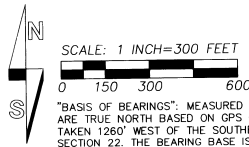


PARTITION PLAT NO. 2009-29

LOCATED IN SECTION 15, TOWNSHIP 1 NORTH,  
RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON.

SHEET 1 OF 2



"BASIS OF BEARINGS": MEASURED BEARINGS SHOWN ARE TRUE NORTH BASED ON GPS GEODETIC OBSERVATION TAKEN 1260' WEST OF THE SOUTHEAST CORNER OF SECTION 22. THE BEARING BASE IS IDENTICAL TO THAT OF PARTITION PLAT NO. 2009-19.

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG
C4	35°09'18"	470.00'	288.38'	283.88'	S 68°07'57" W
C5	33°14'55"	450.00'	261.13'	257.49'	N 77°39'57" W
C6	67°09'12"	83.00'	97.28'	91.81'	N 24°37'55" E

LINE TABLE

NO.	BEARING	DISTANCE
L7	N 30°03'49" W	116.32'
L8	S 49°47'34" W	254.88'
L9	S 85°42'36" W	254.65'
L10	N 61°02'30" W	236.37'
L11	N 56°28'57" W	143.73'
L12	N 51°40'46" W	143.54'
L13	N 41°20'16" W	156.62'
L14	N 02°23'17" E	35.04'
L15	N 58°12'31" E	23.91'

**APPROVALS**

EXAMINED AND APPROVED THIS  
22<sup>ND</sup> DAY OF October, 2009.

LAND PARTITION APPROVAL NO. LD-10-094-08  
*Jeff Malbert*  
UMATILLA COUNTY PLANNING DIRECTOR

EXAMINED AND APPROVED THIS  
9<sup>TH</sup> DAY OF October, 2009.  
*Dana H. Kline*  
UMATILLA COUNTY SURVEYOR

TAXES ARE PAID IN FULL, THIS  
9<sup>TH</sup> DAY OF October, 2009.  
*Batina Rinnick*  
UMATILLA COUNTY TAX COLLECTOR

RECORDING INFORMATION,  
UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON,  
COUNTY OF UMATILLA }  
I certify that this instrument was received and recorded  
ON October 23, 2009  
at 10:30 o'clock Am., in the record of  
PLATS of said County.  
YEAR NUMBER Side  
2009 29

**OFFICE OF COUNTY RECORDS**  
By: ...JEAN HEMPHILL...Records Officer  
Fees \$ 65.00 No. 2009-5580107

REGISTERED PROFESSIONAL LAND SURVEYOR

*William R. Wells*

OREGON  
JULY 22, 1977  
WILLIAM R. WELLS  
1106  
RENEWS 6/30/10

LEGEND

- - FOUND 5/8" REBAR WITH RED PLASTIC CAP FROM PARTITION PLAT NO. 2009-19.
- ⊙ - FOUND STATE HIGHWAY MONUMENT ON WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 395. MONUMENTS ARE 3/4" IRON PINS UNLESS OTHERWISE NOTED.
- ✱ - MONUMENT FOUND AS NOTED.
- ✱ - CALCULATED GLO CORNER POSITION AS NOTED.
- x - CALCULATED POINT.

NOTE: DIMENSIONS REPORTED ON THIS PLAT, WHICH ARE COMMON WITH THOSE SHOWN ON SURVEY NO. 06-528-C AND PARTITION PLAT NO. 2009-19, ARE IDENTICAL.

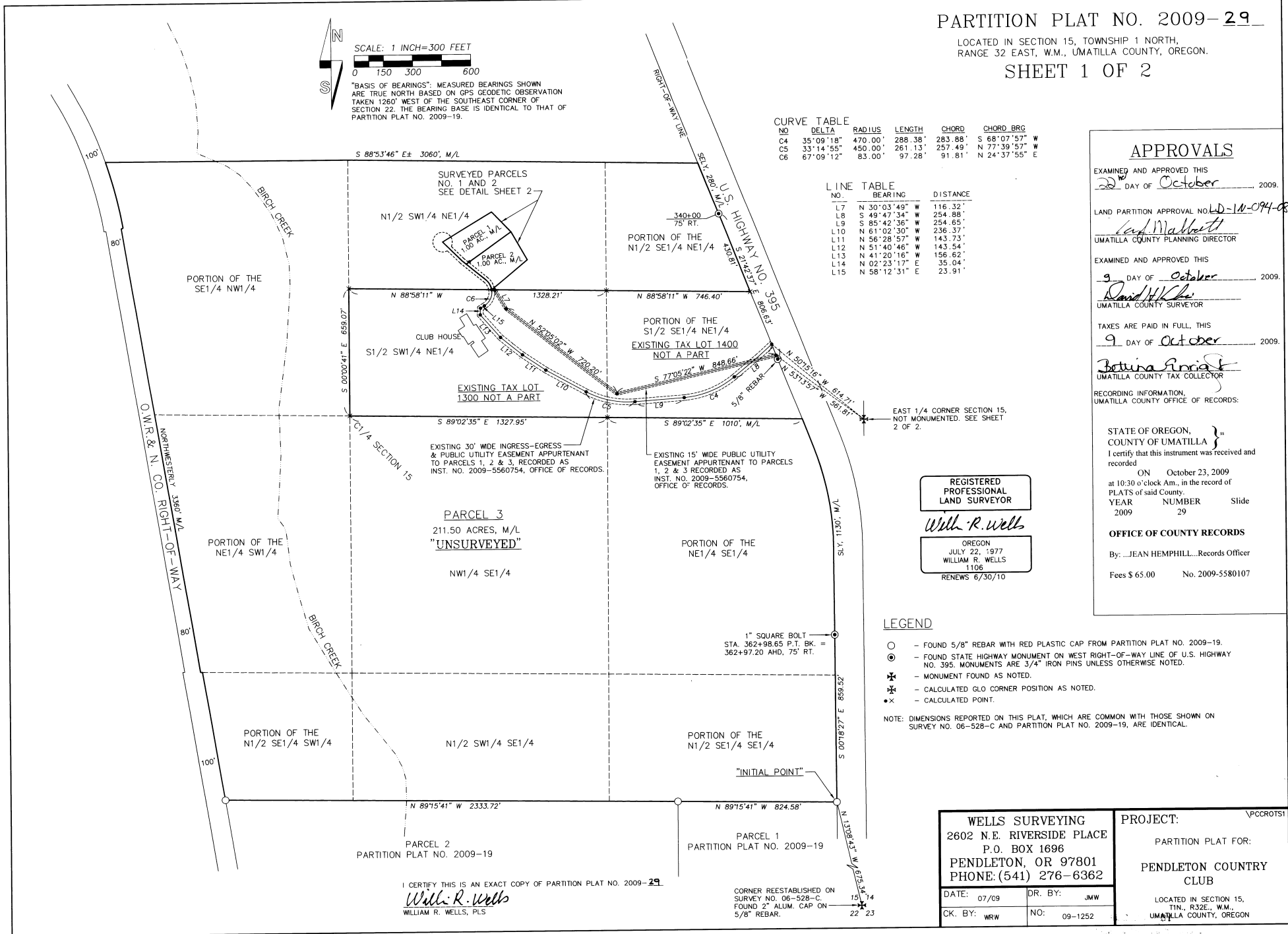
WELLS SURVEYING  
2602 N.E. RIVERSIDE PLACE  
P.O. BOX 1696  
PENDLETON, OR 97801  
PHONE: (541) 276-6362

DATE: 07/09 DR. BY: JMW  
CK. BY: WRW NO: 09-1252

PROJECT: VPCROT51  
PARTITION PLAT FOR:  
PENDLETON COUNTRY CLUB  
LOCATED IN SECTION 15,  
T1N, R32E, W.M.,  
UMATILLA COUNTY, OREGON

I CERTIFY THIS IS AN EXACT COPY OF PARTITION PLAT NO. 2009-29.  
*William R. Wells*  
WILLIAM R. WELLS, PLS

CORNER REESTABLISHED ON SURVEY NO. 06-528-C. FOUND 2" ALUM. CAP ON 5/8" REBAR.



PARTITION PLAT NO. 2009-29

LOCATED IN SECTION 15, TOWNSHIP 1 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON.

SHEET 2 OF 2

OWNERS DECLARATION & EASEMENT DESIGNATION

PENDLETON COUNTRY CLUB, A DOMESTIC NONPROFIT CORPORATION, DOES HEREBY ACKNOWLEDGE THAT IT HAS CAUSED THIS PARTITION PLAT TO BE PREPARED AND PARTITIONED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE UMATILLA COUNTY DEVELOPMENT ORDINANCE.

PENDLETON COUNTRY CLUB, A DOMESTIC NONPROFIT CORPORATION, DOES HEREBY DESIGNATE THE NEW 30 FOOT INGRESS-EGRESS AND PUBLIC UTILITY EASEMENT AND 50 FOOT RADIUS PUBLIC UTILITY AND INGRESS-EGRESS AND TURNAROUND EASEMENT FOR EMERGENCY VEHICLES AS NEW EASEMENTS APPURTENANT TO PARCELS 1, 2 AND 3.

PENDLETON COUNTRY CLUB, BY:  
*Cal Tyer* President  
CAL TYER, PRESIDENT, PENDLETON COUNTRY CLUB

ACKNOWLEDGMENT  
STATE OF OREGON) SS  
COUNTY OF UMATILLA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON  
THIS 8th DAY OF October, 2009.  
BY: CAL TYER, PRESIDENT OF PENDLETON COUNTRY CLUB  
*Dawn M. Jubbs*  
NOTARY PUBLIC FOR THE STATE OF OREGON  
MY COMMISSION EXPIRES: 10-14-12  
MY COMMISSION NUMBER: 432519

TRUST DEED BENEFICIARY'S CONSENT

COLUMBIA RIVER BANK, TRUST DEED BENEFICIARY UNDER DEED OF TRUST RECORDED AS INSTRUMENT NO. 2002-4060147, UMATILLA COUNTY OFFICE OF RECORDS, MODIFIED BY MODIFICATION OF DEED OF TRUST OR MORTGAGE, RECORDED AS INSTRUMENT NO. 2004-4730521, UMATILLA COUNTY OFFICE OF RECORDS, DOES HEREBY CONSENT TO THE PROPERTY DESCRIBED IN SURVEYORS CERTIFICATE AND NARRATIVE BEING SUBMITTED TO THE PROVISIONS OF ORS CHAPTER 92, AND CONSENTS TO THE NEW EASEMENTS DESIGNATED ON THIS PLAT.

*Mark Mascall* Senior Vice-President  
MARK MASCALL, SENIOR VICE-PRESIDENT AND BUSINESS BANKING TEAM LEADER  
ACKNOWLEDGMENT  
STATE OF OREGON) SS  
COUNTY OF UMATILLA)  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8th  
DAY OF October, 2009  
BY: MARK MASCALL, SENIOR VICE PRESIDENT AND BUSINESS BANKING TEAM LEADER  
*Dawn M. Jubbs*  
NOTARY PUBLIC FOR THE STATE OF OREGON  
MY COMMISSION EXPIRES: 10-14-12  
COMMISSION NUMBER: 432519

SURVEYORS CERTIFICATE AND NARRATIVE

I CERTIFY THAT I HAVE CORRECTLY SHOWN PARCELS 1, 2 AND 3 OF THIS PARTITION PLAT IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE UMATILLA COUNTY DEVELOPMENT ORDINANCE. PARCELS 1 & 2 ARE SURVEYED AND MONUMENTED PER ORS CHAPTER 92, AS REVISED. PARCEL 3 IS UNSURVEYED.

THE SURVEY WAS MADE WITH A TWO PERSON CREW USING A TRIMBLE 5700 GEODETIC GPS SYSTEM OPERATED IN REAL TIME KINEMATIC MODE. MONUMENTS TIED AND THOSE ESTABLISHED WERE VERIFIED BY SEPARATE GPS OBSERVATIONS. REFERENCE SURVEYS AND THE BASIS OF BEARING ARE NOTED.

REAL PROPERTY DESCRIPTION

A TRACT OF LAND LOCATED IN SECTION 15, TOWNSHIP 1 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON, DESCRIBED AS FOLLOWS:

SECTION 15:

SOUTH HALF OF THE NORTH HALF;  
NORTH HALF OF THE SOUTH HALF;  
NORTH HALF OF THE SOUTH HALF OF THE SOUTH HALF;  
ALL LYING WESTERLY OF U.S. HIGHWAY 395 AND EASTERLY OF THE UMATILLA CENTRAL RAILROAD COMPANY'S RIGHT-OF-WAY AS CONVEYED BY DEEDS RECORDED IN BOOK 52, PAGE 242, 244 AND 258, DEED RECORDS. NOTE: THE RAILWAY IS NOW KNOWN AS THE OREGON-WASHINGTON RAILROAD AND NAVIGATION COMPANY.

EXCEPTING THEREFROM, THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 15.

ALSO EXCEPTING THEREFROM, THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 15.

EXCEPTING ANY AND ALL WATER RIGHTS OF WAY AND ROADS.

SUBJECT TO:

EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, GIVEN BY HARRY & LORENA GURDERIAN, HUSBAND AND WIFE, TO PACIFIC POWER AND LIGHT COMPANY, A CORPORATION, DATED OCTOBER 22, 1945, RECORDED IN BOOK 170, PAGE 424; DEED RECORDS OF UMATILLA COUNTY, OREGON. NOTE: THIS IS A BLANKET TYPE EASEMENT AFFECTING ALL OF THE PARTITIONED LAND.

EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, GIVEN BY THE PENDLETON COUNTRY CLUB TO CASCADE NATURAL GAS CORPORATION DATED DECEMBER 4, 1961, RECORDED IN BOOK 265, PAGE 657, DEED RECORDS OF UMATILLA COUNTY, OREGON.

NOTE: THIS IS A BLANKET TYPE EASEMENT AFFECTING PARTS OF THE PARTITIONED LAND IN THE N1/2 OF THE S1/2 AND N1/2 S1/2 S1/2 OF SECTION 15.

REGISTERED PROFESSIONAL LAND SURVEYOR

*William R. Wells*

OREGON  
JULY 22, 1977  
WILLIAM R. WELLS  
1106  
RENEWS 6/30/10

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

RECORDING INFORMATION, UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON, COUNTY OF UMATILLA }  
I certify that this instrument was received and recorded  
ON October 23, 2009  
at 10:30 o'clock Am., in the record of PLATS of said County.  
YEAR NUMBER Slide  
2009 29

OFFICE OF COUNTY RECORDS

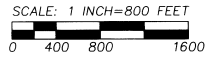
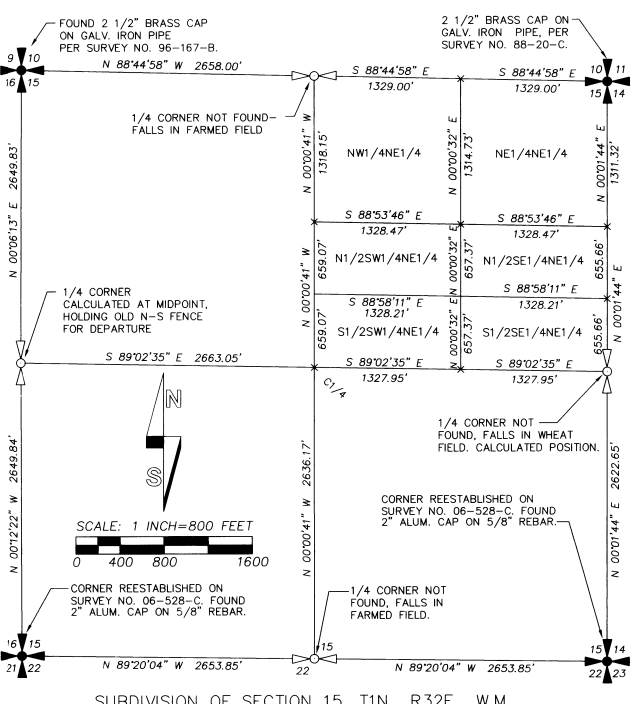
By: JEAN HEMPHILL, Records Officer  
Fees \$ 65.00 No. 2009-5580107

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

DATE: 07/09 DR. BY: JMW  
CK. BY: WRW NO: 09-1252

PROJECT: \PCROTS2  
PARTITION PLAT FOR:  
PENDLETON COUNTRY CLUB

LOCATED IN SECTION 15, T1N., R32E., W.M., UMATILLA COUNTY, OREGON



SUBDIVISION OF SECTION 15, T1N., R32E., W.M.

NOTES:  
DIMENSIONS REPORTED ON THIS SURVEY PLAT FOR SECTION 15 ARE IDENTICAL WITH THOSE REPORTED ON PARTITION PLAT 2009-19.  
THE RECORD DESCRIPTION DOCUMENTS USED IN PREPARATION OF THE REAL PROPERTY DESCRIPTION ARE DEED OF PERSONAL REPRESENTATIVE RECORDED AT REEL 30, PAGES 1792 TO 1794 AND WARRANTY DEED RECORDED IN REEL 30, PAGES 1795 TO 1797, UMATILLA COUNTY DEED RECORDS.

LEGEND

- ○ ○ SECTION OR 1/4 SECTION CORNER AS NOTED.
- - SET 5/8" X 30" IRON REBAR WITH 1 1/4" RED PLASTIC CAP STAMPED "OR PLS 1106 WA PLS 17372"
- x - CALCULATED POINT ONLY, NOT SET OR FOUND.

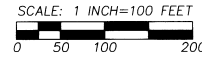
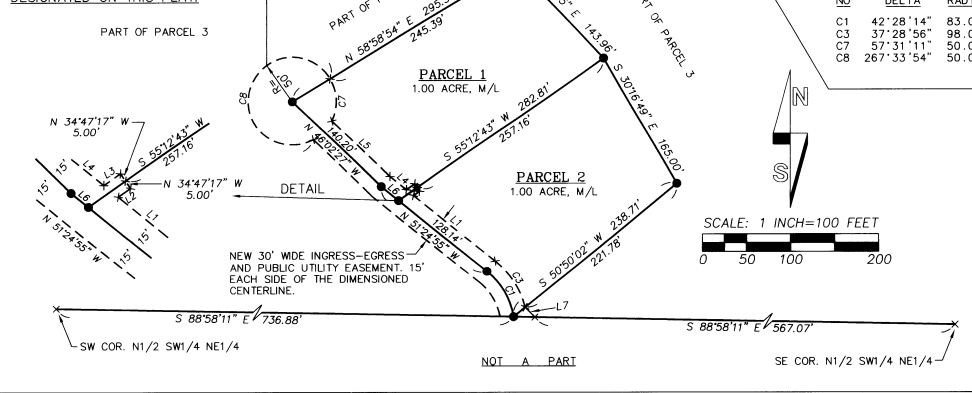
CURVE TABLE

NO	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG
C1	42°28'14"	83.00'	61.52'	60.12'	N 30°10'48" W
C3	37°28'56"	98.00'	64.11'	62.97'	N 32°40'27" W
C7	57°31'11"	50.00'	50.20'	48.11'	N 02°15'30" W
C8	267°33'54"	50.00'	233.49'	72.20'	S 15°11'57" W

LINE TABLE

NO.	BEARING	DISTANCE
L1	N 51°24'55" W	118.44'
L2	N 55°12'43" E	8.51'
L3	S 55°12'43" W	11.49'
L4	N 51°24'55" W	23.70'
L5	N 46°02'27" W	91.80'
L6	N 51°24'55" W	25.14'
L7	N 45°00'00" W	15.74'

DETAIL OF PARCELS 1 & 2 & INGRESS-EGRESS EASEMENTS DESIGNATED ON THIS PLAT.



11-09  
KK  
07-177-B