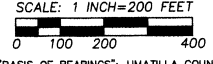
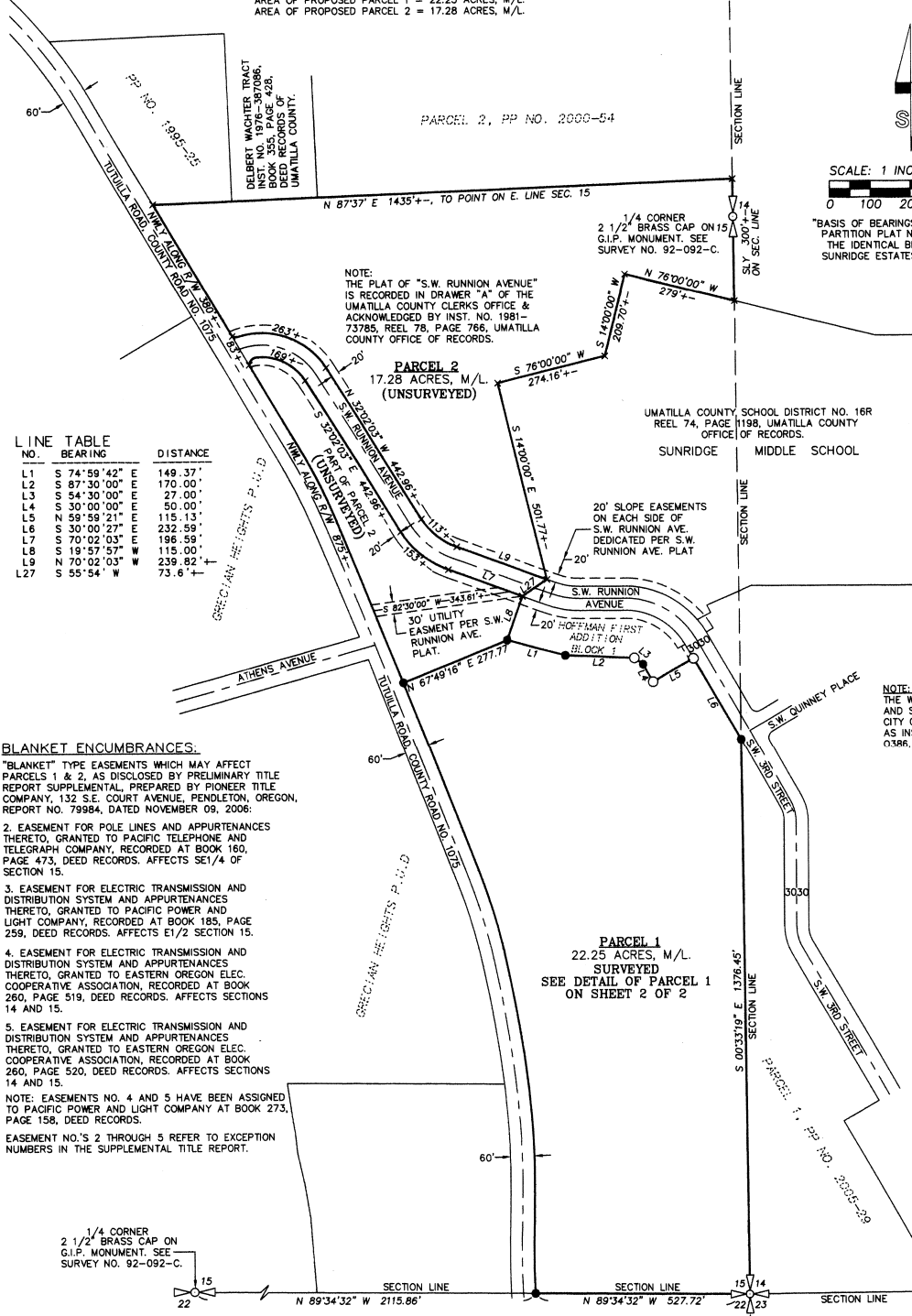


PARTITION PLAT NO. 2007-01
SHEET 1 OF 2

AREA SUMMARY:
EXISTING AREA OF TAX LOT 148, MAP 2N3215 = 39.53 ACRES, M/L.
AREA OF PROPOSED PARCEL 1 = 22.25 ACRES, M/L.
AREA OF PROPOSED PARCEL 2 = 17.28 ACRES, M/L.



"BASIS OF BEARINGS": UMATILLA COUNTY PARTITION PLAT NO. 2000-41. THIS IS THE IDENTICAL BEARING BASE WITH SUNRIDGE ESTATES PHASES I, II & III.

LINE TABLE

NO.	BEARING	DISTANCE
L1	S 74° 59' 42" E	149.37'
L2	S 87° 30' 00" E	170.00'
L3	S 54° 30' 00" E	27.00'
L4	S 30° 00' 00" E	50.00'
L5	N 59° 59' 21" E	115.13'
L6	S 30° 00' 27" E	232.59'
L7	S 70° 02' 03" E	198.59'
L8	S 19° 57' 57" W	115.00'
L9	N 70° 02' 03" W	239.82'
L27	S 55° 54' W	73.6'

BLANKET ENCUMBRANCES:

"BLANKET" TYPE EASEMENTS WHICH MAY AFFECT PARCELS 1 & 2, AS DISCLOSED BY PRELIMINARY TITLE REPORT SUPPLEMENTAL, PREPARED BY PIONEER TITLE COMPANY, 132 S.E. COURT AVENUE, PENDLETON, OREGON, REPORT NO. 79984, DATED NOVEMBER 09, 2006:

- EASEMENT FOR POLE LINES AND APPURTENANCES THERETO, GRANTED TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY, RECORDED AT BOOK 160, PAGE 473, DEED RECORDS. AFFECTS SE1/4 OF SECTION 15.
- EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION SYSTEM AND APPURTENANCES THERETO, GRANTED TO PACIFIC POWER AND LIGHT COMPANY, RECORDED AT BOOK 185, PAGE 259, DEED RECORDS. AFFECTS E1/2 SECTION 15.
- EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION SYSTEM AND APPURTENANCES THERETO, GRANTED TO PACIFIC POWER AND LIGHT COMPANY, RECORDED AT BOOK 185, PAGE 259, DEED RECORDS. AFFECTS E1/2 SECTION 15.
- EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION SYSTEM AND APPURTENANCES THERETO, GRANTED TO EASTERN OREGON ELEC. COOPERATIVE ASSOCIATION, RECORDED AT BOOK 260, PAGE 519, DEED RECORDS. AFFECTS SECTIONS 14 AND 15.
- EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION SYSTEM AND APPURTENANCES THERETO, GRANTED TO EASTERN OREGON ELEC. COOPERATIVE ASSOCIATION, RECORDED AT BOOK 260, PAGE 520, DEED RECORDS. AFFECTS SECTIONS 14 AND 15.

NOTE: EASEMENTS NO. 4 AND 5 HAVE BEEN ASSIGNED TO PACIFIC POWER AND LIGHT COMPANY AT BOOK 273, PAGE 158, DEED RECORDS.

EASEMENT NO.'S 2 THROUGH 5 REFER TO EXCEPTION NUMBERS IN THE SUPPLEMENTAL TITLE REPORT.

APPROVALS

EXAMINED AND APPROVED THIS
10 DAY OF January 2007.

LAND PARTITION APPROVAL NO. MP06-09
Michael W. Miller
PENDLETON CITY PLANNER

EXAMINED AND APPROVED THIS
10 DAY OF January 2007.

CITY OF PENDLETON SURVEYOR

EXAMINED AND APPROVED THIS
10 DAY OF January 2007.

David H. Kelly
UMATILLA COUNTY SURVEYOR

TAXES ARE PAID IN FULL, THIS
11 DAY OF January 2007.

Beth Ann Smalley by Marie Barthe
UMATILLA COUNTY TAX COLLECTOR Deputy

RECORDING INFORMATION
UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON, COUNTY OF UMATILLA }
I certify that this instrument was received and recorded
ON January 11, 2007
at 11:30 o'clock Am., in the record of PLATS of said County:
YEAR NUMBER Slide
2007 01

OFFICE OF COUNTY RECORDS
By: JEAN HEMPHILL...Records Officer
Fees \$ 50.00 No. 2007-5130486

LEGEND

- - FOUND 5/8" REBAR WITH ALUMINUM CAP PER PLAT OF HOFFMAN FIRST ADDITION.
- - SET 5/8" BY 30" REBAR WITH 1 1/4" RED PLASTIC CAP MARKED "OR PLS 1106 WA PLS 17372".
- x - DENOTES ANGLE POINT FOR ANNOTATION, NOTHING SET OR FOUND.

I CERTIFY THIS IS AN EXACT COPY OF UMATILLA COUNTY PARTITION PLAT NO. 2007-01
William R. Wells
WILLIAM R. WELLS, PLS

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

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

PROJECT:
PARTITION PLAT FOR:
CIRCLE DOT RANCHES, LLC
LOCATED IN THE EAST HALF OF SECTION 15, T2N., R32E., W.M., CITY OF PENDLETON, UMATILLA COUNTY, OREGON.

DATE: 11/06 DR. BY: WRW
CK. BY: WRW NO: 06-1097

RECEIVED BY
Umatilla County
Date: 1-11-07
17-18-R

PARTITION PLAT NO. 2007-01
SHEET 2 OF 2

SURVEYORS CERTIFICATE AND NARRATIVE:

THIS SURVEY FOR PARTITION WAS MADE AT THE REQUEST OF CIRCLE DOT RANCHES, LLC. THE SURVEY WAS MADE WITH TRIMBLE 5700 GEODETIC G.P.S. RECEIVERS OPERATED IN REAL TIME KINEMATIC MODE IN THE TEXT OF THE REAL PROPERTY DESCRIPTION. RECORD SURVEYS USED FOR CONTROL ARE NOTED.

I CERTIFY THAT THE BOUNDARY OF PARCEL 1 IS MARKED WITH PROPER MONUMENTS, PER ORS CHAPTER 92, AS REVISED. PARCEL 2 IS UNSURVEYED.

REAL PROPERTY DESCRIPTION:

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF SECTION 15, A 1 3/4 INCH BRASS DISK SET IN CONCRETE, THE "INITIAL POINT" FOR THIS DESCRIPTION; THENCE NORTH 83°34'32" WEST ALONG THE SOUTH LINE OF SAID SECTION 15 A DISTANCE OF 527.72 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF TUTTILLA ROAD, COUNTY ROAD NO. 1075; THENCE ALONG SAID EAST LINE OF TUTTILLA ROAD COURSE:

NORTH 01°23'32" WEST A DISTANCE OF 67.62 FEET; THENCE NORTH 00°37'28" EAST A DISTANCE OF 220.58 FEET; THENCE NORTH 02°00'32" WEST A DISTANCE OF 140.32 FEET; THENCE NORTH 07°40'02" WEST A DISTANCE OF 101.30 FEET TO THE POINT OF CURVATURE; THENCE ALONG THE ARC OF A 179.55 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 290.75 FEET (LONG CHORD BEARS NORTH 09°52'15" WEST A DISTANCE OF 290.68 FEET) TO THE POINT OF TANGENCY; THENCE ALONG THE ARC OF A 1469.12 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 232.42 FEET (LONG CHORD BEARS N 16°38'43" WEST A DISTANCE OF 232.18 FEET) TO THE POINT OF TANGENCY; THENCE NORTH 21°08'21" WEST A DISTANCE OF 339.10 FEET TO THE POINT OF CURVATURE OF A CURVE; THENCE ALONG THE ARC OF A 17218.75 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 174.64 FEET (LONG CHORD BEARS NORTH 21°08'21" WEST A DISTANCE OF 174.64 FEET); THENCE CONTINUING ALONG THE EAST RIGHT-OF-WAY OF TUTTILLA ROAD A DISTANCE OF 1338 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF UMATILLA COUNTY PARTITION PLAT NO. 1995-25;

THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE, NORTH 87°37' EAST, MORE OR LESS, ALONG THE SOUTH LINE OF SAID PARTITION PLAT NO. 1995-25, ALONG THE SOUTH LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO DELBERT WACHTER, RECORDED AS INSTRUMENT NO. 1976-870086, 1ST BOOK 355, PAGE 426, DEED RECORDS OF UMATILLA COUNTY, AND ALONG THE SOUTH LINE OF PARCEL 2 OF UMATILLA COUNTY PARTITION PLAT NO. 2000-54 A DISTANCE OF 1435 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF SECTION 15; THENCE NORTH 21°08'21" WEST A DISTANCE OF 300 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF THAT TRACT OF LAND CONVEYED TO UMATILLA COUNTY SCHOOL DISTRICT NO. 16R, RECORDED AT REEL 74, PAGE 1198, UMATILLA COUNTY OFFICE OF RECORDS; THENCE NORTH 76°00'00" EAST ALONG THE NORTH LINE OF SAID DISTRICT 16R TRACT A DISTANCE OF 279 FEET, MORE OR LESS, THENCE SOUTH 14°00'00" WEST ALONG THE WESTERLY LINE OF SAID SCHOOL DISTRICT 16R TRACT A DISTANCE OF 209.70 FEET, MORE OR LESS; THENCE SOUTH 76°00'00" WEST ALONG THE NORTHWESTERLY LINE OF SAID SCHOOL DISTRICT 16R TRACT A DISTANCE OF 274.16 FEET, MORE OR LESS, THENCE SOUTH 14°00'00" EAST ALONG THE WESTERLY LINE OF SAID SCHOOL DISTRICT 16R TRACT A DISTANCE OF 501.77 FEET, MORE OR LESS, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF S.W. RUNNION AVENUE, AS SAID RIGHT-OF-WAY WAS DEDICATED BY THE PLAT OF "S.W. RUNNION AVENUE", RECORDED AT DRAWER "A", UMATILLA COUNTY CLERKS OFFICE; THENCE SOUTH 55°54' WEST A DISTANCE OF 73.6 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF LOT 1, BLOCK 1, HOFFMAN FIRST ADDITION, RECORDED AS INSTRUMENT NO. 1976-870086, 1ST BOOK 355, PAGE 426, DEED RECORDS, UMATILLA COUNTY, OREGON; THENCE SOUTH 19°57'57" WEST ALONG THE WEST LINE OF SAID LOT 1 A DISTANCE OF 115.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 74°59'42" EAST ALONG THE SOUTH LINE OF SAID SUBDIVISION A DISTANCE OF 149.37 FEET TO THE SOUTHWEST CORNER OF LOT 3 IN SAID SUBDIVISION; THENCE SOUTH 87°30'00" EAST ALONG THE SOUTH LINE OF SAID SUBDIVISION A DISTANCE OF 170.00 FEET TO THE SOUTHWEST CORNER OF LOT 6 IN SAID SUBDIVISION; THENCE SOUTH 54°30'00" EAST ALONG THE SOUTH LINE OF SAID LOT 6 A DISTANCE OF 27.00 FEET TO THE NORTHWEST CORNER OF LOT 7 IN SAID SUBDIVISION; THENCE SOUTH 30°00'00" EAST ALONG THE WESTERLY LINE OF SAID LOT 7 A DISTANCE OF 50.00 FEET TO THE WESTERLY CORNER OF SAID LOT 7; THENCE NORTH 89°59'21" EAST ALONG THE SOUTHERLY LINE OF SAID LOT 7 A DISTANCE OF 115.13 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7; A POINT ON THE WEST RIGHT-OF-WAY LINE OF S.W. RUNNION AVENUE, AS SAID RIGHT-OF-WAY WAS DEDICATED BY DEDICATION DEED RECORDED AS INSTRUMENT NO. 2005-4910386, UMATILLA COUNTY OFFICE OF RECORDS; THENCE SOUTH 30°00'27" EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF S.W. RUNNION AVENUE A DISTANCE OF 232.59 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 15; THENCE SOUTH 00°33'19" EAST ALONG THE EAST LINE OF SAID SECTION 15 A DISTANCE OF 1376.45 FEET TO THE "INITIAL POINT".

EXCEPTING THEREFROM, THE RIGHT-OF-WAY OF S.W. RUNNION AVENUE AS SAID RIGHT-OF-WAY WAS DEDICATED ON THE PLAT OF "S.W. RUNNION AVENUE", FILED AT DRAWER "A" OF THE UMATILLA COUNTY CLERKS OFFICE AND ACKNOWLEDGED BY INSTRUMENT NO. 1981-73785, AT REEL 78, PAGE 764, UMATILLA COUNTY OFFICE OF RECORDS.

William R. Wells
WILLIAM R. WELLS, PLS 1106

REGISTERED PROFESSIONAL LAND SURVEYOR

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

OWNERS 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 PLAT TO BE RECORDED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE CITY OF PENDLETON AND UMATILLA COUNTY DEVELOPMENT ORDINANCES.

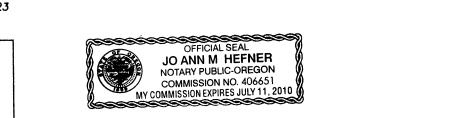
CIRCLE DOT RANCHES, LLC, AN OREGON LIMITED LIABILITY COMPANY, BY:

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

ACKNOWLEDGED BEFORE ME THIS 07 DAY OF January, 2007.

Colman M. Heffner
COLMAN M. HEFFNER
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES: 7/11/2010 COMMISSION NO. 40661



RECORDING INFORMATION, UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON, COUNTY OF UMATILLA }
I certify that this instrument was received and recorded
ON January 11, 2007
at 11:30 o'clock Am., in the record of PLATS of said County.
YEAR NUMBER Slide
2007 01

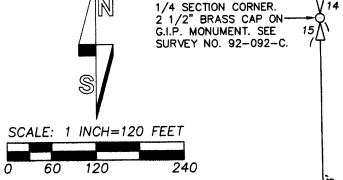
OFFICE OF COUNTY RECORDS
By: JEAN HEMPHILL, Records Officer
Fees \$ 50.00 No. 2007-5130486

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

PROJECT: PARTITION PLAT FOR: CIRCLE DOT RANCHES, LLC

LOCATED IN THE EAST HALF OF SECTION 15, T2N., R32E., W.M., CITY OF PENDLETON, UMATILLA COUNTY, OREGON.

DATE: 11/06 DR. BY: WRW
CK. BY: WRW NO: 06-1097



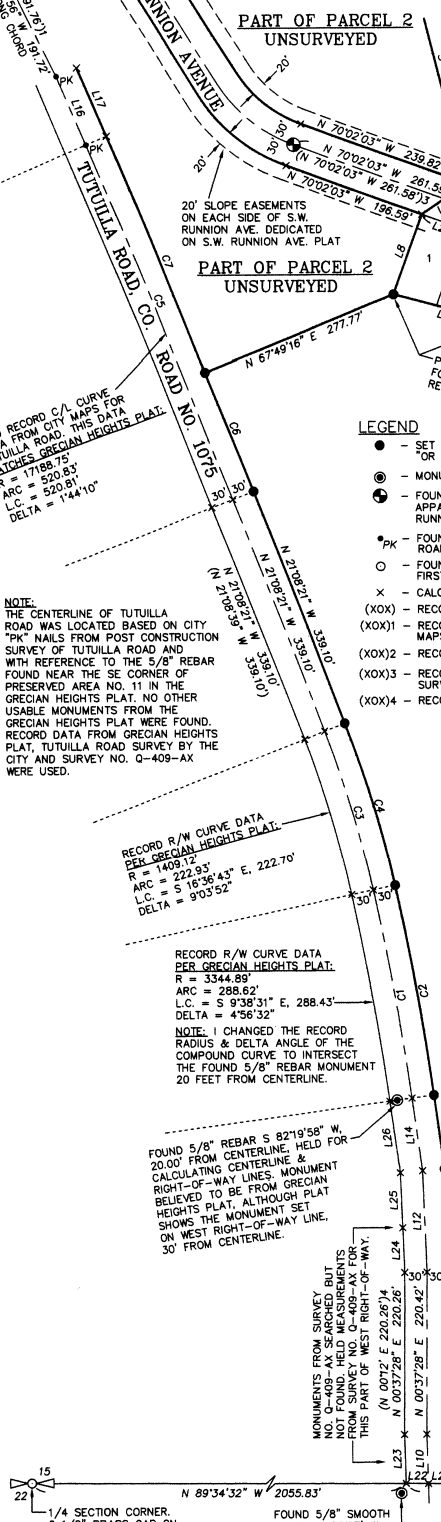
LEGEND

- - SET 5/8" BY 30" REBAR WITH 1 1/4" RED PLASTIC CAP MARKED "OR PLS 1106 WA PLS 17372".
- ⊙ - MONUMENT FOUND AS NOTED.
- ⊙ - FOUND 3" BRASS CAP STREET MONUMENT. THESE MONUMENTS APPARENTLY WERE ESTABLISHED BASED ON THE PLAT OF "S.W. RUNNION AVENUE" RECORDED AS INSTRUMENT NO. S-48-B, (NO RECORD).
- PK - FOUND "PK" NAIL ESTABLISHED BY CITY OF PENDLETON ON TUTTILLA ROAD PROJECT NO. M-3485.
- - FOUND 5/8" REBAR WITH ALUMINUM CAP PER PLAT OF HOFFMAN FIRST ADDITION.
- x - CALCULATED POINT ONLY, NOT SET OR FOUND.
- (XOX) - RECORD DIMENSION PER PLAT OF GRECIAN HEIGHTS P.U.D..
- (XOX1) - RECORD DIMENSION REPORTED ON TUTTILLA ROAD CONSTRUCTION MAPS BY THE CITY OF PENDLETON, PROJECT NO. M-3485.
- (XOX2) - RECORD DIMENSION PER PLAT OF HOFFMAN FIRST ADDITION.
- (XOX3) - RECORD DIMENSION PER PLAT OF S.W. RUNNION AVENUE, FILED AS SURVEY NO. S-48-B.
- (XOX4) - RECORD DIMENSION PER SURVEY NO. Q-409-AX IN 1948.

PARCEL 1
22.25 ACRES, M/L
SURVEYED

LINE TABLE

NO.	BEARING	DISTANCE	RECORD
L1	S74°59'42"E	149.37'	(S74°59'42"E 149.37')2
L3	S54°30'00"E	27.00'	(S54°30'00"E 27.00')2
L4	S30°00'00"E	50.00'	(S30°00'00"E 50.00')2
L5	N69°59'21"W	115.13'	(N69°59'21"W 115.00')2
L8	S19°57'57"W	115.00'	(S19°57'57"W 115.00')2
L10	N01°23'32"W	67.19'	
L11	N01°23'32"W	67.62'	
L12	N02°00'32"W	138.15'	
L13	N02°00'32"W	140.32'	
L14	N07°40'02"W	99.82'	
L15	N07°40'02"W	101.30'	
L16	N22°52'31"W	101.39'	(S22°51'48"E 101.40')1
L17	N22°52'31"W	101.39'	(S22°51'48"E 101.40')1
L19	S19°57'57"W	30.00'	(S19°57'57"W 30.00')2
L20	N70°02'03"W	65.00'	(N70°02'03"W 65.00')2
L21	N89°34'32"W	30.02'	
L22	N89°34'32"W	30.02'	
L23	N01°23'32"W	66.77'	(N 01°49' W 66.77')4
L24	N02°00'32"W	61.05'	(N 02°26' W 61.05')4
L25	N02°00'32"W	74.93'	
L26	N07°40'02"W	98.34'	
L27	S55°54' W	73.6'	



NOTE: THE CENTERLINE OF TUTTILLA ROAD WAS LOCATED BASED ON CITY "PK" NAILS FROM POST CONSTRUCTION SURVEY OF TUTTILLA ROAD AND WITH REFERENCE TO THE 5/8" REBAR FOUND NEAR THE SE CORNER OF PRESERVED AREA NO. 11 IN THE GRECIAN HEIGHTS PLAT. NO OTHER USABLE MONUMENTS FROM THE GRECIAN HEIGHTS PLAT WERE FOUND. RECORD DATA FROM GRECIAN HEIGHTS PLAT, TUTTILLA ROAD SURVEY BY THE CITY AND SURVEY NO. Q-409-AX WERE USED.

NOTE: I CHANGED THE RECORD RADIUS & DELTA ANGLE OF THE COMPOUND CURVE TO INTERSECT THE FOUND 5/8" REBAR MONUMENT 20 FEET FROM CENTERLINE.

NOTE: I CHANGED THE RECORD RADIUS & DELTA ANGLE OF THE COMPOUND CURVE TO INTERSECT THE FOUND 5/8" REBAR MONUMENT 20 FEET FROM CENTERLINE.

MONUMENTS FROM SURVEY NO. Q-409-AX SEARCHED BUT NOT FOUND. HELD MEASUREMENTS FOR THIS PART OF INSTRUMENT NO. Q-409-AX FOR THIS PART OF INSTRUMENT NO. Q-409-AX.

I CERTIFY THIS IS AN EXACT COPY OF UMATILLA COUNTY PARTITION PLAT NO. 2007-01

William R. Wells
WILLIAM R. WELLS, PLS

RECEIVED BY
C. M. Heffner, Notary

2-07
07-18-b

CD2007PPS2