PARTITION PLAT NO. 2020 - 26 SITUATED IN THE EAST HALF OF SECTION 21 AND IN SECTION 22, TOWNSHIP 5 NORTH, RANGE 36 EAST, W.M., UMATILLA COUNTY, OREGON. HATCHED AREAS ARE EXCEPTED FROM RECORD DESCRIPTION RECORDED IN INSTRUMENT NO, 2014-6130966, UMATILLA COUNTY OFFICE OF NOVEMBER, 2020 RECORDS. SEE RECORD DESCRIPTION ON SHEET 2 OF 2. SHEET 1 OF 2 SE1/4NW1/4 "NOT A PART" SCALE: 1 INCH=400 FEET SW1/4NW1/4 EXCEPTED BOOK 311, PAGE 318 SE1/4NE1/4 RECORDING INFORMATION, SW1/4NE1/4 UMATILLA COUNTY OFFICE OF RECORDS: 0 200 400 \\$E1\4NW1\4\ MEASURED BEARINGS ARE TRUE NORTH BASED ON GPS GEODETIC OBSERVATION TAKEN 570 FEET WEST 1/4 COR. SEC. 22. FOUND 5/8" REBAR WITH 1 1/2" ALUM. CAP PER SURVEY NO. 85-62-A.— STATE OF OREGON, SOUTH OF THE CENTER 1/4 OF SECTION 21. (TYPICAL, SHEETS 1 & 2). COUNTY OF UMATILLA SECTION OF EXCEPTED INST. NO. 2000-3700370 I certify that this instrument was received (S 81°21' E)± and recorded on 12-28-2020 **NE CORNER** -NW1/4SE1/4 at 9:40 o'clock a. m., in the record of PLATS of said County. (693.66')± YEAR 2020 NUMBER 26 COUNTY ROAD NO. 610 FORMERLY ROAD C-4 WALLA WALLA RIVER ROAD L(S 74.50' E)± OFFICE OF COUNTY RECORDS (S 81'09' E 1339.14')± By: STEVE CHURCHILL Records Officer Fee \$ 120.00 No. 2020-7130194 PARCEL 1 6.99 ACRES, M/L NE1/4SW1/4 "NOT A PART" Machine-5>03. MX (N 81°45' W)± (N 80°75' W)± ∟approx. Shed NE1/4SE1/4 NW1/4SW1/4 (629.64')± MOUNTAIN ROAD ALONG BASE-OF BLUFF PARCEL 2 185.98 ACRES, M/L SEE DETAIL OF PARCEL 1 & VICINITY ON SHEET 2 OF 2. W1/2SE1/4 W1/2 NE1/4SW1/4 UNSURVEYED TAX LOT LINE BETWEEN TAX LOT 1200, -MAP 5N3621 AND TAX LOT 500, MAP SW CORNER NW1/4SW1/4-(WEST 1320')± SE CORNER— SW CORNER-SW CORNER-NE1/4SE1/4 E1/2 NE1/4SW1/4 (WESTERLY)± NW1/4SW1/4 R-126, PAGE 746 (902.22')± SE1/4SE1/4 "NOT A PART" SW1/4SW1/4 W1/2SE1/4 SE1/4SE1/4 SE1/4SW1/4 BOOK 164, PAGE 421 SECTION CORNER 27 26 WEST 3220'± 28 27 **NOTES:** ENCUMBRANCES DISCLOSED BY AMENDED PRELIMINARY TITLE REPORT PREPARED BY AMERITITLE. 287 N. COLUMBIA, MILTON FREEWATER, OREGON, DATED DECEMBER 20, 2013, REPORT NO. 3, TITLE NO. A - EXCEPTED, R-51, PAGE 1250, SEE RECORD SURVEY 00-226-C. creatile County Surveyor ■ - EXCEPTED, R-246, PAGE 837, SEE RECORD SURVEY NO. 97-161-C FOR RECORD DIMENSIONS. ROADWAY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED APRIL 23, 1993, Date: 12 31/20 ○ - EXCEPTED, R-126, PAGE 746, SEE RECORD SURVEY NO. 97-161-C FOR ADDITIONAL INFORMATION. IN REEL 234, PAGE 937, UMATILLA COUNTY MICROFILM RECORDS. Joid By: → EXCEPTED FOR NEW COUNTY RIGHT-OF-WAY, R-169, PAGES 786 & 1781. SEE RECORD SURVEY NO. 13-237-B. SURVEYOR'S NOTE: SHOWN ON SHEET 2 OF 2. cT E - EXISTING 25' ROADWAY EASEMENT, R-234, PAGE 937. 20-114-13 LINE TABLE COVENANT NOT TO SELL SEPARATELY, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED MAY 19, 2000, AS INSTRUMENT NO. 2000-3700185, UMATILLA COUNTY MICROFILM RECORDS. BEARING DISTANCE RECORD **LEGEND** (NORTH 165.66')± - MAPPING POINT FOR DIMENSIONING. 132')± (S 55°52' E L2 \RENNEPPS1 (S 44'32' E 224.4')± PROJECT: WELLS SURVEYING REGISTERED - "INITIAL POINT". FOUND 5/8 BY 30" REBAR WITH YELLOW PLASTIC CAP $(S 81'09' E 51.48') \pm$ **PROFESSIONAL** FROM SURVEY NO. 97-161-C. SEE SHEET 2 OF 2 FOR EXPANDED VIEW. (SOUTH 489.72')± 200 SE HAILEY SUITE 108 L5 S 01'42' E 413.3' ± PARTITION PLAT FOR: (NORTHWESTERLY 194.04')± (N 54'40' W 66')± LAND SURVEYOR L6 L7 (XOX)± - INDICATES RECORD DIMENSION FROM DEED DESCRIPTION, INSTRUMENT P.O. BOX 1696 NO. 2014-6130966, UMATILLA COUNTY OFFICE OF RECORDS. PENDLETON, OR 97801 LINCTON MOUNTAIN NORTH 70 '± Will R. Wells PROPERTY LLC

I CERTIFY THIS IS A TRUE AND EXACT COPY OF

With R. Wells

WILLIAM. R. WELLS, PLS

SHEET 1 OF 2 OF PARTITION PLAT NO. 2020 - 26.

PHONE: (541) 276-6362

DR. BY: WRW

NO: 20-1758

DATE: 11/20

CK. BY: wrw

SITUATED IN THE EAST HALF OF SECTION 21 AND IN SECTION 22,

UMATILLA COUNTY, OREGON.

TOWNSHIP 5 NORTH, RANGE 36 EAST, W.M.

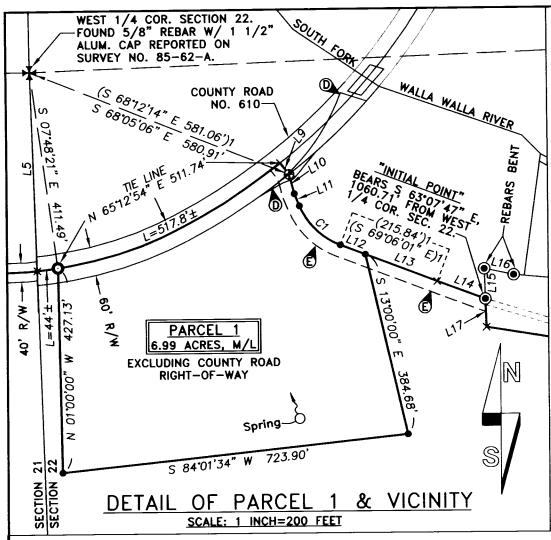
OREGON

JULY 22, 1977

WILLIAM R. WELLS

1106

RENEWS 6/30/22



LEGEND

- MAPPING POINT FOR DIMENSIONING.
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP FROM SURVEY
- FROM SURVEY NO. 97-161-C.
- FOUND RAILROAD SPIKE STAMPED "PLS 2360" FROM SURVEY NO. 97-161-C. SURVEY NO. 97-161-C CALLS FOR A 5/8" REBAR.
- SET 5/8" BY 24" REBAR WITH 1 1/4" RED PLASTIC CAP MARKED
- "OR PLS 1106 WA PLS 17372".
- SET 4 1/2" "MAGSPIKE WITH 1 1/2" STAINLESS STEEL WASHER STAMPED "PLS 1106".
- INDICATES RECORD DIMENSION FROM SURVEY NO. 97-161-C.

	TABLE BEARING	} 	DISTANCE		RECORD)
L5 L9 L10 L11 L12 L13 L14 L15 L16	S 01'42' S 37'55'5 S 14'30'1 S 22'53'3 S 68'59'5 S 68'59'5 S 69'27'2 N 01'59'5 S 78'08'5 S 01'59'5	56" E 13" E 36" E 52" E 52" E 26" E 56" W	413.4'± 30.00' 41.93' 27.54' 55.78' 160.10' 106.74' 63.00' 62.84' 58.71'	(SOUTH 4 (S 14'36 (S 22'59 (S 69'33 (N 02'06 (S 78'16 (S 02'06	'22" E '41" E '36" W '31" W '31" E	41.94') 27.55') 106.72') 62.84') 62.80')
<u>NO</u>	E TABLI <u>DELTA</u>	RADIUS		CHORD	CHORD	
C1 (C1	46'06'16" 46'06'20"	150.22 150.22	'120.88' '120.88')	117.64'S	45 56	'44" E

NOTES:

- EXCEPTED FOR ACQUIRED COUNTY RIGHT-OF-WAY, R-169, PAGES 786 & 1781. SEE RECORD SURVEY NO. 13-237-B.
- **(E)** − EXISTING 25' ROADWAY EASEMENT, R-234, PAGE 937.

OWNER'S DECLARATION

LINCTON MOUNTAIN PROPERTY, LLC, AS FEE OWNER OF THE LANDS CONTAINED IN THIS PARTITION PLAT, DOES HEREBY ACKNOWLEDGE THIS PARTITION PLAT WAS PREPARED WITH ITS KNOWLEDGE AND CONSENT IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED AND APPLICABLE PORTIONS OF THE UMATILLA COUNTY DEVELOPMENT ORDINANCE.

LINCTON MOUNTAIN PROPERTY, LLC, GARY L. RENNE. MEMBER

ACKNOWLEDGMENT

STATE OF OREGON

COUNTY OF UMATILLA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21 DAY OF DECEMBER, 2020

BY GARY L. RENNE

NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: 4/2/23 MY COMMISSION NUMBER: 9859C



SURVEYOR'S CERTIFICATE & NARRATIVE:

THIS LAND PARTITION WAS MADE AT THE REQUEST OF GARY RENNE, MEMBER OF LINCTON MOUNTAIN PROPERTY, LLC, TO PARTITION PARCEL 1 OFF OF A LARGER TRACT DESCRIBED IN RECORD DESCIPTION. PARCEL 1 IS MONUMENTED AS SHOWN ON PLAT SHEET 2 OF 2. THE REMAINDER PARCEL 2 IS UNSURVEYED, BUT IS MAPPED ON SHEET 1 OF 2 PER THE RECORD DESCRIPTION. I SURVEYED THE PARCEL 1 WITH REFERENCE TO MONUMENTS RECOVERED FROM RECORD SURVEY NO. 97-161-C ON THE NORTHEASTERLY SIDE. THAT SURVEY WAS FOR A PROPERTY LINE ADJUSTMENT FOR MR. CHARLES PIKE AND INCLUDED PARTIAL MONUMENTATION AND COMPUTATION OF THE SOUTHWESTERLY BOUNDARY OF THE PIKE TRACT, WHICH IS THE NORTHEASTERLY BOUNDARY OF PARCEL 1 OF THIS PARTITION. I NOTE SURVEY NO. 97-161-C DID NOT EXACTLY FOLLOW THE RECORD DIMENSION COURSES OF THE PIKE TRACT AS DESCRIBED IN REEL 246, PAGE 837, MICROFILM RECORDS OF UMATILLA COUNTY. HOWEVER, THE RECORD BOUNDING CALLS, BEING THE COUNTY ROAD AND AN EXISTING PRIVATE DRIVE WERE HELD IN SURVEY NO. 97-161-C. THE COUNTY ROAD HAS BEEN RELOCATED ALONG THE NORTHWESTERLY SIDE OF THE PIKE TRACT, DUE TO REPLACEMENT OF THE DORTHY BRIDGE IN ABOUT 1988. THAT WOULD EXPLAIN THE DIFFERENCES BETWEEN RECORD DIMENSION CALLS IN THE PIKE DEED AND THOSE MEASURED IN SURVEY NO, 97-161-C.

I NOTE THAT THE ADDITIONAL COUNTY ROAD RIGHT-OF-WAY ACQUIRED FOR THE DOROTHY BRIDGE REPLACEMENT IN 1988 WAS NOT CONSIDERED IN SURVEY NO. 97-161-C. I HAVE APPROXIMATELY SHOWN THE ADDITIONAL COUNTY RIGHT-OF-WAY ACQUIRED BY DEED IN 1988, RELATIVE TO THE CURRENT COUNTY ROAD AND BRIDGE. I WAS UNABLE TO EXACTLY SHOW THE RIGHT-OF-WAY ACQUIRED BECAUSE THERE IS A DISCREPANCY IN THE ACQUIRED RIGHT-OF-WAY DESCRIPTIONS RELATIVE TO THE EXISTING WEST ONE-QUARTER CORNER OF SECTION 22. SEE SURVEY NO. 13-237-B AND RIGHT-OF-WAY ACQUISITION DEEDS.

TO SURVEY AND MONUMENT THE BOUNDARIES OF PARCEL 1, I HELD THE VISUAL CENTERLINE OF THE COUNTY ROAD ON THE NORTH AND MONUMENTS FOUND FROM SURVEY NO. 97-161-C ON THE NORTHEAST SIDE. THE WEST, SOUTH AND EAST LINES OF PARCEL 1 WERE DETERMINED AND MONUMENTED AS DIRECTED BY GARY RENNE. I USED THE COMPASS RULE ADJUSTMENT METHOD BETWEEN THE RAILROAD SPIKE AND 5/8 INCH REBAR (THE INITIAL POINT), TO COMPUTE THE ANGLE POINTS TO BE MONUMENTED ON THE NORTHEAST SIDE OF PARCEL 1.

THE SURVEY FOR PARCEL 1 WAS MADE WITH TRIMBLE GEODETIC GPS RECEIVERS BY REAL TIME KINEMATIC METHODS, AND WITH A TRIMBLE S-6 TOTAL STATION. CONTROLLING CORNERS AND NEW MONUMENTS SET WERE VERIFIED BY REDUNDANT OBSERVATIONS.

I CERTIFY THAT I HAVE CORRECTLY SHOWN, SURVEYED AND MONUMENTED PARCEL 1 AND HAVE MAPPED UNSURVEYED PARCEL 2 OF THIS PARTITION PLAT IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED.

RECORD DESCRIPTION TAKEN FROM STATUTORY WARRANTY DEED FROM TED W. REID TO RENNE EXCHANGE BX131205 OR, LLC, AN OREGON LIMITED LIABILITY COMPANY, RECORDED AS INSTRUMENT NO. 2014-6130966, UMATILLA COUNTY OFFICE OF RECORDS:

TOWNSHIP 5 NORTH, RANGE 36. EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY,

SECTIONS 21 AND 22:

BEGINNING AT THE CENTER OF SECTION 21 AND THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE NORTH 165.66 FEET TO THE CENTER OF WALLA WALLA RIVER ROAD ALSO KNOWN AS COUNTY ROAD NO. C-4: THENCE SOUTH 81°21' EAST, ALONG SAID COUNTY ROAD, 578.82 FEET; THENCE SOUTH 55°52' EAST ALONG SAID ROAD, 132 FEET, TO A POINT WHICH IS 693.66 EAST OF THE POINT OF BEGINNING; THENCE SOUTH 44°32' EAST ALONG SAID ROAD, 224.4 FEET; THENCE SOUTH 74°50' EAST, ALONG SAID ROAD. 445.5 FEET; THENCE SOUTH 81°09' EAST 51.48 FEET, TO A POINT WHICH IS 283.8 FEET SOUTH OF NORTHEAST CORNER OF NORTHWEST QUARTER OF SOUTHEAST QUARTER OF SECTION 21; THENCE CONTINUING SOUTH 81°09' EAST ALONG SAID ROAD 1339.14 FEET TO A POINT ON EAST LINE OF SECTION 21, SAID POINT BEING 489.72 FEET SOUTH OF QUARTER SECTION CORNER ON EAST LINE OF SECTION 21; THENCE SOUTH 81°09' EAST 36.96 FEET; THENCE NORTH 81°47' EAST, 322.08 FEET; THENCE NORTH 11°54' EAST, 295.02 FEET; THENCE SOUTH 71°56' EAST, 190.74 FEET; THENCE NORTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 242.88 FEET, MORE OR LESS, TO A POINT ON THE EAST-WEST CENTERLINE OF SECTION 22; THENCE NORTHEASTERLY, MAKING AN INCLUDED ANGLE OF 30° WITH SAID CENTERLINE OF SECTION 22, A DISTANCE OF 586.08 FEET; THENCE NORTHEASTERLY DEFLECTING 12° TO THE LEFT FROM THE COURSE LAST DESCRIBED, 219.78 FEET; THENCE SOUTH 200.64 FEET; THENCE EAST 49.5 FEET; THENCE SOUTH 264 FEET TO NORTHEAST CORNER OF NORTHWEST QUARTER OF SOUTHWEST QUARTER OF SECTION 22; THENCE CONTINUING SOUTH 1320 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF NORTHWEST QUARTER OF SOUTHWEST QUARTER OF SAID SECTION 22; THENCE WEST 1320 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF NORTHWEST QUARTER OF SOUTHWEST QUARTER OF SECTION 22, SAID POINT ALSO BEING ON EAST LINE OF SAID SECTION 21; THENCE SOUTH ALONG SAID EAST LINE, 227.04 FEET TO LINCTON MOUNTAIN ROAD; THENCE WESTERLY ALONG SAID ROAD, MAKING AN INCLUDED ANGLE OF 85°55' WITH THE LAST DESCRIBED COURSE, 902.22 FEET; THENCE NORTHWESTERLY ALONG SAID ROAD, 194.04 FEET TO A POINT ON SOUTH LINE OF NORTHEAST QUARTER OF SOUTHEAST QUARTER OF SECTION 21; THENCE WEST 304.26 FEET TO SOUTHWEST CORNER OF NORTHEAST QUARTER OF SOUTHEAST QUARTER OF SECTION 21; THENCE NORTH 307.56 FEET TO LINCTON MOUNTAIN ROAD; THENCE NORTH 54°40' WEST ALONG SAID ROAD, 66 FEET; THENCE NORTH 80°15' WEST ALONG SAID ROAD 629.64 FEET; THENCE NORTH 81°45' WEST ALONG SAID ROAD, 304.92 FEET; THENCE NORTH 57° 3' WEST ALONG SAID ROAD 432.3 FEET TO A POINT ON NORTH-SOUTH CENTERLINE OF SECTION 21; THENCE NORTH ALONG SAID CENTERLINE 627 FEET TO THE POINT OF BEGINNING.

TOWNSHIP 5 NORTH, RANGE 36, EAST OF THE WILLAMETTE MERIDIAN.

SECTION 22:

WEST HALF OF SOUTHEAST QUARTER OF NORTHWEST QUARTER. WEST HALF OF NORTHEAST QUARTER OF SOUTHWEST QUARTER. SOUTH HALF OF SOUTHWEST QUARTER. ALL THAT PORTION OF THE WEST HALF SOUTHEAST QUARTER LYING SOUTH OF WALLA WALLA RIVER SOUTH FORK OF SAID RIVER.

PARTITION PLAT NO. 2020 - 26

SITUATED IN THE EAST HALF OF SECTION 21 AND IN SECTION 22, TOWNSHIP 5 NORTH, RANGE 36 EAST, W.M., UMATILLA COUNTY, OREGON.

> NOVEMBER, 2020 SHEET 2 OF 2

SURVEYOR'S CERTIFICATE & NARRATIVE,

CONTINUED.....

EXCEPTING FROM THE PREVIOUSLY DESCRIBED TRACTS, THE FOLLOWING:

THAT TRACT CONVEYED TO OTTO FALCONER, ET UX, BE DEED RECORDED IN MICROFILM R-17, PAGE 1032, UMATILLA COUNTY RECORDS.

THAT TRACT CONVEYED TO B & M FARMS, INC., BY DEED RECORDED IN BOOK 311, PAGE 318, DEED RECORDS.

THAT TRACT CONVEYED TO JOHN D. WILCOX, ET UX, BE DEED RECORDED IN MICROFILM R-176, PAGE 1136, UMATILLA COUNTY RECORDS.

THAT TRACT CONVEYED TO WALLACE BULLOCK, ET UX, BY DEED RECORDED IN MICROFILM R-51, PAGE 1250, UMATILLA COUNTY RECORDS.

THAT TRACT CONVEYED TO CHARLES L. PIKE, ET UX, BY DEED RECORDED IN MICROFILM R-246, PAGE 837, UMATILLA COUNTY RECORDS.

THAT TRACT CONVEYED TO UMATILLA COUNTY BY DEEDS RECORDED IN MICROFILM R-169, PAGES 786, 790 AND 794, UMATILLA COUNTY RECORDS.

THAT TRACT CONVEYED TO KATHARINA VONDERAHE BY DEED RECORDED IN BOOK 164, PAGE 421, DEED RECORDS.

THAT TRACT CONVEYED TO RONALD DRENNAN, ET UX, BY DEED RECORDED IN MICROFILM R-126, PAGE 746, UMATILLA COUNTY RECORDS.

THAT TRACT CONVEYED TO MERLE WEISSENFLUH, TRUSTEE, BY DEED RECORDED IN MICROFILM DOCUMENT NO. 2000-3700370, OFFICE OF COUNTY RECORDS.

ALL BEING EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

ALSO EXCEPING THEREFROM ANY PORTION LYING WITHIN THE COUNTY ROAD RIGHT OF WAYS.

I CERTIFY THIS IS A TRUE AND EXACT COPY OF

Willin R. Wells

WILLIAM R. WELLS, PLS

SHEET 2 OF 2 OF PARTITION PLAT NO. 2020 - 26

REGISTERED **PROFESSIONAL** LAND SURVEYOR

Will R. Well **OREGON**

> JULY 22, 1977 WILLIAM R. WELLS 1106 RENEWS 6/30/22

APPROVALS

EXAMINED AND APPROVED THIS

28TH DAY OF DECEMBER

LAND PARTITION APPROVAL NO. LD-5N-878-20

Robert T Waldher UMATILLA COUNTY PLANNING DIRECTOR

EXAMINED AND APPROVED THIS

Vecember, 2020

UMATILLA COUNTY SURVEYOR

ALL AD VALOREM TAXES AND ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED, THIS

Wachael Reported by Kristin Shanend, RECORDING INFORMATION.

UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON, COUNTY OF UMATILLA I certify that this instrument was received and recorded on 12-28-2020

at 9:40 o'clock a. m., in the record of PLATS of said County. YEAR 2020 NUMBER

OFFICE OF COUNTY RECORDS

By: STEVE CHURCHILL Records Officer

Fee \$ 120.00 No. 2020-7130194

CT

titilia Odumy Surveya

12 31 20

WELLS SURVEYING 200 SE HAILEY SUITE 108 P.O. BOX 1696 PENDLETON, OR 97801

PHONE: (541) 276-6362

DATE: 11/20 DR. BY: WRW NO: 20-1758 CK. BY: wrw

PROJECT:

\RENNEPPS1

PARTITION PLAT FOR:

LINCTON MOUNTAIN

PROPERTY LLC SITUATED IN THE EAST HALF OF

SECTION 21 AND IN SECTION 22, TOWNSHIP 5 NORTH, RANGE 36 EAST, W.M. UMATILLA COUNTY, OREGON.