

PARTITION PLAT NO. 2012-22

SITUATED IN SECTIONS 7, 18, 19, AND 30,
T.2S., R.33E., W.M.,
UMATILLA COUNTY, OREGON.

BASIS OF BEARING

N 01°34'17"W BETWEEN FOUND MONUMENTS AS SHOWN IN DETAIL 2. REFER TO UMATILLA COUNTY PARTITION PLAT NO. 2006-23

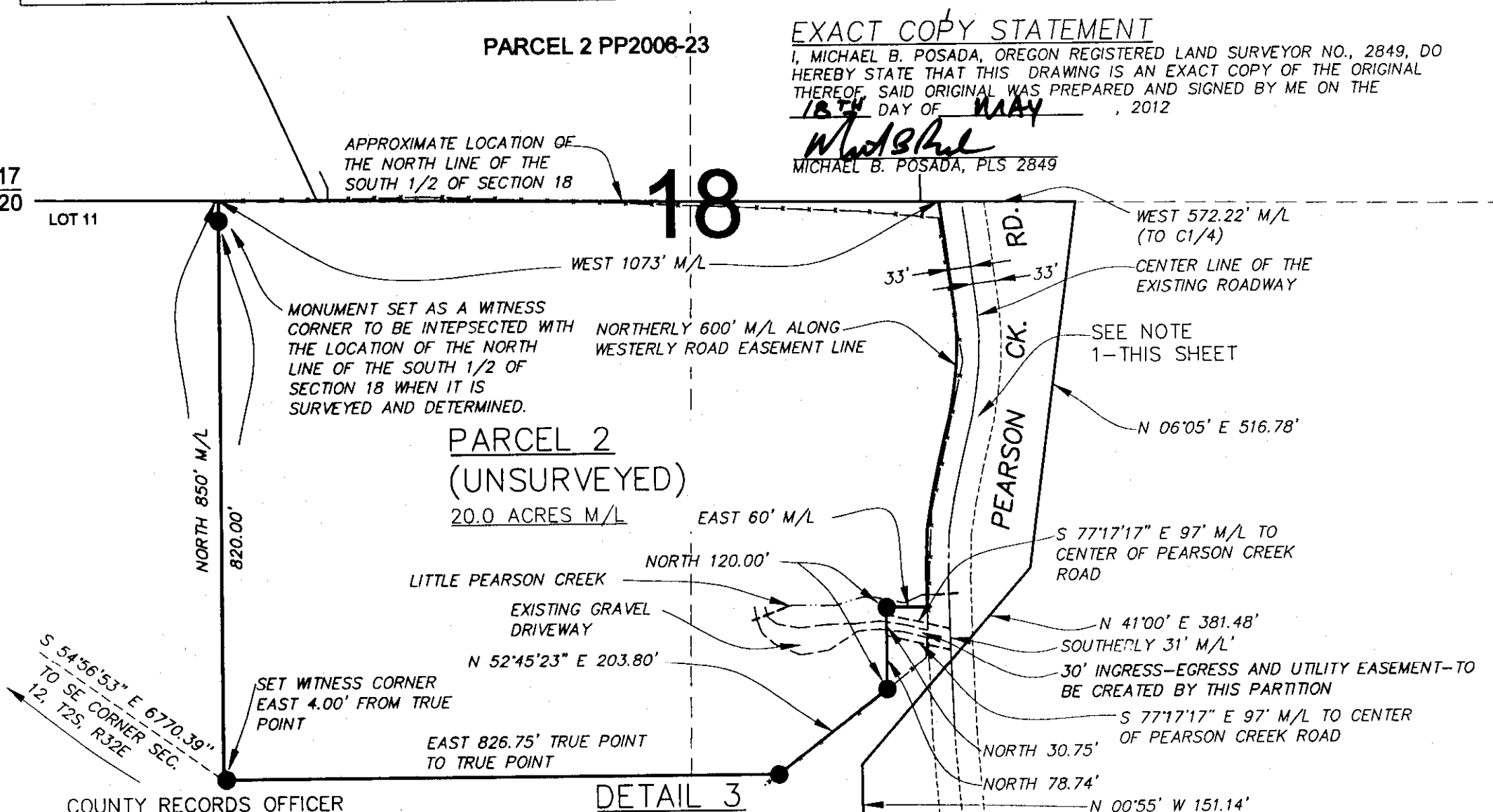
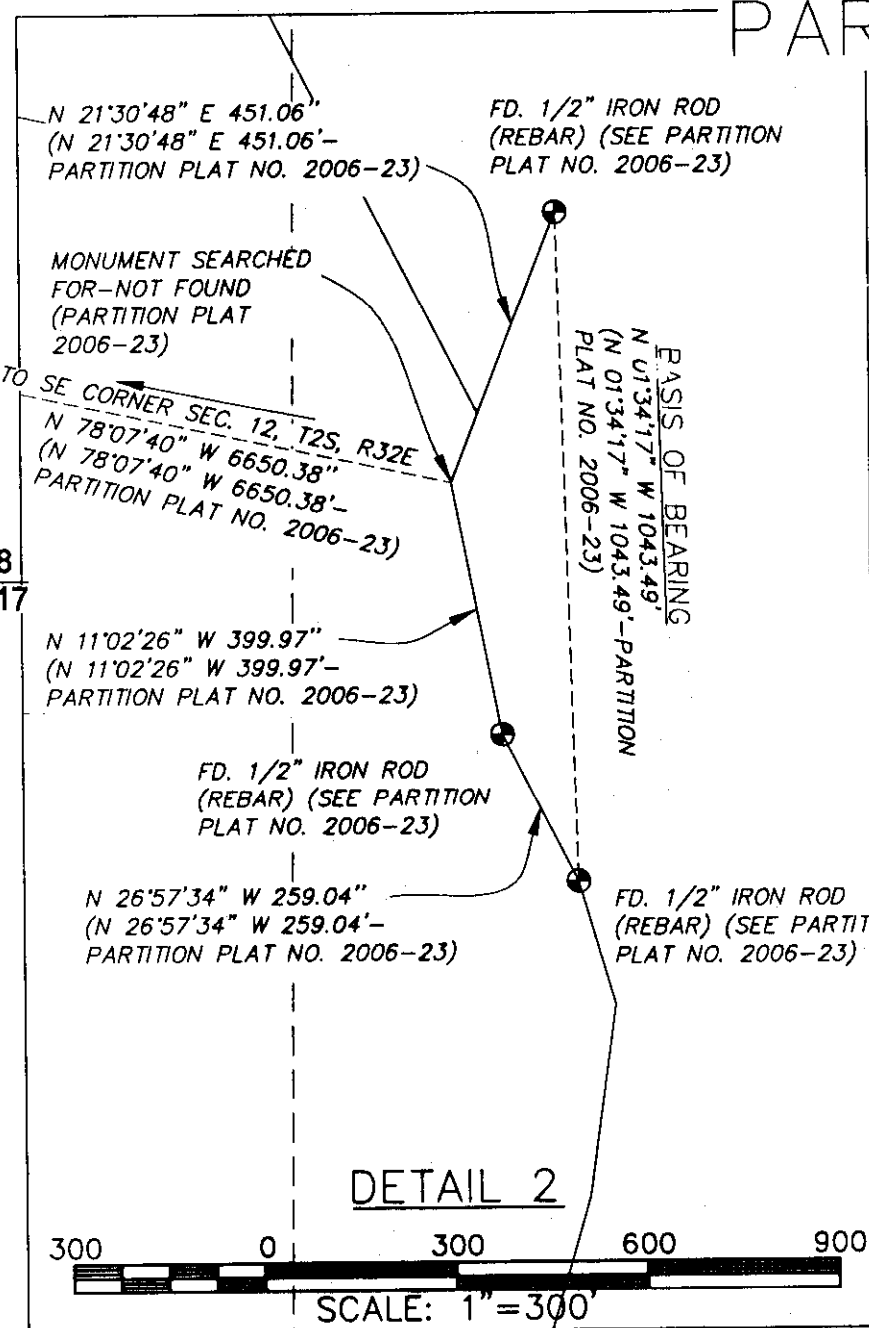
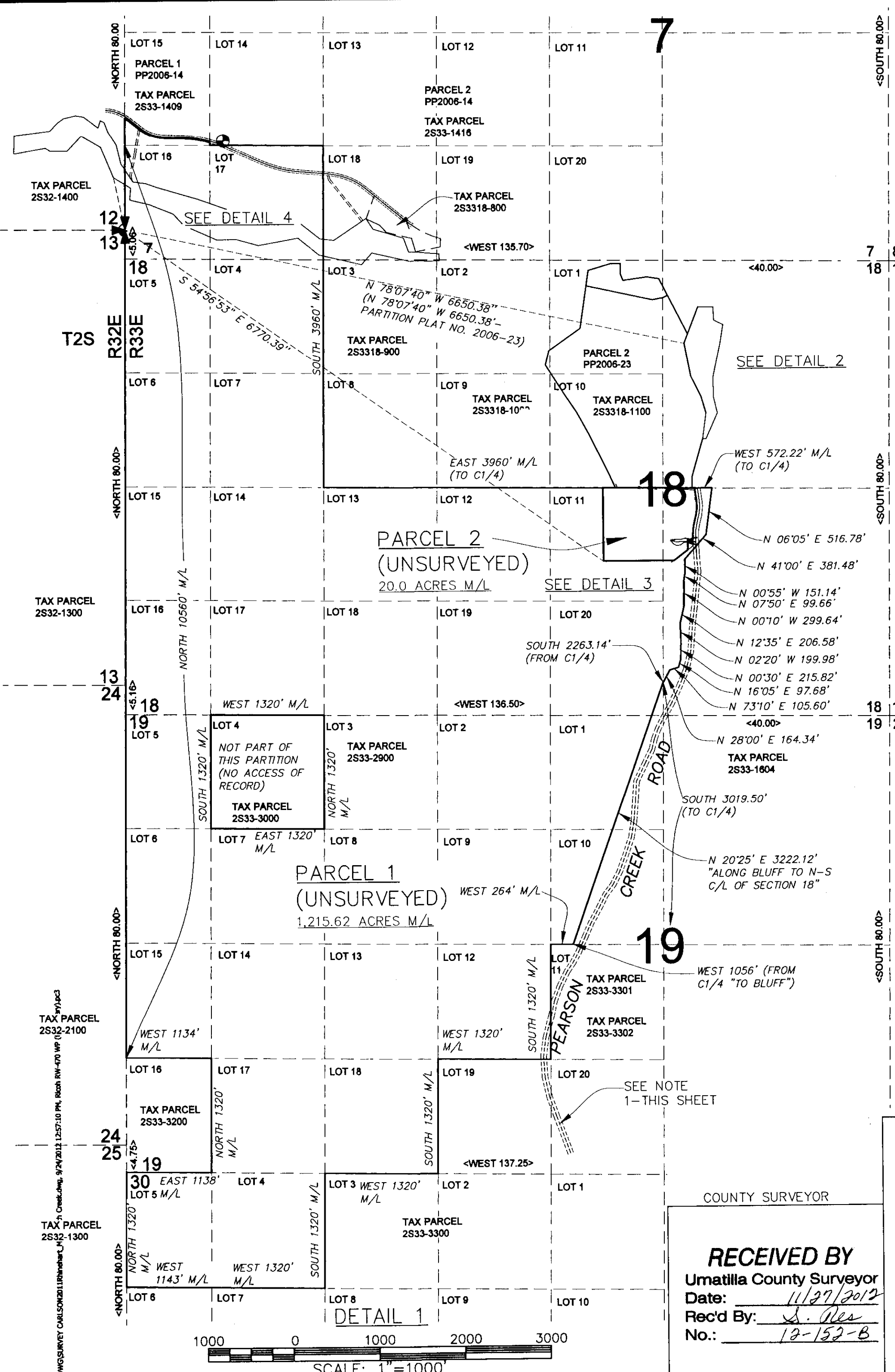
LEGEND

- FOUND SURVEY MONUMENT AS DESCRIBED
- FOUND 2-1/4" BRASS CAP ON 1-1/2" IRON PIPE, MARKED AS SHOWN ON CORNER MONUMENTATION RECORD NO. 01-66-B
- SET 5/8" x 30" IRON ROD (REBAR) WITH 1-1/2" DIA. ALUMINUM CAP MARKED "APA OR 2849 WA 41295"
- PARTITION BOUNDARY LINE-UNSURVEYED
- (XXXX) RECORD DATA FROM CITED DOCUMENT
- <40.00> RECORD GENERAL LAND OFFICE SURVEY DIMENSION (IN CHAINS)
- XXXX APPROXIMATE BOUNDARY DIMENSION DETERMINED FROM PROTRACTION OF GENERAL LAND OFFICE SURVEYS, CITED DEED AND SURVEY DOCUMENTS, CITED SUBDIVISION GUARANTEE REPORT, AND FIELD MEASUREMENTS. DIMENSIONS BETWEEN FOUND AND SET MONUMENTS ARE BY ACTUAL FIELD SURVEY.
- x-x- EXISTING FENCE

NOTE 1:
PEARSON CREEK ROAD (FOREST SERVICE ROAD 54) IS A PUBLIC-TRAVELLED ROADWAY PROVIDING ACCESS TO NATIONAL FOREST LANDS AND OTHER LANDS IN THE VICINITY. THE UNITED STATES OF AMERICA, USDA- FOREST SERVICE ACQUIRED THE RIGHTS OF THE GRANTORS, THE OREGON CORP. OF SEVENTH DAY ADVENTISTS AND HARRIS PINE MILLS, INC. BY QUITCLAIM DEED BOOK 237, PAGE 187 IN 1956. THE ACQUIRED RIGHTS, ACCORDING TO REPRESENTATIVES OF PIONEER TITLE CO. OF PENDLETON, OREGON, CONSIST OF AN EASEMENT IN AND TO PEARSON CREEK ROAD, NOW LOCATED AND EXISTING AND BEING A STRIP OF LAND 66 FEET WIDE, WITH AS MUCH ADDITIONAL WIDTH AS REQUIRED FOR ADEQUATE PROTECTION OF CUTS AND FILLS, AND RUNNING ACROSS THE W/2E1/2 AND LOT 20, SEC. 18, AND LOTS 1, 10, 11, 12, 19, AND 20 IN SEC. 19, ALL IN T2S, R33E, AS WELL AS OTHER LANDS IN SECTIONS 30 AND 31 OF THE SAME TOWNSHIP.

EXACT COPY STATEMENT

I, MICHAEL B. POSADA, OREGON REGISTERED LAND SURVEYOR NO., 2849, DO HEREBY STATE THAT THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL THEREOF, SAID ORIGINAL WAS PREPARED AND SIGNED BY ME ON THE 18th DAY OF MAY, 2012
Michael B. Posada
MICHAEL B. POSADA, PLS 2849

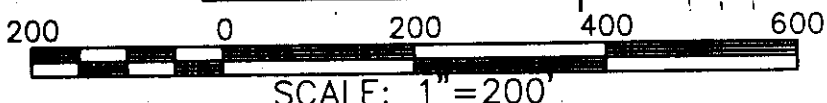
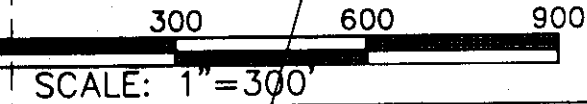
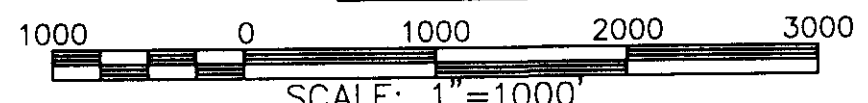


STATE OF OREGON,
COUNTY OF UMATILLA }
I certify that this instrument was received and recorded
ON **November 23, 2012**
at 11:30 o'clock Am., in the record of
PLATS of said County.
YEAR **2012** NUMBER **22** Slide
OFFICE OF COUNTY RECORDS
By: JEAN HEMPHILL, Records Officer
Fees \$ 73.00 No. 2012-5980752

REGISTERED PROFESSIONAL LAND SURVEYOR
Michael B. Posada
OREGON
JAN. 20, 1998
MICHAEL B. POSADA
02849 LS
EXPIRES 12-31-12
DATED: 5-18-12

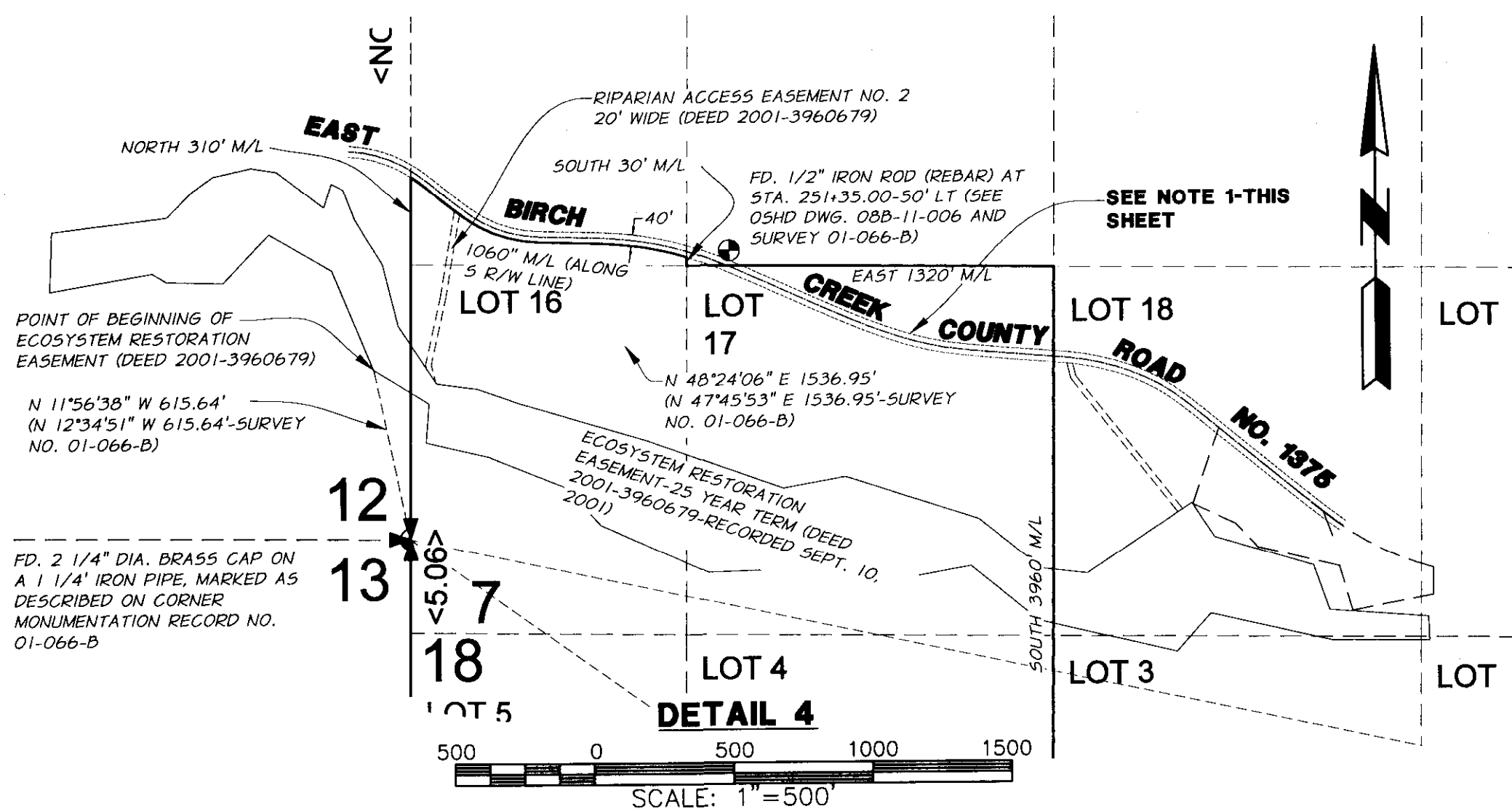
PROPERTY PARTITION
IN SECTIONS 7, 18, 19, AND 30
T.2S., R.33E., W.M., UMATILLA COUNTY, OREGON
FOR: STEVEN RHINEHART
SCALE: AS NOTED
DATE: May, 2012
JOB NO. 2732-24(100)
P.O. BOX 832
PILOT ROCK, OREGON 97868
SHEET 1/2
Anderson Perry
Associates, Inc.
ENGINEERING - SURVEYING - NATURAL RESOURCES
LA GRANDE, OR. WALLA WALLA, WA.

COUNTY SURVEYOR
RECEIVED BY
Umatilla County Surveyor
Date: 11/29/2012
Rec'd By: S. Nes
No.: 12-152-B



PARTITION PLAT NO. 2012-22

SITUATED IN SECTIONS 7, 18, 19, AND 30,
T.25., R.33E., W.M.,
UMATILLA COUNTY, OREGON.



SURVEYOR'S CERTIFICATE

I, MICHAEL B. POSADA, OREGON REGISTERED LAND SURVEYOR NO. 2849, DO HEREBY CERTIFY AND SAY THAT I HAVE CORRECTLY SHOWN THE RECORD BOUNDARIES OF UNSURVEYED PARCEL 1, AND THAT I HAVE CORRECTLY SURVEYED AND MONUMENTED WITH PROPER MONUMENTS CERTAIN PORTIONS OF THE BOUNDARIES OF UNSURVEYED PARCEL 2 OF THE LAND REPRESENTED ON THE ATTACHED PARTITION PLAT IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. CHAPTER 92, SAID LAND IS SITUATED IN SECTIONS 7, 18, 19 AND 30, T.25., R.33E., W.M., UMATILLA COUNTY, OREGON, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- SECTION 7: LOTS 15, 16, AND 17. EXCEPTING THEREFROM THAT PORTION OF SAID LOT 15 CONVEYED TO DENNIS HACHLER, ETUX, BY DEED RECORDED IN INSTRUMENT NO. 2004-4670217, OFFICE OF UMATILLA COUNTY RECORDS, BEING ALL THAT PORTION LYING NORTHERLY OF THE CENTER LINE OF EAST BIRCH CREEK ROAD AKA COUNTY ROAD NO. 1375.
- SECTION 18: LOTS 4, 5, 6, 7, 11, 12, 13, 14, 15, 16, 17, 18, 19, AND 20.
- SECTION 18: ALSO ALL THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER DESCRIBED AS BEGINNING AT THE CENTER OF SAID SECTION 18; THENCE SOUTH ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 18, A DISTANCE OF 2,263.14 FEET; THENCE NORTH 28° EAST, 164.34 FEET; THENCE NORTH 73° 10' EAST, 105.60 FEET; THENCE NORTH 16° 05' EAST, 97.68 FEET; THENCE NORTH 00° 30' EAST, 215.82 FEET; THENCE NORTH 02° 20' WEST, 199.98 FEET; THENCE NORTH 12° 35' EAST, 206.58 FEET; THENCE NORTH 00° 10' WEST, 299.64 FEET; THENCE NORTH 07° 50' EAST, 99.66 FEET; THENCE NORTH 00° 55' WEST, 151.14 FEET; THENCE NORTH 41° 00' EAST, 381.48 FEET; THENCE NORTH 06° 05' EAST, 516.78 FEET; THENCE WEST 572.22 FEET TO THE POINT OF BEGINNING.
- SECTION 19: LOTS 1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 13, 14, 15, 17 AND 18.
- SECTION 30: LOTS 4 AND 5. EXCEPTING FROM LOT 20 OF SECTION 18 AND LOTS 1 AND 10 OF SECTION 19, THE FOLLOWING: BEGINNING AT THE CENTER OF SAID SECTION 19; THENCE WEST 1,056 FEET TO THE BLUFF ON THE WEST SIDE OF PEARSON CREEK; THENCE ALONG SAID BLUFF, NORTH 20° 25' EAST, 3,222.12 FEET, TO THE NORTH-SOUTH CENTER LINE OF SAID SECTION 18; THENCE SOUTH 3,019.50 FEET TO THE POINT OF BEGINNING.

ALL BEING EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.
EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE COUNTY ROAD RIGHT OF WAYS.
CONTAINING 1,235.62 ACRES OF LAND, MORE OR LESS.

SUBJECT TO:

- AS DISCLOSED BY THE TAX ROLLS THE PREMISES HEREIN DESCRIBED HAVE BEEN ZONED OR CLASSIFIED FOR SPECIAL USE. AT ANY TIME THAT SAID LAND IS DISQUALIFIED FOR SUCH USE SAID PROPERTY WILL BE SUBJECT TO ADDITIONAL TAXES AND INTEREST.
- EASEMENT FOR ROADWAY, INCLUDING THE TERMS AND PROVISIONS THEREOF
GRANTEE: HARRIS PINE MILLS
RECORDED: MARCH 26, 1940 IN BOOK 160, PAGE 54, DEED RECORDS.
- EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF
GRANTEE: PACIFIC POWER AND LIGHT COMPANY
RECORDED: OCTOBER 2, 1946 IN BOOK 180, PAGE 100, DEED RECORDS.
- EASEMENT FOR ROAD, INCLUDING THE TERMS AND PROVISIONS THEREOF
GRANTEE: HARRIS PINE MILLS
RECORDED: DECEMBER 17, 1968 IN BOOK 297, PAGE 595, DEED RECORDS.
- EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF
GRANTEE: PACIFIC POWER AND LIGHT COMPANY
RECORDED: NOVEMBER 10, 1971 IN BOOK 317, PAGE 577, DEED RECORDS.
- EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF
GRANTEE: PACIFIC POWER AND LIGHT COMPANY
RECORDED: OCTOBER 2, 1946 IN BOOK 180, PAGE 94, DEED RECORDS.
- ECOSYSTEM RESTORATION EASEMENT AND TEMPORARY WORK AREA EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF
GRANTEE: STATE OF OREGON, FISH AND WILDLIFE DEPARTMENT
RECORDED: SEPTEMBER 10, 2001 IN INSTRUMENT NO. 2001-3960679, OFFICE OF UMATILLA COUNTY RECORDS.
- THE PROPERTY DESCRIBED HEREIN CONSISTS OF PORTIONS THAT ARE CONTIGUOUS. ACCESS TO SUCH PARCELS MAY BE THROUGH THOSE ADJOINING TRACTS. RIGHTS OF ACCESS TO THE PROPERTY ARE LIMITED TO COUNTY ROADS WHICH ABUT OR PASS THROUGH THE PROPERTY DESCRIBED HEREIN AND NO REPRESENTATION IS MADE THAT ALL PARCELS AND OR PART THEREOF HAVE INDEPENDENT RIGHTS OF ACCESS.

Michael B. Posada
MICHAEL B. POSADA, PLS 2849

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JAN. 20, 1998
MICHAEL B. POSADA
02849 LS
RENEWS 12/31/10
DATEO: 05-18-12

COUNTY SURVEYOR
RECEIVED BY
Umatilla County Surveyor
Date: 11/27/2012
Rec'd By: S. Posada
No.: 12-152-B

REFERENCE MATERIAL

- GENERAL LAND OFFICE SURVEY OF THE EAST BOUNDARY OF T25 R32E, BY DAVID P. THOMPSON, CONTRACT NO. 106, 1864
- GENERAL LAND OFFICE SURVEY OF THE SUBDIVISIONS OF T25, R33E, BY JOHN C. ARNOLD, CONTRACT NO. 551, 1890
- UMATILLA COUNTY SURVEY NO. N-039-A
- UMATILLA COUNTY SURVEY NO. 01-066-B
- UMATILLA COUNTY SURVEY NO. 03-024-B
- UMATILLA COUNTY SURVEY NO. 06-465-B
- UMATILLA COUNTY CORNER REMONUMENTATION RECORD NO. 01-066-B (SE CORNER SEC. 12, T25, R32E)
- UMATILLA COUNTY PARTITION PLAT NO. 2006-14
- UMATILLA COUNTY PARTITION PLAT NO. 2006-23
- OREGON STATE HIGHWAY DEPT. DRAWING 08B-11-0006 (E. BIRCH CK. SECTION-E. BIRCH CK. COUNTY ROAD, LOCATED LINE, SEPT., 1958)
- UMATILLA COUNTY DEED BOOK 160, PAGE 54
- UMATILLA COUNTY DEED BOOK 160, PAGE 112
- UMATILLA COUNTY DEED BOOK 237, PAGE 187
- UMATILLA COUNTY DEED BOOK 180, PAGE 100
- UMATILLA COUNTY DEED BOOK 292, PAGE 450
- UMATILLA COUNTY DEED BOOK 297, PAGE 595
- UMATILLA COUNTY DEED BOOK 317, PAGE 577
- UMATILLA COUNTY INSTRUMENT NO. 1998-3240533
- UMATILLA COUNTY INSTRUMENT NO. 2004-4670217
- UMATILLA COUNTY INSTRUMENT NO. 2009-5500216
- SUBDIVISION GUARANTEE REPORT NO. 89663, PREPARED BY PIONEER TITLE CO. PENDLETON, OR 97801 (541) 276-4431, DATED MARCH 8, 2012

NOTE 1:

THE RECOGNIZED WIDTH FOR THE RIGHT-OF-WAY OF E. BIRCH CREEK ROAD IS 40 FEET, BASED ON CONVERSATIONS WITH COUNTY OFFICIALS AND VARIOUS PUBLIC RECORDS. DURING THE 1950'S, THE STATE OF OREGON COLLABORATED WITH UMATILLA COUNTY TO DESIGN AND PREPARE PLANS FOR THE REALIGNMENT OF THIS ROADWAY. THESE PLANS (OSHD DWG. 08B-11-0006) ALSO SHOW THE RIGHT-OF-WAY REQUIRED FOR THIS REALIGNED ROADWAY. ODOT RECORDS INDICATE THAT THE STATE PREPARED R/W ACQUISITION DOCUMENTS FOR THIS PROJECT IN ANTICIPATION THAT THE COUNTY WOULD PERFORM THE ACTUAL ACQUISITION. IT APPEARS THAT THIS ROADWAY WAS ACTUALLY CONSTRUCTED ALONG THE NEW OSHD ALIGNMENT, BUT THERE IS NO RECORD THAT THE COUNTY ACQUIRED THE ADDITIONAL R/W.

FOR PURPOSES OF THIS UNSURVEYED LAND PARTITION, THE RIGHT-OF-WAY WIDTH FOR E. BIRCH CREEK COUNTY ROAD IS 40 FEET, WITH THE RECOGNITION THAT ADDITIONAL RIGHTS FOR THE PUBLIC TO PRESCRIPTIVELY USE AREAS ALONG THIS ROADWAY MAY EXIST.

SURVEY NARRATIVE

THIS SURVEY WAS PERFORMED FOR AND UNDER THE DIRECTION OF MR. STEVEN RHINEHART, IN COOPERATION WITH THE OWNER, JULIE LUKE. MR. RHINEHART IS THE APPLICANT FOR THIS PARTITION AND IS THE ANTICIPATED PURCHASER OF UNSURVEYED PARCEL 2.

UMATILLA COUNTY DEED INSTRUMENT NO. 2009-5500216 CONVEYS LANDS TO JULIE LUKE WHICH COMPRISE UMATILLA COUNTY TAX PARCEL NO. 02533-2900, WHICH IS REPRESENTED AS THE PARENT PARCEL ON THIS PARTITION PLAT. THIS DEED ALSO CONVEYS ADDITIONAL PARCELS, SOME OF WHICH ARE CONTIGUOUS WITH THIS PARENT PARCEL, BUT ARE IDENTIFIED WITH SEPARATE COUNTY TAX PARCEL NUMBERS. UMATILLA COUNTY LAND USE DECISION NO. LUD-127-11 AND VERBAL COMMUNICATION WITH MR. RICHARD JENNINGS OF THE DEPARTMENT OF LAND USE PLANNING CONFIRM THAT THOSE LANDS INCLUDED IN TAX PARCEL 02533-2900 PROPERLY CONSTITUTE THE PARENT PARCEL AS SHOWN FOR THIS LAND PARTITION.

THE LEGAL DESCRIPTION RECITED IN THE SURVEYOR'S CERTIFICATE IS TAKEN FROM THE CITED SUBDIVISION GUARANTEE REPORT NO. 89663, PREPARED BY PIONEER TITLE COMPANY AND DATED MARCH 8, 2012.

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT JULIE D. LUKE, OWNER OF THE LANDS REPRESENTED ON THIS PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HAVE CAUSED SAID LANDS TO BE PARTITIONED AND THE ACCESS AND UTILITY EASEMENT TO BE CREATED AS SHOWN ON THE ANNEXED PLAT, IN ACCORDANCE WITH O.R.S. CHAPTER 92.

Julie D. Luke
JULIE D. LUKE

ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF BENTON
KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 24th DAY OF MAY, 2012, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JULIE D. LUKE, AND ON OATH, STATED THAT SHE EXECUTED THIS INSTRUMENT AND ACKNOWLEDGED IT AS HER FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

Mark J. R. G.
NOTARY PUBLIC OF THE STATE OF WASHINGTON
COMMISSION EXPIRES 03-01-2016

UMATILLA COUNTY PLANNING DIRECTOR

APPROVED THIS 18th DAY OF September, 2012
Troy M. Mubbert
UMATILLA COUNTY PLANNING DIRECTOR
LAND PARTITION APPROVAL NO. LD-25-023-11

UMATILLA COUNTY SURVEYOR

APPROVED THIS 24th DAY OF May, 2012
David H. Klu
UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY TAX COLLECTOR

I HEREBY CERTIFY THAT PURSUANT TO O.R.S. 92.095, ALL AD VALOREM TAXES AND ALL SPECIAL ASSESSMENTS, FEES AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED UPON THE 2012 TAX ROLL WHICH BECAME A LIEN ON THE LAND WITHIN THIS PARTITION, OR WILL BECOME A LIEN DURING THE TAX YEAR BUT NOT CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION HAVE BEEN PAID.
APPROVED THIS 24th DAY OF May, 2012
Robert Bettendorf
UMATILLA COUNTY TAX COLLECTOR

EXACT COPY STATEMENT

I, MICHAEL B. POSADA, OREGON REGISTERED LAND SURVEYOR NO. 2849, DO HEREBY STATE THAT THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL THEREOF SAID ORIGINAL WAS PREPARED AND SIGNED BY ME ON THE 18th DAY OF May, 2012.
Michael B. Posada
MICHAEL B. POSADA, PLS 2849

COUNTY RECORDS OFFICER
STATE OF OREGON,
COUNTY OF UMATILLA }
I certify that this instrument was received and recorded
ON November 23, 2012
at 11:30 o'clock Am., in the record of
PLATS of said County.
YEAR NUMBER Slide
2012 22
OFFICE OF COUNTY RECORDS
By: JEAN HEMPHILL, Records Officer
Fees \$ 73.00 No. 2012-5980752

PROPERTY PARTITION
IN SECTIONS 7, 18, 19, AND 30
T.25., R.33E., W.M., UMATILLA COUNTY, OREGON

| | | | |
|-------------------------|--|--|--|
| FOR: STEVEN RHINEHART | | P.O. BOX 832 PILOT ROCK, OREGON 97868 | |
| SCALE: AS NOTED | | SHEET | |
| DATE: May, 2012 | | 2/2 | |
| JOB NO. 2732-24(100) | | ENGINEERING - SURVEYING - NATURAL RESOURCES LA GRANDE, OR. WALLA WALLA, WA. | |