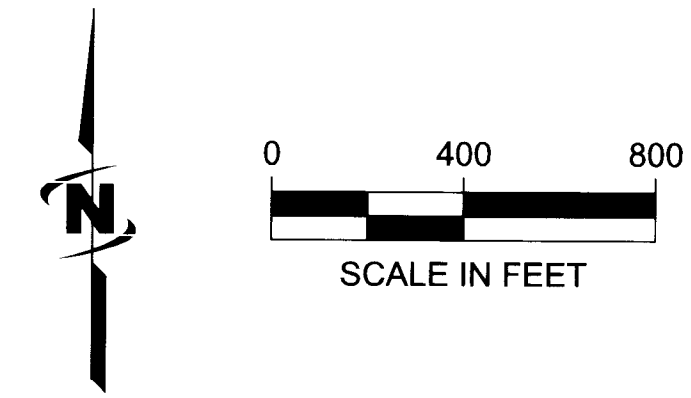


PARTITION PLAT NO. 2021-32

LOCATED IN A PORTION OF THE EAST-HALF OF THE WEST-HALF AND THE EAST-HALF OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 28 EAST, W.M.,
CITY OF UMATILLA, UMATILLA COUNTY, OREGON

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	2643.41'	11349.15'	13°20'43"	N1°25'01"W	2637.43'
C2	1910.93'	11349.15'	9°38'50"	N10°04'45"E	1908.67'
C3	990.46'	11349.15'	5°00'01"	N12°24'10"E	990.14'
C4	920.47'	11349.15'	4°38'49"	N7°34'45"E	920.22'
C5	1980.78'	11349.15'	10°00'00"	N0°05'50"W	1978.26'
C6	592.71'	11349.15'	2°59'32"	N6°35'36"W	592.64'



BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS PROJECT IS A LOCAL SITE PROJECTION ORIGINATING FROM THE 2011 ADJUSTMENT OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83/2011), OREGON STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3601) BASED UPON STATIC GPS OBSERVATIONS PROCESSED THROUGH THE NATIONAL GEODETIC SURVEY (NGS) ONLINE POSITIONING USER SYSTEM (OPUS). THE PROJECT DATA HAS BEEN PROJECTED TO GROUND AT CONTROL POINT NO. 1: LATITUDE N45°52'26.2923", LONGITUDE W119°20'37.21076". ALL BEARINGS ARE GRID, ALL DISTANCES ARE GROUND EXPRESSED IN INTERNATIONAL FEET.

- LEGEND**
- SECTION CORNER-AS NOTED
 - 1/4 SECTION CORNER-AS NOTED
 - SEE MONUMENT DESCRIPTION TABLE ON SHEET 2
 - FOUND AND HELD BRASS CAP-AS NOTED
 - FOUND AND HELD ALUMINUM CAP-AS NOTED. VISITED 11-12-2019
 - FOUND AND HELD NAIL WITH RED CAP. VISITED 11-12-2019
 - FOUND AND HELD 5/8" REBAR, NO CAP, SHOWN AS SET IN SURVEY REFERENCE NO. 4. VISITED 11-12-2019
 - FOUND AND HELD 5/8" REBAR, WITH RED PLASTIC CAP, STAMPED "OR PLS 1106 WA PLS 17327, SHOWN AS SET IN SURVEY REFERENCE NO. 8, UNLESS OTHERWISE NOTED. VISITED 11-12-2019
 - FOUND AND HELD 5/8" REBAR WITH PLASTIC CAP-AS NOTED
 - COMPUTED POSITION, NOTHING FOUND OR SET THIS SURVEY
 - SET 5/8" x 24" IRON REBAR WITH YELLOW PLASTIC CAP, STAMPED "SHEA 2751"
- ESMT. EASEMENT
INST. INSTRUMENT
NO. NUMBER
ROS RECORD OF SURVEY
R/W RIGHT-OF-WAY

I CERTIFY THIS IS AN EXACT COPY OF
PARTITION PLAT NO. 2021-32
John J. Shea
JOHN J. SHEA, PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 2751

STATE OF OREGON,
COUNTY OF UMATILLA }
I certify that this instrument was received
and recorded on 12-01-2021
at 1:33 o'clock p.m., in the record of
PLATS of said County.
YEAR 2021 NUMBER 32
OFFICE OF COUNTY RECORDS
By: STEVE CHURCHILL, Records Officer
Fee \$ 120.00 No. 2021-7320493

10-19-2021
**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

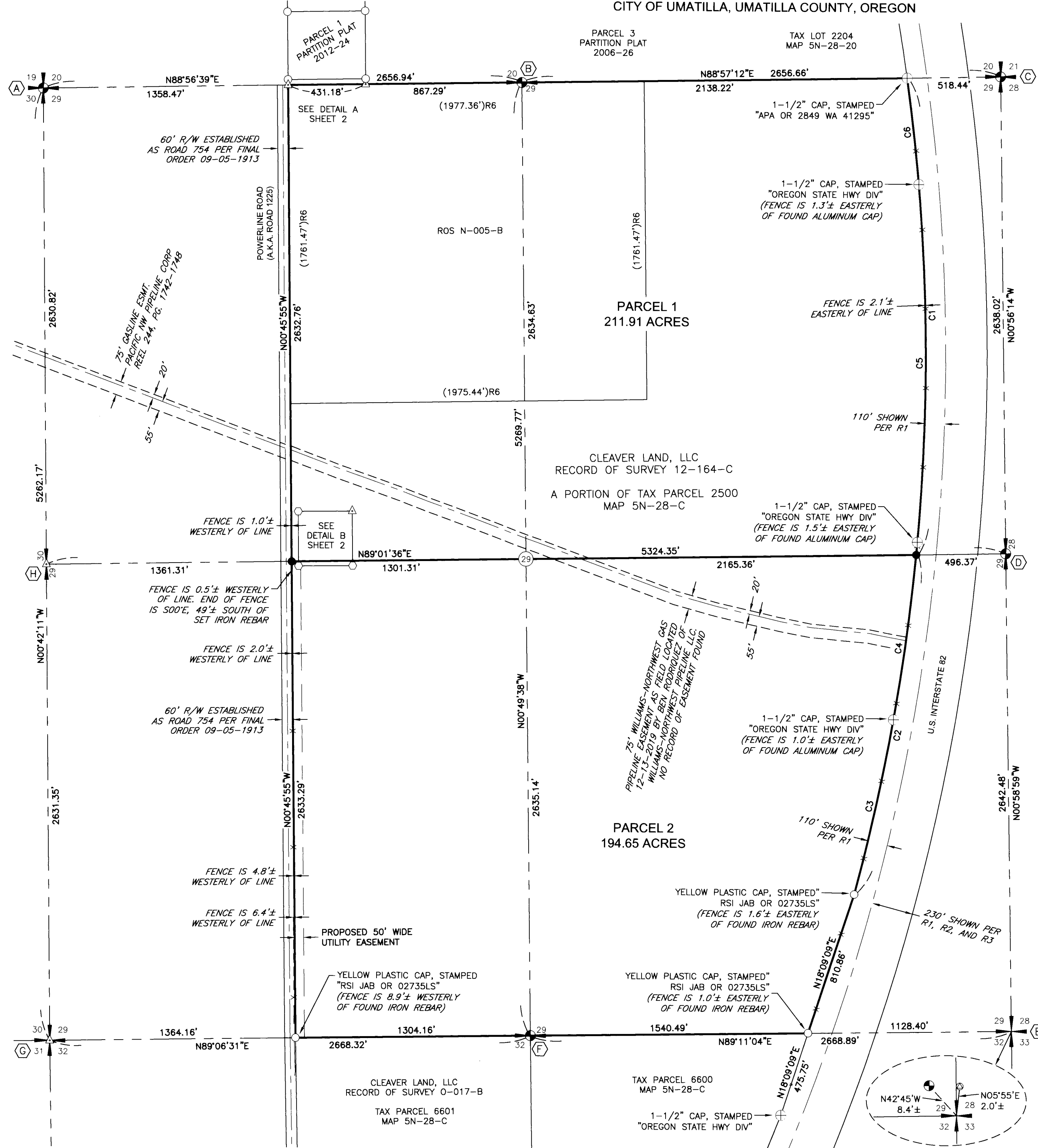
John Joseph Shea
OREGON
JAN 16, 1996
JOHN JOSEPH SHEA
2751LS

RENEWAL DATE: 6-30-2022

JUB
J-U-B ENGINEERS, INC.

3611 S. Zintel Way
Kennewick, WA 99337
p | 509 783 2144 w | www.jub.com
Dwg Name: 33-19-018_PP
Date: October 19, 2021
Dr: DFG Ch: JJS Sheet 1 of 2

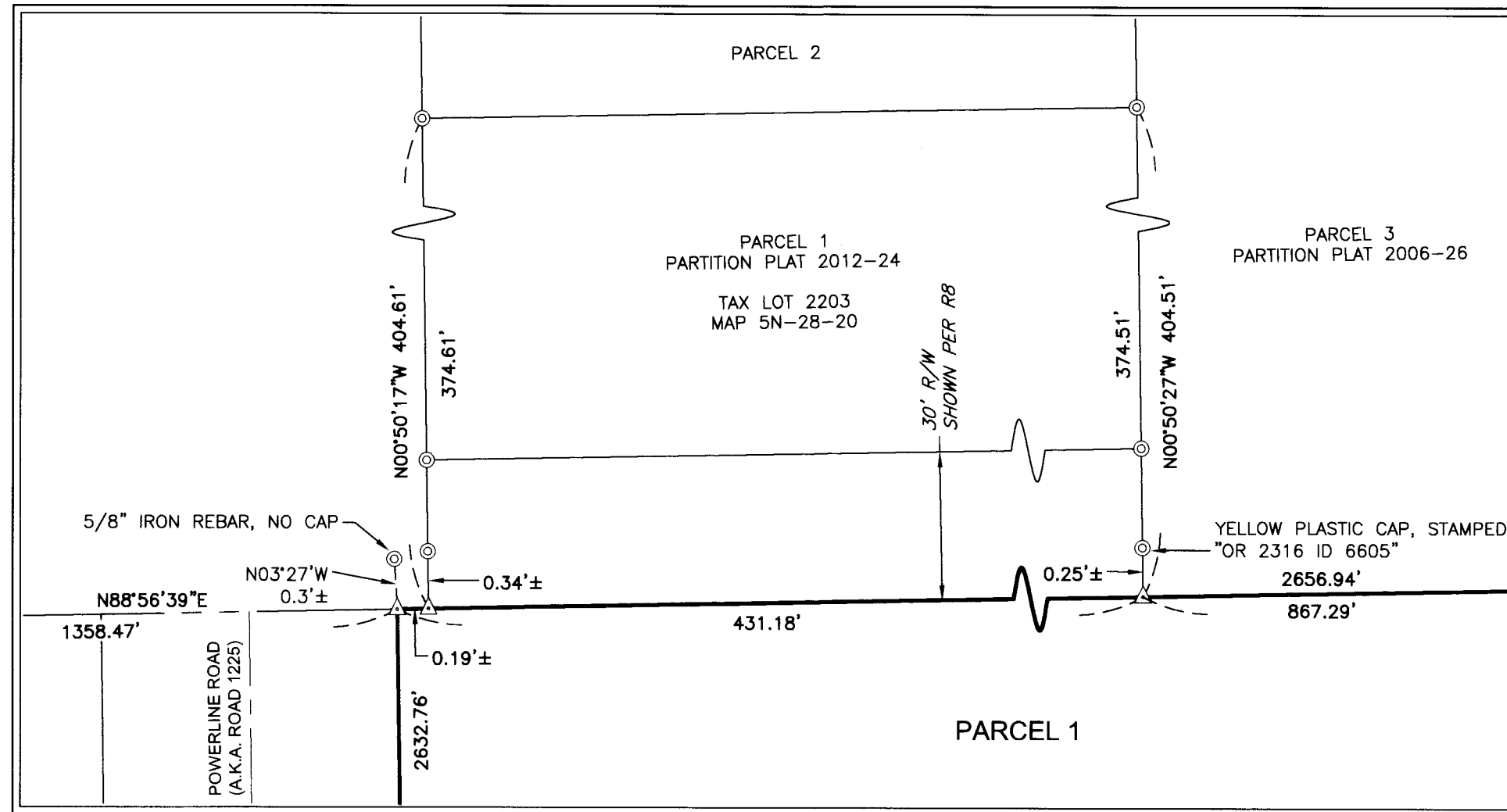
RECEIVED BY
Umatilla County Surveyor
Date: 12/17/21
Rec'd By: CT
No.: 21-131-6



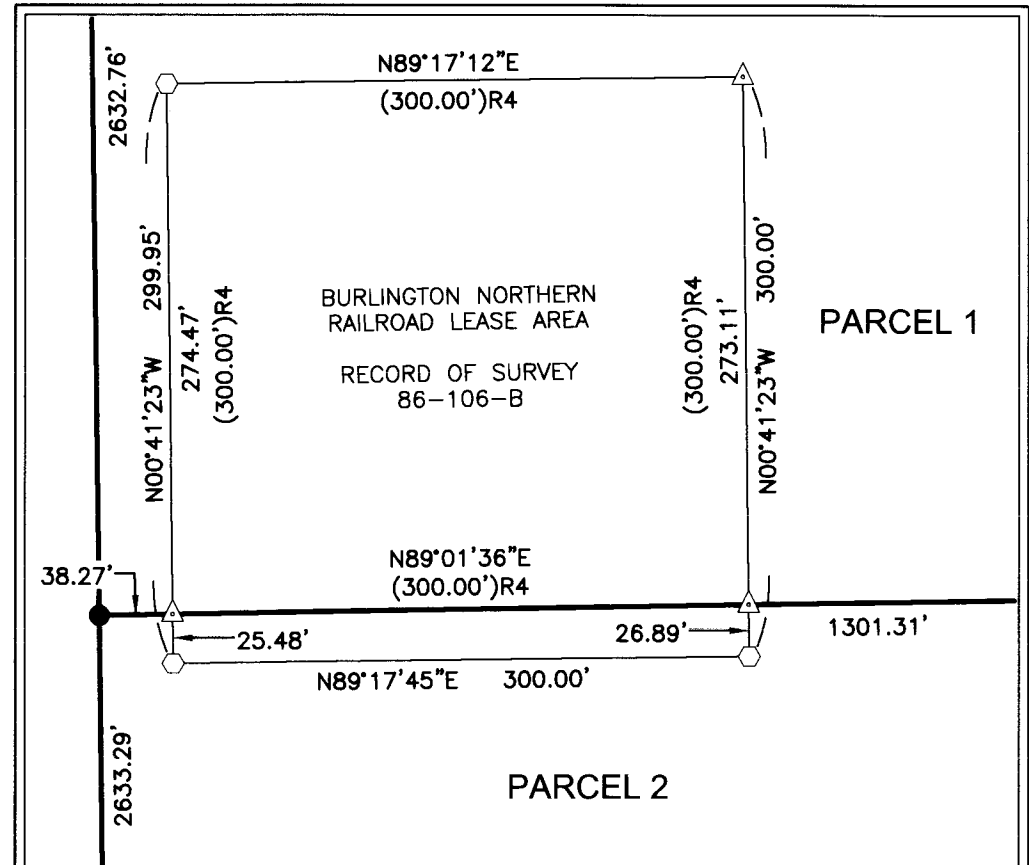
PARTITION PLAT NO. 2021-32

LOCATED IN A PORTION OF THE EAST-HALF OF THE WEST-HALF AND THE EAST-HALF OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 28 EAST, W.M., CITY OF UMATILLA, UMATILLA COUNTY, OREGON

DETAIL A
NOT TO SCALE



DETAIL B
NOT TO SCALE



- LEGEND**
- FOUND AND HELD 5/8" REBAR, NO CAP, SHOWN AS SET IN SURVEY REFERENCE NO. 4. VISITED 11-12-2019
 - ⊙ FOUND 5/8" REBAR, WITH RED PLASTIC CAP, STAMPED "OR PLS 1106 WA PLS 17327, SHOWN AS SET IN SURVEY REFERENCE NO. 8, UNLESS OTHERWISE NOTED. VISITED 11-12-2019
 - △ COMPUTED POSITION, NOTHING FOUND OR SET THIS SURVEY
 - SET 5/8" x 24" IRON REBAR WITH YELLOW PLASTIC CAP, STAMPED "SHEA 2751"

- SURVEY REFERENCES**
- R1: RECORD OF SURVEY NO. 12-164-C BY MICHAEL B. POSADA, DATED DECEMBER 19, 2012, RECORDS OF UMATILLA COUNTY, OR.
 - R2: OREGON STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY, COLUMBIA RIVER BRIDGE-POWERLINE RD, MCNARY HIGHWAY, NO. 91-20-C, DATED MARCH 1991, RECORDS OF UMATILLA COUNTY, OR.
 - R3: OREGON STATE HIGHWAY DEPARTMENT LOCATED LINE, WASHINGTON ST. LINE-OLD OREGON TRAIL HWY, SECT., DRG. NO. 9B-22-25, DATED MAY 1983, RECORDS OF UMATILLA COUNTY, OR.
 - R4: RECORD OF SURVEY NO. 86-106-B BY KENNETH M. WIGHTMAN II, DATED AUGUST 27, 1986, RECORDS OF UMATILLA COUNTY, OR.
 - R5: RECORD OF SURVEY NO. 0-017-B G. DENNIS EDWARDS, RECORDS OF UMATILLA COUNTY, OR.
 - R6: RECORD OF SURVEY NO. N-005-B BY G. DENNIS EDWARDS, RECORDS OF UMATILLA COUNTY, OR.
 - R7: PARTITION PLAT NO. 2012-24 BY WILLIAM R. WELLS, RECORDED DECEMBER 12, 2012, RECORDS OF UMATILLA COUNTY, OR.
 - R8: PARTITION PLAT NO. 2006-26 BY DANNY K. CUMMINGS, RECORDED OCTOBER 9, 2006, RECORDS OF UMATILLA COUNTY, OR.

- MONUMENT DESCRIPTION TABLE**
- (A) NW CORNER SECTION 29, T 5N, R 28E, W.M. FOUND AND HELD 2-1/2" BRASS CAP, STAMPED "UMATILLA COUNTY SURVEYOR; RPE 7728" WITH SECTION DESIGNATION. VISITED 11-12-2019
 - (B) N1/4 CORNER SECTION 29, T 5N, R 28E, W.M. FOUND AND HELD 2-1/2" BRASS CAP, STAMPED "LS 951; 1990" WITH SECTION DESIGNATION. VISITED 11-12-2019
 - (C) NE CORNER SECTION 29, T 5N, R 28E, W.M. FOUND AND HELD 3-1/2" BRASS CAP, STAMPED "US DEPT. OF THE INTERIOR BUR. OF LAND MANAGEMENT; CADASTRAL SURVEY; UNLAWFUL TO DISTURB; 1975" WITH SECTION DESIGNATION. VISITED 11-12-2019
 - (D) E1/4 CORNER SECTION 29, T 5N, R 28E, W.M. FOUND AND HELD 2-1/2" BRASS CAP, STAMPED "JLC; LS 951; 1989" WITH SECTION DESIGNATION. VISITED 11-12-2019
 - (E) SE CORNER SECTION 29, T 5N, R 28E, W.M. WITNESS CORNER. FOUND AND HELD 2-1/2" BRASS CAP, STAMPED "LS 951; 1989; WC" WITH SECTION DESIGNATION, N42°45'W, 8.4±, FROM SECTION CORNER POSITION. ALSO FOUND NAIL WITH RED CAP, N05°55'E, 2.0±, FROM SECTION CORNER POSITION. ORIGIN UNKNOWN. SEE DETAIL SHEET 1. VISITED 11-12-2019
 - (F) S1/4 CORNER SECTION 29, T 5N, R 28E, W.M. FOUND AND HELD 2-1/2" BRASS CAP, STAMPED "LS 951; 1989" WITH SECTION DESIGNATION, 1.5± BELOW SURFACE. VISITED 11-12-2019
 - (G) SW CORNER SECTION 29, T 5N, R 28E, W.M. CALCULATED POSITION, SEARCHED FOR, NOTHING FOUND OR SET IN THIS SURVEY. HELD POSITION AS SHOWN IN SURVEY REFERENCE NO. 1
 - (H) W1/4 CORNER SECTION 29, T 5N, R 28E, W.M. CALCULATED POSITION OF A 2-1/2" BRASS CAP. SEARCHED FOR, NOTHING FOUND OR SET IN THIS SURVEY. HELD POSITION AS SHOWN IN SURVEY REFERENCE NO. 1

NARRATIVE

THIS PARTITION PLAT WAS PREPARED AT THE REQUEST OF THE CITY OF UMATILLA. THE PURPOSE OF THIS SURVEY AND MAP IS TO CREATE TWO PARCELS FROM THAT PORTION OF TAX PARCEL 1400 AS SHOWN HEREON. THE SITE IS LOCATED IN A PORTION OF THE EAST-HALF OF THE WEST-HALF AND THE EAST-HALF OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 28 EAST, W.M., CITY OF UMATILLA, UMATILLA COUNTY, OREGON.

THE FIELD SURVEY LOCATED EXISTING SECTION CORNERS, RIGHT-OF-WAY MONUMENTS ALONG US INTERSTATE 82, RECORD PROPERTY CORNER MONUMENTATION OF SUBJECT PROPERTY AND ADJACENT PROPERTIES. FOR THE BOUNDARY ANALYSIS AND RESOLUTION OF SAID PARCEL. THE SURVEY EQUIPMENT USED IN CONJUNCTION WITH THIS SURVEY WAS TWO TRIMBLE R12, GNSS DUAL FREQUENCY RECEIVERS, AND A TRIMBLE TSC7 DATA COLLECTOR. STATIC GPS DATA FILES COLLECTED OVER MULTIPLE DAYS WERE PROCESSED THROUGH THE NATIONAL GEODETIC ONLINE POSITIONING USER SERVICE (OPUS) WHICH UTILIZED CONTINUOUSLY OPERATING REFERENCE STATIONS. SEE THE BASIS OF BEARINGS STATEMENT FOR DATUM INFORMATION.

TITLE INFORMATION & EASEMENT NOTE

ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM INFORMATION CONTAINED IN AMERITITLE INSURANCE COMPANY. COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. 333903AM, DATED OCTOBER 23, 2019. IN PREPARING THIS MAP, J-U-B ENGINEERS, INC., HAS CONDUCTED NO INDEPENDENT TITLE SEARCH, NOR IS J-U-B ENGINEERS, INC., AWARE OF ANY TITLE ISSUES AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCE AMERITITLE INSURANCE COMPANY COMMITMENT. J-U-B ENGINEERS, INC., HAS RELIED WHOLLY ON AMERITITLE INSURANCE COMPANY'S REPRESENTATION OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE J-U-B ENGINEERS INC., QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

SURVEYOR'S CERTIFICATE

I, JOHN J. SHEA, OREGON REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 2751LS, HEREBY CERTIFY THAT I HAVE SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LANDS SHOWN ON THIS PARTITION PLAT IN ACCORDANCE WITH O.R.S. CHAPTER 92, THE EXTERIOR BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

THE EAST-HALF OF THE WEST-HALF AND THE EAST-HALF OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, CITY OF UMATILLA, UMATILLA COUNTY, OREGON;

EXCEPT THAT PORTION LYING EAST OF THE WESTERLY RIGHT-OF-WAY LINE OF U.S. INTERSTATE 82 AND COUNTY ROAD RIGHTS-OF-WAY, CONTAINING 406.56 ACRES, MORE OR LESS.

TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS APPARENT OR OF RECORD.

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT Alan Cleaver, AUTHORIZED REPRESENTATIVE OF CLEAVER LAND, LLC, AN OREGON LIMITED LIABILITY COMPANY, THE RECORD OWNERS OF THE LANDS SHOWN ON THIS LAND PARTITION CASEFILE, THE BOUNDARY OF WHICH IS MORE PARTICULARLY DESCRIBED IN THE ATTACHED SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SURVEYED, PARTITIONED, AND PLATTED INTO PARCELS AND EASEMENTS AS SHOWN HEREON, AND DO HEREBY SUBMIT FOR RECORD AND APPROVAL SAID PARTITION.

[Signature] DATE

ACKNOWLEDGEMENT

STATE OF Oregon

COUNTY OF Umatilla

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Alan Cleaver HAS SIGNED THIS INSTRUMENT, ON OATH STATED THAT THEY ARE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THEIR FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

Yvonne Lemnitz Hevera 11-19-21 DATE
NOTARY PUBLIC

MY APPOINTMENT EXPIRES November 26, 2021

RESIDING Hermiston, Oregon COMMISSION # 968883

UMATILLA COUNTY ASSESSOR / TAX COLLECTOR

I HEREBY CERTIFY PURSUANT TO O.R.S. 92.095, ALL AD VALOREM TAXES, SPECIAL ASSESSMENTS, FEES, AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED ON THE 2020-2021 TAX ROLL WHICH MAY BECOME A LIEN ON THIS PARTITION PLAT DURING THIS TAX YEAR, BUT NOT YET CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION, HAVE BEEN PAID.

Michael Reynolds 11/30/21 DATE
UMATILLA COUNTY TAX COLLECTOR

UMATILLA COUNTY PLANNER

APPROVED THIS 1ST DAY OF DECEMBER, 20 21

Robert T. Walden 12.01.21 DATE
UMATILLA COUNTY PLANNER

CITY OF UMATILLA APPROVAL

APPROVED THIS 22nd DAY OF November, 20 21

JPE 11-22-2021 DATE
CITY OF UMATILLA PLANNER

UMATILLA COUNTY SURVEYOR

APPROVED THIS 24 DAY OF November, 20 21

David H. K... DATE
UMATILLA COUNTY SURVEYOR

I CERTIFY THIS IS AN EXACT COPY OF PARTITION PLAT NO. 2021-32

John J. Shea
JOHN J. SHEA PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 2751

10-19-2021
REGISTERED PROFESSIONAL LAND SURVEYOR

John J. Shea
OREGON JAN 15, 1996
JOHN JOSEPH SHEA
2751LS

RENEWAL DATE: 6-30-2022

STATE OF OREGON, COUNTY OF UMATILLA }
I certify that this instrument was received and recorded on 12-01-2021 at 1:33 o'clock p. m., in the record of PLATS of said County. YEAR 2021 NUMBER 32
OFFICE OF COUNTY RECORDS
By: STEVE CHURCHILL, Records Officer
Fee \$ 120.00 No. 2021-7320493

J-U-B ENGINEERS, INC.

3611 S. Zintel Way
Kennewick, WA 99337
p | 509 783 2144 w | www.jub.com
Dwg Name: 33-19-018_PP
Date: October 19, 2021
Dr: DFG Ch: JJS Sheet 2 of 2

RECEIVED BY
Umatilla County Surveyor
Date: 12/17/21
Rec'd By: CT
No.: 21-137-6