

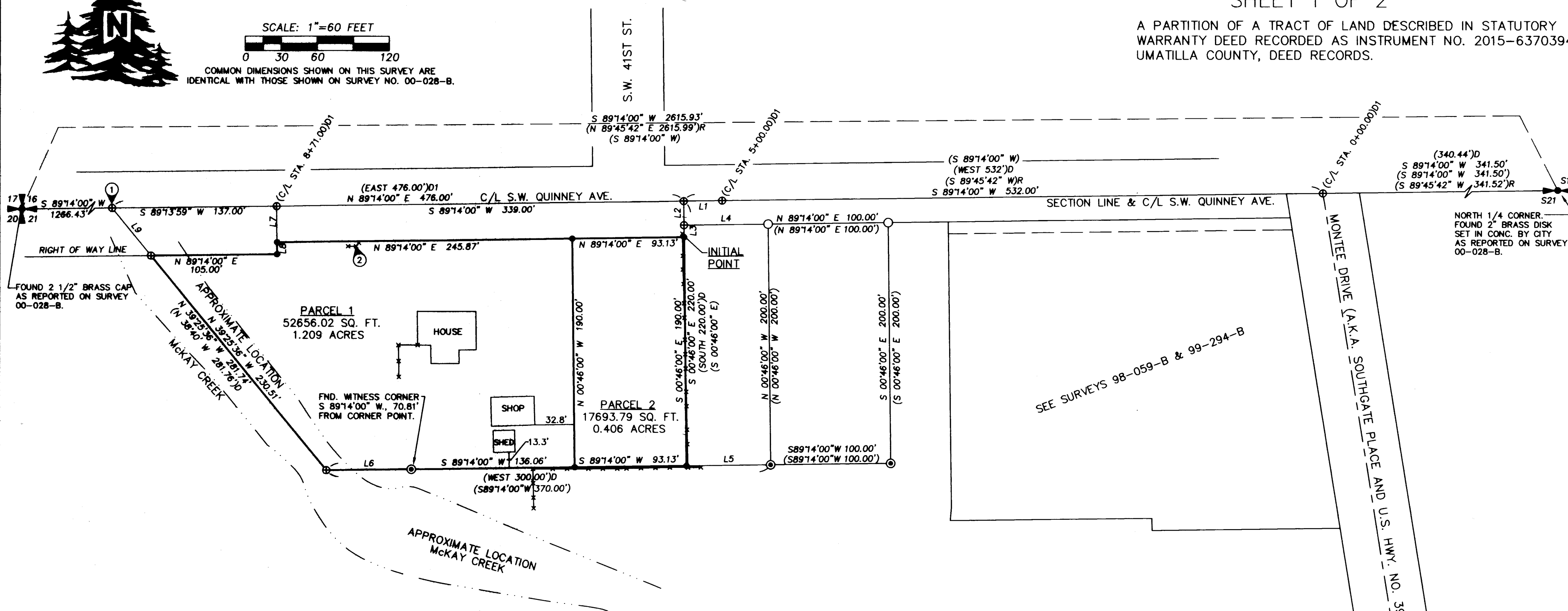
PARTITION PLAT NO. 2017-03

SHEET 1 OF 2

A PARTITION OF A TRACT OF LAND DESCRIBED IN STATUTORY WARRANTY DEED RECORDED AS INSTRUMENT NO. 2015-6370394, UMATILLA COUNTY, DEED RECORDS.



SCALE: 1"=60 FEET  
 0 30 60 120  
 COMMON DIMENSIONS SHOWN ON THIS SURVEY ARE IDENTICAL WITH THOSE SHOWN ON SURVEY NO. 00-028-B.



LEGEND

- - SET 5/8" X 30" IRON PIN WITH A BLUE PLASTIC CAP MARKED "WELLS SURVEYING PLS54657."
- ⊕ - FOUND QUARTER OR SECTION CORNER AS NOTED.
- ⊙ - FOUND REBAR PER SURVEY NO. 00-028-B.
- - MONUMENT PER SURVEY NO. 00-028-B NOT FOUND, DESTROYED BY ROAD CONSTRUCTION.
- ⊕ - CALCULATED POINT ONLY, NOT SET OR FOUND.
- (XOX) - RECORD DIMENSION FROM SURVEY NO. 00-028-B.
- (XOX)D - RECORD DIMENSION FROM DEED DESCRIPTION RECORDED AS INST. NO. 2015-6370394.
- (XOX)D1 - RECORD DIMENSION FROM DEED DESCRIPTION RECORDED AS INST. NO. 2010-5680594.
- (XOX)R - RECORD DIMENSION FROM SURVEY NO. 09-111-B.
- ① - NORTHWEST CORNER OF THE OVERALL TRACT BOUNDARY IN THIS PARTITION SURVEY BEFORE REMOVING THE ROAD RIGHT OF WAYS. DEED RECORDED AS INSTRUMENT NO. 2015-6370394. POINT BEARS 476.00' WESTERLY ALONG THE NORTH LINE OF SECTION 21 FROM THE POINT OF BEGINNING.
- ② - DECORATIVE WOOD FENCE BLOCKING A FIBER OPTIC CONNECTION BOX ENCROACHES ONTO SURVEYED PROPERTY 4.2' AT MOST. FIBER OPTIC BOX IS LOCATED IN THE ROAD RIGHT OF WAY.

NOTE:  
 DEED DESCRIPTION CALLS FOR PRECISE BEARINGS AND DISTANCES ALONG THE CENTERLINE OF MCKAY CREEK. THE LOCATION OF THE CREEK HAS CHANGED OVER THE YEARS DUE TO MANMADE LEVEE CONSTRUCTION. LEGAL ADVICE OR TITLE COMPANY ADVICE MAY BE NECESSARY TO COMPLETELY RESOLVE THE TRUE LOCATION OF THE WESTERLY PROPERTY BOUNDARY.

LINE TABLE

NO.	BEARING	DISTANCE
L1	N 89°14'00" E	32.00'
L2	S 00°46'00" E	20.00'
(L2)	S 00°46'00" E	20.00'
L3	S 00°46'00" E	10.00'
L4	N 89°14'00" E	70.00'
L5	N 89°14'00" E	70.00'
(L5)	N 89°14'00" E	70.00'
L6	S 89°14'00" W	70.81'
(L6)	S 89°14'00" W	70.81'
L7	S 00°46'00" E	30.00'
L8	S 00°46'00" E	10.00'
L9	N 39°25'36" W	51.22'

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 5, 2017  
 at 10:32 o'clock Am., in the record of  
 PLATS of said County.  
 YEAR NUMBER  
 2017 03

OFFICE OF COUNTY RECORDS

By: ...David A. Stuvland...Records Officer

Fees \$ 78.00 No. 2017-6530186

RECEIVED BY

Umatilla County Surveyor  
 Date: 1/6/17  
 Rec'd By: CT  
 No.: 17-002-B

I CERTIFY THIS IS A TRUE AND EXACT COPY OF SHEET 1 OF 2 OF PARTITION PLAT NO. 2017-03

*Jason M. Wells*  
 JASON M. WELLS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR

*Jason M. Wells*  
 OREGON  
 NOVEMBER 29, 2010  
 JASON M. WELLS  
 54657PLS  
 RENEWS 6/30/18

WELLS SURVEYING  
 200 SE HAILEY SUITE 108  
 P.O. BOX 1696  
 PENDLETON, OR 97801  
 PHONE: (541) 276-6362

DATE: 8/16 DR. BY: JMW  
 CK. BY: DMT NO: 16-1609

PROJECT: JOHLKEPP

PARTITION PLAT FOR:  
 TAMI JOHLKE

LOCATED IN THE NE1/4 NW1/4 OF SECTION 21, T2N., R32E., W.M., UMATILLA COUNTY, OREGON.

PARTITION PLAT NO. 2017-03  
SHEET 2 OF 2

A PARTITION OF A TRACT OF LAND DESCRIBED IN STATUTORY WARRANTY DEED RECORDED AS INSTRUMENT NO. 2015-6370394, UMATILLA COUNTY, DEED RECORDS.

APPROVALS  
CITY OF PENDLETON

CITY OF PENDLETON PLANNING COMMISSION

THE ACCOMPANYING PARTITION PLAT IS HEREBY APPROVED THIS

14 DAY OF November 2016.

*[Signature]*  
CHAIRPERSON CITY PLANNER

CITY SURVEYOR

THE ACCOMPANYING PARTITION PLAT IS HEREBY APPROVED THIS

14 DAY OF November 2016.

*[Signature]*  
CITY OF PENDLETON SURVEYOR

UMATILLA COUNTY  
UMATILLA COUNTY SURVEYOR

I CERTIFY I HAVE EXAMINED THE ACCOMPANYING 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 PLAT FOR SIGNATURE BY THE COUNTY COMMISSIONERS OF UMATILLA COUNTY, OREGON.

DATED THIS 8 DAY OF December 2016.

*[Signature]*  
UMATILLA COUNTY SURVEYOR

ASSESSOR AND TAX COLLECTOR

WE, THE ASSESSOR AND THE TAX COLLECTOR OF UMATILLA COUNTY, OREGON, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TAX RECORDS RELATIVE TO THE LAND COVERED BY THE ACCOMPANYING PARTITION PLAT AND THAT ALL AD VALOREM AND SPECIAL ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.

DATED THIS 7 DAY OF December 2016.

*[Signature]*  
COUNTY ASSESSOR  
COUNTY TAX COLLECTOR

OWNERS DECLARATION

I TAMI R. JOHLKE, OWNER OF THE LANDS CONTAINED IN THIS LAND PARTITION, DO HEREBY ACKNOWLEDGE THIS PARTITION PLAT WAS PREPARED WITH MY KNOWLEDGE AND CONSENT IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND APPLICABLE PORTIONS OF CITY OF PENDLETON AND UMATILLA COUNTY DEVELOPMENT ORDINANCES.

*[Signature]*  
TAMI R. JOHLKE, OWNER

ACKNOWLEDGMENT

STATE OF OREGON) SS  
COUNTY OF UMATILLA)

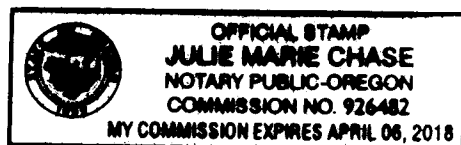
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

15 DAY OF November 2016.

BY TAMI R. JOHLKE  
*[Signature]*  
NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: April 2016

MY COMMISSION NUMBER: 926482



I CERTIFY THIS IS A TRUE AND EXACT COPY OF SHEET 2 OF 2 OF PARTITION PLAT NO. 2017-03

*[Signature]*  
JASON M. WELLS, PLS

NARRATIVE

THIS SURVEY WAS MADE AT THE REQUEST OF TAMI JOHLKE TO PARTITION A TRACT OF LAND OWNED BY HER INTO TWO PARCELS AS SHOWN. A PORTION OF THE TRACT WAS PREVIOUSLY SURVEYED IN SURVEY NO. 00-28-B. MONUMENTS FOUND, HELD AND SET ARE NOTED. AS DESCRIBED IN THE NOTE TABLE THE WESTERLY TRACT BOUNDARY IS ALONG THE CENTERLINE OF MCKAY CREEK A CERTAIN BEARING AND DISTANCE PER THE DEED. THE CREEK BOUNDARY HAS LIKELY CHANGED BECAUSE OF MAN MADE LEVEES, LEGAL ADVICE MAY BE NEEDED TO RESOLVE THE TRUE BOUNDARY LOCATION.

TRUST DEED BENEFICIARY'S CONSENT TO PARTITION

UMPQUA BANK, TRUST DEED BENEFICIARY OF THE TRACT OF LAND PARTITIONED IN THIS PARTITION PLAT, RECORDED AS INSTRUMENT NO. 2015-6370394, UMATILLA COUNTY DEED RECORDS, UNDER DEED OF TRUST RECORDED AS INSTRUMENT NO. 2015-6370395, UMATILLA COUNTY DEED RECORDS, DOES HEREBY CONSENT TO THIS LAND PARTITION.

UMPQUA BANK, BY:  
*[Signature]*, VP

SURVEYORS CERTIFICATE

I, JASON M. WELLS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS, IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE CITY OF PENDLETON AND UMATILLA COUNTY DEVELOPMENT ORDINANCES, PARCELS 1 AND 2 OF THIS PARTITION PLAT.

ALL MONUMENTS FOUND AND HELD FOR THIS PARTITION PLAT SURVEY ARE NOTED. THE SURVEY WAS MADE BY A 2 PERSON CREW WITH A TRIMBLE R8 GPS RECEIVER OPERATED OVER THE ORGN REALTIME GPS NETWORK. IN AREAS OF VEGETATION A LEICA TPC 803 TOTAL STATION WAS USED. MONUMENT TIES AND SETS WERE VERIFIED BY SEPARATE OBSERVATIONS.

REAL PROPERTY DESCRIPTION:

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

THAT TRACT OF LAND DESCRIBED IN STATUTORY WARRANTY DEED RECORDED AS INSTRUMENT NO. 2015-6370394, UMATILLA COUNTY OFFICE OF RECORDS, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SECTION 21; THENCE WEST ALONG THE NORTH LINE OF SECTION 21 A DISTANCE OF 340.44 FEET TO THE CENTER LINE OF THE PENDLETON-JOHN DAY SECTION OF OREGON STATE HIGHWAY (U.S. #395); THENCE WEST 532.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; SAID POINT BEING THE NORTHWEST CORNER OF THAT TRACT CONVEYED TO HYMAN H. SHOOP, ET UX, BY C.R. SMITH, ET UX, BY DEED RECORDED IN BOOK 186, PAGE 244 OF THE DEED RECORDS OF UMATILLA COUNTY, OREGON; THENCE AT RIGHT ANGLES SOUTH ALONG THE WEST LINE OF SAID SHOOP TRACT AND ALONG THE SOUTHERLY EXTENDED WEST LINE OF THE SAID TRACT 220.00 FEET; THENCE AT RIGHT ANGLES WEST PARALLEL WITH THE SAID NORTH LINE OF SECTION 21, 300.00 FEET TO THE CENTER LINE OF MCKAY CREEK; THENCE DOWN THE CENTERLINE OF MCKAY CREEK, NORTH 38°40' WEST, 281.76 FEET TO THE SAID NORTH LINE OF SECTION 21; THENCE EAST ALONG THE NORTH LINE OF SECTION 21, 476.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT TRACT OF LAND CONVEYED TO THE CITY OF PENDLETON IN DEED RECORDED JULY 26, 2010, AS INSTRUMENT NO. 2010-5680594.

ALSO EXCEPTING THEREFROM COUNTY ROAD NO. 422.

ALSO EXCEPTING THEREFROM ALL WATER RIGHTS AND WATER RIGHTS OF WAY.

*[Signature]*  
JASON M. WELLS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR

*[Signature]*  
OREGON  
NOVEMBER 29, 2010  
JASON M. WELLS  
54657PLS  
RENEWS 6/30/18

WELLS SURVEYING  
200 SE HAILEY SUITE 108  
P.O. BOX 1696  
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PHONE: (541) 276-6362

DATE: 8/16	DR. BY: JMW
CK. BY: DMT	NO: 16-1609

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Umatilla County Surveyor  
Date: 1/6/17  
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Re: CT

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By: ...David A. Stuvland...Records Officer  
Fees \$ 78.00 No. 2017-6530186