

"WAGNER REPLAT"

A REPLAT OF PARCEL 1 OF PARTITION PLAT 2007-22 & PARCEL 1 OF PARTITION PLAT 2015-19 LOCATED IN SECS. 5 & 6, TWP. 3 N., RNG. 30 E.W.M. AND IN SECS. 31, 32 & 33, TWP. 4 N., RNG 30 E.W.M. UMATILLA COUNTY, OREGON

CLIENT: LUCAS WAGNER 79509 STAGE GULCH ROAD ECHO, OR 97826

RECEIVED BY Umatilla County Surveyor Date: 1/2/19 Rec'd By: CT No.: 19-001-B

SURVEYOR'S NARRATIVE

THIS SURVEY WAS UNDERTAKEN IN APRIL OF 2018 AT THE REQUEST OF LUCAS WAGNER.

THE PURPOSE OF THIS SURVEY IS TO RE-PLAT PARCEL 1 OF PARTITION PLAT 2007-22 AND PARCEL 1 OF PARTITION PLAT 2015-19.

THE NEW BOUNDARY LINE WILL COMMENCE NEAR THE INTERSECTION OF A NORTHWEST-SOUTHEAST FENCE WITH A NORTHEAST-SOUTHWEST FENCE ON THE NORTHERLY BOUNDARY OF PARCEL 1 OF PARTITION PLAT 2007-22 AND FOLLOW SAID NORTHWEST-SOUTHEAST FENCE IN A NORTHWESTERLY DIRECTION TO AN INTERSECTION POINT WITH THE NORTHERLY BOUNDARY OF PARCEL 1 OF PARTITION PLAT 2015-19 AS DEPICTED ON THIS PLAT.

IN 2007 LS 951 SURVEYED AND SET MONUMENTS, SEE PARTITION PLAT 2007-22, ON THE NORTHERLY, WESTERLY AND EASTERLY BOUNDARIES OF SAID PARCEL 1, THE SOUTHERLY BOUNDARY WAS COMPUTED AT THE CENTERLINE OF STAGE GULCH ROAD, THESE MONUMENTS AS WELL AS THE NORTH 1/4 CORNERS OF SECTION 6 AND SECTION 5 WERE RECOVERED DURING THIS SURVEY.

THIS SURVEY WAS ACCOMPLISHED UTILIZING 2 TRIMBLE R-10 RECEIVERS. AN AUTONOMOUS POSITION WAS GENERATED ON THE BASE RECEIVER AND THE PREVIOUSLY MENTIONED NORTH 1/4 CORNERS OF SECTION 6 AND 5 WERE SUBSEQUENTLY USED FOR A SITE CALIBRATION, EACH CORNER WAS THEN LOCATED OR SET ON A 1 SECOND EPOCH WITH A FIXED SOLUTION. BASIS OF BEARING IS BASED ON RECORD OF SURVEY NO. 07-183-B.

SURVEYOR'S CERTIFICATION

I, KEITH P. PRIMM, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON HEREBY CERTIFY THAT I HAVE SURVEYED THE BOUNDARIES OF THAT LAND DESCRIBED AND RECORDED IN INST. NO. 2007-5220402 UMATILLA COUNTY DEED RECORDS AND THAT THIS MAP CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN APRIL, 2018 IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY ORS CHAPTER 209, AND HAVE SET THE PROPER MONUMENTS.

REGISTERED PROFESSIONAL LAND SURVEYOR KEITH P. PRIMM OREGON JULY 12, 2005 48490 EXPIRATION DATE: 12/31/18

I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL SURVEY AS FILED FOR LUCAS WAGNER IN UMATILLA COUNTY, OREGON.

DATE: 21 OCT 18

KEITH P. PRIMM

UMATILLA COUNTY SURVEYOR

I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING RE-PLAT, THAT IT COMPLIES WITH THE LAWS OF THE STATE OF OREGON WITH REFERENCE TO THE FILING AND RECORDING OF SUCH PLATS AND I THEREFORE APPROVE SAID REPLAT.

David H. K... UMATILLA COUNTY SURVEYOR

DATED THIS 19 DAY OF November, 2018

UMATILLA COUNTY PLANNING DEPARTMENT

I HAVE EXAMINED THE ACCOMPANYING REPLAT AND DO HEREBY CERTIFY THAT IT COMPLIES WITH ALL REQUIREMENTS OF THE ORDINANCES AS ESTABLISHED BY UMATILLA COUNTY AND I THEREFORE APPROVE SAID REPLAT FOR FILING.

Robert T. Waldner DIRECTOR UMATILLA PLANNING DEPARTMENT

DATED THIS 19th DAY OF DECEMBER, 2018

WAGNER LEGAL DESCRIPTION OF RECORD INST. NO. 2007-5220402

Parcel 1 PARTITION PLAT NO. 2007-22 (Instrument No. 2007-5210330) located in Sections 5 and 6 of Township 3 North, Range 30 and Sections 31 and 32 of Township 4 North, Range 30, East of the Willamette Meridian, Umatilla County, Oregon. Excepting therefrom and portion lying within the County Road right-of-ways.

PIERCY LEGAL DESCRIPTION OF RECORD INST. NO. 2014-6230418

PARCEL 1, OF PARTITION PLAT 2015-19.

LEGAL DESCRIPTION OF LAND FROM PIERCY TO WAGNER

A PARCEL OF LAND SITUATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 30 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY OREGON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48490" ON THE NORTHERLY BOUNDARY OF PARCEL 1 OF PARTITION PLAT 2007-22 FROM WHICH A 2 1/2" BRASS CAP MARKING THE SOUTH ONE-QUARTER CORNER OF SECTION 32 BEARS S 61°28'27" E, 1007.35 FEET, AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N 15°58'23" W, 526.59 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48490" ON THE NORTHERLY BOUNDARY OF PARCEL 1 OF PARTITION PLAT 2015-19; THENCE ALONG SAID NORTHERLY BOUNDARY ALONG AN ARC CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1294.40 FEET AND A CENTRAL ANGLE OF 37°15'45", 841.82 FEET THE LONG CHORD OF WHICH BEARS N 79°16'10" W, 827.06 FEET, TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48490" ON THE NORTHERLY BOUNDARY OF PARCEL 1 OF PARTITION PLAT 2015-19; THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY S 77°57'05" W, 150.16 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48490" ON THE WESTERLY BOUNDARY OF PARCEL 1 OF PARTITION PLAT 2015-19; THENCE ALONG SAID WESTERLY BOUNDARY ALONG AN ARC CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 1290.95 FEET AND A CENTRAL ANGLE OF 41°56'50", 945.13 FEET THE LONG CHORD OF WHICH BEARS S 13°27'19" W, 924.17 FEET, TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48490" ON THE NORTHERLY BOUNDARY OF PARCEL 1 OF PARTITION PLAT 2007-22; THENCE N 78°01'11" E, 1108.77 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "EDWARDS LS 951" ON THE NORTHERLY BOUNDARY OF PARCEL 1 OF PARTITION PLAT 2007-22; THENCE S 19°04'33" E, 46.91 FEET TO A RXXR TIE FENCE POST; THENCE N 69°02'12" E, 235.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 16.79 ACRES MORE OR LESS.

CURVE TABLE

Table with columns: CURVE, DELTA, RADIUS, ARC, CHORD, LONG CHORD, LONG CHORD BRNG., RADIUS, ARC, CHORD, DELTA, RADIUS, ARC, CHORD, DELTA. Contains curve data for C-1 through C-10.

APPROVALS

UMATILLA COUNTY COMMISSIONERS

THE ACCOMPANYING REPLAT IS APPROVED FOR FILING AND RECORDING IN THE RECORD OF PLATS OF UMATILLA COUNTY BY THE UNDERSIGNED, BY ITS ORDER.

George Madock COMMISSIONER William Young COMMISSIONER M. J. ... COMMISSIONER

DATED THIS 26 DAY OF NOV, 2018

UMATILLA COUNTY CLERK

STATE OF OREGON, COUNTY OF UMATILLA

I certify that this instrument was received and recorded on 12/20-2018

at 7:47 o'clock a.m., in the record of PLATS of said County. BOOK 16 PAGE 81

OFFICE OF COUNTY RECORDS

By: David A Stuvland Records Officer

Fee \$ 120.00 No. 2018-6800572

UMATILLA COUNTY TAX COLLECTOR & ASSESSOR

WE DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TAX RECORDS RELATIVE TO THE LAND COVERED BY THE ACCOMPANYING REPLAT AND THAT ALL MONIES DUE FOR STATE AND COUNTY TAXES AND ASSESSMENTS THAT COULD CONSTITUTE A LIEN ON SAID LANDS HAVE BEEN PAID, AND WE HEREBY APPROVE SAID REPLAT.

Peter ... TAX COLLECTOR

DATED THIS 14 DAY OF November, 2018

Paul ... ASSESSOR

DATED THIS 16th DAY OF November, 2018

DEED LINE TABLE

Table with columns: LINE, BRNG., DIST. Rows L-6 to L-13.

LINE TABLE

Table with columns: LINE, BRNG., DIST., BRNG., DIST., BRNG., DIST. Rows L-1 to L-13.

PRIMM LAND SURVEYING, INC.

Logo with globe and 'PLS' text. P.O. BOX 1322, 1340 N.E. 4TH HERMISTON, OR 97838 BUI (541) 564-7887 FAX (541) 567-8020 keith@primmlandsurveying.com brit@primmlandsurveying.com

* TRANSPOSED NO. ON PARTITION PLAT 2007-22 N71°44'66"W, SHOULD BE N71°44'06"W.

CLIENT: LUCAS WAGNER WAGNER REPLAT PROJECT: A REPLAT OF PARCEL 1 OF PARTITION PLAT 2007-22 & PARCEL 1 OF PARTITION PLAT 2015-19 LOCATED IN SECS. 5 & 6, TWP. 3 N., RNG. 30 E.W.M. AND IN SECS. 31, 32 & 33 TWP. 4 N., RNG 30 E.W.M. UMATILLA COUNTY, OREGON. JOB #: 1804001 DATE: 04 APR 18 FB/PG: 039/32 SHEET: 1 OF 2 DRAWN: KPP APPROVED: KPP

"WAGNER REPLAT"

A REPLAT OF PARCEL 1 OF PARTITION PLAT 2007-22 & PARCEL 1 OF PARTITION PLAT 2015-19 LOCATED IN SECS. 5 & 6, TWP. 3 N., RNG. 30 E.W.M. AND IN SECS. 31, 32 & 33, TWP. 4 N., RNG 30 E.W.M. UMATILLA COUNTY, OREGON

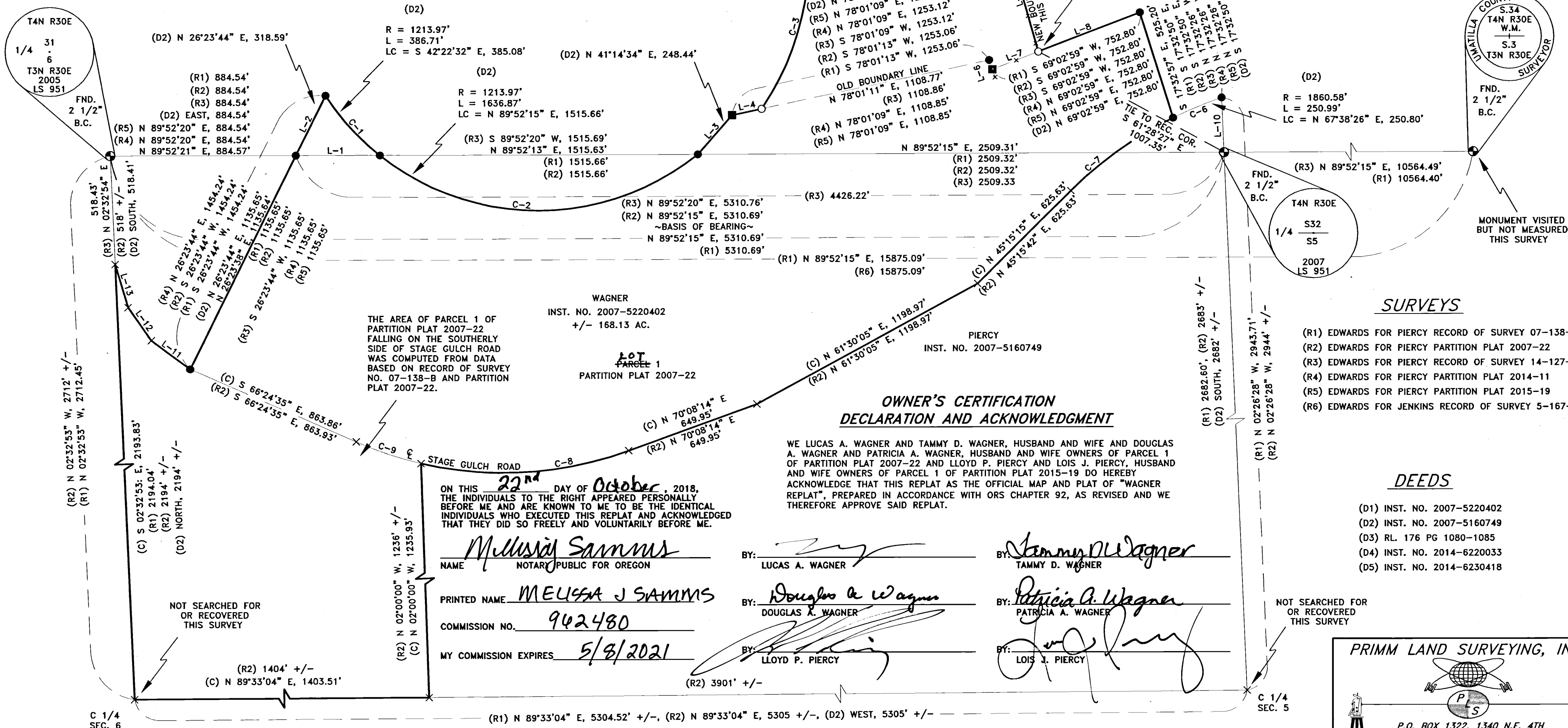
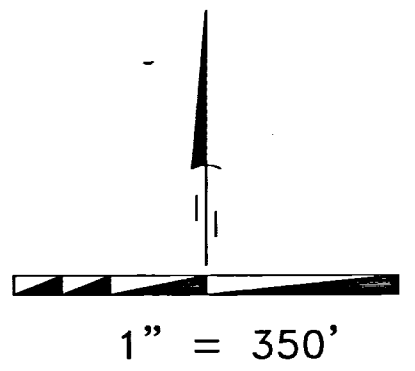
CLIENT: LUCAS WAGNER
79509 STAGE GULCH ROAD
ECHO, OR 97826

STATE OF OREGON }
COUNTY OF UMATILLA }
I certify that this instrument was received and recorded on 12/20-2018 at 7:47 o'clock a.m., in the record of PLATS of said County. BOOK 16 PAGE 81 OFFICE OF COUNTY RECORDS
By: David A Stuvland Records Officer
Fee \$ 120.00 No. 2018-6800572

RECEIVED BY
Umatilla County Surveyor
Date: 1/2/19
Rec'd By: CT
No.: 19-001-B

LEGEND

- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PLS LS 48490"
- FOUND MONUMENT AS NOTED
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "EDWARDS LS 951"
- FOUND RXR TIE FENCE POST
- (C) CALCULATED
- × COMPUTED POINT (NOT SET)
- FENCE AS NOTED



THE AREA OF PARCEL 1 OF PARTITION PLAT 2007-22 FALLING ON THE SOUTHERLY SIDE OF STAGE GULCH ROAD WAS COMPUTED FROM DATA BASED ON RECORD OF SURVEY NO. 07-138-B AND PARTITION PLAT 2007-22.

OWNER'S CERTIFICATION DECLARATION AND ACKNOWLEDGMENT

WE LUCAS A. WAGNER AND TAMMY D. WAGNER, HUSBAND AND WIFE AND DOUGLAS A. WAGNER AND PATRICIA A. WAGNER, HUSBAND AND WIFE OWNERS OF PARCEL 1 OF PARTITION PLAT 2007-22 AND LLOYD P. PIERCY AND LOIS J. PIERCY, HUSBAND AND WIFE OWNERS OF PARCEL 1 OF PARTITION PLAT 2015-19 DO HEREBY ACKNOWLEDGE THAT THIS REPLAT AS THE OFFICIAL MAP AND PLAT OF "WAGNER REPLAT", PREPARED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED AND WE THEREFORE APPROVE SAID REPLAT.

ON THIS 22nd DAY OF October, 2018, THE INDIVIDUALS TO THE RIGHT APPEARED PERSONALLY BEFORE ME AND ARE KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO EXECUTED THIS REPLAT AND ACKNOWLEDGED THAT THEY DID SO FREELY AND VOLUNTARILY BEFORE ME.

NAME: Melissa Sammis NOTARY PUBLIC FOR OREGON
 PRINTED NAME: MELISSA J SAMMIS
 COMMISSION NO.: 942480
 MY COMMISSION EXPIRES: 5/8/2021

BY: Lucas A. Wagner LUCAS A. WAGNER
 BY: Tammy D. Wagner TAMMY D. WAGNER
 BY: Douglas A. Wagner DOUGLAS A. WAGNER
 BY: Patricia A. Wagner PATRICIA A. WAGNER
 BY: Lloyd P. Piercy LLOYD P. PIERCY
 BY: Lois J. Piercy LOIS J. PIERCY

SURVEYS

- (R1) EDWARDS FOR PIERCY RECORD OF SURVEY 07-138-B
- (R2) EDWARDS FOR PIERCY PARTITION PLAT 2007-22
- (R3) EDWARDS FOR PIERCY RECORD OF SURVEY 14-127-C
- (R4) EDWARDS FOR PIERCY PARTITION PLAT 2014-11
- (R5) EDWARDS FOR PIERCY PARTITION PLAT 2015-19
- (R6) EDWARDS FOR JENKINS RECORD OF SURVEY 5-167-B

DEEDS

- (D1) INST. NO. 2007-5220402
- (D2) INST. NO. 2007-5160749
- (D3) RL 176 PG 1080-1085
- (D4) INST. NO. 2014-6220033
- (D5) INST. NO. 2014-6230418

SURVEYOR'S CERTIFICATION

I, KEITH P. PRIMM, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON HEREBY CERTIFY THAT I HAVE SURVEYED THE BOUNDARIES OF THAT LAND DESCRIBED AND RECORDED IN INST. NO. 2007-5220402 UMATILLA COUNTY DEED RECORDS AND THAT THIS MAP CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN APRIL, 2018 IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY ORS CHAPTER 209, AND HAVE SET THE PROPER MONUMENTS.

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Keith P. Primm
KEITH P. PRIMM

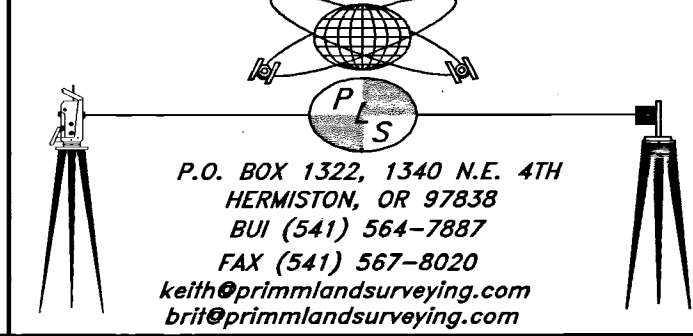
REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 12, 2005
KEITH P. PRIMM
48490

EXPIRATION DATE: 12/31/18

DATE: 20 OCT 18

PRIMM LAND SURVEYING, INC.



NOTES

- SEE PAGE 1 FOR SURVEYOR'S NARRATIVE
- SEE PAGE 1 FOR LEGAL DESCRIPTIONS
- SEE PAGE 1 FOR LINE AND CURVE DATA

CLIENT: LUCAS WAGNER	
WAGNER REPLAT	
PROJECT: A REPLAT OF PARCEL 1 OF PARTITION PLAT 2007-22 & PARCEL 1 OF PARTITION PLAT 2015-19 LOCATED IN SECS. 5 & 6, TWP. 3 N., RNG. 30 E.W.M. AND IN SECS. 31, 32 & 33 TWP. 4 N., RNG 30 E.W.M. UMATILLA COUNTY, OREGON.	JOB #: 1804001 DATE: 04 APR 18 FB/PG: 039/32 SHEET: 2 OF 2 DRAWN: KPP APPROVED: KPP