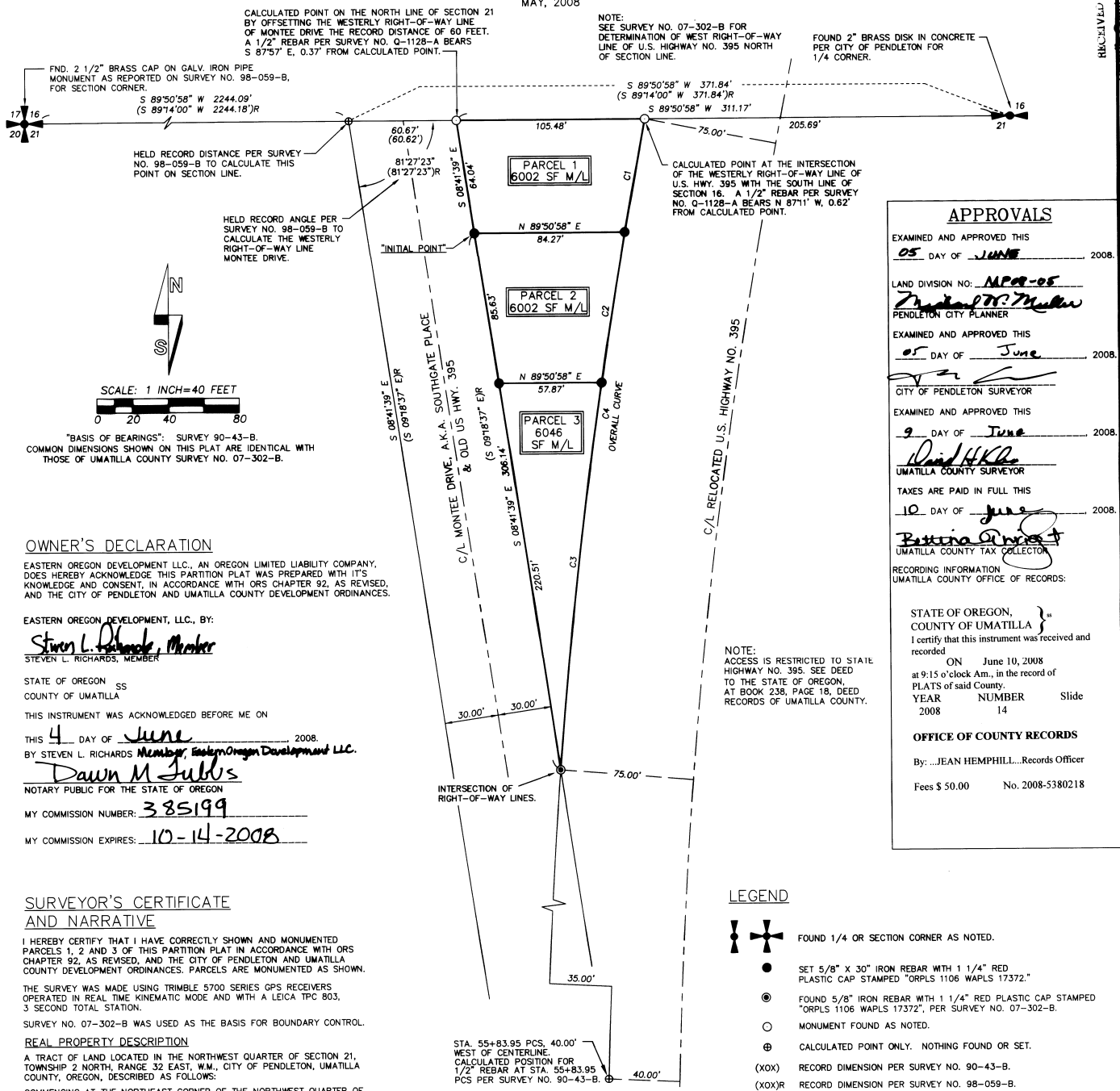


PARTITION PLAT FOR EASTERN OREGON DEVELOPMENT, LLC. LOCATED IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., CITY OF PENDLETON, UMATILLA COUNTY, OREGON.

PARTITION PLAT NO. 2008-14

RECEIVED BY
Umatilla County Surveyor
DATE: 7-08
BY: [Signature]
79-104-B



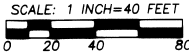
CALCULATED POINT ON THE NORTH LINE OF SECTION 21 BY OFFSETTING THE WESTERLY RIGHT-OF-WAY LINE OF MONTEE DRIVE THE RECORD DISTANCE OF 60 FEET. A 1/2" REBAR PER SURVEY NO. Q-1128-A BEARS S 87°57' E, 0.37' FROM CALCULATED POINT.

NOTE: SEE SURVEY NO. 07-302-B FOR DETERMINATION OF WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 395 NORTH OF SECTION LINE.

FOUND 2" BRASS DISK IN CONCRETE PER CITY OF PENDLETON FOR 1/4 CORNER.

HELD RECORD DISTANCE PER SURVEY NO. 98-059-B TO CALCULATE THIS POINT ON SECTION LINE.

HELD RECORD ANGLE PER SURVEY NO. 98-059-B TO CALCULATE THE WESTERLY RIGHT-OF-WAY LINE MONTEE DRIVE.



"BASIS OF BEARINGS": SURVEY 90-43-B. COMMON DIMENSIONS SHOWN ON THIS PLAT ARE IDENTICAL WITH THOSE OF UMATILLA COUNTY SURVEY NO. 07-302-B.

OWNER'S DECLARATION

EASTERN OREGON DEVELOPMENT LLC, AN OREGON LIMITED LIABILITY COMPANY, DOES HEREBY ACKNOWLEDGE THIS PARTITION PLAT WAS PREPARED WITH ITS KNOWLEDGE AND CONSENT, IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE CITY OF PENDLETON AND UMATILLA COUNTY DEVELOPMENT ORDINANCES.

EASTERN OREGON DEVELOPMENT, LLC, BY:

Steven L. Richards, Member
STEVEN L. RICHARDS, MEMBER

STATE OF OREGON
COUNTY OF UMATILLA

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

THIS 4 DAY OF June 2008.

BY STEVEN L. RICHARDS, Member, Eastern Oregon Development LLC.

Dawn M. Subbs
NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION NUMBER: 385199

MY COMMISSION EXPIRES: 10-14-2008

SURVEYOR'S CERTIFICATE AND NARRATIVE

I HEREBY CERTIFY THAT I HAVE CORRECTLY SHOWN AND MONUMENTED PARCELS 1, 2 AND 3 OF THIS PARTITION PLAT IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE CITY OF PENDLETON AND UMATILLA COUNTY DEVELOPMENT ORDINANCES. PARCELS ARE MONUMENTED AS SHOWN.

THE SURVEY WAS MADE USING TRIMBLE 5700 SERIES GPS RECEIVERS OPERATED IN REAL TIME KINEMATIC MODE AND WITH A LEICA TPC 803, 3 SECOND TOTAL STATION.

SURVEY NO. 07-302-B WAS USED AS THE BASIS FOR BOUNDARY CONTROL.

REAL PROPERTY DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., CITY OF PENDLETON, UMATILLA COUNTY, OREGON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 21; THENCE SOUTH 89°50'58" WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 311.17 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF MONTEE DRIVE, (ALSO KNOWN AS SOUTHGATE PLACE AND OLD U.S. HIGHWAY NO. 395); THENCE SOUTH 08°41'39" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF MONTEE DRIVE A DISTANCE OF 64.04 FEET TO THE "INITIAL POINT"; THENCE SOUTH 08°41'39" EAST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 306.14 FEET TO THE INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY LINE WITH THE WESTERLY RIGHT-OF-WAY LINE OF RELOCATED U.S. HIGHWAY NO. 395; THENCE NORTHEASTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF RELOCATED U.S. HIGHWAY NO. 395, ALONG THE ARC OF A 3349.04 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 369.73 FEET, (LONG CHORD BEARS NORTH 07°42'06" EAST A DISTANCE OF 369.54 FEET), TO A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 21; THENCE SOUTH 89°50'58" WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 105.48 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF SAID MONTEE DRIVE; THENCE SOUTH 08°41'39" EAST ALONG EASTERLY RIGHT-OF-WAY LINE OF MONTEE DRIVE A DISTANCE OF 64.04 FEET TO THE "INITIAL POINT".

William R. Wells
WILLIAM R. WELLS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR
William R. Wells
OREGON
JULY 22, 1977
WILLIAM R. WELLS
1108
RENEWS 8/30/08

I CERTIFY THIS IS AN EXACT COPY OF PARTITION PLAT NO. 2008-14
William R. Wells
WILLIAM R. WELLS, PLS

NOTE: ACCESS IS RESTRICTED TO STATE HIGHWAY NO. 395. SEE DEED TO THE STATE OF OREGON, AT BOOK 238, PAGE 18, DEED RECORDS OF UMATILLA COUNTY.

LEGEND

- ⊕ FOUND 1/4 OR SECTION CORNER AS NOTED.
- SET 5/8" X 30" IRON REBAR WITH 1/4" RED PLASTIC CAP STAMPED "ORPLS 1106 WAPLS 17372."
- ⊙ FOUND 5/8" IRON REBAR WITH 1/4" RED PLASTIC CAP STAMPED "ORPLS 1106 WAPLS 17372", PER SURVEY NO. 07-302-B.
- MONUMENT FOUND AS NOTED.
- ⊕ CALCULATED POINT ONLY. NOTHING FOUND OR SET.
- (XOX) RECORD DIMENSION PER SURVEY NO. 90-43-B.
- (XOX)R RECORD DIMENSION PER SURVEY NO. 98-059-B.

CURVE TABLE

NO	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG
C1	1°06'07"	3349.04'	64.40'	64.40'	N 10°18'48" E
C2	1°28'03"	3349.04'	85.78'	85.78'	N 09°01'44" E
C3	3°45'22"	3349.04'	219.55'	219.51'	N 06°25'01" E
C4	6°19'31"	3349.04'	369.73'	369.54'	N 07°42'06" E

WILLIAM R. WELLS, PLS
2602 N.E. RIVERSIDE PLACE
P.O. BOX 1896
PENDLETON, OR 97801
PHONE: (541) 278-6362

PROJECT:
PARTITION PLAT FOR:
EASTERN OREGON DEVELOPMENT, LLC
LOCATED IN THE NORTHWEST QUARTER OF SECTION 21, T2N., R32E., W.M., CITY OF PENDLETON, UMATILLA COUNTY, OREGON

DATE: 01/08
CK. BY: WRW
DR. BY: DMT
NO: 07-1160

\\RICHARDSPP2008