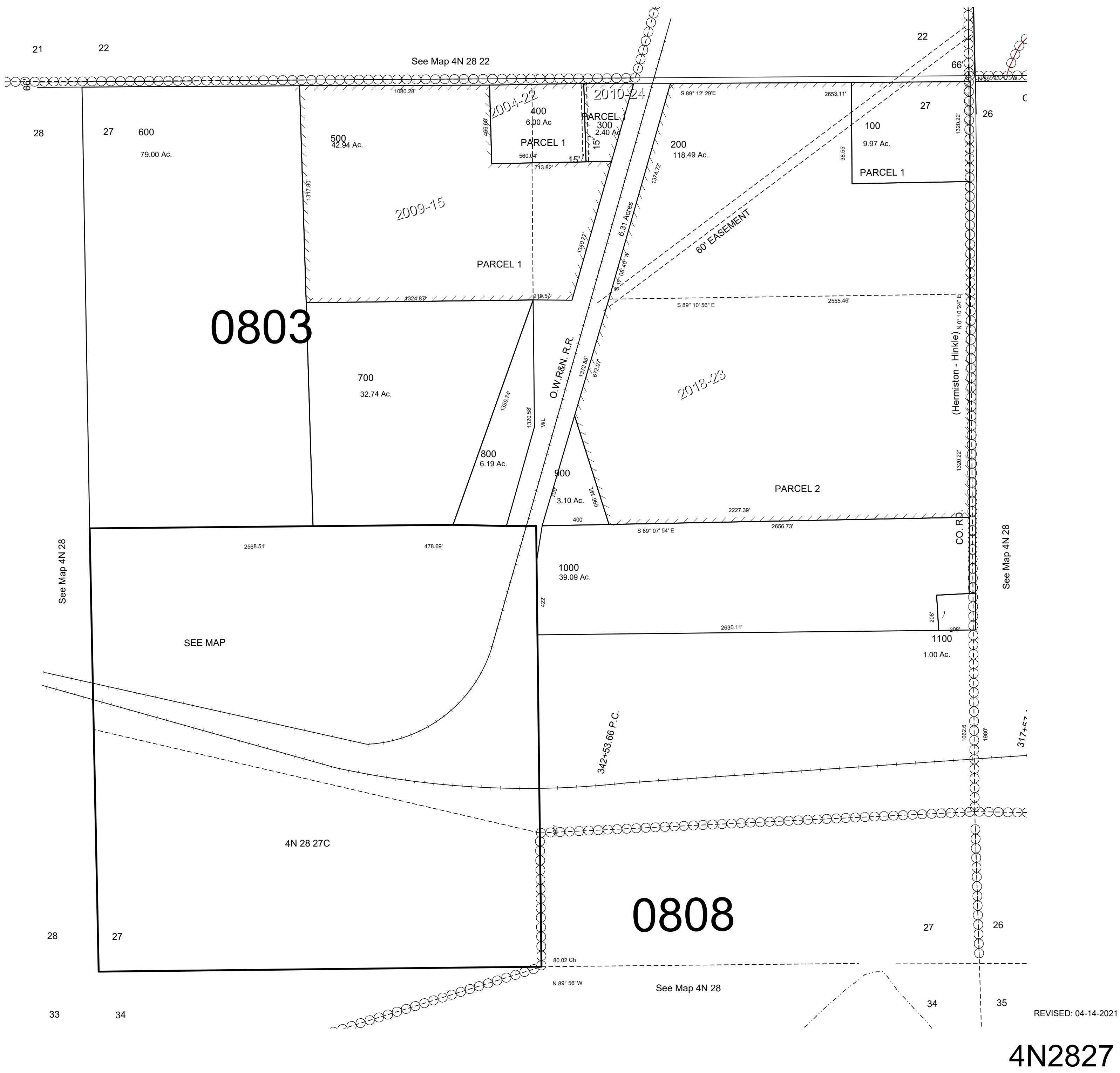
MAP AND TAX LOT IDS: 4N28270000600, 4N28270000500, 4N28270000700, 4N28270000200

This map was prepared for Assessment & Taxation purposes only and was NOT prepared nor is it suitable for legal, engineering or surveying purposes.

SEC 27 T4N R28E WM
UMATILLA COUNTY, OR

SCALE: 1" = 400'

4N2827



This map was prepared for Assessment & Taxation purposes only and was NOT prepared nor is it suitable for legal, engineering or surveying purposes.

Cancelled Tax Lots
1400

T4N R28E WM
UMATILLA COUNTY

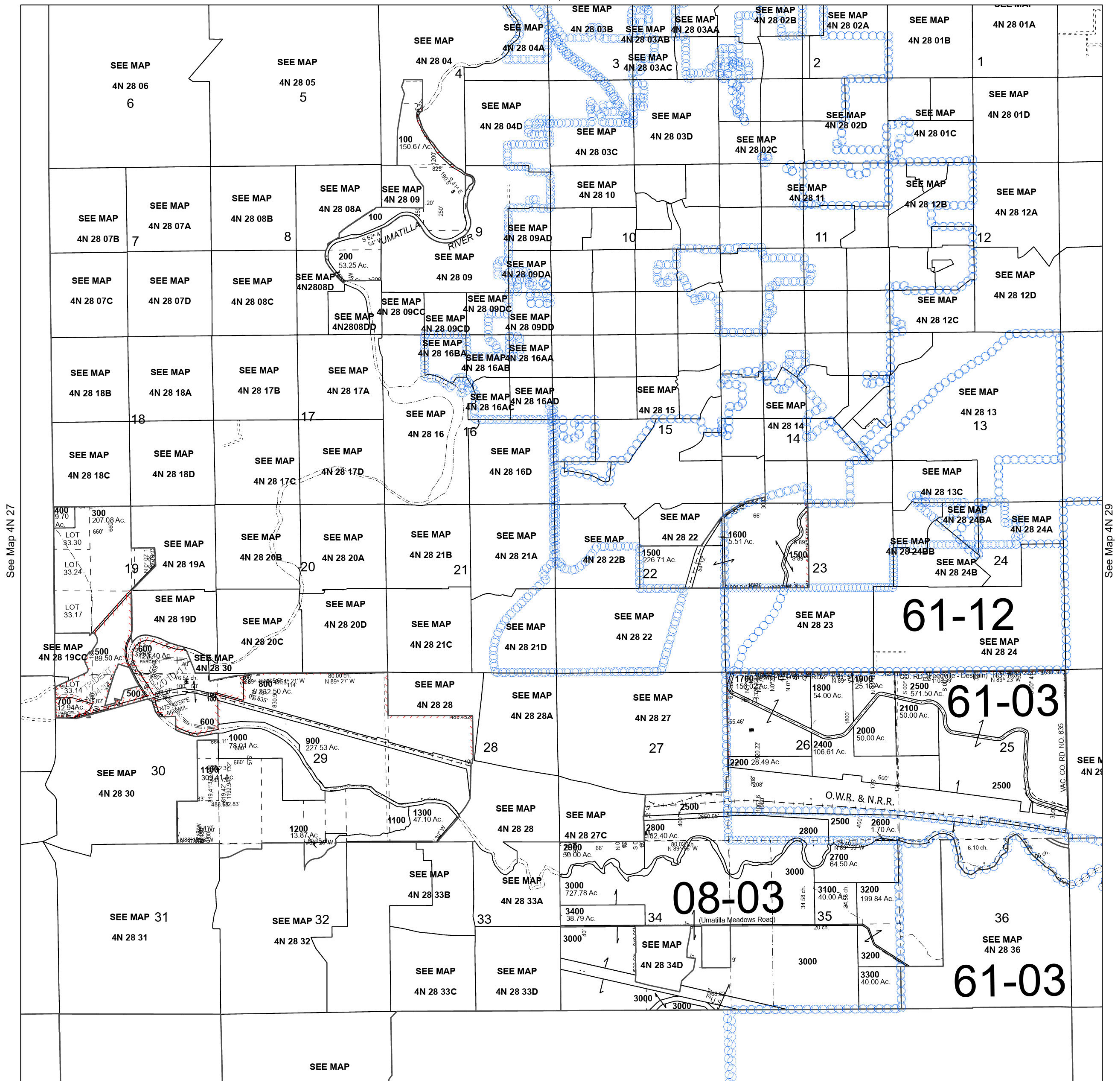
4N 28

MAP AND TAX LOT IDS: 4N28000001700,
4N28000001800, 4N28000001900,
4N28000002500

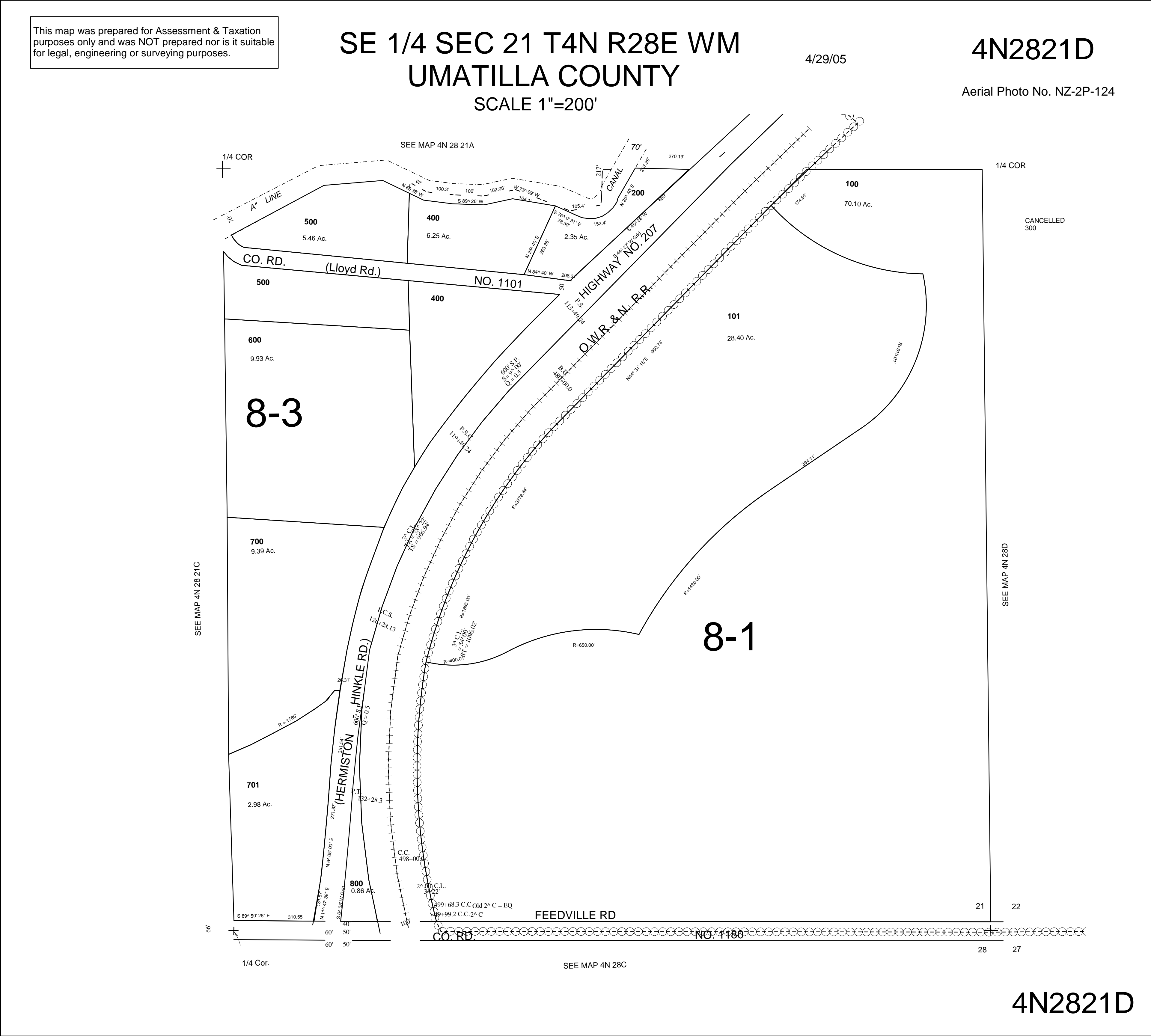
SCALE 1" = 2,000'

Hermiston

See Map 5N 29



MAP AND TAX LOT ID: 4N2821D000800



4N2821D



January 7, 2025
Folder 3209-49

Via E-Mail to mmorgan@hermiston.gov

City of Hermiston
Attn: Mark Morgan
Assistant City Manager
180 NE 2nd Street
Hermiston, OR 97838

Re: Portion of Umatilla County Tax Lots 1700, 1800, 1900, and 2500 (Tax Map 4N 28 23) lying north of the U.S.R.S. Feed Canal in Hermiston, Oregon ("Property")

Dear Mr. Morgan:

I am writing to indicate Union Pacific Railroad Company's ("UPRR") commitment to selling the Property identified above to an industrial developer. The Property is approximately 380 acres and is located north of the U.S.R.S. Feed Canal ("Canal") that runs through the site. Negotiations have been ongoing with an industrial developer, and we expect to finalize the terms of a purchase and sale transaction within the next 90 days.

UPRR understands the City of Hermiston is undertaking a process to expand its urban growth boundary ("UGB") to provide for an adequate 20-year supply of employment lands. UPRR supports this effort and believes the Property it is committed to selling is suitable for industrial and employment use and should be considered for inclusion in the City's UGB expansion.

Please note UPRR has yet to decide on the future use of its land located south of the Canal; therefore, it will not be included in the City's current UGB expansion.

Sincerely,

A handwritten signature in black ink, appearing to read "Rodney S. Carroll".

Rodney S. Carroll
General Director – Real Estate

Appendix F.2

Clint Spencer
City Planner
City of Hermiston
180 NE 2nd St.
Hermiston, OR 97838

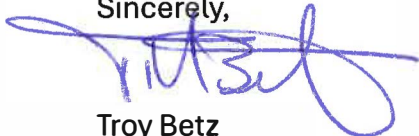
July 15, 2025

Clint,

JB Land LLC owns the properties south of Feedville Road known as 4N2827 Tax Lots 500, 600, and 700. Additionally, Bud-Rich Potato Inc. owns the adjacent property known as 4N2828A Tax Lot 100.

As the President of Bud-Rich Potato Inc., and a Member of JB Land LLC, I am writing to provide consent for including these properties in the currently proposed UGB expansion, as well as annexation in to the city limits of the City of Hermiston.

Sincerely,

A handwritten signature in blue ink, appearing to read "Troy Betz", with a stylized flourish extending from the end.

Troy Betz
President- Bud-Rich Potato, Inc.
Member- JB Land, LLC

ANNEXATION – EXHIBIT ‘A’

FILE: 4N28E Annexation
AP (RES) 07-31-2025

TRACT 1 – ANNEXATION

A tract of land located in Sections 21, and 28, Township 4 North, Range 28 East, Willamette Meridian, City of Hermiston, Umatilla County, Oregon, more particularly described as follows:

BEGINNING at a point on the Westerly Right-of-Way of Oregon State Highway 207 which bears N12°38'56"W, 3017.00 feet from the Southeast corner of said Section 21; thence along said Westerly Right-of-Way line the following six (6) courses:

1. S44°27'00"W, 1166.31 feet;
2. along 40-foot highway offset spiral curve to the left through a central angle of 09°00'00" (chord bears of S41°26'17"W, 605.68 feet);
3. 693.19 feet along a curve to the left having a radius of 1949.86 feet and a central angle of 20°22'00" (chord bears S25°16'00"W, 689.47 feet);
4. along 40-foot highway offset spiral curve to the left through a central angle of 09°00'00" (chord bears of S09°07'54"W 605.64 feet);
5. S06°05'00"W, 271.93 feet;
6. S11°43'09"W, 131.57 feet to the North Right-of-Way line of Feedville Road;

thence S00°05'07"W, 66.00 feet to the South Right-of-Way line of Feedville Road; thence S89°54'54"E, along said South Right-of-Way line, 355.99 feet; thence N0°05'07"E, 66.00 feet to the North Right-of-Way line and a point on the Easterly Right-of-Way line of United Pacific Railroad;

thence along said Easterly Right-of-Way line the following four (4) courses:

1. along a railroad offset spiral curve through a central angle of 07°05'19" (chord bears N10°20'16"W, 194.03 feet);
2. 1637.64 feet along a curve to the right having a radius of 1865.00 feet and a central angle of 50°18'39" (chord bears N17°22'25"E, 1585.53 feet);
3. along a railroad offset spiral curve through a central angle of 01°53'36" (chord bears N43°51'43"E, 131.46 feet);
4. N44°31'18"E, 1336.11 feet to a point on the existing city limit boundary;

thence N45°33'00"W, along said boundary, 223.65 feet to the **POINT OF BEGINNING**.

Containing 810,526 Square Feet, 18.607 Acres, more or less.

TRACT 2 – ANNEXATION

A tract of land located in Sections 27 and 28, Township 4 North, Range 28 East, Willamette Meridian, City of Hermiston, Umatilla County, Oregon, more particularly described as follows:

BEGINNING at the Section corner common to section 21, 22, 27, 28 Township 4 North, Range 28 East, Willamette Meridian, City of Hermiston;
thence N89°54'55"W, along said Section line, 1967.87 feet;
thence S00°05'07"W 33.00 feet to the South Right-of-Way line of Feedville Road;
thence S89°54'54"E, along said South Right-of-Way line, 971.16 feet to the East Line of Parcel 1 as shown on Partition Plat 2006-12, Umatilla County Records;
thence S01°02'53"E along said East Line, 471.39 feet, to the South Line of said Parcel 1;
thence N89°54'54"W along said Line of Parcel 1 and Parcel 2 of said Partition Plat, 789.39 feet to the West line of Parcel 2 as shown on Partition Plat 2005-24 Umatilla County Records;
thence S14°51'49"E along said West line, 1991.93 feet;
thence 225.60 feet along a curve to the left having a radius of 663.11 feet and a central angle of 19°29'34" (chord bears S24°36'36E, 224.51 feet) to a point on the South line of said Parcel 2;
thence S89°55'14"E along said South Line 1220.58 feet to the one-quarter corner common to Section 27 and 28, Township 4 North, Range 28 East, Willamette Meridian;
thence N89°40'02"E, along the East-West centerline of said Section 27, a distance of 2271.17 feet;
thence N15°03'38"E, 1367.00 feet to the Southwest corner of Northwest one-quarter of Northeast one-quarter of said Section 27;
thence N89°35'35"E, along the South line of Northwest one-quarter of Northeast one-quarter, 219.18 feet to the Westerly Right-of-Way line of Oregon-Washington Railroad and Navigation Company (Union Pacific Railroad);
thence N15°59'03"E along said Westerly Right-of-Way line, 853.91 feet to the South line of Parcel 2 as shown on Partition Plat 2009-15, Umatilla County Records;
thence S89°35'31"W along the South line of Parcel 2 as shown on said Partition Plat and Parcel 1 as shown on Partition Plat 2004-22, a distance of 713.82 feet to the Southwest corner of said Parcel 1;
thence N01°20'32"E, along the West line of said Parcel 1, a distance of 466.80 feet to the South line of Feedville Road;
thence N89°35'09"E along said South Right-of-Way line, 227.69 feet;
thence N89°35'31"E continuing along said South Right-of-Way line, 817.71 feet to the East Right-of-Way line of Union Pacific Railroad;
thence N15°58'27"E, along said East Right-of-Way line, 68.79 feet to the North Right-of-Way line of Feedville Road;
thence S89°35'31"W along said North Right-of-Way line, 208.49 feet to the West Right-of-Way line of Union Pacific Railroad;
thence S15°59'34"W, along said West Right-of-Way line, 34.40 feet to the centerline of Feedville Road also being the North line of Section 27 said Township and Range;
thence S89°35'32"W along said centerline to the North one-quarter corner of said Section 27;
thence S89°35'09"W, along said centerline of Feedville Road, 2653.05 feet to the **POINT OF BEGINNING.**

Containing 10,714,044 Square Feet, 245.960 Acres, more or less.

TRACT 3 – ANNEXATION

A tract of land located in Sections 27, Township 4 North, Range 28 East, Willamette Meridian, City of Hermiston, Umatilla County, Oregon, more particularly described as follows:

BEGINNING at the Northwest corner of Section 27, said Township and Range;
thence N1°03'52"W, along said East line of Section 22 said Township and Range,
33.00 feet to the North Right-of-Way line of Feedville Road Right-of-Way;
thence S89°35'31"W, along said North Right-of-Way line of Feedville Road, 1815.43
feet to the West Right-of-Way of United Pacific Railroad;
thence S15°58'27"W along said West Right-of-Way line, 68.79 feet to the South
Right-of-Way line of Feedville Road;
thence N89°35'31"E along said South Right-of-Way line, 1835.57 feet to the East
line of Section 25 of Township 4 North, Range 28 East, Willamette Meridian;
thence N01°01'15"W, along said East line, 33.00 feet to the **POINT OF BEGINNING**.

Containing 120,483 Square Feet, 2.766 Acres, more or less.

TRACT 4 – ANNEXATION

A tract of land located in Sections 26, Township 4 North, Range 28 East, Willamette Meridian, City of Hermiston, Umatilla County, Oregon, more particularly described as follows:

BEGINNING at the Northwest corner of Section 26, said Township and Range;
thence S01°01'15"E, along the West line of said Section 26, a distance of 33.00 feet
to the South Right-of-Way line of Feedville Road;
thence N89°51'28"E, along said South Right-of-Way line, 207.06' to the centerline of
Feed Canal Alignment;
thence Southeast along said centerline of Feed Canal Alignment the following thirty-
one (31) courses (these courses were traced from AutoCAD Geolocation Map Aerial):

1. S16°16'03"W, 343.46 feet;
2. 357.94 feet along a curve to the left having a radius of 255.00 feet and a central
angle of 80°25'33", (chord bears S23°56'44"E, 329.27 feet);
3. S64°09'30"E, 3077.53 feet;
4. 276.12 feet along a curve to the left having a radius of 455.00 feet and a central
angle of 34°46'15", (chord bears S81°32'38"E, 271.91 feet);
5. N81°32'38"E, 290.20 feet;
6. 259.86 feet along a curve to the left having a radius of 360.00 feet and a central
angle of 41°21'30", (chord bears N60°23'30"E, 254.26 feet);

Appendix F.3

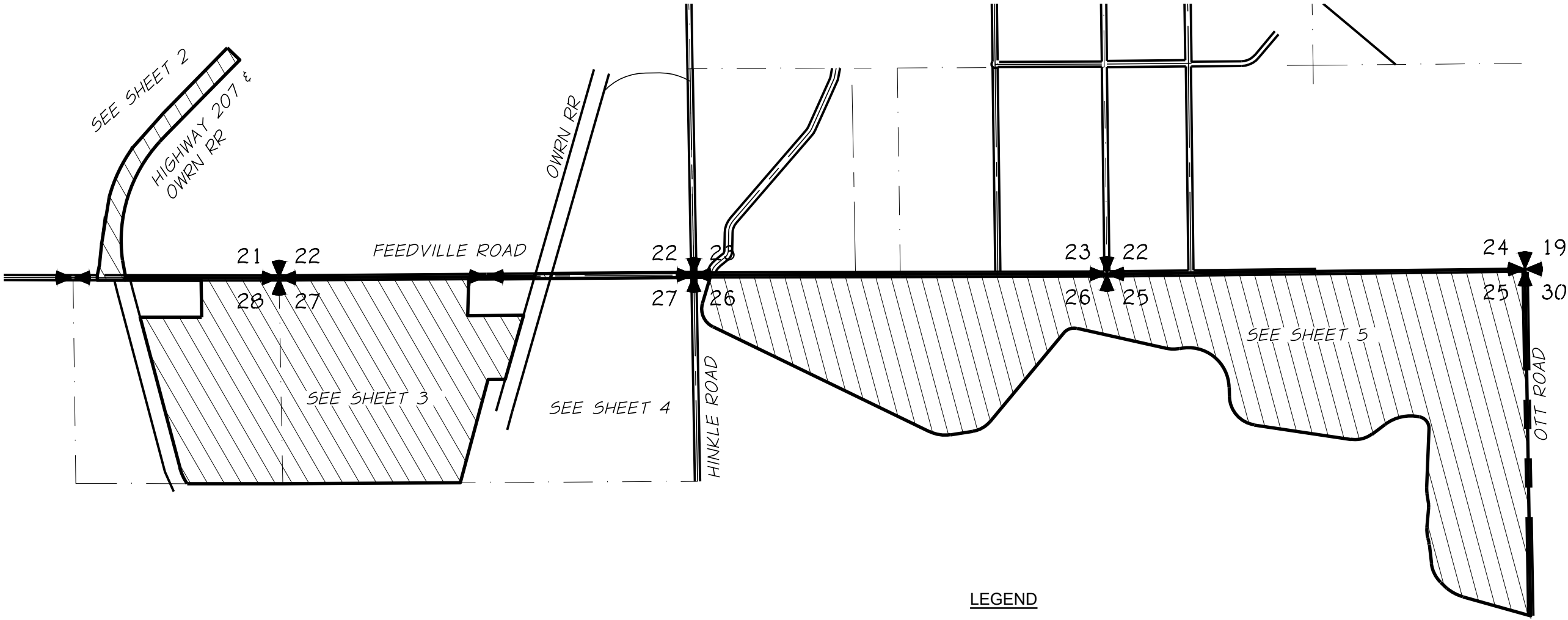
7. N39°42'44"E, 1473.09 feet;
8. 186.64 feet along a curve to the right having a radius of 170.00 feet and a central angle of 62°54'14", (chord bears N71°09'51"E, 177.41 feet);
9. S77°23'02"E, 1177.78 feet;
10. 167.45 feet along a curve to the left having a radius of 385.00 feet and a central angle of 24°55'12", (chord bears S89°50'38"E, 166.13 feet);
11. 915.79 feet along a reverse curve to the right having a radius of 520.00 feet and a central angle of 100°54'21", (chord bears S51°51'04"E, 801.95 feet);
12. S01°23'53"E, 120.90 feet;
13. 524.12 feet along a curve to the left having a radius of 375.00 feet and a central angle of 80°04'48", (chord bears S41°26'17"E, 482.49 feet);
14. S81°28'41"E, 1252.28 feet;
15. 285.10 feet along a curve to the left having a radius of 360.00 feet and a central angle of 45°22'28", (chord bears N75°50'05"E, 277.70 feet);
16. N53°08'52"E, 205.87 feet;
17. 468.62 feet along a curve to the right having a radius of 550.00 feet and a central angle of 48°49'07", (chord bears N77°33'25"E, 454.58 feet);
18. 210.65 feet along a compound curve to the right having a radius of 150.00 feet and a central angle of 80°27'48", (chord bears S37°48'08"E, 193.76 feet);
19. S02°25'46"W, 747.71 feet;
20. 75.55 feet along a curve to the left having a radius of 400.00 feet and a central angle of 10°49'17", (chord bears S02°58'52"E, 75.44 feet);
21. S08°23'31"E, 142.19 feet;
22. 47.07 feet along a curve to the right having a radius of 200.00 feet and a central angle of 13°29'00", (chord bears S01°39'01"E, 46.96 feet);
23. S05°05'29"W, 252.42 feet;
24. 136.51 feet along a curve to the left having a radius of 400.00 feet and a central angle of 19°33'14", (chord bears S04°41'08"E, 135.85 feet);
25. S14°27'45"E, 58.73 feet;
26. 27.91 feet along a curve to the right having a radius of 200.00 feet and central angle of 07°59'43", (chord bears S10°27'53"E, 27.89 feet);
27. S6°28'01"E, 243.17 feet;
28. 275.03 feet along a curve to the left having a radius of 400.00 feet and a central angle of 39°23'42", (chord bears S26°09'53"E, 269.64 feet);
29. S45°51'44"E, 108.10 feet;
30. 234.80 feet along a curve to the left having a radius of 550.00 feet and a central angle of 24°27'37", (chord bears S62°11'40"E, 233.02 feet);
31. S74°25'28"E, 900.46 feet to the centerline of Ott Road also being the East line of Section 25 of Township 4 North, Range 28 East, Willamette Meridian;
thence N00°56'33"E along said East line, 4435.16 to the Northeast corner of Section 25 also being the centerline of Feedville Road;
thence S89°19'27"W, 2673.99 feet;
thence S89°20'01"W, 2674.13 feet;
thence S89°51'31"W, 2642.08 feet;
thence S89°51'28"W, 2424.25 feet to the centerline of Feed Canal Alignment;

Appendix F.3




thence N11°41'09"E, along said centerline 21.25 feet;
thence continuing along said centerline 12.71 feet along a curve to the right having a radius of 250.00 feet and a central angle of 02°54'43", (chord bears N15°53'46"E, 12.70 feet) to the North Right-of-Way of Feedville Road;
thence S89°51'28"W along said North Right-of-Way, 225.67 feet to the West line of Section 23, said Township and Range;
thence S01°03'52"E, 33.00 feet to the **POINT OF BEGINNING**.

Containing 18,942,906 Square Feet, 434.869 Acres, more or less.





LEGEND

- PROPERTY ANNEXATION 
- EXISTING PROPERTY LINE 
- EXISTING SECTION LINE 



0 1500 3000
SCALE: 1 INCH = 1500 FEET

REGISTERED
PROFESSIONAL
LAND SURVEYOR

PRELIMINARY

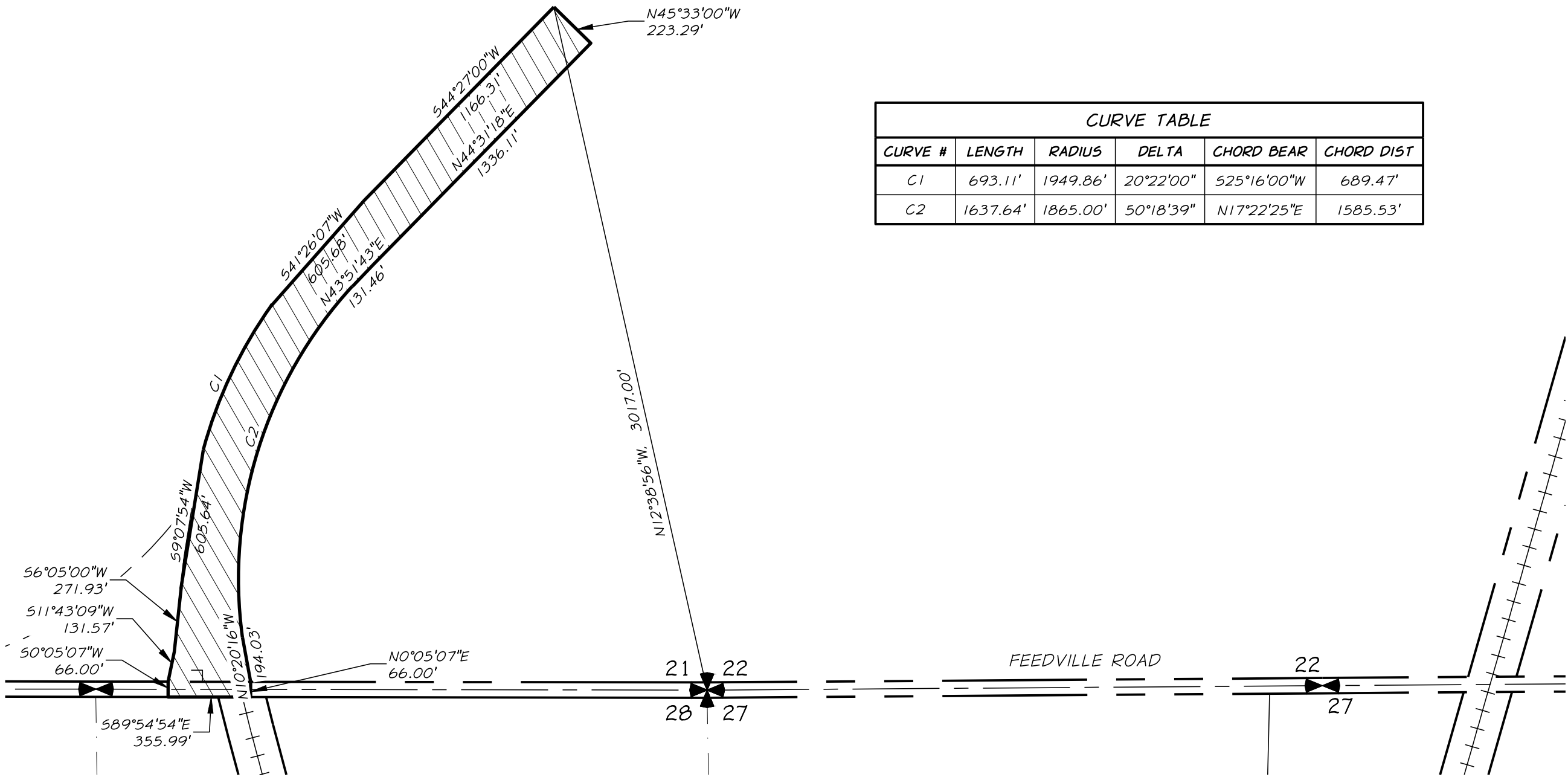
OREGON
FEBRUARY 8, 2000
RICHARD E. STEIN
49593PLS
EXPIRES: 6/30/2026

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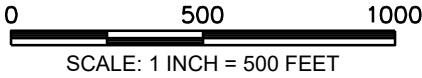
EXHIBIT "B"
CITY OF HERMISTON, OREGON
SECTIONS 21, 25, 26, 27, & 28 TOWNSHIP 4N, RANGE 28E,
WILLAMETTE MERIDIAN,
UMATILLA COUNTY, OREGON

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CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEAR	CHORD DIST
C1	693.11'	1949.86'	20°22'00"	S25°16'00"W	689.47'
C2	1637.64'	1865.00'	50°18'39"	N17°22'25"E	1585.53'



LEGEND

PROPERTY ANNEXATION

EXISTING PROPERTY LINE

EXISTING SECTION LINE

REGISTERED
PROFESSIONAL
LAND SURVEYOR

PRELIMINARY

OREGON
FEBRUARY 8, 2000
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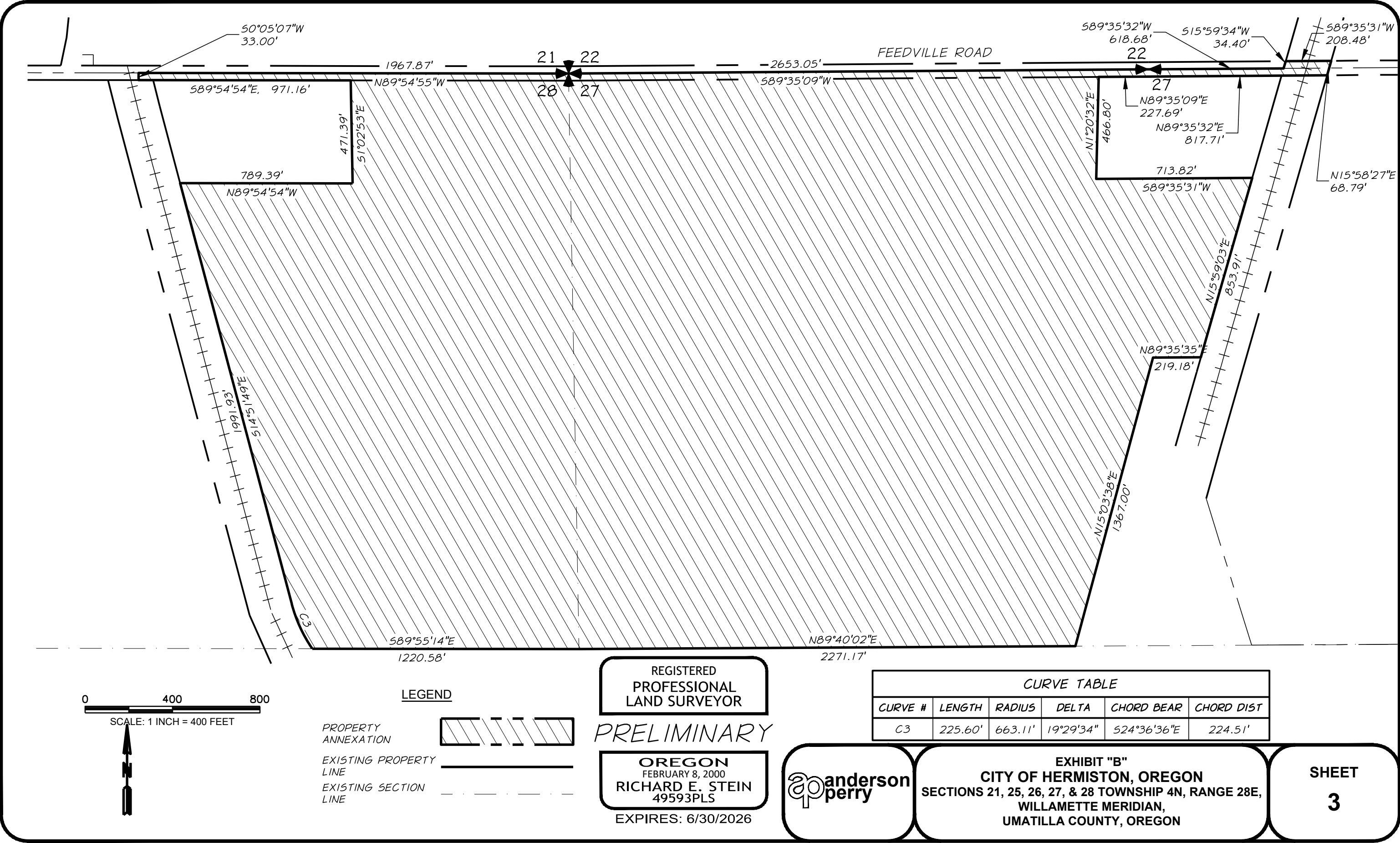
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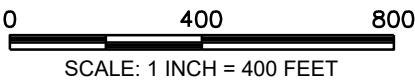
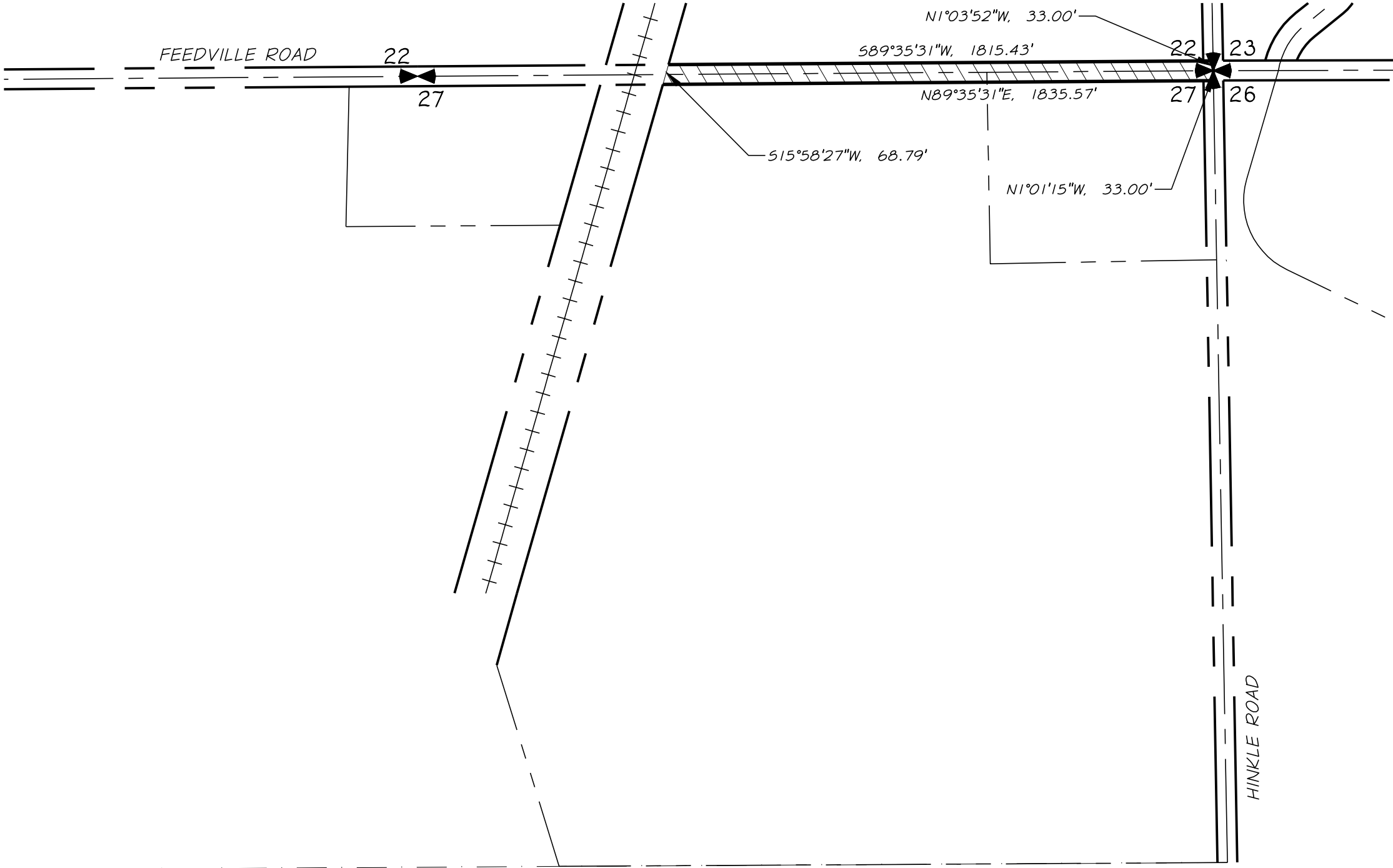
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EXHIBIT "B"
CITY OF HERMISTON, OREGON
SECTIONS 21, 25, 26, 27, & 28 TOWNSHIP 4N, RANGE 28E,
WILLAMETTE MERIDIAN,
UMATILLA COUNTY, OREGON

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LEGEND

- PROPERTY ANNEXATION 
- EXISTING PROPERTY LINE 
- EXISTING SECTION LINE 

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LAND SURVEYOR

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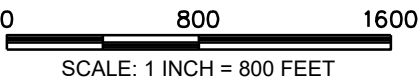
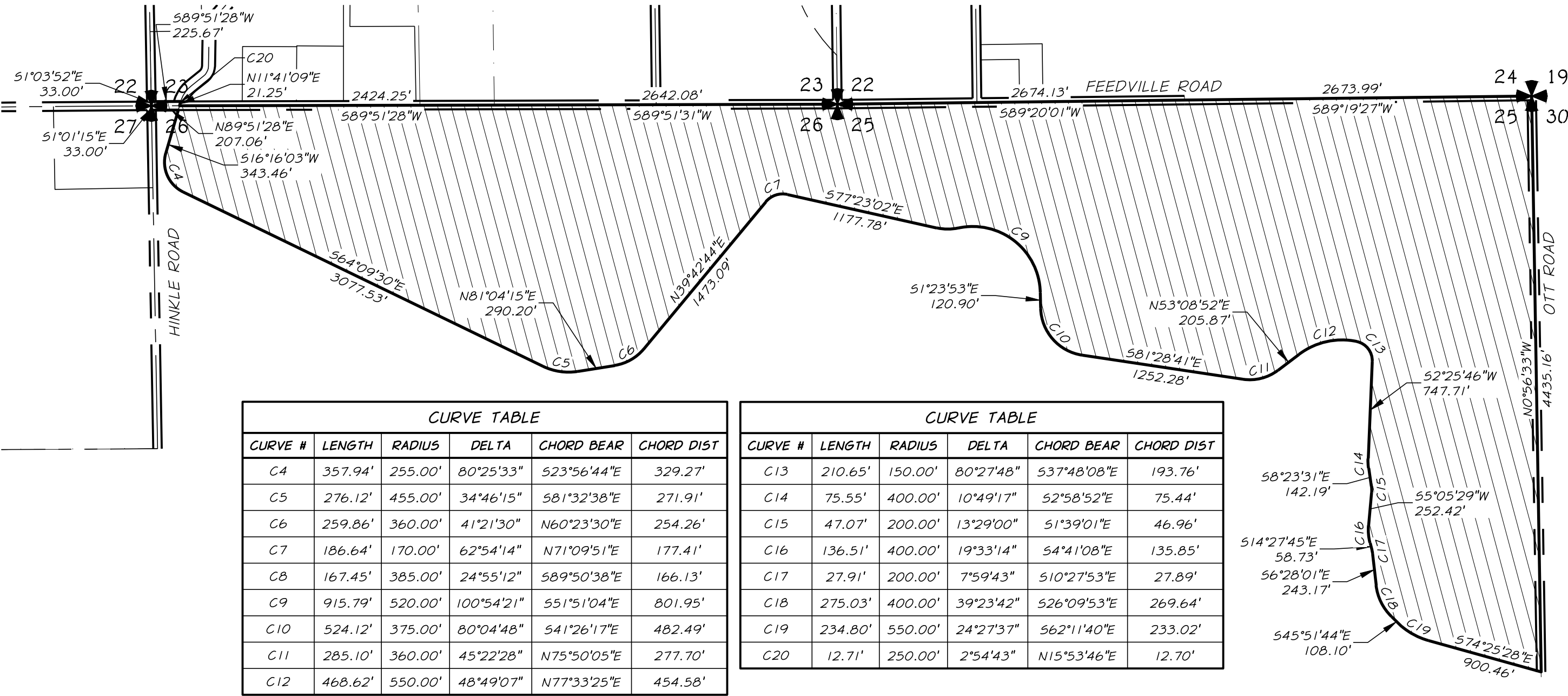
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SECTIONS 21, 25, 26, 27, & 28 TOWNSHIP 4N, RANGE 28E,
WILLAMETTE MERIDIAN,
UMATILLA COUNTY, OREGON

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LEGEND

- PROPERTY ANNEXATION
- EXISTING PROPERTY LINE
- EXISTING SECTION LINE

REGISTERED
PROFESSIONAL
LAND SURVEYOR

PRELIMINARY

OREGON
FEBRUARY 8, 2000
RICHARD E. STEIN
49593PLS
EXPIRES: 6/30/2026



EXHIBIT "B"
CITY OF HERMISTON, OREGON
SECTIONS 21, 25, 26, 27, & 28 TOWNSHIP 4N, RANGE 28E,
WILLAMETTE MERIDIAN,
UMATILLA COUNTY, OREGON

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