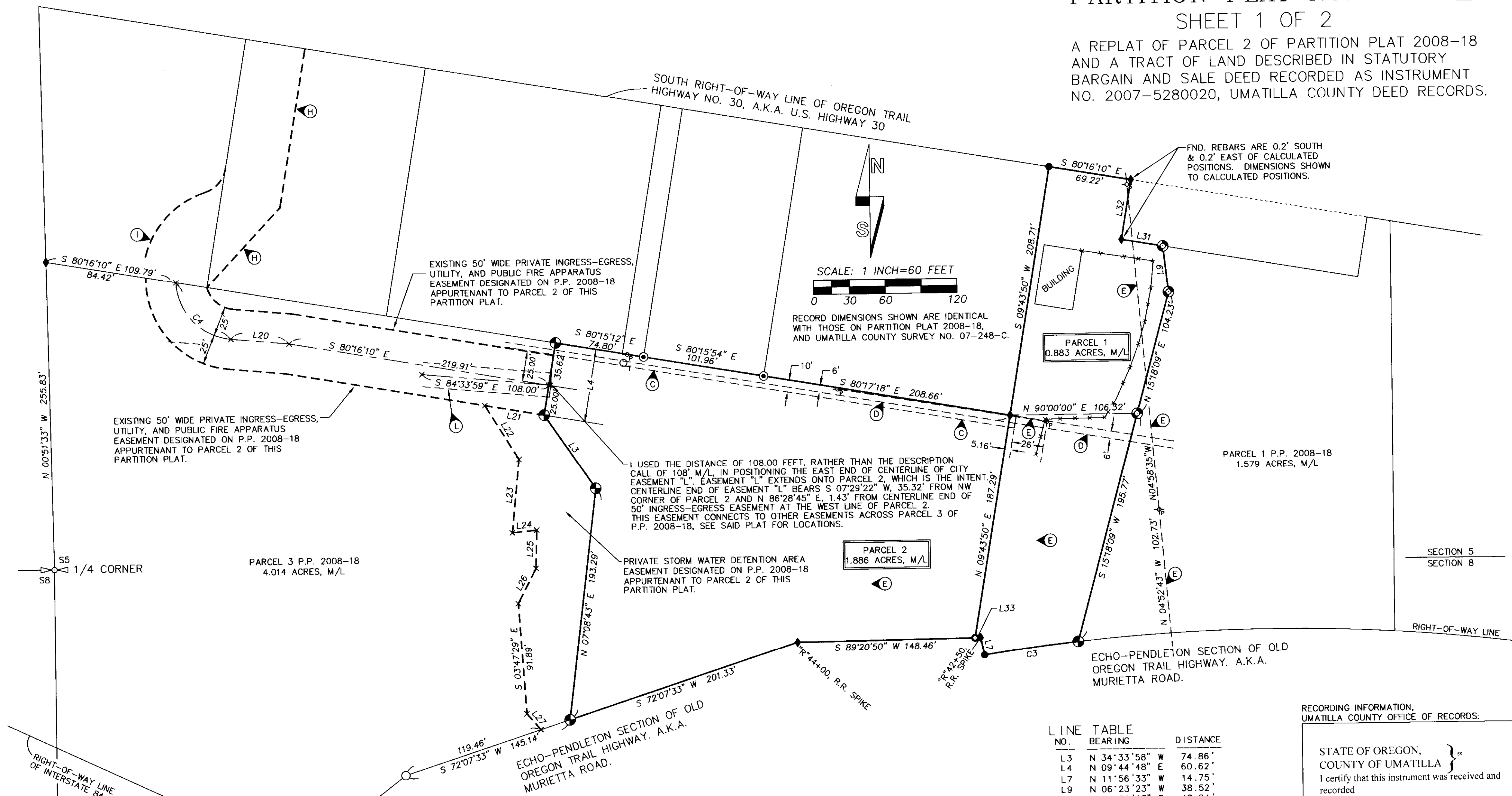


PARTITION PLAT NO. 2014-01

SHEET 1 OF 2

A REPLAT OF PARCEL 2 OF PARTITION PLAT 2008-18 AND A TRACT OF LAND DESCRIBED IN STATUTORY BARGAIN AND SALE DEED RECORDED AS INSTRUMENT NO. 2007-5280020, UMATILLA COUNTY DEED RECORDS.



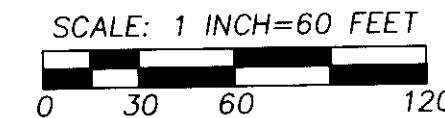
EXISTING 50' WIDE PRIVATE INGRESS-EGRESS, UTILITY, AND PUBLIC FIRE APPARATUS EASEMENT DESIGNATED ON P.P. 2008-18 APPURTENANT TO PARCEL 2 OF THIS PARTITION PLAT.

EXISTING 50' WIDE PRIVATE INGRESS-EGRESS, UTILITY, AND PUBLIC FIRE APPARATUS EASEMENT DESIGNATED ON P.P. 2008-18 APPURTENANT TO PARCEL 2 OF THIS PARTITION PLAT.

I USED THE DISTANCE OF 108.00 FEET, RATHER THAN THE DESCRIPTION CALL OF 108' M/L, IN POSITIONING THE EAST END OF CENTERLINE OF CITY EASEMENT "L". EASEMENT "L" EXTENDS ONTO PARCEL 2, WHICH IS THE INTENT CENTERLINE END OF EASEMENT "L" BEARS S 07°29'22" W, 35.32' FROM NW CORNER OF PARCEL 2 AND N 86°28'45" E, 1.43' FROM CENTERLINE END OF 50' INGRESS-EGRESS EASEMENT AT THE WEST LINE OF PARCEL 2. THIS EASEMENT CONNECTS TO OTHER EASEMENTS ACROSS PARCEL 3 OF P.P. 2008-18, SEE SAID PLAT FOR LOCATIONS.

PRIVATE STORM WATER DETENTION AREA EASEMENT DESIGNATED ON P.P. 2008-18 APPURTENANT TO PARCEL 2 OF THIS PARTITION PLAT.

FND. REBARS ARE 0.2' SOUTH & 0.2' EAST OF CALCULATED POSITIONS. DIMENSIONS SHOWN TO CALCULATED POSITIONS.



RECORD DIMENSIONS SHOWN ARE IDENTICAL WITH THOSE ON PARTITION PLAT 2008-18, AND UMATILLA COUNTY SURVEY NO. 07-248-C.

PARCEL 3 P.P. 2008-18  
4.014 ACRES, M/L

PARCEL 2  
1.886 ACRES, M/L

PARCEL 1  
0.883 ACRES, M/L

PARCEL 1 P.P. 2008-18  
1.579 ACRES, M/L

SECTION 5  
SECTION 8

- LEGEND**
- ⊗ - PUBLIC LAND SURVEY CORNER AS NOTED.
  - - SET RAILROAD SPIKE STAMPED "+" PLS 54657.
  - ⊕ - FOUND 5/8" IRON REBAR WITH 1 1/4" RED PLASTIC CAP MARKED "OR PLS 1106 WA PLS 17372" PER PARTITION PLAT 2008-18.
  - - FOUND 5/8" IRON REBAR WITH 1 1/4" YELLOW PLASTIC CAP MARKED "OR PLS 1106 WA PLS 17372" FROM UMATILLA COUNTY SURVEY NO. 03-257-C.
  - ◆ - FOUND MONUMENT FROM SURVEY NO. P-105-C, 5/8" IRON REBAR UNLESS OTHERWISE NOTED.
  - - FOUND STATE HIGHWAY DEPT. RIGHT-OF-WAY MONUMENT, 5/8" REBARS WITH 1 1/2" ALUMINUM CAPS UNLESS OTHERWISE NOTED.
  - ⊙ - FOUND 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP FROM SURVEY NO. 98-125-B.
  - ⊕ - FOUND 5/8" IRON REBAR WITH 1 1/4" RED PLASTIC CAP MARKED "OR PLS 1106 WA PLS 17372" FROM UMATILLA COUNTY SURVEY NO. 07-248-C.
  - × - CALCULATED POINT ONLY, NOT SET OR FOUND.
  - ⊙ - INDICATES IDENTIFICATION LABEL FOR EXISTING EASEMENT.

**RECEIVED BY**  
Umatilla County Surveyor  
Date: 1/15/2014  
Rec'd By: *Jason Wells*  
No: 14-004-B

- EXISTING EASEMENT NOTES:**
- ⊙ - LOCATION OF EASEMENTS FOR SANITARY SEWER PURPOSES TO CITY OF PENDLETON, DESCRIBED IN BOOK 303, PAGE 282, DEED RECORDS.
  - ⊕ - APPROXIMATE LOCATION OF 6' WIDE EASEMENT FOR TELEPHONE LINE TO PACIFIC NORTHWEST BELL COMPANY, DESCRIBED IN BOOK 304, PAGE 159, DEED RECORDS. SURVEYOR'S NOTE: DESCRIPTION IS INADEQUATE TO ACCURATELY PLOT OR ANNOTATE.
  - ⊕ - RIGHT-OF-WAY EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINES, GRANTED TO PACIFIC POWER AND LIGHT COMPANY, IN BOOK 264, PAGE 476, DEED RECORDS. SURVEYOR'S NOTE: THIS IS A "BLANKET" TYPE EASEMENT COVERING ALL OF THE PARTITION AREA. LOCATIONS OF EXISTING OVERHEAD POWER LINES ARE ADDRESSED TO THE EXTENT PRACTICABLE.
  - ⊕ - INGRESS-EGRESS EASEMENT RESERVED IN DEED DESCRIBED AS INSTRUMENT NO. 2003-4520630, OFFICE OF RECORDS.
  - ⊕ - INGRESS-EGRESS EASEMENT RESERVED IN DEED DESCRIBED AS INSTRUMENT NO. 2003-4510094, OFFICE OF RECORDS.
  - ⊕ - LOCATION OF 20' WIDE UTILITY EASEMENT GRANTED TO THE CITY OF PENDLETON BY EASEMENT RECORDED AS INSTRUMENT NO. 2008-5380400, OFFICE OF RECORDS.

**LINE TABLE**

NO.	BEARING	DISTANCE
L3	N 34°33'58" W	74.86'
L4	N 09°44'48" E	60.62'
L7	N 11°56'33" W	14.75'
L9	N 06°23'23" W	38.52'
L20	S 84°39'03" E	48.84'
L21	N 80°16'10" W	50.31'
L22	S 31°52'28" E	53.02'
L23	S 05°50'11" W	61.42'
L24	N 84°28'34" E	20.47'
L25	S 01°47'28" W	31.55'
L26	S 27°42'12" W	32.76'
L27	S 40°45'01" E	17.75'
L31	N 80°16'10" W	35.00'
L32	N 09°43'50" E	50.00'
L33	S 89°20'50" W	4.78'

**CURVE TABLE**

NO	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG
C3	2°52'11"	1580.00'	79.14'	79.13'	S82°38'17" W
C4	82°18'11"	50.00'	71.82'	65.81'	S43°29'57" E

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Jason M. Wells*  
OREGON NOVEMBER 29, 2010  
JASON M. WELLS 54657PLS  
RENEWS 6/30/14

I CERTIFY THIS IS AN EXACT COPY OF SHEET 1 OF 2 OF UMATILLA COUNTY PARTITION PLAT NO. 2014-01  
*Jason M. Wells*  
JASON M. WELLS, PLS

RECORDING INFORMATION, UMATILLA COUNTY OFFICE OF RECORDS:  
  
STATE OF OREGON, COUNTY OF UMATILLA } ss  
I certify that this instrument was received and recorded ON January 14, 2014 at 8:36 o'clock Am., in the record of PLATS of said County.  
YEAR NUMBER Slide  
2014 01  
**OFFICE OF COUNTY RECORDS**  
By: ...Steve Churchill...Records Officer  
Fees \$ 78.00 No. 2014-6130524

**WELLS SURVEYING**  
1 SW NYE AVENUE, SUITE B  
P.O. BOX 1696  
PENDLETON, OR 97801  
PHONE: (541) 276-6362  
DATE: 10/13 DR. BY: DMT  
CK. BY: WRW NO: 13-1463

**PROJECT:** \STRANDPP2013  
PARTITION REPLAT FOR:  
**RJILL, LLC**  
LOCATED IN THE SE1/4 OF SECTION 5 AND THE NE1/4 OF SECTION 8, T2N., R32E., W.M., CITY OF PENDLETON, UMATILLA COUNTY, OREGON.

PARTITION PLAT NO. 2014-01 SHEET 2 OF 2

A REPLAT OF PARCEL 2 OF PARTITION PLAT 2008-18 AND A TRACT OF LAND DESCRIBED IN STATUTORY BARGAIN AND SALE DEED RECORDED AS INSTRUMENT NO. 2007-5280020, UMATILLA COUNTY DEED RECORDS.

OWNERS DECLARATION & EASEMENT DESIGNATION

RJILL, LLC., A LIMITED LIABILITY CORPORATION, DOES HEREBY ACKNOWLEDGE THAT IT HAS CAUSED THIS PARTITION REPLAT TO BE PREPARED AND THIS LAND PARTITIONED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE CITY OF PENDLETON AND UMATILLA COUNTY DEVELOPMENT ORDINANCES.

WE HEREBY ACKNOWLEDGE EXISTING EASEMENTS OF RECORD ACROSS THE PARTITION REPLAT AREA AND ALSO ACKNOWLEDGE THE 50 FOOT WIDE PRIVATE INGRESS-EGRESS, UTILITY, AND PUBLIC FIRE APPARATUS EASEMENT AND THE PRIVATE STORM WATER DETENTION AREA EASEMENT DESIGNATED ON PARTITION PLAT NO. 2008-18, ARE NOT APPURTENANT TO ANY PORTION OF PARCEL 1 OF THIS PARTITION PLAT ORIGINALLY PART OF PARCEL 2 OF PARTITION PLAT NO. 2008-18.

RJILL, LLC., A LIMITED LIABILITY CORPORATION, OWNER, BY:

[Signature] RUSSELL L. STRANDHOLM, MEMBER

STATE OF OREGON COUNTY OF UMATILLA

ACKNOWLEDGED BEFORE ME THIS 6 DAY OF January, 2014. BY RUSSELL L. STRANDHOLM, MEMBER OF RJILL, LLC, A LIMITED LIABILITY CORPORATION.

[Signature] NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: 10-14-16

MY COMMISSION NUMBER: 471536

NARRATIVE:

THIS PARTITION REPLAT WAS PREPARED AT THE REQUEST OF RUSS STRANDHOLM TO PARTITION A PORTION OF PARCEL 2 OF PARTITION PLAT NO. 2008-18, TOGETHER WITH A TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 2007-5280020, UMATILLA COUNTY DEED RECORDS.

THE OVERALL PARTITION REPLAT BOUNDARY WAS PREVIOUSLY SURVEYED AND MONUMENTED UNDER UMATILLA COUNTY SURVEY NO. 07-248-C, AND PARTITION PLAT NO. 2008-18, REFER TO THOSE SURVEYS FOR ADDITIONAL INFORMATION ON THE OVERALL PLAT BOUNDARY.

THE SURVEY WAS MADE BY A 2 PERSON CREW USING TRIMBLE 5700 GEODETIC G.P.S. RECEIVERS OPERATED IN REAL TIME KINEMATIC MODE. CONTROL MONUMENT TIES AND CORNER SETS WERE VERIFIED BY REDUNDANT MEASUREMENTS.

I CERTIFY THAT I HAVE SHOWN AND MONUMENTED PARCELS 1 AND 2 IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE CITY OF PENDLETON AND UMATILLA COUNTY DEVELOPMENT ORDINANCES.

REAL PROPERTY DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5 AND THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON DESCRIBED AS FOLLOWS:

PARCEL 2 OF UMATILLA COUNTY PARTITION PLAT NO. 2008-18; TOGETHER WITH:

COMMENCING AT A POINT ON THE NORTH-SOUTH CENTERLINE OF SECTION 5, WHERE SAID CENTERLINE INTERSECTS THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 30; THENCE SOUTH 80°16'10" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 855.56 FEET TO THE NORTHEAST CORNER OF LAND CONVEYED TO HUSKY OIL COMPANY OF DELAWARE BY DEED RECORDED AS INSTRUMENT NO. 1969-314029, AT BOOK 302, PAGE 196, DEED RECORDS OF UMATILLA COUNTY, SAID POINT BEING THE "TRUE POINT OF BEGINNING" FOR THIS DESCRIPTION; THENCE SOUTH 80°16'10" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 30 A DISTANCE OF 69.22 FEET; THENCE SOUTH 09°43'50" WEST, CONTINUING ALONG SAID SOUTHERLY LINE A DISTANCE OF 50.00 FEET; THENCE SOUTH 80°16'10" EAST, CONTINUING ALONG SAID SOUTHERLY LINE A DISTANCE OF 35.00 FEET; THENCE SOUTH 06°23'23" EAST A DISTANCE OF 38.52 FEET; THENCE SOUTH 15°18'09" WEST A DISTANCE OF 104.23 FEET; THENCE SOUTH 90°00'00" WEST A DISTANCE OF 106.32 FEET TO THE SOUTHEAST CORNER OF SAID HUSKY OIL COMPANY TRACT; THENCE NORTH 09°43'50" EAST ALONG THE EASTERLY LINE OF SAID HUSKY OIL COMPANY TRACT A DISTANCE OF 208.71 FEET TO THE "TRUE POINT OF BEGINNING."

SUBJECT TO EASEMENTS OF RECORD AS SHOWN AND NOTED ON THIS PARTITION REPLAT.

TRUST DEED BENEFICIARYS CONSENT

COLUMBIA STATE BANK, SUCCESSOR IN INTEREST TO COLUMBIA RIVER BANK, TRUST DEED BENEFICIARY ON LANDS CONTAINED IN THIS PARTITION PLAT THROUGH DEED OF TRUST RECORDED AS INSTRUMENT NO. 2002-4140711, AND CONSTRUCTION DEED OF TRUST RECORDED AS INSTRUMENT NO. 2004-463043211, UMATILLA COUNTY OFFICE OF RECORDS, DOES HEREBY CONSENT TO THIS PARTITION REPLAT.

COLUMBIA STATE BANK BY:

[Signature] SVP + Team Leader NAME TITLE

STATE OF OREGON COUNTY OF UMATILLA

ACKNOWLEDGED BEFORE ME THIS 6 DAY OF January, 2014.

BY Mark Mascoll SVP + Team Leader TITLE

[Signature] NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: 10-14-16

MY COMMISSION NUMBER: 471536

[Signature] JASON M. WELLS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON NOVEMBER 29, 2010 JASON M. WELLS 54657PLS RENEWS 6/30/14

RECEIVED BY Umatilla County Surveyor Date: 1/15/2014 Recd By: Jay Pollock No: 14-004-B

I CERTIFY THIS IS AN EXACT COPY OF SHEET 2 OF 2 OF UMATILLA COUNTY PARTITION PLAT NO. 2014-01

[Signature] JASON M. WELLS, PLS

APPROVALS

EXAMINED AND APPROVED THIS 7th DAY OF January, 2014.

LAND PARTITION APPROVAL NO. RP13-04

[Signature] PENDLETON CITY PLANNER

EXAMINED AND APPROVED THIS 8th DAY

OF January, 2014.

[Signature] CITY OF PENDLETON SURVEYOR

EXAMINED AND APPROVED THIS 13th DAY

OF January, 2014.

[Signature] UMATILLA COUNTY SURVEYOR

TAXES ARE PAID IN FULL, THIS 13th DAY

OF January, 2014.

[Signature] UMATILLA COUNTY TAX COLLECTOR Small 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 14, 2014 at 8:36 o'clock Am., in the record of PLATS of said County. YEAR NUMBER Slide 2014 01

OFFICE OF COUNTY RECORDS

By: ...Steve Churchill...Records Officer

Fees \$ 78.00 No. 2014-6130524

WELLS SURVEYING 1 SW NYE AVENUE, SUITE B P.O. BOX 1696 PENDLETON, OR 97801 PHONE: (541) 276-6362

DATE: 10/13 DR. BY: DMT CK. BY: WRW NO: 13-1463

PROJECT: \STRANDPP2013S2

PARTITION REPLAT FOR: RJILL, LLC

LOCATED IN THE SE1/4 OF SECTION 5 AND THE NE1/4 OF SECTION 8, T2N., R32E., W.M., CITY OF PENDLETON, UMATILLA COUNTY, OREGON.