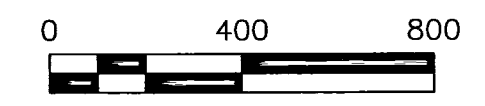
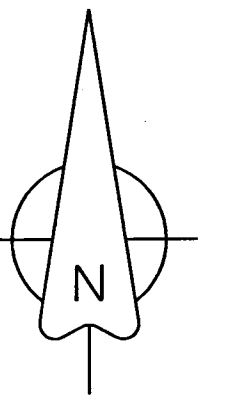


PARTITION PLAT NO. 2018-23
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22 AND THE
 NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 28
 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON

BASIS OF BEARINGS

S00°43'09"E ALONG THE EAST LINE OF THE
 SE 1/4 OF SECTION 22, T4N, R28E, BASED
 ON THE OREGON STATE PLANE COORDINATE
 SYSTEM, NORTH ZONE, FORM GPS
 OBSERVATIONS TAKEN NEAR THE S.E.
 CORNER OF THE SE 1/4 OF SECTION 22.
 TO OBTAIN GRID DISTANCES SCALE THE
 DISTANCES SHOWN BY 0.99992711.



LEGEND

- PARCEL BOUNDARY
- - - RIGHT-OF-WAY LINE
- - - EASEMENT LINE AS NOTED
- CENTER LINE
- - - SECTION OR SECTION SUBDIVISION LINE
- - - EXISTING FENCE
- * EXISTING ACCESS TO BE RETAINED
- ◆ FOUND SURVEY MONUMENT AS NOTED
- SET 5/8"x30" IRON REBAR WITH A YELLOW PLASTIC CAP INSCRIBED "WA 19619 OR 02820" ATTACHED
- COMPUTED POSITION NOTHING FOUND OR SET
- (XXX) RECORD DIMENSION PER PARTITION PLAT 1997-14 WHEN DIFFERENT.
- ▨ EXISTING STRUCTURE TO REMAIN

APPROVALS

EXAMINED AND APPROVED THIS
26th DAY OF DECEMBER, 2018
 LAND PARTITION NO. LD-4N-1027-18

 UMATILLA COUNTY PLANNING DIRECTOR
 EXAMINED THIS
24 DAY OF Dec, 2018

 UMATILLA COUNTY SURVEYOR
 TAXES ARE PAID IN FULL THIS
21st DAY OF December, 2018

 UMATILLA COUNTY TAX COLLECTOR
 deputy

RECEIVED BY

Umatilla County Surveyor
 Date: 12/19
 Recd By: CT
 No.: 19-002-8

REFERENCES

- PARTITION PLAT 1997-14
- PIONEER TITLE COMPANY PRELIMINARY TITLE REPORT 91744-27 DATED DECEMBER 23, 2015

OWNER

PENDELTON GRAIN GROWERS, INC.
 1000 SW DORIAN AVENUE
 PENDELTON, OREGON 97801

PLANNER

ANNE MARIE SKINNER
 PBS ENGINEERING, ENVIRONMENTAL AND SURVEYING
 4412 SW CORBETT AVENUE
 PORTLAND, OREGON 97239

RECORDING INFORMATION
 UMATILLA COUNTY OFFICE OF RECORDS:
 STATE OF OREGON,
 COUNTY OF UMATILLA }

I certify that this instrument was received and recorded on 12-26-2018
 at 2:01 o'clock p. m., in the record of PLATS of said County.
 YEAR 2018 NUMBER 23
OFFICE OF COUNTY RECORDS
 By: STEVE CHURCHILL Records Officer
 Fee \$ 120.00 No. 2018-6800729

I CERTIFY THIS IS AN EXACT COPY OF PARTITION PLAT 2018-23

GREG E. FLOWERS, PLS 02820

EASEMENT LIST:

- ① 10' WIDE EASEMENT TO UMATILLA ELECTRIC, 2002-4250114
- ② 20' EASEMENT TO UMATILLA ELECTRIC, NO. 228780
- ③ 100' WIDE ELECTRICAL EASEMENT, ACCORDING TO PARTITION PLAT 1997-14 AND DEED BK. 189, PG. 349
- ④ APPARENT LOCATION OF 10' EASEMENT TO PACIFIC POWER, DEED NO. 103889
- ⑤ APPARENT CL OF 100' WIDE POWERLINE EASEMENT (REEL 263, PAGE 126)
- ⑥ 45' POWERLINE EASEMENT, ACCORDING TO PARTITION PLAT 1997-14, ALSO AS DESCRIBED AT DEED NO. 199281
- ⑦ 50' WIDE EASEMENT TO UMATILLA ELECTRIC, NO. 223761
- ⑧ 40' WIDE ELECTRICAL EASEMENT TO UMATILLA ELECTRIC, 2001-3990333
- ⑨ 50' PACIFIC POWER EASEMENT 2009-5480610
- ⑩ 25' BY 25' EASEMENT TO CASCADE GAS, DEED NO. 152961
- ⑪ 10' EASEMENT TO CASCADE GAS, DEED NO. 303929
- ⑫ RESTRICTED ASPHALT CAP, SEE DEED NO. 169556

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	594.31'	734.50'	46°21'36"	N66°48'36"E	578.23'
C2	409.10'	734.50'	31°54'45"	S74°02'39"E	403.84'

RECORD PER PARTITION PLAT 1997-14

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	594.62'	734.50'	46°23'04"	N67°40'16"E	578.12'
C2	409.03'	734.50'	31°54'24"	S73°11'00"E	403.76'

OWNERS DECLARATION

AN AUTHORIZED REPRESENTATIVE OF PENDELTON GRAIN GROWERS INC., OWNERS, ACKNOWLEDGE THAT WE HAVE CAUSED THIS PARTITION TO BE PREPARED AND THIS LAND PARTITIONED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE UMATILLA COUNTY DEVELOPMENT ORDINANCES. WE FURTHERMORE ACKNOWLEDGE ALL NEW AND EXISTING EASEMENTS AND ENCUMBRANCES AFFECTING THE PROPERTY IN THIS PARTITION.

DATE: 12/21/18
 AUTHORIZED REPRESENTATIVE FOR PENDELTON GRAIN GROWERS INC.

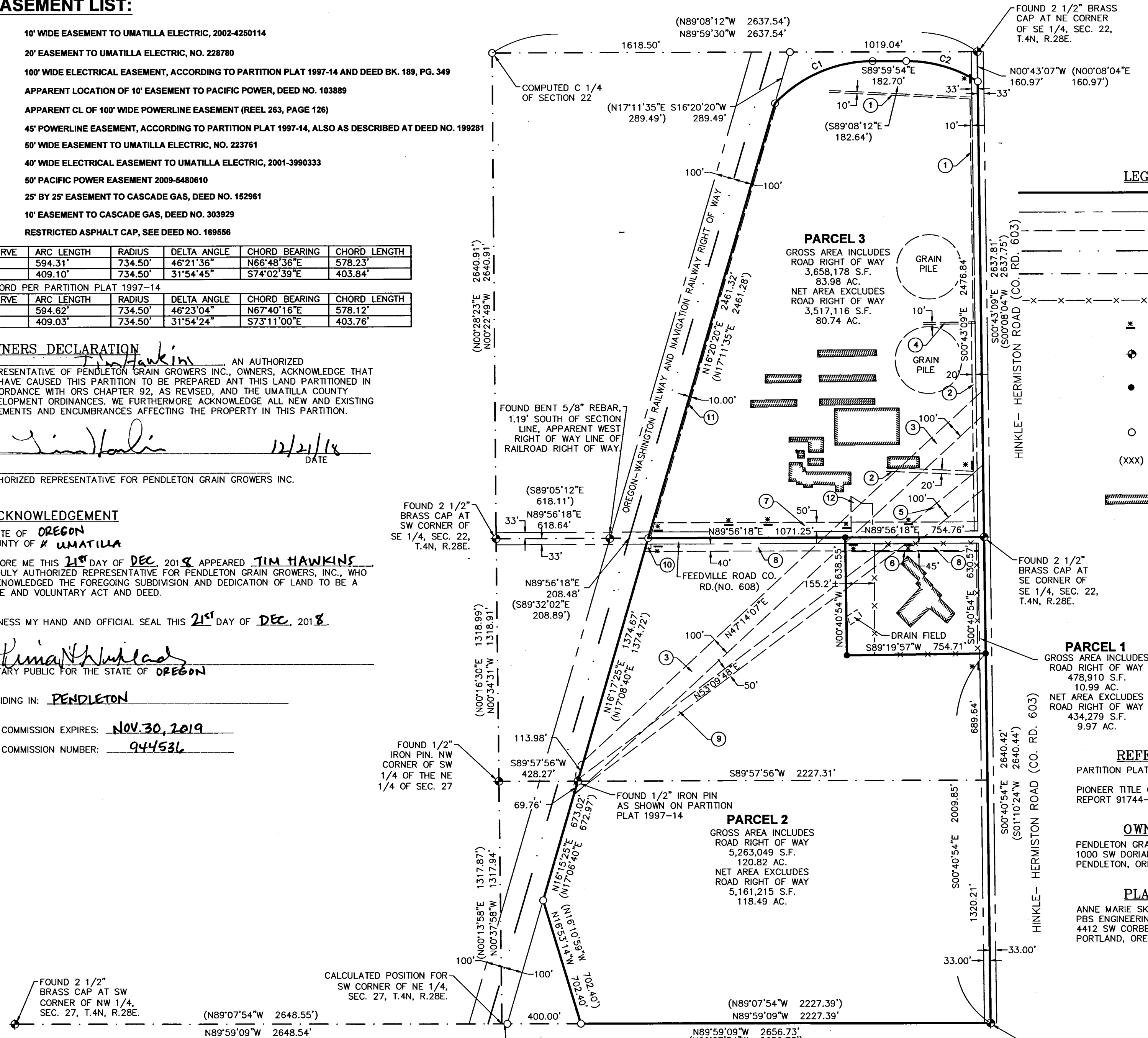
ACKNOWLEDGEMENT

STATE OF OREGON
 COUNTY OF UMATILLA
 BEFORE ME THIS 21st DAY OF DEC., 2018, APPEARED TIM HAWKINS
 A DULY AUTHORIZED REPRESENTATIVE FOR PENDELTON GRAIN GROWERS, INC., WHO ACKNOWLEDGED THE FOREGOING SUBDIVISION AND DEDICATION OF LAND TO BE A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21st DAY OF DEC., 2018.

NOTARY PUBLIC FOR THE STATE OF OREGON

RESIDING IN: PENDELTON
 MY COMMISSION EXPIRES: NOV. 30, 2019
 MY COMMISSION NUMBER: 94453L



SURVEYOR'S CERTIFICATE AND NARRATIVE

THIS SURVEY WAS MADE AT THE REQUEST OF PENDELTON GRAIN GROWERS, INC. TO DIVIDE PARCEL 1 OF PARTITION PLAT NO. 1997-14 (INSTRUMENT NO. 1997-230845, OFFICE OF UMATILLA COUNTY RECORDS) LOCATED IN SECTIONS 22 AND 27, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY OREGON INTO THREE PARCELS AS SHOWN. THE PERIMETER BOUNDARY OF THE PARCEL WAS DETERMINED BY HOLDING THE FOUND MONUMENTS MARKING THE EAST QUARTER CORNER OF SECTION 22, THE CORNER COMMON TO SECTIONS 22, 23, 26 AND 27, THE EAST QUARTER CORNER OF SECTION 27, THE WEST QUARTER CORNER OF SECTION 27, THE QUARTER CORNER COMMON TO SECTIONS 22 AND 27, N 1/16 CORNER OF SECTION 27 AND THE FOUND IRON PINS SHOWN ON PARTITION PLAT 1997-14 AS DELINEATING THE EASTERLY AND WESTERLY RIGHTS-OF-WAY OF THE OREGON-WASHINGTON RAILROAD AND NAVIGATION COMPANY RAILROAD, ALL AS SHOWN ON PARTITION PLAT 1997-14 THE CENTER OF SECTION 22 WAS COMPUTED AS SHOWN ON SAID PARTITION PLAT, THE NORTHEAST AND NORTHWEST CORNERS WERE COMPUTED THE RECORD DISTANCE SOUTH ALONG THE EAST LINE OF SECTION 22 AND ALONG THE EAST LINE OF THE RAILROAD RIGHT-OF-WAY AS SHOWN ON THE PARTITION PLAT. FIELD WORK WAS COMPLETED AS A REAL TIME KINEMATIC SURVEY USING TRIMBLE DUAL FREQUENCY GNSS RECEIVERS HAVING ACCURACIES OF 15MM + 1PPM RMS. MONUMENTS WERE VISITED IN FEBRUARY 2018.

I HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED PARCELS 1, 2 AND 3 OF THIS PARTITION PLAT. BECAUSE PARCELS 2 AND 3 ARE ABOVE 10 ACRES IN SIZE, ONLY EXTERIOR MONUMENTS OF PARCEL 1 WERE SET.

REGISTERED PROFESSIONAL LAND SURVEYOR

 OREGON
 JUNE 30, 1997
 GREG E. FLOWERS
 02820LS
 RENEWS 12/31/19
12/20/2018



PBS Engineering and Environmental Inc.
 5 N Colville St, Ste 200
 Walla Walla, WA 99362
 509.956.3026
 pbsusa.com

CLIENT: PENDELTON GRAIN GROWERS	PROJECT NO.: 22483.007	
SURVEYOR: GREG E. FLOWERS	DATE: 12/20/2018	
CALC BY: GEF	DRAWN BY: GEF	SCALE: 1" = 400'
SECTION: 22&27	TOWNSHIP: 4 NORTH	RANGE: 28 EAST
CITY: HERMISTON	COUNTY: UMATILLA	SHEET <u>1</u> OF <u>1</u>

Umatilla County
Received: 6/8/2020



1115343

After recording return to:
Greg E. Flowers, PLS O2820
5 N. Colville
Walla Walla, WA. 99362

State of Oregon
County of Umatilla



Instrument received
and recorded on
6/8/2020 2:20:10 PM

in the record of instrument
code type DE-AFF

Instrument number 2020-7020397
Fee \$101.00

Office of County Records

Steve Churchill

Records Officer
1115343 P2

AFFIDAVIT OF CORRECTION

I, Greg E. Flowers, P.L.S. No. 028020, being duly sworn, depose and say that I am the surveyor who surveyed the property as depicted and filed as Partition Plat 2018-23 recorded as Document Number 2018-6800729 record of PLATS for Umatilla County, Oregon.

The following corrections to said Partition Plat are necessary and are as follows:

1. In the Easement List easement number 3 incorrectly refers to Book 189, Page 349. the correct reference is Book 189, Page 341.
2. Easement number 3 is shown with an incorrect location and width. Book 189, Page 341 states that the easement shall follow the line as staked but gives no specific width. The apparent location of this easement would follow the existing transmission line which is centered on the location shown as easement number 9.
3. Easement number 5 is shown in the incorrect location, it actually runs southwesterly from the southerly line of Feedville Road and is 100 feet wide centered on the existing transmission line. Easement 5 is a continuation of easement number 6. Reel 263, Page 126 is the same document as 199281.
4. Easement number 9 extends northwesterly along the existing transmission line across Parcel 3 to the East line of the Southeast Quarter of Section 22.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Greg E. Flowers

OREGON
JUNE 30, 1997
GREG E. FLOWERS
02820LS

5/26/2020

Greg E. Flowers
PBS
Engineering and
Environmental,
Inc.
5 N. Colville
Walla Walla,
WA 99362

Renewal date: 12/31/2021

NOTARY CERTIFICATE

STATE OF Washington)

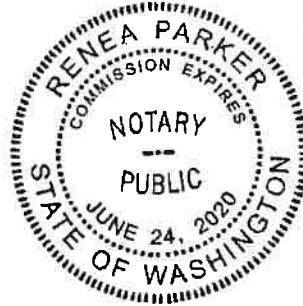
) ss

COUNTY OF Walla Walla)

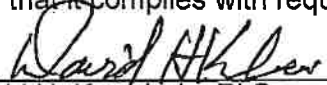
Signed and sworn to before me on this 26th day of May, 2020, by
Greg E. Flowers



Notary Public for the State of Oregon



I, David H. Krumbein, Umatilla County Surveyor, do hereby certify that said Affidavit of Correction for Partition Plat 2018-23 has been examined by me and that it complies with requirements of ORS 92.170.



David H. Krumbein, PLS
Umatilla County Surveyor

6/8/2020

Date