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PIPELINE EASEMENT PAGE 1 of 4

PIPELINE EASEMENT PARCEL

PORT OF ST. HELENS TO

NEXT RENEWABLE FUELS OREGON, LLC

A PARCEL OF LAND BEING PART OF THAT TRACT OF LAND DESCRIBED IN QUIT CLAIM DEED TO THE PORT OF ST. HELENS RECORDED MARCH 31, 1966 IN BOOK 161, PAGE 292, COLUMBIA COUNTY DEED RECORDS AND BEING SITUATED IN THE SOUTHEAST ONE QUARTER OF SECTION 21 AND THE SOUTHWEST ONE QUARTER OF SECTION 22 AND THE SOUTHWEST ONE QUARTER OF SECTION 16 ALL IN TOWNSHIP 8 NORTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, COLUMBIA COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT (NORTH 921927.27 and EAST 7524913.44) WHICH BEARS S. 88° 29' 23" E. A DISTANCE OF 1248.34 FEET and THENCE S. 01° 46' 56" W. A DISTANCE OF 163.00 FEET and THENCE S. 88° 29' 23" E. A DISTANCE OF 3221.59 FEET FROM THE EAST ONE QUARTER CORNER OF SAID SECTION 22 AS SURVEYED BY DAVE MILLS CONSULTING ON JANUARY 12, 2021 AND RECORDED AS CS# 6733, COLUMBIA COUNTY SURVEY RECORDS. **THENCE FROM SAID POINT OF BEGINNING**, N. 41° 21' 17" W. A DISTANCE OF 2319.33 FEET TO A POINT OF CURVATURE; THENCE ALONG A 35.00 FOOT RADIUS CURVE CONCAVED TO THE SOUTHEAST THROUGH A CENTRAL ANGLE OF 91° 49' 11" (CHORD BEARS N. 04° 33' 19" E., A DISTANCE OF 50.28 FEET) AN ARC DISTANCE OF 56.09 FEET; THENCE N. 50° 27' 55" E. A DISTANCE OF 51.68 FEET TO A POINT OF CURVATURE; THENCE ALONG A 50.00 FOOT RADIUS CURVE CONCAVED TO THE NORTHWEST THROUGH A CENTRAL ANGLE OF 62° 05' 22" (CHORD BEARS N. 19° 25' 14" E., A DISTANCE OF 51.57 FEET) AN ARC DISTANCE OF 54.18 FEET; THENCE N. 11° 37' 27" W. A DISTANCE OF 55.97 FEET TO THE SOUTHERLY RIGHT OF WAY LINE CHARLES HERMO ROAD AS DESCRIBED IN DEDICATION DEED TO COLUMBIA COUNTY RECORDED AS DOC. # 2008-008404, COLUMBIA COUNTY DEED RECORDS; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE, S. 73° 22' 53" W. A DISTANCE OF 176.60 FEET TO **POINT A**; THENCE LEAVING SAID RIGHT OF WAY LINE, S. 16° 37' 07" E. A DISTANCE OF 105.47 FEET; THENCE S. 41° 21' 17" E. A DISTANCE OF 2363.72 FEET; THENCE S. 88° 29' 23" E. A DISTANCE OF 60.03 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PARCEL **CONTAINS 2.83 ACRES MORE OR LESS.**

NEXT RENEWABLE FUELS OREGON, LLC

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

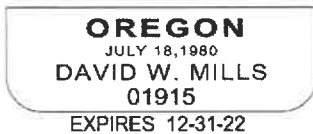
BEGINNING AT A POINT WHICH BEARS N. 16° 37' 07" W. A DISTANCE OF 60.00 FEET FROM ABOVE DESCRIBED **POINT A**; THENCE FROM SAID POINT OF BEGINNING, N. 16° 37' 07" W. A DISTANCE OF 30.00 FEET; THENCE ALONG A LINE BEING 30.00 FEET NORTHERLY OF THE NORTHERLY RIGHT OF WAY LINE OF SAID CHARLES HERMO ROAD, N. 73° 22' 53" E. A DISTANCE OF 377.65 FEET; THENCE, N. 43° 48' 38" W. A DISTANCE OF 185.11 FEET MORE OR LESS TO A POINT BEING 30 FEET NORTHERLY FROM THE CENTER OF A EXISTING GAS LINE; THENCE N. 55° 07' 34" E. A DISTANCE OF 15.18 FEET; THENCE N. 43° 48' 38" W. A DISTANCE OF 2093.74 FEET; THENCE N. 46° 24' 37" E. A DISTANCE OF 218.76 FEET TO THE EASTERLY LINE OF A 30.00 FOOT PIPE EASEMENT TO CASCADE GRAIN PRODUCTS, LLC RECORDED IN DOC. # 2006-007498 SAID DEED RECORDS; THENCE S. 43° 35' 23" E. A DISTANCE OF 15.00 FEET; THENCE S. 46° 24' 37" W. A DISTANCE OF 203.70 FEET; THENCE S. 43° 48' 38" E. A DISTANCE OF 2310.58 FEET TO THE SAID NORTHERLY RIGHT OF WAY LINE; THENCE ALONG SAID RIGHT OF WAY LINE, S. 73° 22' 54" W. A DISTANCE OF 426.79 FEET TO THE POINT OF BEGINNING.

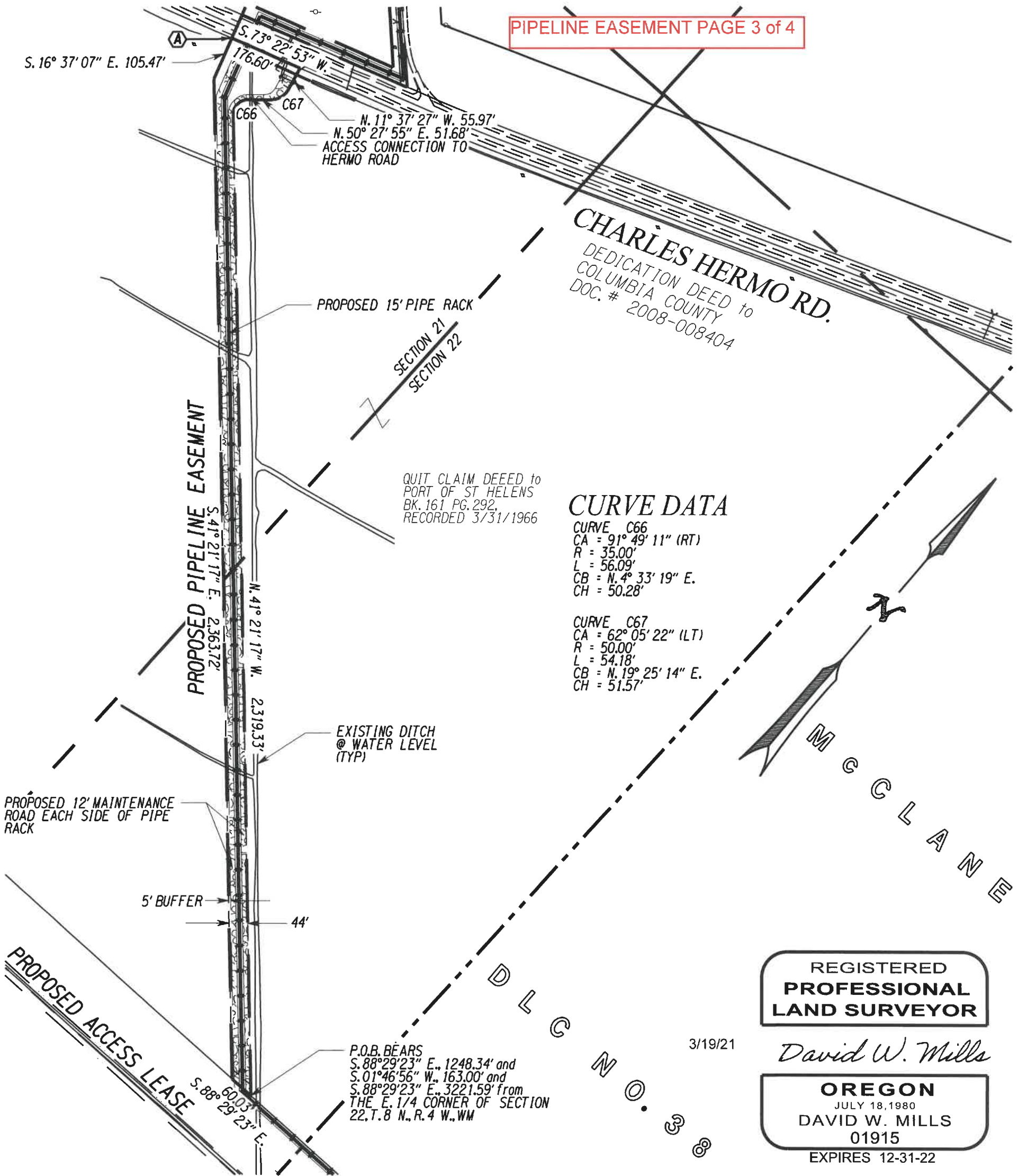
THE ABOVE DESCRIBED PARCEL **CONTAINS 1.21 ACRES MORE OR LESS.**

THE BASIS OF BEARINGS OF THIS LEGAL DESCRIPTION IS NAD 83(1998) HOLDING NGS STATION "CLATS". COORDINATES ARE LDP.



David W. Mills 3/19/21





CURVE DATA

CURVE C66
 CA = 91° 49' 11" (RT)
 R = 35.00'
 L = 56.09'
 CB = N. 4° 33' 19" E.
 CH = 50.28'

CURVE C67
 CA = 62° 05' 22" (LT)
 R = 50.00'
 L = 54.18'
 CB = N. 19° 25' 14" E.
 CH = 51.57'

REGISTERED
**PROFESSIONAL
 LAND SURVEYOR**

David W. Mills

OREGON
 JULY 18, 1980
 DAVID W. MILLS
 01915
 EXPIRES 12-31-22

PROFESSIONAL LAND SURVEYING
 9715 SW BUCKSKIN TER.,
 BEAVERTON, OR 97008

Dave Mills
 Consulting Inc.

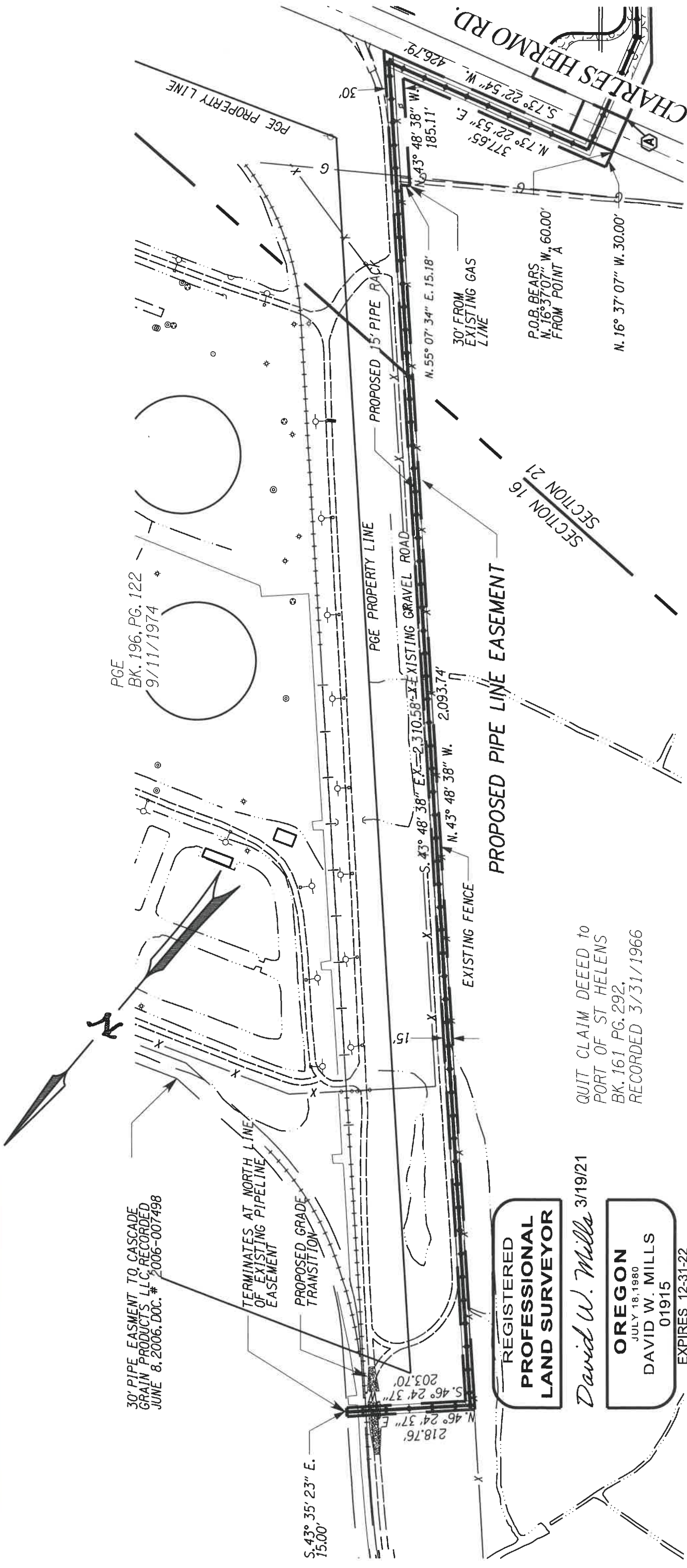
PHONE
 503-330-8646

dave@davemillsconsulting.com

NEXT RENEWABLE FUELS OREGON, LLC
PROPOSED
PIPE LINE EASEMENT
 in the
 SW 1/4 OF SECTION 22 & SE 1/4 OF SECTION 21, T.8 N., R.4 W., WM
 COLUMBIA COUNTY, OREGON

SCALE: 1" = 300'
 FILE: FILENAME JOB NO: 19-08
 DATE: 03/05/2021 REVISED 03/07/2021 & 3/19/21

SHEET 1 OF 2



30' PIPE EASMENT TO CASCADE
GRAIN PRODUCTS, LLC RECORDED
JUNE 8, 2006, DOC. # 2006-007498

TERMINATES AT NORTH LINE
OF EXISTING PIPELINE
EASEMENT

PROPOSED GRADE
TRANSITION

EXISTING FENCE

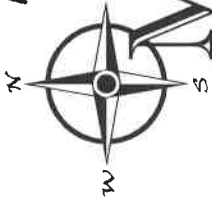
QUIT CLAIM DEEDED TO
PORT OF ST HELENS
BK. 161 PG. 292,
RECORDED 3/31/1966

REGISTERED
PROFESSIONAL
LAND SURVEYOR

David W. Mills 3/19/21

OREGON
JULY 18, 1980
DAVID W. MILLS
01915
EXPIRES 12-31-22

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Dave Mills
Consulting Inc.

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dave@davemillsconsulting.com

NEXT RENEWABLE FUELS OREGON, LLC PROPOSED PIPE LINE EASEMENT

NW 1/4 OF SECTION 21 & SW 1/4 OF SECTION 16, T.8 N., R.4 W., WM
in the
COLUMBIA COUNTY, OREGON

JOB NO: 09-08
SCALE: 1" = 200'
FILE: PIPE RACK ESMT_2.DGN
DATE: 03/05/2021