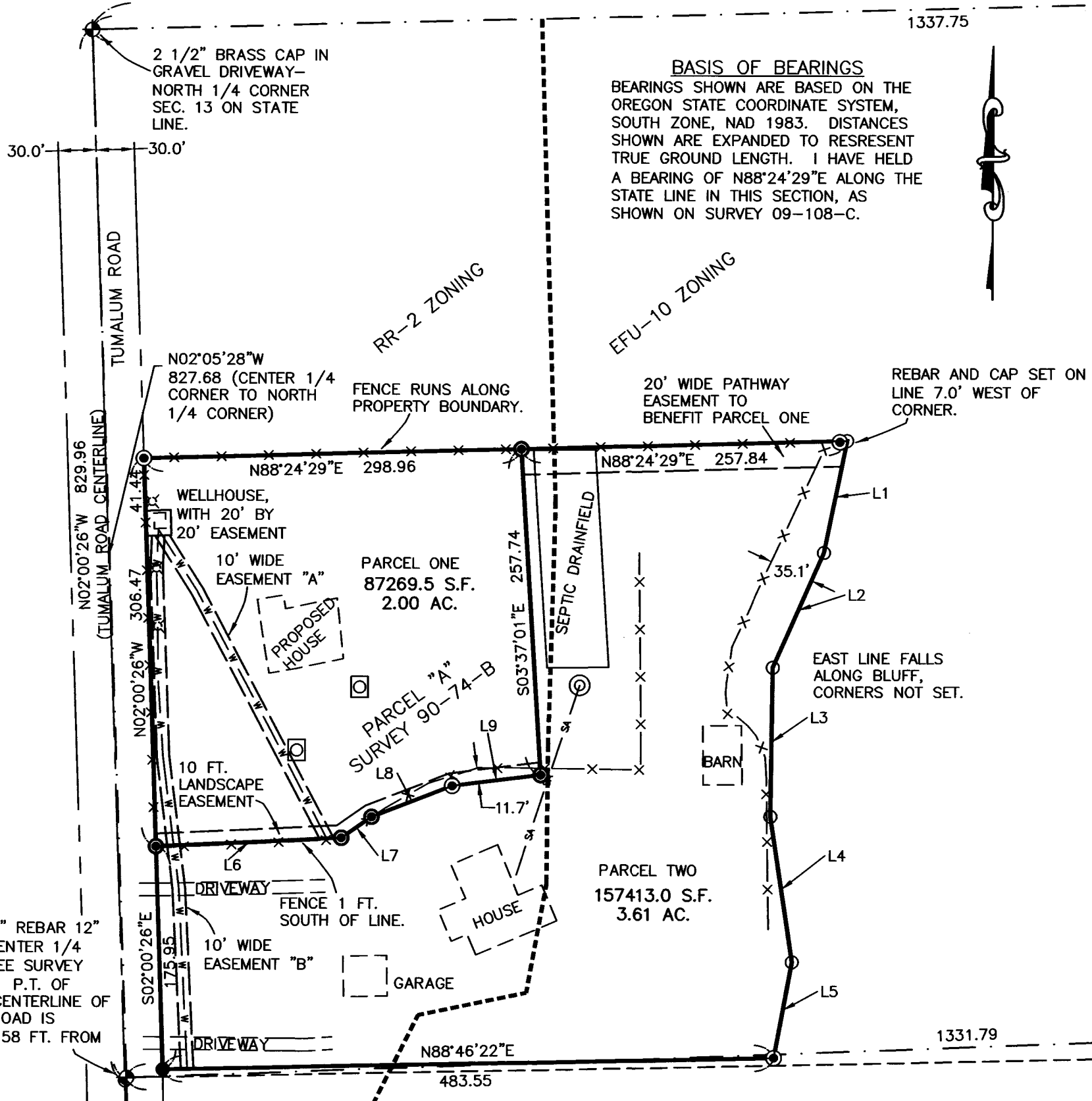


**OCKERMAN PARTITION PLAT**  
**UMATILLA COUNTY PARTITION PLAT 2016-12**  
 LOCATED IN THE SW 1/4 OF THE NE 1/4 OF FRACTIONAL SECTION 13  
 IN TOWNSHIP 6 NORTH IN RANGE 35 EAST, W.M., UMATILLA CO, OR.

STATE OF OREGON,  
 COUNTY OF UMATILLA }  
 I certify that this instrument was received and recorded  
 ON September 29, 2016  
 at 10:57 o'clock Am., in the record of  
 PLATS of said County.  
 YEAR NUMBER Slide  
 2016 12  
**OFFICE OF COUNTY RECORDS**  
 By: ...David A. Stuvland...Records Officer  
 Fees \$ 78 No. 2016-6490190

N88°24'29"E 2675.50



**BASIS OF BEARINGS**  
 BEARINGS SHOWN ARE BASED ON THE OREGON STATE COORDINATE SYSTEM, SOUTH ZONE, NAD 1983. DISTANCES SHOWN ARE EXPANDED TO REPRESENT TRUE GROUND LENGTH. I HAVE HELD A BEARING OF N88°24'29"E ALONG THE STATE LINE IN THIS SECTION, AS SHOWN ON SURVEY 09-108-C.

**LEGAL DESCRIPTION OF LAND TO BE DIVIDED**  
 (SEE WARRANTY DEED AT FILE NO. 2007-5200791, UMATILLA COUNTY DEED RECORDS)  
 A TRACT OF LAND IN THE WEST HALF OF THE NORTHEAST QUARTER OF FRACTIONAL SECTION 13, TOWNSHIP 6 NORTH, RANGE 35 EAST, AND DESCRIBED MORE PARTICULARLY AS: BEGINNING AT THE NORTHWEST CORNER OF SAID WEST HALF OF THE NORTHEAST QUARTER OF SECTION 13; THENCE SOUTH 00°00'57" WEST ALONG THE WEST LINE OF SAID WEST HALF OF THE NORTHEAST QUARTER, 339.48 FEET; THENCE SOUTH 89°29'06" EAST PARALLEL TO THE OREGON-WASHINGTON STATE LINE, 30.49 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF TUMALUM ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUING SOUTH 89°29'06" EAST ALONG SAID PARALLEL LINE 556.80 FEET; THENCE SOUTH 13°44'06" WEST 90.20 FEET; THENCE SOUTH 25°57'06" WEST 99.15 FEET; THENCE SOUTH 02°46'06" WEST 117.90 FEET; THENCE SOUTH 06°31'54" EAST 115.88 FEET; THENCE SOUTH 12°35'50" WEST 77.05 FEET TO A POINT IN A LINE PARALLEL TO AND 6 FEET NORTH OF WHEN MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 13; THENCE NORTH 89°07'06" WEST ALONG SAID PARALLEL LINE 483.55 FEET TO A POINT IN THE EASTERLY LINE OF TUMALUM ROAD; THENCE NORTH 00°06'00" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE, 482.42 FEET TO THE POINT OF BEGINNING. ALL BEING EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

2" BRASS CAP ON PIPE AT NE CORNER OF SEC. 13 ON STATE LINE, SEE SURVEY 03-023-C.

**LEGEND**

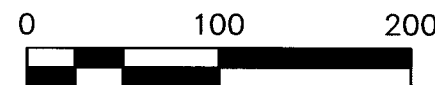
- SECTION OR SECTION SUBDIVISION LINE
- CENTERLINE OF COUNTY ROAD
- RIGHT OF WAY LINE
- EASEMENT BOUNDARY
- - - - WATER SERVICE LINE
- SA - SA - SA - SA - SEWER LINE
- X - X - X - X - FENCE LINE
- ⊙ SEPTIC TANK
- ⊕ FOUND SURVEY MONUMENT AS DESCRIBED
- FOUND 5/8" REBAR WITH YELLOW CAP "TOMKINS"
- ⊙ SET 5/8" X 30" REBAR WITH YELLOW CAP STAMPED "HDJ LS2360"
- ⊙ INFILTRATION TEST PIT
- ⊙ IRRIGATION RISER
- CALCULATED POINT NOT FOUND OR SET

FOUND 5/8" REBAR 12" DEEP AT CENTER 1/4 CORNER (SEE SURVEY 90-74-B). P.T. OF CURVE IN CENTERLINE OF TUMALUM ROAD IS S26°04'W 2.58 FT. FROM REBAR.

2 1/2" BRASS CAP ON PIPE SET BY WELLS, FROM EVIDENCE, SURVEY 09-10-C. (SE CORNER OF THE NE 1/4, SEC. 13)

2 1/2" BRASS CAP ON PIPE 18" DEEP, SET BY PROPORTIONATE MEASURE BY ME IN 1990, SURVEY 90-74-B

LINE	BEARING	DISTANCE
L1	S11°37'41"W	90.20
L2	S23°50'41"W	99.15
L3	S00°39'41"W	117.89
L4	S08°38'19"E	115.87
L5	S10°29'25"W	77.04
L6	N87°15'28"E	146.97
L7	N55°10'45"E	29.09
L8	N68°46'58"E	68.31
L9	N82°40'25"E	70.58



L=174.53  
 R=400.00  
 Δ=24°59'57"  
 B=N10°29'33"E  
 C=173.15

L=392.71  
 R=450.00  
 Δ=50°00'04"  
 B=N02°00'31"W  
 C=380.36

**NARRATIVE**

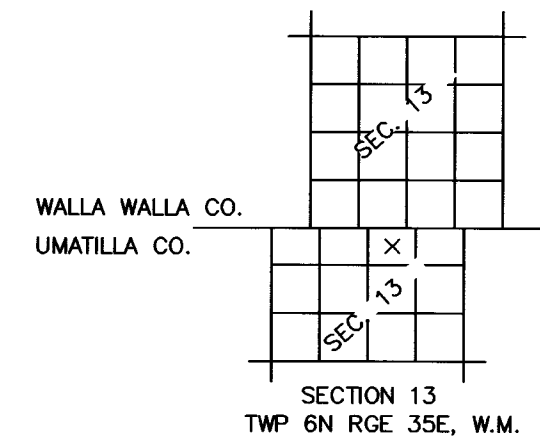
THIS SURVEY WAS PERFORMED AT THE REQUEST OF MR. RICK OCKERMAN TO SUBDIVIDE LANDS ACQUIRED BY JEFFREY HILL, AS DESCRIBED ABOVE, IN 2007. THIS LAND WAS PREVIOUSLY SURVEYED BY ME IN 1990 FOR LEN HARMS (COUNTY SURVEY 90-74-B). THOUGH THIS SURVEY WAS BASED ON SAID SURVEY, I HAVE BROUGHT THIS SURVEY INTO THE OREGON STATE PLANE COORDINATE SYSTEM, AND HAVE REVISED THE EAST-WEST CENTER OF SECTION 13 TO REFLECT THE REVISED EAST 1/4 CORNER POSITION AS SHOWN ON WELLS' 2009 SURVEY. I HAVE THEREFORE DISREGARDED THE CALLS IN THE RECORD LEGAL DESCRIPTION TO THE EAST-WEST CENTER OF SECTION 13, THEREBY MAINTAINING THE ORIGINAL INTENTION OF MY 1990 SURVEY, THAT CREATED SAID LINE. FIVE NEW EASEMENTS ARE BEING CREATED BY ACTION OF THIS PARTITION PLAT. METES AND BOUNDS LEGAL DESCRIPTIONS FOR THE EASEMENTS THAT PERTAIN TO THE WELL AND THE WATER LINES ARE PROVIDED ON SHEET TWO OF THIS PLAT. A LANDSCAPE EASEMENT BENEFITTING PARCEL TWO OF THIS PLAT WILL ENCUMBER THE SOUTHERLY 10 FEET OF PARCEL ONE OF THIS PLAT, AND A PATHWAY EASEMENT BENEFITTING PARCEL ONE OF THIS PLAT WHALL ENCUMBER THE NORTHERLY 20 FT. OF PARCEL TWO OF THIS PLAT. ALL EASEMENTS ARE SHOWN ON THE FACE OF THIS PLAT. THIS SURVEY WAS PERFORMED AS A REAL TIME KINEMATIC SURVEY USING DUAL FREQUENCY GPS RECEIVERS WITH A PRECISION OF ONE CENTIMETER ± 1 PPM. MONUMENTS SHOWN HEREIN WERE ALL VISITED IN JUNE, 2016.

I HEREBY DECLARE THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.

*Paul W.P. Tomkins* 8/29/16  
 PAUL W.P. TOMKINS DATE

**RECEIVED BY**  
 Umatilla County Surveyor  
 Date: 9/29/16  
 Rec'd By: CT  
 No.: 16-093-B

**SECTION DIAGRAM**



**REGISTERED PROFESSIONAL LAND SURVEYOR**  
*Paul W.P. Tomkins*  
 OREGON  
 JULY 26, 1988  
 PAUL W.P. TOMKINS  
 2360  
 renews 6/30/18  
 August 8, 2016



5 N. Colville St., Suite 200  
 Walla Walla, WA 99362-1913  
 509/956-3026  
 306/695-3488  
 509/547-5129 fax  
 www.hdjdg.com

CLIENT: RICK OCKERMAN	PROJECT NO.: 4412-00	
SURVEYOR: PWP TOMKINS	DATE: 07/05/2016	
CALC BY: PWPT	DRAWN BY: PWPT	SCALE: 1"= 100'
SECTION: 13	TOWNSHIP: T6N	RANGE: R35E
CITY: N/A	COUNTY: UMATILLA	SHEET 1 OF 2

LEGAL DESCRIPTION FOR WATERLINE EASEMENT "A" TO SERVE PARCEL TWO

A 10.0 FT. WIDE STRIP OF LAND FOR A WATER SERVICE LINE, BEING LOCATED WITHIN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13 OF TOWNSHIP 6 NORTH IN RANGE 35 EAST, W.M., UMATILLA COUNTY, WASHINGTON, DESCRIBED MORE PARTICULARLY AS FOLLOWS:  
 COMMENCING AT THE NORTHWEST CORNER OF PARCEL "A" AS SHOWN ON UMATILLA COUNTY SURVEY 90-74-B, BEING A POINT ON THE EAST RIGHT OF WAY LINE OF TUMALUM COUNTY ROAD; THENCE S 02°00'26" E ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 61.44'; THENCE N 87°54'34" E A DISTANCE OF 6.93' TO THE TRUE POINT OF BEGINNING;  
 THENCE N 87°54'34" E A DISTANCE OF 11.61';  
 THENCE S 32°37'17" E A DISTANCE OF 49.45';  
 THENCE S 27°49'53" E A DISTANCE OF 222.96';  
 THENCE S 87°15'25" W A DISTANCE OF 11.04';  
 THENCE N 27°49'53" W A DISTANCE OF 217.86';  
 THENCE N 32°37'17" W A DISTANCE OF 54.93' TO THE TRUE POINT OF BEGINNING, HAVING AN AREA OF 2726 SQUARE FEET, 0.063 ACRES

LEGAL DESCRIPTION FOR WATERLINE EASEMENT "B" TO SERVE PARCEL TWO AND PARCEL "B" OF UMATILLA COUNTY SURVEY 90-74-B

A 10.0 FT. WIDE STRIP OF LAND FOR A WATER SERVICE LINE, BEING LOCATED WITHIN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13 OF TOWNSHIP 6 NORTH IN RANGE 35 EAST, W.M., UMATILLA COUNTY, WASHINGTON, DESCRIBED MORE PARTICULARLY AS FOLLOWS:  
 COMMENCING AT THE NORTHWEST CORNER OF PARCEL "A" AS SHOWN ON UMATILLA COUNTY SURVEY 90-74-B, BEING A POINT ON THE EAST RIGHT OF WAY LINE OF TUMALUM COUNTY ROAD; THENCE S 02°00'26" E ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 61.44'; THENCE N 87°54'34" E A DISTANCE OF 4.41 FT. TO THE TRUE POINT OF BEGINNING;  
 THENCE N 87°54'34" E A DISTANCE OF 10.03';  
 THENCE S 02°39'21" W A DISTANCE OF 25.64';  
 THENCE S 02°12'37" E A DISTANCE OF 148.59';  
 THENCE S 07°04'58" E A DISTANCE OF 104.89';  
 THENCE S 02°52'21" E A DISTANCE OF 142.58' TO A POINT ON THE NORTH LINE OF PARCEL "B" OF UMATILLA COUNTY SURVEY NO. 90-74-B;  
 THENCE S 87°07'39" W ALONG SAID NORTH LINE OF PARCEL "B" A DISTANCE OF 10.00';  
 THENCE N 02°52'21" W A DISTANCE OF 142.21';  
 THENCE N 07°04'58" W A DISTANCE OF 104.94';  
 THENCE N 02°12'37" W A DISTANCE OF 149.44';  
 THENCE N 02°39'21" E A DISTANCE OF 25.24' TO THE TRUE POINT OF BEGINNING, HAVING AN AREA OF 4218 SQUARE FEET, 0.097 ACRES

20' BY 20' EASEMENT FOR WELL ACCESS

A 20 FT. BY 20 FT. EASEMENT FOR ACCESS TO AND MAINTENANCE OF A WELL, BEING LOCATED WITHIN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 NORTH IN RANGE 35 EAST, DESCRIBED MORE PARTICULARLY AS FOLLOWS:  
 COMMENCING AT THE NORTHWEST CORNER OF PARCEL "A" OF THAT BOUNDARY ADJUSTMENT SURVEY, BEING A POINT ON THE EAST RIGHT OF WAY LINE OF TUMALUM ROAD; THENCE S 02°00'06" E ALONG SAID EAST RIGHT OF WAY LINE OF TUMALUM ROAD A DISTANCE OF 41.44' TO THE TRUE POINT OF BEGINNING;  
 THENCE N 87°54'34" E A DISTANCE OF 20.00';  
 THENCE S 02°05'26" E A DISTANCE OF 20.00';  
 THENCE S 87°54'34" W A DISTANCE OF 20.00' TO A POINT ON THE AFOREMENTIONED EAST RIGHT OF WAY LINE;  
 THENCE N 02°05'26" W ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 20.00' TO THE TRUE POINT OF BEGINNING, HAVING AN AREA OF 400 SQUARE FEET, 0.009 ACRES.

OWNERS' DEDICATION AND DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, JEFFREY J. HILL AND KATHRYN BATES HILL, OWNERS, AND I, Mark F. Kelbaugh, REPRESENTATIVE FOR BOEING EMPLOYEES CREDIT UNION, MORTGAGEE, DO HEREBY DECLARE THAT WE HAVE CAUSED THESE LANDS TO BE SURVEYED AND SUBDIVIDED AS SHOWN, AND DO HEREBY DEDICATE THE PRIVATE EASEMENTS AND THE PARTITION PLAT TO UMATILLA COUNTY, OREGON.

Jeffrey J. Hill 8/16/2016  
 JEFFREY J. HILL DATE  
Kathryn Bates Hill 8/10/2016  
 KATHRYN BATES HILL DATE  
Mark F. Kelbaugh 9/21/2016  
 REPRESENTATIVE FOR BOEING EMPLOYEES CREDIT UNION DATE

\* Mortgage Electronic Registration Systems, Inc. as nominee for

ACKNOWLEDGEMENT

STATE OF Washington  
 COUNTY OF Walla Walla  
 BEFORE ME THIS 10<sup>th</sup> DAY OF August, 2016 APPEARED JEFFREY J. HILL, TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING PARTITIONING AND DEDICATION OF LAND TO BE A FREE AND VOLUNTARY ACTY AND DEED.  
 WITNESS MY HAND AND OFFICIAL SEAL THIS 10<sup>th</sup> DAY OF August, 2016.  
 MY COMMISSION EXPIRES June 24, 2020  
Renea Parker  
 NOTARY PUBLIC FOR THE STATE OF WASHINGTON, RESIDING IN Walla Walla

ACKNOWLEDGEMENT

STATE OF Washington  
 COUNTY OF Walla Walla  
 BEFORE ME THIS 10<sup>th</sup> DAY OF August, 2016 APPEARED KATHRYN BATES HILL, TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING PARTITIONING AND DEDICATION OF LAND TO BE A FREE AND VOLUNTARY ACTY AND DEED.  
 WITNESS MY HAND AND OFFICIAL SEAL THIS 10<sup>th</sup> DAY OF August, 2016.  
 MY COMMISSION EXPIRES June 24, 2020  
Renea Parker  
 NOTARY PUBLIC FOR THE STATE OF WASHINGTON, RESIDING IN Walla Walla

ACKNOWLEDGEMENT

STATE OF New Jersey  
 COUNTY OF Mercer  
 BEFORE ME THIS 21 DAY OF September, 2016 APPEARED Mark F. Kelbaugh, REPRESENTATIVE FOR BOEING CREDIT UNION, TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING PARTITIONING AND DEDICATION OF LAND TO BE A FREE AND VOLUNTARY ACTY AND DEED.  
 WITNESS MY HAND AND OFFICIAL SEAL THIS 21 DAY OF September, 2016.  
 MY COMMISSION EXPIRES 9/17/20  
Robert J. Castiglia  
 NOTARY PUBLIC FOR THE STATE OF WASHINGTON, RESIDING IN Mercer County  
 \* Mortgage Electronic Registration Systems, Inc. as nominee for

STATE OF OREGON, }  
 COUNTY OF UMATILLA }  
 I certify that this instrument was received and recorded  
 ON September 29, 2016  
 at 10:57 o'clock Am., in the record of PLATS of said County.  
 YEAR NUMBER Slide  
 2016 12

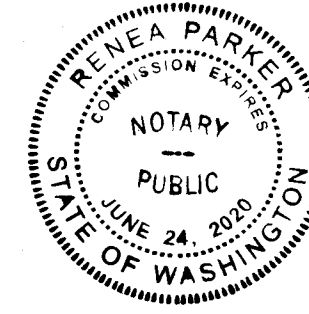
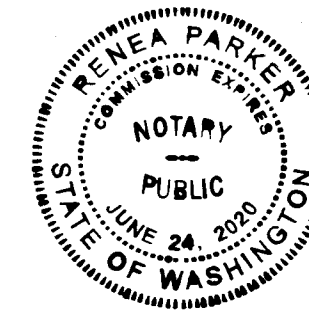
OFFICE OF COUNTY RECORDS  
 By: ...David A. Stuvland...Records Officer  
 Fees \$ 78 No. 2016-6490190

APPROVALS

APPROVED THIS 28<sup>th</sup> DAY OF September, 2016, IN ACCORDANCE WITH UMATILLA COUNTY DEVELOPMENT CODE.  
Tamra Mabbott  
 TAMRA MABBOTT, UMATILLA CO. PLANNING DIRECTOR  
 APPROVED THIS 28 DAY OF Sept., 2016, IN ACCORDANCE WITH THE UMATILLA COUNTY DEVELOPMENT CODE.  
David H. Krumbein  
 DAVID KRUMBEIN, UMATILLA COUNTY SURVEYOR

TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT all TAXES FOR THE YEAR 2016 AGAINST THE PROPERTY SHOWN HEREIN HAVE BEEN PAID.  
Bettina Emerit by Kristen Shamard, deputy 9/27/16  
 UMATILLA COUNTY TAX COLLECTOR DATE



I HEREBY DECLARE THAT THIS IS AN EXACT AND TRUE COPY OF THE ORIGINAL PLAT.  
Paul W.P. Tomkins 8/18/16  
 PAUL W.P. TOMKINS DATE

ROBERT J. CASTIGLIA  
 NOTARY PUBLIC OF NEW JERSEY  
 My Commission Expires August 17, 2020  
 ID# 2453287

RECEIVED BY

Umatilla County Surveyor  
 Date: 9/29/16  
 Rec'd By: CT  
 No.: 16-093-6

REGISTERED PROFESSIONAL LAND SURVEYOR

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

renews 6/30/16  
August 8, 2016

	5 N. Colville St., Suite 200 Walla Walla, WA 99362-1913 509/956-3026 306/695-3488 509/547-5129 fax www.hdjg.com		CLIENT: RICK OCKERMAN	PROJECT NO.: 4412-00
			SURVEYOR: PWP TOMKINS	DATE: 07/05/2016
	CALC BY: PWP	DRAWN BY: PWP	SCALE: 1"= 100'	
	SECTION: 13	TOWNSHIP: T6N	RANGE: R35E	
	CITY: N/A	COUNTY: UMATILLA	SHEET <u>2</u> OF <u>2</u>	