

PARTITION PLAT NO. 2006-30  
SHEET 1 OF 2

A PARTITION OF PART OF PARCEL 3 OF UMATILLA COUNTY  
PARTITION PLAT NO. 2005-21.  
LOCATED IN THE NORTHWEST QUARTER OF SECTION 14,  
TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON.

LEGEND

- - SET 5/8" X 30" REBAR WITH 1 1/4" RED PLASTIC CAP MARKED "OR PLS 1106, WA PLS 17372".
- - FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "OR PLS 1106, WA PLS 17372", PER UMATILLA COUNTY PARTITION PLAT NO. 2005-21.
- - EXISTING 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "OR PLS 1106, WA PLS 17372", FROM UMATILLA COUNTY SURVEY NO. 03-305-B.
- - FOUND 5/8" REBAR WITH 1 1/2" ALUMINUM CAP SET IN STREET MONUMENT BOX, PER PLAT OF HOFFMAN SECOND ADDITION.
- - MONUMENT FOUND AS NOTED.
- (XOX) - RECORD DIMENSION FROM HOFFMAN 2ND ADDITION PLAT.
- (XOX)R1 - RECORD DIMENSION FROM DEED TO JAMES J. SWEARINGEN AND DELORES A. SWEARINGEN RECORDED AT REEL 220, PAGE 1499, INSTRUMENT NUMBER 1992-172284, DEED RECORDS OF UMATILLA COUNTY, OR RECORD DIMENSION FROM DEED TO JAMES J. SWEARINGEN AND DELORES A. SWEARINGEN, HUSBAND AND WIFE, RECORDED AS INSTRUMENT NO. 2006-5070383, OFFICE OF COUNTY RECORDS.
- (XOX)R2 - RECORD DIMENSION FROM UMATILLA COUNTY SURVEY NO. 03-305-B.
- (XOX)R3 - RECORD DIMENSION FROM UMATILLA COUNTY PARTITION PLAT NO. 2004-18.

RECORDING INFORMATION  
UMATILLA COUNTY OFFICE OF RECORDS:

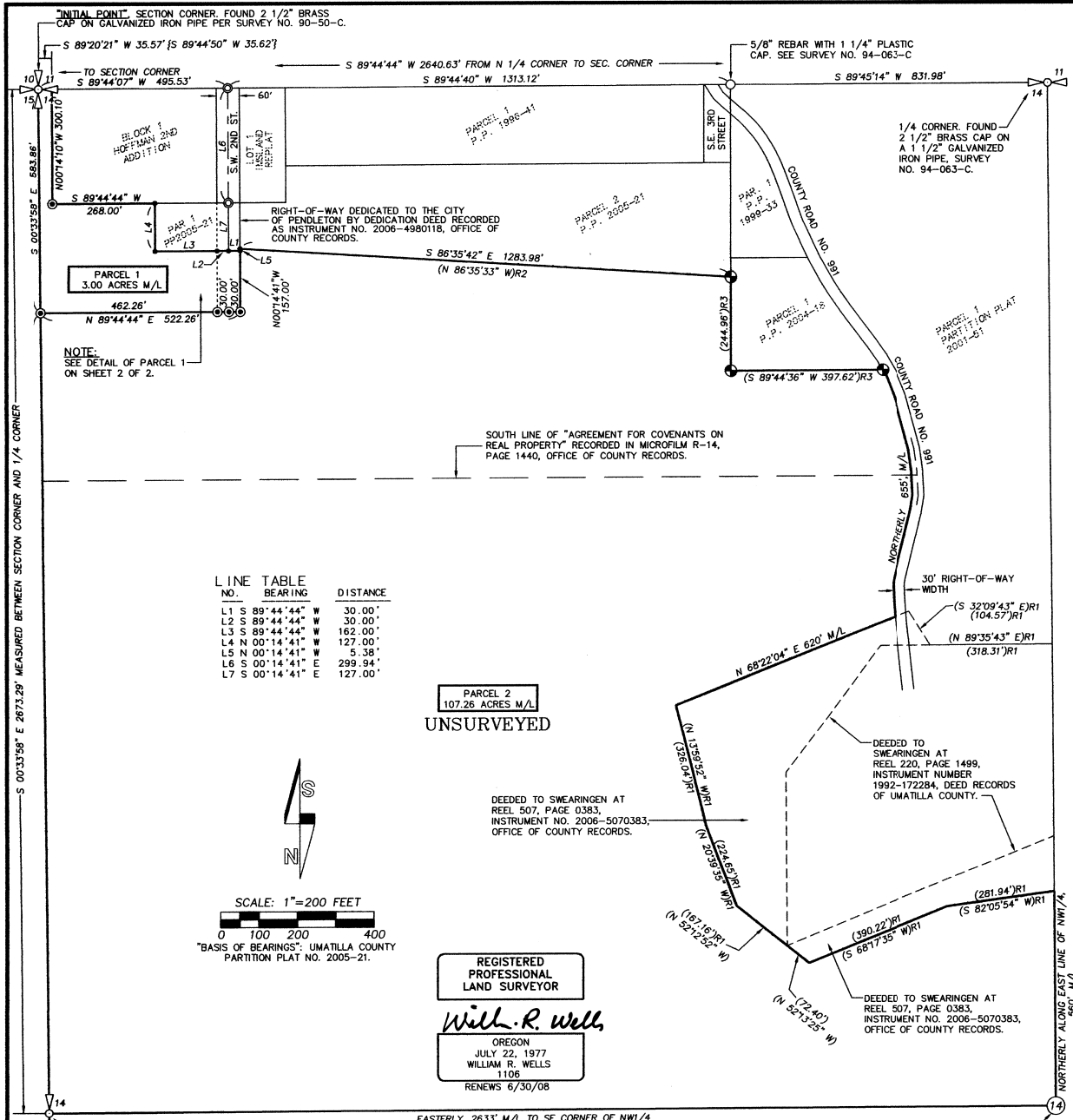
STATE OF OREGON,  
COUNTY OF UMATILLA }  
I certify that this instrument was received and recorded  
ON November 7, 2006  
at 11:00 o'clock Am., in the record of  
PLATS of said County.  
YEAR NUMBER Slide  
2006 30  
**OFFICE OF COUNTY RECORDS**  
By: ...JEAN HEMPHILL...Records Officer  
Fees \$ 50.00 No. 2006-5100493

PARTITIONED PROPERTY IS SUBJECT TO:

1. EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINE, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED TO PACIFIC POWER AND LIGHT COMPANY, RECORDED DECEMBER 10, 1951, IN BOOK 201, PAGE 316, INST. NO. 1951-135754, DEED RECORDS OF UMATILLA COUNTY. THIS IS A "BLANKET" EASEMENT AND IS NOT SHOWN. AFFECTS NORTHWEST QUARTER OF SECTION 14 AND PARCELS 1 AND 2 OF THIS PARTITION PLAT.
2. EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINE, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED TO PACIFIC POWER AND LIGHT COMPANY, RECORDED JULY 21, 1954, IN BOOK 219, PAGE 223, INST. NO. 1954-763912, DEED RECORDS OF UMATILLA COUNTY. THIS IS A "BLANKET" EASEMENT AND IS NOT SHOWN. AFFECTS EAST HALF OF THE EAST HALF OF NORTHWEST QUARTER OF SECTION 14 AND A PORTION OF PARCEL 2 OF THIS PARTITION PLAT.
3. EASEMENTS FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINE, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED TO EASTERN OREGON ELECTRIC COOPERATIVE ASSOCIATION, RECORDED OCTOBER 19, 1960, IN BOOK 260, PAGE 520, INST. NOS. 1960-230840 & 1960-230841, DEED RECORDS OF UMATILLA COUNTY. THESE ARE "BLANKET" EASEMENTS AND ARE NOT SHOWN. SAID EASEMENTS WERE ASSIGNED TO PACIFIC POWER AND LIGHT COMPANY BY ASSIGNMENT OF EASEMENTS RECORDED AUGUST 26, 1963 IN BOOK 273, PAGE 158, INST. NO. 1963-260951, DEED RECORDS OF UMATILLA COUNTY. AFFECTS SECTION 14 AND THE NORTH AND WEST SIDES OF THE NORTHWEST QUARTER OF SECTION 14 AND PORTIONS OF PARCELS 1 AND 2 OF THIS PARTITION PLAT.
4. AGREEMENT FOR COVENANTS, INCLUDING THE TERMS AND PROVISIONS THEREOF, BETWEEN ROBERT T. MAUTZ AND LYNNE E. TIMMERMANN AND THE CITY OF PENDLETON, RECORDED FEBRUARY 1, 1977 AT MICROFILM R-14, PAGE 1440, INST. NO. 1977-13360, OFFICE OF COUNTY RECORDS. AFFECTS PARCELS 1 AND A PORTION OF PARCEL 2 OF THIS PARTITION PLAT. THE SOUTH LINE OF THIS AGREEMENT IS SHOWN AND NOTED. INCLUDES LANGUAGE REGARDING DEDICATION OF A 6 FOOT PUBLIC RIGHT-OF-WAYS PRIOR TO ISSUANCE OF BUILDING PERMITS.
5. MINOR PARTITION AGREEMENT AND IRREVOCABLE CONSENT AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, BETWEEN THE CITY OF PENDLETON AND CIRCLE DOT RANCHES, A PARTNERSHIP, RECORDED NOVEMBER 15, 2001 AS INSTRUMENT NO. 2001-4000545, OFFICE OF COUNTY RECORDS. AFFECTS PARCEL 2 OF THIS PARTITION PLAT FOR PURPOSE OF FUTURE RIGHT-OF-WAY DEDICATION AND PARTICIPATION IN A LOCAL IMPROVEMENT DISTRICT FOR EXTENSION OF S.E. 3RD STREET.

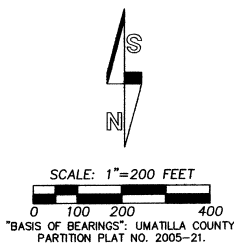
THE ABOVE ENCUMBRANCES ARE NOTED FROM PRELIMINARY REPORT FOR TITLE INSURANCE, ORDER NO. 76551, PREPARED BY PIONEER TITLE COMPANY, 126 SE COURT AVENUE PENDLETON, OREGON, 97801. DATE OF REPORT: FEBRUARY 25, 2005.

NOTE: PARCELS ARE SUBJECT TO A MINOR PARTITION AGREEMENT RECORDED AS INSTRUMENT NO. 2006-5100199, UMATILLA COUNTY OFFICE OF RECORDS.



LINE TABLE

NO.	BEARING	DISTANCE
L1	S 89°44'44" W	30.00'
L2	S 89°44'44" W	30.00'
L3	S 89°44'44" W	162.00'
L4	N 00°14'41" E	127.00'
L5	N 00°14'41" E	5.38'
L6	S 00°14'41" E	299.94'
L7	S 00°14'41" E	127.00'



PARCEL 2  
107.26 ACRES M/L  
UNSURVEYED

REGISTERED PROFESSIONAL LAND SURVEYOR  
*William R. Wells*  
OREGON  
JULY 22, 1977  
WILLIAM R. WELLS  
1106  
RENEWS 6/30/08

EASTERLY, 2633' M/L TO SE CORNER OF NW1/4

I CERTIFY THIS IS AN EXACT COPY OF PARTITION PLAT NO. 2006-30  
*William R. Wells*  
WILLIAM R. WELLS, PLS

WILLIAM R. WELLS, PLS  
2602 N.E. RIVERSIDE PLACE  
P.O. BOX 1696  
PENDLETON, OR 97801  
PHONE: (541) 276-6362

PROJECT: VEOAFP2006  
PARTITION FOR:  
CIRCLE DOT RANCHES, LLC  
LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON.

DATE: 3/06 DR. BY: DMT  
CK. BY: WRW No. 11-06  
RECEIVED 03/08/08

Umatilla County Surveyor  
Date: 11-06  
06-545-B

PARTITION PLAT NO. 2006-30  
SHEET 2 OF 2

A PARTITION OF PART OF PARCEL 3 OF UMATILLA COUNTY  
PARTITION PLAT NO. 2005-21  
LOCATED IN THE NORTHWEST QUARTER OF SECTION 14,  
TOWNSHIP 2 NORTH RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON.

**SURVEYOR'S CERTIFICATE  
& NARRATIVE**

I HEREBY CERTIFY THAT I HAVE CORRECTLY SHOWN PARCELS 1 AND 2 OF THIS PARTITION PLAT IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND CITY OF PENDLETON ORDINANCE AND UMATILLA COUNTY DEVELOPMENT ORDINANCES. THE BOUNDARY OF PARCEL 1 IS MONUMENTED AS SHOWN. PARCEL 2 IS UNSURVEYED.

THE SURVEY WAS MADE BY A 2 PERSON CREW USING TRIMBLE 5700 GEODETIC GPS RECEIVERS OPERATED IN REAL TIME KINEMATIC MODE. CONTROLLING SURVEYS, PLATS AND MONUMENTS ARE NOTED ON SHEET 1 OF 2.

**REAL PROPERTY DESCRIPTION:**

A tract of land located in the Northwest Quarter of Section 14, Township 2 North, Range 32 East, W.M., Umatilla County, Oregon, described as follows:

Parcel 3 of Umatilla County Partition Plat No. 2005-21, recorded as Instrument No. 2005-4860125, Office of County Records. EXCEPTING THEREFROM, those tracts of land conveyed to James J. Swearingen and Delores A. Swearingen, Husband and Wife, in Statutory Bargain and Sale Deed recorded as Instrument No. 2006-5070373, Office of County Records.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Will R. Wells*  
WILLIAM R. WELLS, PLS

*Will R. Wells*  
OREGON  
JULY 22, 1977  
WILLIAM R. WELLS  
1106  
RENEWS 6/30/08

**OWNER'S DECLARATION:**

CIRCLE DOT RANCHES, LLC, AN OREGON LIMITED LIABILITY COMPANY, OWNERS, DO HEREBY ACKNOWLEDGE THAT IT HAS CAUSED THIS PARTITION PLAT TO BE PREPARED AND THIS LAND PARTITIONED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND CITY OF PENDLETON AND UMATILLA COUNTY DEVELOPMENT ORDINANCES.

CIRCLE DOT RANCHES, LLC, BY:

*Robbie D. Waller*

ROBBIE D. WALLER, TRUSTEE U/A/D DECEMBER 21, 1992, MEMBER/MANAGER

ACKNOWLEDGED SWORN BEFORE ME

THIS 12<sup>TH</sup> DAY OF September 2006.

*Carolyn R. Hillebrack*

NOTARY PUBLIC FOR OREGON

Commission No. 361467

MY COMMISSION EXPIRES: Oct 12, 2006

*Dorothy M. Hoffman*

DOROTHY M. HOFFMAN, CO-TRUSTEE U/A/D OCTOBER 8, 1975, MEMBER/MANAGER

ACKNOWLEDGED BEFORE ME

THIS 12<sup>TH</sup> DAY OF September 2006.

*Carolyn R. Hillebrack*

NOTARY PUBLIC FOR OREGON

Commission No. 361467

MY COMMISSION EXPIRES: Oct 12, 2006

*C.W. Hoffman*

C.W. HOFFMAN, CO-TRUSTEE U/A/D OCTOBER 8, 1975, MEMBER/MANAGER

ACKNOWLEDGED BEFORE ME

THIS 12<sup>TH</sup> DAY OF September 2006.

*Carolyn R. Hillebrack*

NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES: Oct 12, 2006

Commission No. 361467

WILLIAM R. WELLS, PLS  
2602 N.E. RIVERSIDE PLACE  
P.O. BOX 1696  
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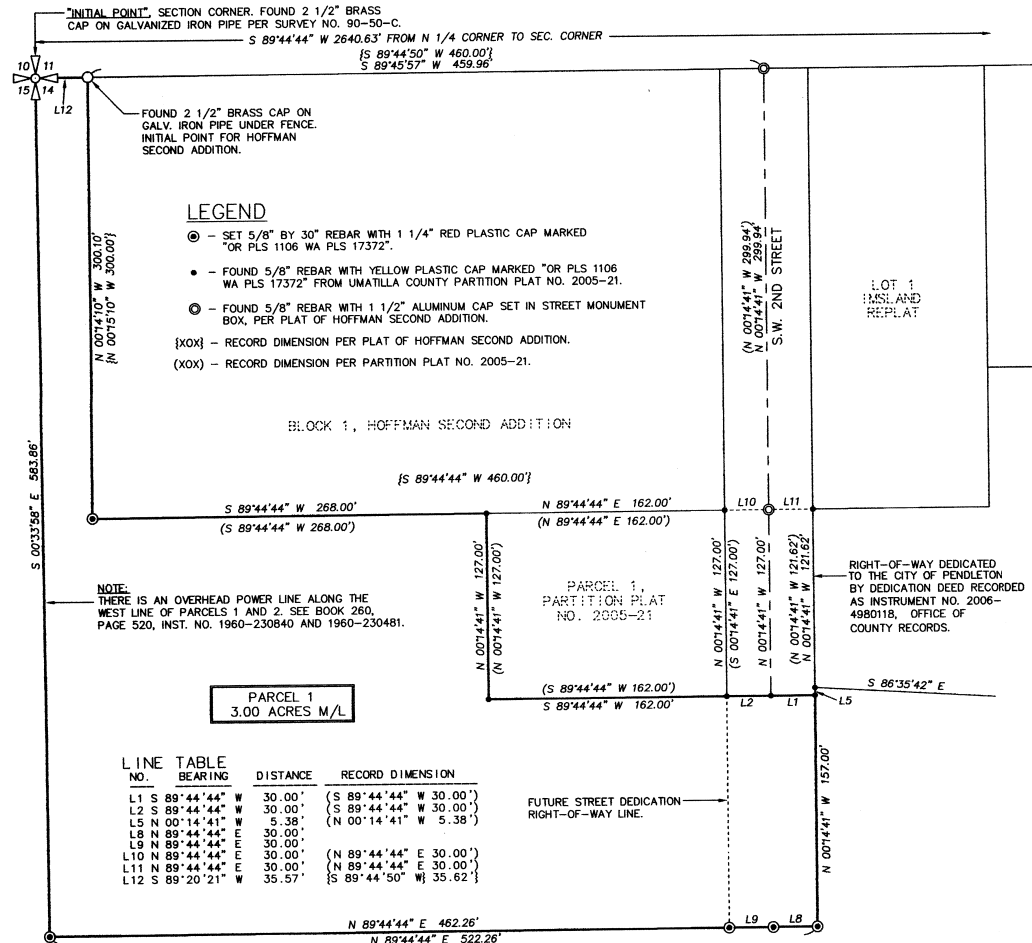
PROJECT: \EOAFP20062  
PARTITION FOR:  
CIRCLE DOT RANCHES, LLC

DATE: 3/06 DR. BY: DMT  
CK. BY: WRW NO. 05-983  
RECEIVED BY:

LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON.

Umatilla County Surveyor

11-06  
JK  
06-975-B



I CERTIFY THIS IS AN EXACT COPY OF PARTITION PLAT NO. 2006-30  
*Will R. Wells*  
WILLIAM R. WELLS, PLS

