

UMATILLA COUNTY PARTITION PLAT 2011-29
SEVEN HILLS PROPERTIES 2011 PARTITION PLAT

THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.
PAUL W.P. TOMKINS, PLS 2360

STATE OF OREGON, COUNTY OF UMATILLA }
I certify that this instrument was received and recorded
ON December 16, 2011
at 10:10 o'clock Am., in the record of PLATS of said County
YEAR NUMBER Slide
2011 29
OFFICE OF COUNTY RECORDS
By: JEAN HEMPHILL, Records Officer
Fees \$ 65.00 No. 2011-5860153

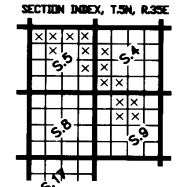
USKH
SHARED VISION. UNIFIED APPROACH.
Architecture • Engineering
Land Surveying • Planning
Environmental Services
5 North Cooville
Walla Walla, WA 99362
(509) 522-4843

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON JULY 26, 1988
PAUL W.P. TOMKINS 2360
renewed 6/30/12

Date Stamped: 12/11

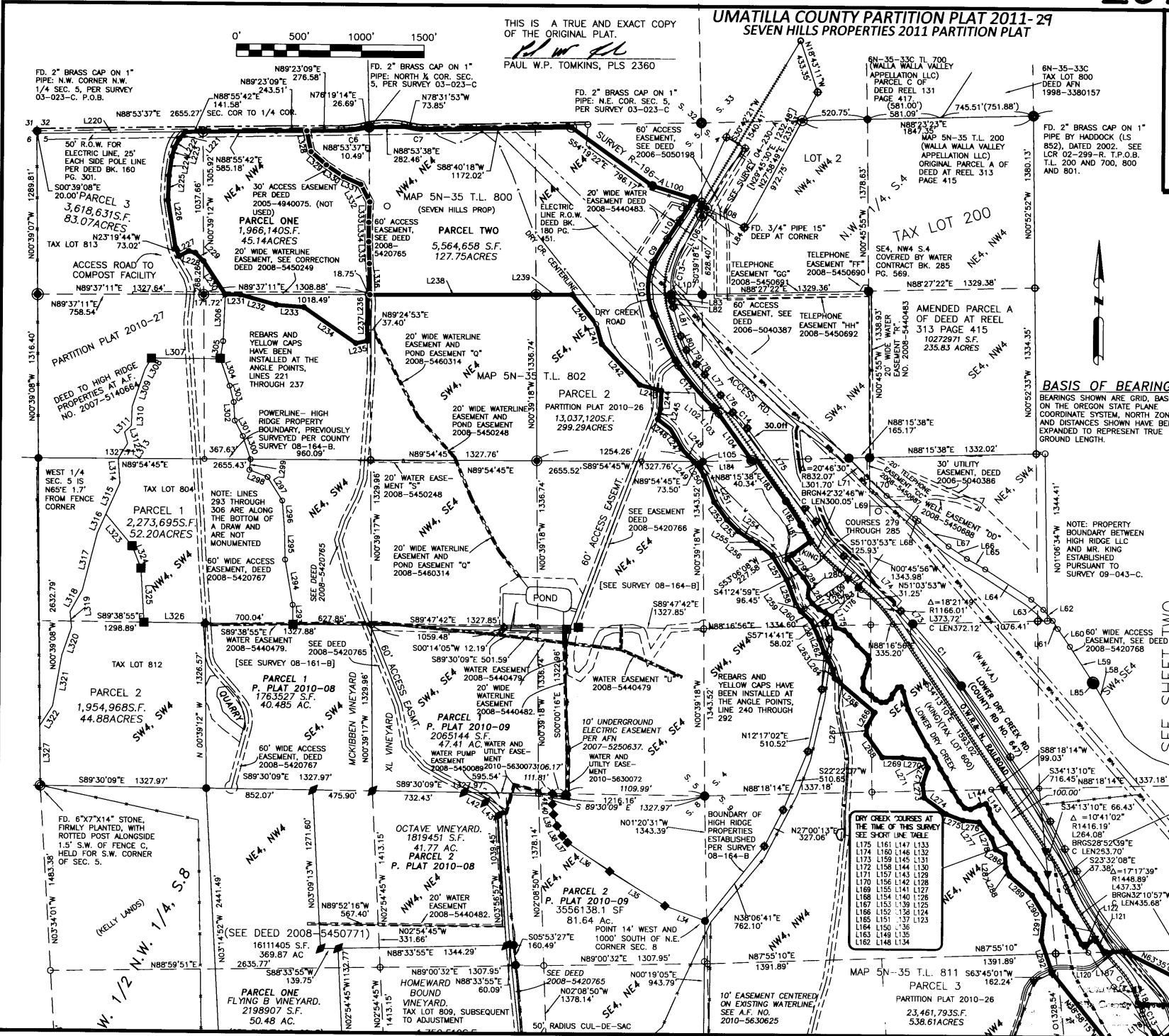
Project:
A PARTITION PLAT LOCATED IN THE NW 1/4, NW 1/4, THE NE 1/4, NW 1/4, THE SE 1/4, NW 1/4, THE NW 1/4, NE 1/4, THE SE 1/4, NE 1/4, AND THE NE 1/4, SE 1/4 OF SEC. 5, THE SW 1/4, SW 1/4, THE NW 1/4, SW 1/4, THE SW 1/4, AND THE SE 1/4, SW 1/4 OF SEC. 4, THE NE 1/4, NW 1/4, THE NW 1/4, NE 1/4, THE SE 1/4, NW 1/4, AND THE SW 1/4, NE 1/4 OF SECTION 9, T5N, R35E, W.M., UMATILLA CO. OR

Client
NORM MCKIBBEN
SEVEN VINEYARDS
83501 LOWER DRY CR. RD.
MILTON FREETWATER, OR

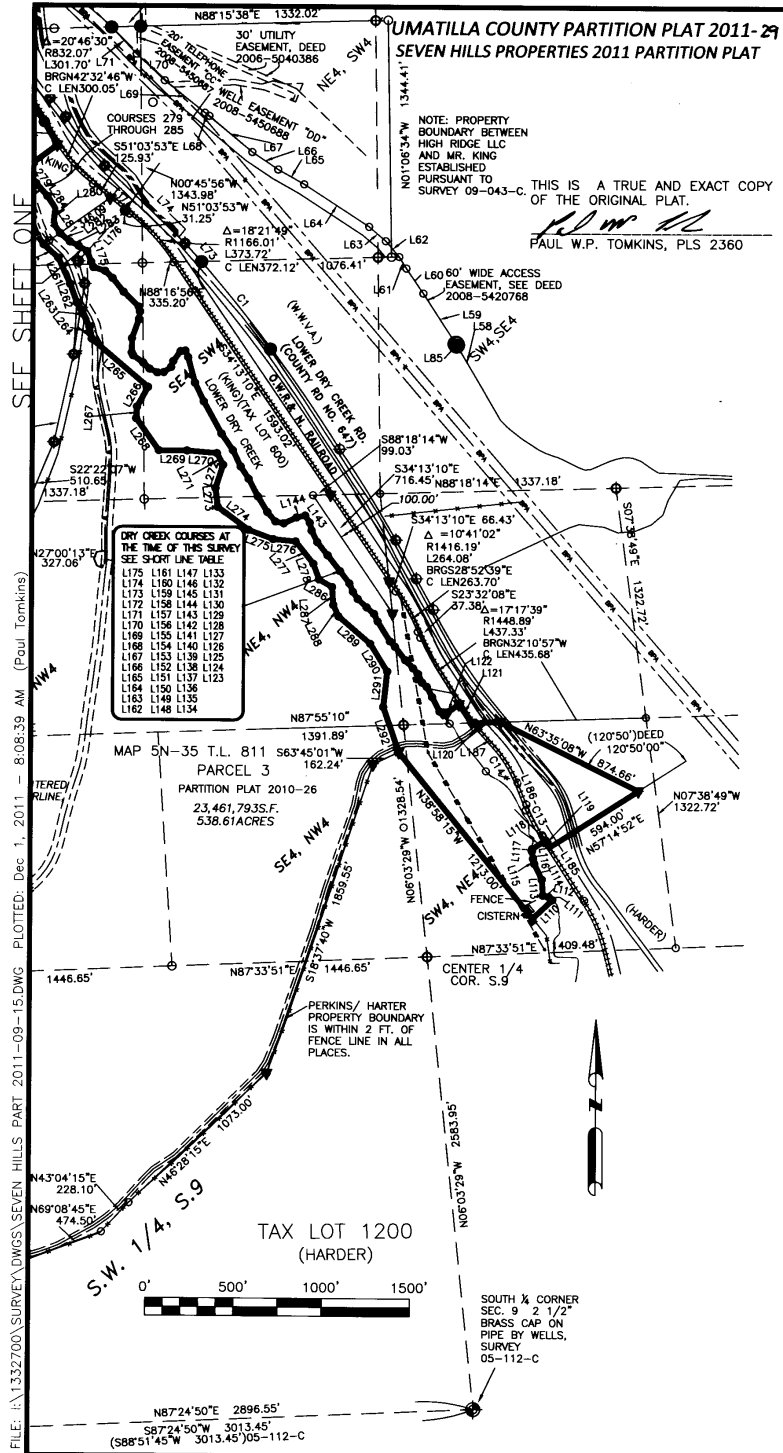


Project Mgr. PWPT
Drawn PWPT
Checked GEF
Date 09-15-2011
Scale 1" = 500'
CAD File: SEVEN HILLS PART 2011-09-15.DWG
Sheet Contents: SEVEN HILLS PART 2011-09-15.DWG
Sheet No. 1 of 2

U.S.K.H. WOODS County Surveyor
11-15-2011



FILE: I:\1332700 SURVEY\DWGS\SEVEN HILLS PART 2011-09-15.DWG PLOTTED: Dec. 1, 2011 - 8:09:44 AM (Paul Tomkins)



LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L125	N27°43'00"W	66.44	L125	N27°43'00"W	66.44	L217	N44°17'07"E	70.08	L125	N27°43'00"W	66.44
L22	S54°25'27"E	127.65	L126	N48°35'30"W	35.56	L218	N45°23'15"E	62.15	L22	S54°25'27"E	127.65
L23	S42°12'47"W	620.64	L127	N42°55'15"W	54.30	L219	N87°34'34"E	38.33	L23	S42°12'47"W	620.64
L24	S75°03'42"W	1104.76	L128	N41°50'52"W	42.90	L220	N88°55'27"E	1186.05	L24	S75°03'42"W	1104.76
L25	N36°08'17"W	364.07	L129	N43°53'16"W	65.31	L221	N40°53'26"E	73.38	L25	N36°08'17"W	364.07
L26	S74°49'17"W	81.10	L130	N35°45'29"W	96.10	L222	N27°54'44"E	79.95	L26	S74°49'17"W	81.10
L27	S43°29'39"W	155.57	L131	N43°22'38"W	42.44	L223	N15°40'43"E	77.71	L27	S43°29'39"W	155.57
L28	S75°03'48"W	153.58	L132	N31°39'34"W	132.37	L224	N07°55'19"E	152.29	L28	S75°03'48"W	153.58
L29	S88°47'43"W	80.11	L133	N26°10'46"W	48.76	L225	N02°16'33"E	197.20	L29	S88°47'43"W	80.11
L30	S68°40'58"W	142.37	L134	N49°04'57"W	56.03	L226	N09°27'08"W	386.74	L30	S68°40'58"W	142.37
L31	N88°48'12"W	748.70	L135	N46°33'06"W	70.04	L227	S61°41'57"W	88.42	L31	N88°48'12"W	748.70
L32	N8°03'17"W	1083.69	L136	N35°45'29"W	49.72	L228	N75°31'47"W	53.65	L32	N8°03'17"W	1083.69
L33	N70°26'17"W	1052.10	L137	N32°54'54"W	52.44	L229	N45°08'57"W	63.71	L33	N70°26'17"W	1052.10
L34	S69°52'31"E	342.77	L138	N37°31'21"W	88.75	L230	N31°11'55"W	318.20	L34	S69°52'31"E	342.77
L35	S58°22'59"E	519.78	L139	N38°00'24"W	112.65	L231	S89°37'11"W	118.67	L35	S58°22'59"E	519.78
L36	S55°58'07"E	406.93	L140	N38°30'43"W	95.83	L232	N74°24'06"W	299.21	L36	S55°58'07"E	406.93
L37	S37°36'26"E	67.42	L141	N37°06'59"W	71.91	L233	N85°38'18"W	222.63	L37	S37°36'26"E	67.42
L38	S28°40'47"E	91.37	L142	N31°49'17"W	46.79	L234	N58°36'04"W	506.14	L38	S28°40'47"E	91.37
L39	S17°12'51"E	96.99	L143	N32°14'58"W	48.87	L235	S78°12'43"W	234.21	L39	S17°12'51"E	96.99
L40	S07°23'28"E	80.10	L144	S76°47'24"W	50.52	L236	N00°16'17"E	92.91	L40	S07°23'28"E	80.10
L41	S00°06'30"W	86.91	L145	S65°02'48"W	79.44	L237	S00°35'07"E	136.91	L41	S00°06'30"W	86.91
L42	N64°28'17"W	187.07	L146	N78°20'46"W	47.93	L238	S89°37'11"W	1327.71	L42	N64°28'17"W	187.07
L43	N45°07'09"W	147.98	L147	N40°40'37"W	70.85	L239	S89°37'11"W	290.58	L43	N45°07'09"W	147.98
L44	S39°47'43"W	575.84	L148	N31°04'03"W	102.86	L240	N39°18'24"W	304.58	L44	S39°47'43"W	575.84
L45	S69°42'57"E	113.00	L149	N24°27'57"E	51.21	L241	N15°56'43"W	167.13	L45	S69°42'57"E	113.00
L46	N71°57'52"E	422.35	L150	N33°03'08"W	83.58	L242	N42°54'17"W	443.89	L46	N71°57'52"E	422.35
L47	N83°31'45"E	289.34	L151	N25°49'44"W	102.53	L243	N75°11'10"W	180.41	L47	N83°31'45"E	289.34
L48	S85°15'42"E	433.93	L152	N34°29'49"W	114.13	L244	N02°04'05"E	147.15	L48	S85°15'42"E	433.93
L49	N46°11'27"E	357.13	L153	N29°04'55"W	208.55	L245	N14°02'39"E	86.67	L49	N46°11'27"E	357.13
L50	N70°06'52"W	40.12	L154	N25°36'54"W	118.29	L246	N52°39'20"W	125.15	L50	N70°06'52"W	40.12
L51	N65°10'08"W	37.96	L155	N15°12'22"W	150.50	L247	N31°34'45"W	207.82	L51	N65°10'08"W	37.96
L52	N65°44'45"W	117.29	L156	N24°04'04"W	40.43	L248	N44°24'40"W	118.09	L52	N65°44'45"W	117.29
L53	N52°23'37"W	73.54	L157	S83°03'01"W	72.24	L249	N44°24'40"W	43.76	L53	N52°23'37"W	73.54
L54	N49°26'47"W	34.91	L158	S36°14'18"W	70.29	L250	N32°01'16"W	98.99	L54	N49°26'47"W	34.91
L55	N44°40'01"W	52.06	L159	S19°30'37"W	35.90	L251	N21°35'14"W	227.06	L55	N44°40'01"W	52.06
L56	N30°17'07"W	240.19	L160	S54°13'22"W	36.65	L252	N35°49'16"W	175.06	L56	N30°17'07"W	240.19
L57	N30°42'11"W	231.24	L161	S89°57'44"W	36.65	L253	N44°36'17"W	126.96	L57	N30°42'11"W	231.24
L58	N33°04'10"W	341.07	L162	N64°32'26"W	48.92	L254	N55°59'58"W	126.76	L58	N33°04'10"W	341.07
L59	N34°19'37"W	171.84	L163	N48°57'24"W	49.53	L255	N61°35'15"W	54.46	L59	N34°19'37"W	171.84
L60	N31°59'38"W	77.26	L164	N54°08'09"W	71.52	L256	N50°46'36"W	158.38	L60	N31°59'38"W	77.26
L61	N40°50'51"W	117.66	L165	N25°57'12"W	18.43	L257	N31°02'27"W	223.91	L61	N40°50'51"W	117.66
L62	N49°54'11"W	125.11	L166	N05°27'43"E	80.89	L258	N20°46'38"W	214.27	L62	N49°54'11"W	125.11
L63	N5°02'37"W	439.84	L167	N19°48'48"W	114.76	L259	N36°02'37"W	63.74	L63	N5°02'37"W	439.84
L64	N60°31'15"W	169.01	L168	N07°50'11"E	44.03	L260	N44°04'49"W	113.44	L64	N60°31'15"W	169.01
L65	N56°15'08"W	176.79	L169	N14°21'21"W	28.00	L261	N24°39'46"W	162.95	L65	N56°15'08"W	176.79
L66	N50°11'52"W	317.79	L170	N45°49'13"W	121.96	L262	N19°46'09"W	112.40	L66	N50°11'52"W	317.79
L67	N53°45'10"W	30.65	L171	N38°45'17"W	100.28	L263	N27°53'06"W	155.32	L67	N53°45'10"W	30.65
L68	N51°34'21"W	233.08	L172	N46°11'33"W	57.83	L264	N10°40'08"W	70.10	L68	N51°34'21"W	233.08
L69	N4°02'20"W	218.81	L173	N72°36'38"W	100.28	L265	N49°48'13"W	420.54	L69	N4°02'20"W	218.81
L70	N43°19'48"W	209.18	L174	N23°53'48"W	33.41	L266	N28°52'21"E	113.44	L70	N43°19'48"W	209.18
L71	N42°06'23"W	142.02	L175	N20°51'33"W	64.30	L267	N03°37'58"E	86.42	L71	N42°06'23"W	142.02
L72	N46°19'59"W	631.53	L176	N42°30'43"E	317.30	L268	N35°34'09"W	222.49	L72	N46°19'59"W	631.53
L73	N36°19'04"W	792.11	L177	N10°53'53"W	110.65	L269	N89°37'23"W	159.94	L73	N36°19'04"W	792.11
L74	N35°43'08"W	166.88	L178	N46°11'33"W	148.88	L270	N62°43'43"W	171.01	L74	N35°43'08"W	166.88
L75	N37°58'45"W	209.99	L179	N35°45'29"W	131.57	L271	N27°38'45"W	174.98	L75	N37°58'45"W	209.99
L76	N39°35'46"W	108.67	L180	N35°32'22"W	403.99	L272	N17°36'45"E	139.10	L76	N39°35'46"W	108.67
L77	N34°41'54"W	137.87	L181	S88°15'38"W	431.41	L273	N05°18'48"W	108.19	L77	N34°41'54"W	137.87
L78	N21°56'36"W	121.39	L182	N32°48'20"W	442.70	L274	N53°27'46"W	217.39	L78	N21°56'36"W	121.39
L79	N19°19'04"W	48.52	L183	N21°59'08"W	135.30	L275	N69°29'31"W	147.17	L79	N19°19'04"W	48.52
L80	N08°22'29"W	53.02	L184	N49°10'08"W	73.90	L276	N84°22'57"W	128.99	L80	N08°22'29"W	53.02
L81	S30°42'19"W	74.69	L185	S37°47'05"E	131.67	L277	N38°25'41"W	162.52	L81	S30°42'19"W	74.69
L82	S33°04'10"E	6.89	L186	S51°03'44"E	86.45	L278	N20°02'14"W	36.20	L82	S33°04'10"E	6.89
L83	N89°39'03"W	519.68	L187	S45°51'25"E	157.39	L279	S38°13'35"E	103.93	L83	N89°39'03"W	519.68
L84	N88°25'08"W	337.68	L188	S28°26'18"E	89.35	L280	S06°26'11"W	87.09	L84	N88°25'08"W	337.68
L85	S83°53'06"W	120.09	L189	S58°44'55"E	63.29	L281	S34°56'47"E	66.48	L85	S83°53'06"W	120.09
L86	S29°46'55"W	131.20	L190	S60°04'06"E	94.52	L282	S49°08'07"E	72.87	L86	S29°46'55"W	131.20
L87	S18°46'34"W	88.45	L191	S50°19'40"E	103.03	L283	S64°22'34"E	55.35	L87	S18°46'34"W	88.45
L88	S49°33'02"W	88.54	L192	S63°02'44"E	82.38	L284	S32°40'53"E	96.20	L88	S49°33'02"W	88.54
L89	S68°36'38"W	96.41	L193	S42°57'29"E	88.85	L285	N60°15'19"W	84.83	L89	S68°36'38"W	96.41
L90	S83°51'05"W	97.54	L194	S58°49'59"E	134.64	L286	N04°05'08"W	103.38	L90	S83°51'05"W	97.54
L91	N68°05'17"W	85.10	L195	S43°54'23"E	189.02	L287	N25°04'03"W	72.02	L91	N68°05'17"W	85.10
L92	N68°10'26"E	142.53	L196	S32°55'19"E	122.81	L288	N49°17'21"W	238.76	L92	N68°10'26"E	142.53
L93	S71°16'39"W	60.49	L197	S14°38'39"W	41.92	L289	N33°11'20"W	185.15	L93	S71°16'39"W	60.49
L94	S64°31'25"W	529.18	L198	S71°00'00"W	114.81	L290	N45°59'59"E	204.16	L94	S64°31'25"W	529.18
L95	S31°11'00"E	1017.13	L199	S59°19'44"E	145.54	L291	N19°02'37"W	272.50	L95	S31°11'00"E	1017.13
L96	S87°58'28"W	391.41	L200	S54°36'02"E	157.50	L292	N01°23'50"W	156.89	L96	S87°58'28"W	391.41
L97	S72°49'22"E	344.80	L201	S50°16'50"E	74.13	L293	N89°51'57"W	367.08	L97	S72°49'22"E	344.80
L98	S33°10'00"W	181.08	L202	N90°00'00"E	93.65	L294	N01°29'14"W	246.06	L98	S33°10'00"W	181.08
L99	S51°36'42"E	19.11	L203	N87°22'50"W	869.81	L295	N04°41'19"W	229.66	L99	S51°36'42"E	19.11
L100	S35°50'31"E	47.79	L204	N86°27'26"E	566.98	L296	N32°20'51"W	223.34	L100	S35°50'31"E	47.79
L101	S35°50'31"E	47.79	L205	N87°49'39"E	197.94	L297	N68°37'46"W	155.34	L101	S35°50'31"E	47.79
L102	S35°50'31"E	47.79	L206	N87°49'39"E	197.94	L298	N05°42'38"E	86.34	L102	S35°50'31"E	47.79
L103	S35°50'31"E	47.79	L207	N86°34'03"E	218.51	L299	N08°41'19"W	167.74	L103	S35°50'31"E	47.79
L104	S35°50'31"E	47.79	L208	N86°56'08"E	197.92	L300	N18°49'35"W	197.74	L104	S35°50'31"E	47.79
L105	S35°50'31"E	47.79	L209	N86°40'45"E	273.29	L301	N27°33'38"W	138.93	L105	S35°50'31"E	47.79
L106	S30°42'19"E	249.51	L210	N86°24'01"E	356.22	L302	N03°46'32"E	149.58	L106	S30°42'19"E	249.51
L107	N89°37'11"E	249.51	L211	N86°25'07"E	273.22	L303	N14°39'42"W	135.03	L107	N89°37'11"E	249.51
L108	S63°20'11"E	338.59	L212	N86°56'25"E	286.58	L304	N18°55'29"W	232.71	L108	S63°20'11"E	338.59
L109	S32°48'20"W	46.20	L213	N88°29'32"E	223.71	L305	N09°02'22"E	140.11	L109	S32°48'20"W	46.20
L110	S87°58'28"W	163.71	L214	N88°40'30"E	124.86	L306	N27°13'38"E	375.24	L110		

UMATILLA COUNTY PARTITION PLAT 2011-29
SEVEN HILLS PROPERTIES 2011 PARTITION PLAT

STATE OF OREGON,
COUNTY OF UMATILLA }
I certify that this instrument was received and
recorded

ON December 16, 2011
at 10:10 o'clock Am., in the record of
PLATS of said County.
YEAR NUMBER Slide
2011 29

OFFICE OF COUNTY RECORDS

By: JEAN HEMPHILL, Records Officer

Fees \$ 65.00 No. 2011-5860153

LEGEND

- PROPOSED NEW PARCEL BOUNDARY WITH REBAR AND YELLOW CAP "USKH-OR-2360" SET AT ANGLE POINT.
- EASEMENT BOUNDARY
- SECTION SUBDIVISION LINE
- EXISTING PARCEL LINE
- FENCE
- RIGHT OF WAY LINE
- EXISTING ROAD CENTER LINE
- ⊕ FOUND MONUMENT AS NOTED
- ⊕ CALCULATED POSITION NOTHING FOUND OR SET.
- () RECORD DIMENSION AS NOTED
- ⊙ FD. 5/8"x30" IRON REBAR WITH PLASTIC YELLOW CAP STAMPED "USKH-OR-2360" PER PERKINS-NORTH SLOPE B.L.A. (COUNTY SURVEY 08-161-B)
- ◆ FD. 5/8"x30" IRON REBAR WITH PLASTIC YELLOW CAP STAMPED "USKH-OR-2360" PER HIGH RIDGE-NORTH SLOPE B.L.A. 08-164-B.
- FD. A 5/8" X 30" IRON REBAR WITH A YELLOW PLASTIC CAP STAMPED "USKH INC. 2360 OR" PER SURVEY 08-206-C.
- ▼ FD. A 5/8" X 30" IRON REBAR WITH A YELLOW PLASTIC CAP STAMPED "USKH INC. 2360 OR" PER SURVEY 09-035-C.
- ▲ FD. 5/8"x30" IRON REBAR WITH PLASTIC YELLOW CAP STAMPED "USKH-OR-2360" SET PER SURVEY 09-092-B
- ◆ REBAR AND YELLOW CAP ESTABLISHED BY PARTITION PLAT 2010-09.
- REBAR AND YELLOW CAP ESTABLISHED BY PARTITION PLATS 2010-26 AND -27.

APPROVALS
APPROVED THIS 16th DAY OF December 2011, IN ACCORDANCE WITH UMATILLA COUNTY DEVELOPMENT CODE.

Leif Mahaff
UMATILLA COUNTY PLANNING DIRECTOR

APPROVED THIS 15 DAY OF Dec 2011, IN ACCORDANCE WITH THE UMATILLA COUNTY DEVELOPMENT CODE.

David H. Perkins
UMATILLA COUNTY SURVEYOR

TAX COLLECTOR'S CERTIFICATE
I HEREBY CERTIFY THAT ALL TAXES FOR THE YEAR 2011 AGAINST THE PROPERTY SHOWN HEREIN HAVE BEEN PAID.

Bonnie Emery 12/11
UMATILLA COUNTY TAX COLLECTOR DATE

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF NORM MCKIBBEN TO CREATE A 40 ACRE PARCEL IN THAT PORTION OF T5N, R35E APPROVED FOR THE "GO BELOW" 40 ACRE PARCEL SIZE. THE PARCEL TO BE DIVIDED IS A 172.9 ACRE PARCEL CREATED PURSUANT TO THE BOUNDARY LINE ADJUSTMENT PROCESS, THE SURVEY FOR WHICH IS RECORDED IN THE OFFICES OF THE UMATILLA COUNTY SURVEYOR AT NUMBER 10-159-C.
THIS SURVEY WAS PERFORMED AS A REAL TIME KINEMATIC SURVEY USING TOPCON DUAL FREQUENCY GPS RECEIVERS WITH A PRECISION OF ONE CENTIMETER ± 1 PPM TIMES BASE LENGTH.

OWNERS' DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT I, NORM MCKIBBEN, MANAGING PARTNER FOR SEVEN HILLS PROPERTIES, L.L.C., OWNER, HAVE CAUSED THESE LANDS TO BE SURVEYED AND SUBDIVIDED AS SHOWN, AND DO HEREBY DEDICATE THE PARTITION PLAT TO UMATILLA COUNTY, OREGON.

Norm Mckibben
NORM MCKIBBEN, MANAGING PARTNER FOR SEVEN HILLS PROPERTIES, LLC
DATE 12/11

ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF WALLA WALLA

BEFORE ME THIS 2nd DAY OF December, 2011 APPEARED NORM MCKIBBEN, MANAGING PARTNER FOR SEVEN HILLS PROPERTIES, LLC, TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING PARTITIONING OF LAND TO BE A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 2nd DAY OF December, 2011.

MY COMMISSION EXPIRES July 4, 2012
Sharon M. Johnston-Morgan
NOTARY PUBLIC FOR THE STATE OF WASHINGTON, RESIDING IN Walla Walla, OR



THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.

Paul W.P. Tomkins
PAUL W.P. TOMKINS, PLS 2360

USKH

SHARED VISION. UNIFIED APPROACH.
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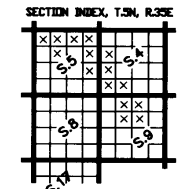
REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 26, 1988
PAUL W.P. TOMKINS
2360

renewed 6/30/12
Date Stamped: 12/11

Project:
A PARTITION PLAT LOCATED IN THE NW 1/4, NW 1/4, THE NE 1/4, NW 1/4, THE SE 1/4, NW 1/4, THE NW 1/4, NE 1/4, THE NE 1/4, NE 1/4, AND THE NE 1/4, SE 1/4 OF SEC. 5, THE SW 1/4, NW 1/4, THE NW 1/4, SW 1/4, SW 1/4, SW 1/4, AND THE SE 1/4, SW 1/4 OF SEC. 4, THE NE 1/4, NW 1/4, THE NW 1/4, NE 1/4, THE SE 1/4, NW 1/4, AND THE SW 1/4, NE 1/4 OF SECTION 9, T5N, R35E, W.M., UMATILLA CO. OR

Client
NORM MCKIBBEN
SEVIN VINEYARDS
83501 LOWER DRY CR. RD.
MILTON FREEWATER, OR



Project Mgr.	PWPT
Drawn	PWPT
Checked	GEF
	09-15-2011
Scale	1"= 500'
CAD File:	SEVEN HILLS PART 2011-09-15.DWG
Sheet Contents:	SEVEN HILLS PART 2011-09-15.DWG
Sheet No.:	3 OF 3
U.S.K.H. W.O.	1332700

RECEIVED BY
Umatilla County Surveyor
Date 12-11
By KA
No. 11-142-B