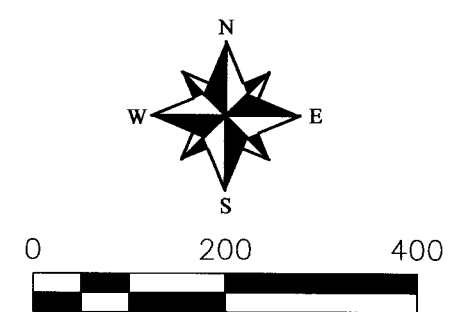


LEGEND & ABBREVIATIONS

- SECTION LINE
 - RIGHT-OF-WAY CENTERLINE
 - RIGHT-OF-WAY BOUNDARY
 - EASEMENT BOUNDARY
 - PARCEL BOUNDARY
 - FOUND MONUMENT AS NOTED
 - FOUND 5/8" IRON REBAR WITH PLASTIC CAP PER R1
 - FOUND 5/8" IRON REBAR WITH PLASTIC CAP PER R2
 - COMPUTED POSITION ONLY
 - FOUND 5/8" IRON REBAR PER COUNTY SURVEY NO. 21-147-B
 - SET 5/8" X 30" IRON REBAR WITH PLASTIC CAP STAMPED "WA19619 OR02820" OR AS NOTED
- (S00°00'00"E 123.45' R1) RECORD DIMENSION PER SURVEY AS NOTED IN "REFERENCE DOCUMENTS"

BASIS OF BEARINGS

OREGON STATE PLANE, NORTH ZONE, NAD83 BEARING OF S89°15'39"W BETWEEN THE MONUMENTS MARKING THE SOUTHEAST AND SOUTHWEST CORNERS OF THE SOUTHWEST QUARTER OF SECTION 18, GROUND DISTANCES SHOWN; TO ACHIEVE GRID DISTANCE MULTIPLY BY 0.999960155178



PARTITION PLAT 2022-06

LOCATED IN THE SW 1/4 OF THE SE 1/4 AND THE SE 1/4 OF THE SW 1/4 OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, BEING A PARTITION OF PARCEL 2 OF PARTITION PLAT 2000-18, AS ADJUSTED BY COUNTY SURVEY 21-147-B, RECORDS OF UMATILLA COUNTY, OREGON.

REFERENCE DOCUMENTS

- R1: PARTITION PLAT 2000-18 (BY WELLS FOR MCCLANNAHAN, 2000)
- R2: COLUMBIA VIEW ESTATES PH. 3, PLAT BK. 15 PG. 19 (BY TOMKINS FOR COX, 2006)
- R3: COUNTY SURVEY 98-101-C (BY WELLS FOR UMATILLA COUNTY, 1998)
- 4. TAX PARCEL MAP 5N2818
- 5. WARRANTY DEED 2019-6840104
- 6. COUNTY SURVEY 21-147-B (BY FLOWERS FOR MONTE VISTA HOMES, 2021)

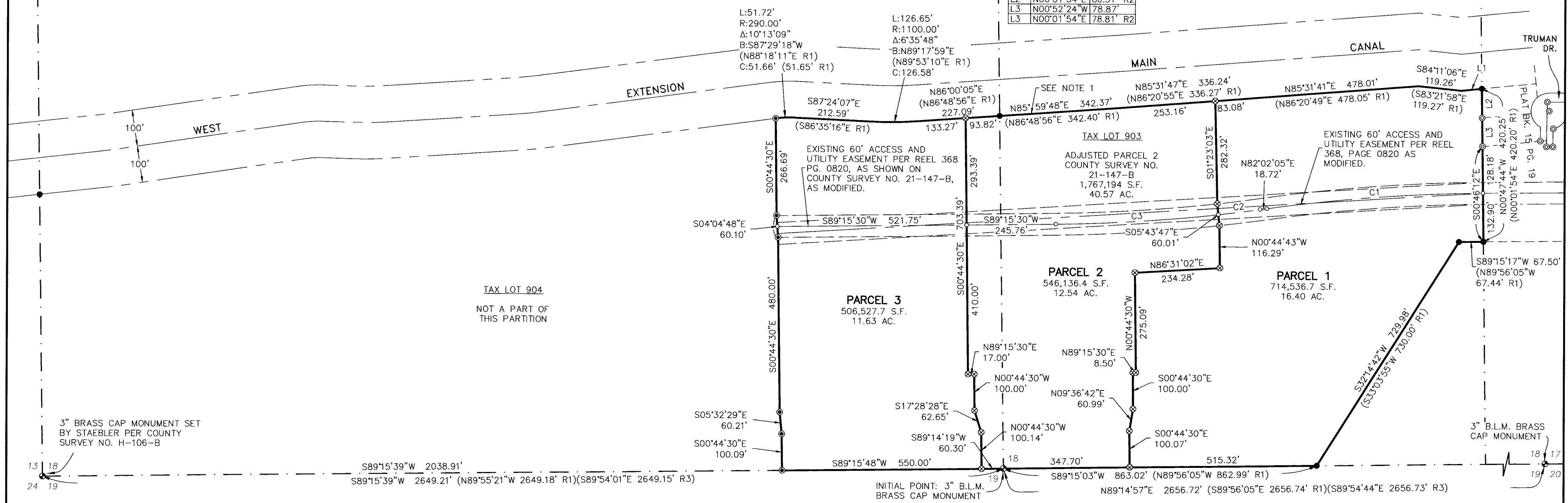
NOTES

- 1. APPROXIMATE LOCATION OF GUY STUB & ANCHOR PER EASEMENT DEED REEL 258 PG. 496
- 2. SEE SHEET 2 FOR OWNER'S DECLARATION, ACKNOWLEDGEMENT AND APPROVALS

SURVEY NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF MITCHELL L. MCCLANNAHAN TO PARTITION PARCEL 2 OF UMATILLA COUNTY PARTITION PLAT 2000-18, WHICH WAS CONVEYED TO VELMA JEAN MCCLANNAHAN AND MITCHELL L. MCCLANNAHAN VIA WARRANTY DEED, UMATILLA COUNTY INSTRUMENT NO. 2019-6840104, AND ADJUSTED TO THE CURRENT BOUNDARY BY COUNTY SURVEY NO. 21-147-B ALL CORNERS OF THE PARCELS WERE FOUND AS SHOWN ON SAID PARTITION PLAT AND SURVEY, AND WERE MEASURED WITH RTK GPS METHODS USING TRIMBLE R6 RECEIVERS, HAVING STANDARD ERRORS OF 8MM + 1 PPM. THE MONUMENTS SHOWN WERE VISITED IN MARCH, 2021.

LINE	BEARING	DISTANCE	CURVE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
L1	N84°10'17"E	56.62'	C1	597.06'	4699.19'	7°16'47"	N85°40'29"E	596.66'
L1	N84°59'25"E	56.62' R1	C2	115.94'	4480.00'	1°28'58"	S82°46'34"W	115.94'
L2	N00°48'07"W	80.31'	C3	448.88'	4480.00'	5°44'27"	N86°23'17"E	448.69'
L2	N00°01'54"E	80.31' R2						
L3	N00°52'24"W	78.87'						
L3	N00°01'54"E	78.81' R2						



PARCEL LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF THE SOUTH HALF OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, BEING ALL OF PARCEL 2 TOGETHER WITH A PORTION OF PARCEL 3 OF PARTITION PLAT 2000-18, RECORDS OF UMATILLA COUNTY SURVEYOR, THE ENTIRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A BRASS CAP MONUMENT MARKING THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 18, WHICH IS ALSO THE SOUTHEAST CORNER OF SAID PARCEL 3, AND RUNNING THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER AND ALSO THE SOUTH LINE OF SAID PARCEL 3, S89°15'39"W A DISTANCE OF 610.30 FEET; THENCE N00°44'30"W A DISTANCE OF 100.09 FEET; THENCE N05°32'29"W A DISTANCE OF 60.21 FEET; THENCE N00°44'30"W A DISTANCE OF 480.00 FEET; THENCE N04°04'48"W A DISTANCE OF 60.10 FEET; THENCE N00°44'30"W A DISTANCE OF 266.69 FEET TO THE NORTH LINE OF SAID PARCEL 3; THENCE ALONG SAID NORTH LINE BY THE FOLLOWING COURSES AND DISTANCES: BEARING OF N89°17'59"E, AND A CHORD LENGTH OF 126.58 FEET; THENCE N86°00'05"E A DISTANCE OF 227.09 FEET TO A POINT IN THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 18, WHICH POINT IS ALSO THE NORTHWEST CORNER OF SAID PARCEL 2; THENCE ALONG THE NORTH AND EAST BOUNDARIES OF SAID PARCEL 2 BY THE FOLLOWING COURSES AND DISTANCES: N85°59'48"E A DISTANCE OF 342.37 FEET; THENCE N85°31'47"E A DISTANCE OF 336.24 FEET; THENCE N85°31'41"E A DISTANCE OF 478.01 FEET; THENCE S84°11'06"E A DISTANCE OF 119.26 FEET; THENCE N84°10'17"E A DISTANCE OF 56.62 FEET; THENCE S00°48'07"W A DISTANCE OF 80.31 FEET; THENCE S00°52'24"E A DISTANCE OF 78.87 FEET; THENCE S00°46'12"E A DISTANCE OF 261.07 FEET; THENCE S89°15'17"W A DISTANCE OF 67.50 FEET; THENCE S32°14'42"W A DISTANCE OF 729.98 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 2, WHICH IS A POINT IN THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18; THENCE ALONG THE SOUTH LINE OF SAID PARCEL 2 AND ALSO THE SOUTH LINE OF SAID SOUTHWEST QUARTER, S89°15'03"W A DISTANCE OF 863.02 FEET TO THE POINT OF BEGINNING; HAVING AN AREA OF 1,767,194 SQUARE FEET, 40.57 ACRES, MORE OR LESS; SITUATED IN THE CITY AND COUNTY OF UMATILLA, STATE OF OREGON.

WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 290.00 FEET, AN ARC LENGTH OF 51.72 FEET, A CHORD BEARING OF N87°29'18"E, AND A CHORD LENGTH OF 51.66 FEET; THENCE S87°24'07"E A DISTANCE OF 212.59 FEET; THENCE WITH A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 1100.00 FEET, AN ARC LENGTH OF 126.65 FEET; A CHORD

STATE OF OREGON, }
 COUNTY OF UMATILLA }
 I certify that this instrument was received and recorded on 03-04-2022
 at 3:15 o'clock p. m., in the record of PLATS of said County.
 YEAR 2022 NUMBER 06
OFFICE OF COUNTY RECORDS
 By: STEVE CHURCHILL Records Officer
 Fee \$ 120.00 No. 2022-7370354

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CORRECTLY SHOWN PARCELS 1, 2, AND 3 OF THE PARTITION PLAT IN ACCORDANCE WITH ORS CHAPTER 92 AS REVISED AND THE CITY OF UMATILLA DEVELOPMENT ORDINANCE. THE BOUNDARIES OF THE PARCELS ARE MONUMENTED AS SHOWN.
 THIS PARTITION SURVEY WAS MADE AT THE REQUEST OF MITCHELL MCCLANNAHAN OWNER AND MCSUM LLC FUTURE SUBDIVIDER.
 Greg E. Flowers
 GREG E. FLOWERS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR

Greg E. Flowers
 OREGON
 JUNE 30, 1997
 GREG E. FLOWERS
 02820LS

RENEWS 12/31/2023
 2/24/2022

RECEIVED BY
 Umatilla County Surveyor
 Date: 3/9/22
 Rec'd By: CT
 No.: 22-023-B

I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND EXACT COPY OF THE ORIGINAL
Greg E. Flowers
 GREG E. FLOWERS, PLS NO. 2820



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

CLIENT: MCSUM LLC	PROJECT NO.: 67804.000	
SURVEYOR: GREG E. FLOWERS	DATE: 2/22/2022	
CALC BY: GEF	DRAWN BY: GEF	SCALE: 1" = 200'
SECTION: 18	TOWNSHIP: 5 NORTH	RANGE: 28 EAST
CITY: UMATILLA	COUNTY: UMATILLA	SHEET 1 OF 2

PARTITION PLAT 2022-06
 LOCATED IN THE SW 1/4 OF THE SE 1/4 AND THE SE 1/4 OF THE SW 1/4 OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON. BEING A PARTITION OF PARCEL 2 OF PARTITION PLAT 2000-18, AS ADJUSTED BY COUNTY SURVEY 21-147-B, RECORDS OF UMATILLA COUNTY, OREGON.

OWNER'S DECLARATION

I, MITCHELL L. MCCLANAHAN, OWNER OF THE LANDS SHOWN HEREON, DO HEREBY ACKNOWLEDGE THAT I HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED AND SURVEYED IN ACCORDANCE WITH O.R.S. CHAPTER 92, AS REVISED AND THE APPLICABLE CITY OF UMATILLA DEVELOPMENT ORDINANCES. I FURTHERMORE ACKNOWLEDGE THE EASEMENT AND ENCUMBRANCES AFFECTING THE PROPERTY.

(SIGNED) Mitchell L. McClannahan DATE 3/1/22

APPROVALS

TAX COLLECTOR
 TAXES ARE PAID IN FULL THIS 4 DAY OF March 2022
Barbara Reynolds
 UMATILLA COUNTY TAX COLLECTOR

UMATILLA CITY PLANNER
 EXAMINED AND APPROVED THIS 3 DAY OF March, 2022.
JB
 CITY OF UMATILLA PLANNING DIRECTOR

UMATILLA COUNTY SURVEYOR
 EXAMINED AND APPROVED THIS 4 DAY OF March, 2022.
David H. Kline
 UMATILLA COUNTY SURVEYOR

WEST EXTENSION IRRIGATION DISTRICT
 EXAMINED AND APPROVED THIS 3 DAY OF March, 2022.
Beverly D. Ridgewell
 WEST EXTENSION IRRIGATION DISTRICT

ACKNOWLEDGEMENT

STATE OF Oregon
 COUNTY OF Umatilla
 BEFORE ME THIS 1st DAY OF March, 2022, APPEARED Mitchell L. McClannahan, TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING SUBDIVISION OF LAND TO BE A FREE AND VOLUNTARY ACT AND DEED.
 WITNESS MY HAND AND SEAL THIS 1st DAY OF March, 2022
Notary Public
 NOTARY PUBLIC FOR THE STATE OF Oregon
 RESIDING IN Stanfield
 MY COMMISSION EXPIRES 4/30/22
 MY COMMISSION NUMBER 974189

RECEIVED BY
 Umatilla County Surveyor
 Date: 3/9/22
 Rec'd By: CT
 No.: 22-023-B

STATE OF OREGON, }
 COUNTY OF UMATILLA }
 I certify that this instrument was received and recorded on 03-04-2022
 at 3:30 o'clock p.m., in the record of PLATS of said County.
 YEAR 2022 NUMBER 07
OFFICE OF COUNTY RECORDS
 By: STEVE CHURCHILL Records Officer
 Fee \$ 120.00 No. 2022-7370357

REGISTERED PROFESSIONAL LAND SURVEYOR

Greg E. Flowers
 OREGON
 JUNE 30, 1997
 GREG E. FLOWERS
 02820LS

RENEWS 12/31/2023
2/24/2022

I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND EXACT COPY OF THE ORIGINAL
Greg E. Flowers
 GREG E. FLOWERS, PLS NO. 2820

 PBS Engineering and Environmental Inc. 5 N Colville St, Ste 200 Walla Walla, WA 99362 509.956.3026 pbsusa.com	CLIENT: MCSUM LLC	PROJECT NO.: 67804.000	
	SURVEYOR: GREG E. FLOWERS	DATE: 2/22/2022	
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	SECTION: 18	TOWNSHIP: 5 NORTH	RANGE: 28 EAST
CITY: UMATILLA	COUNTY: UMATILLA	SHEET <u>2</u> OF <u>2</u>	