

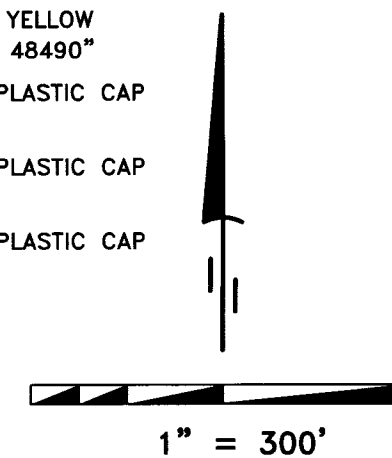
PARTITION PLAT 2022-25

OF A TRACT OF LAND LOCATED IN THE S.W. 1/4 OF SEC. 5 TWP. 3 N., RNG. 29 E.W.M., UMATILLA COUNTY, OREGON.

I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT AS FILED FOR INSPIRATION PROPERTIES, LLC IN UMATILLA COUNTY, OREGON.

Keith P. Primm
KEITH P. PRIMM

- LEGEND**
- FOUND MONUMENTED AS NOTED
 - SET: 5/8" X 30" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48490"
 - FND: 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PLS 2786"
 - FND: 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "OLS 385"
 - ▲ FND: 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PSO 872"
 - ⊙ FND: 5/8" IRON ROD
 - × COMPUTED POINT (NOT SET)
 - PARCEL BOUNDARY
 - (C) CALCULATED



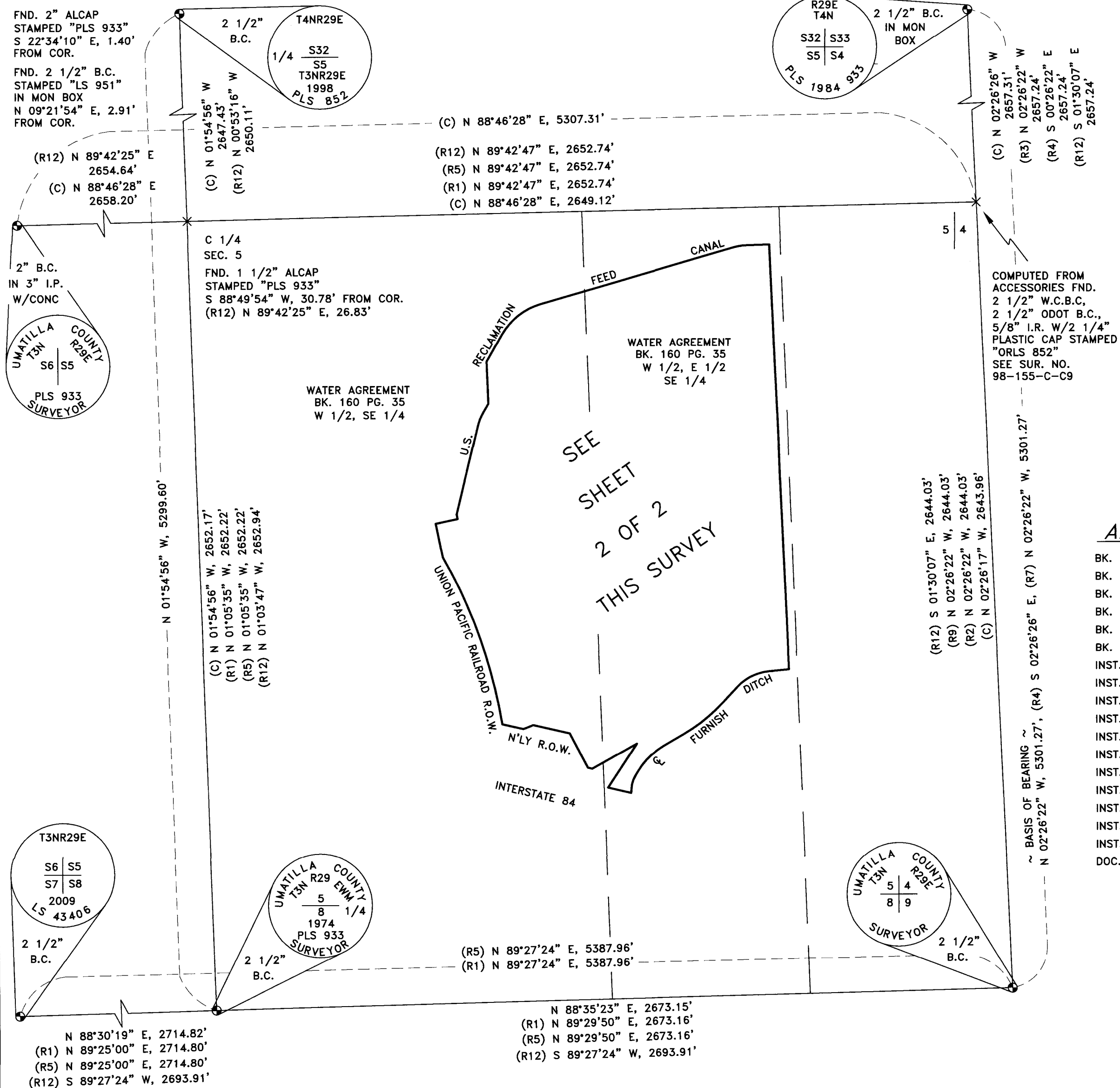
SURVEYOR'S NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF JUAN VILLARREAL AND VICTORINA VILLARREAL TO PARTITION THAT LAND DESCRIBED AND RECORDED AS INSTRUMENT NUMBER 2014-6230177 INTO PARCELS AS DEPICTED ON THIS PLAT.

THIS PROPERTY IS BOUNDED ON THE SOUTHERLY SIDE BY THE FURNISH DITCH AND THE NORTHERLY RIGHT OF WAY LINE OF INTERSTATE 84. THIS SOUTHERLY BOUNDARY WAS COMPUTED BASED ON PARTITION PLAT 2013-16, SURVEY NUMBER 10-007-B, ODOT R.O.W. MAPS 88-34-18 SLIDE 448 AND DRG. NO. 58-29-13 SLIDE 422, THE WESTERLY SIDE BY THE UNION PACIFIC RAILROAD RIGHT OF WAY AND THE U.S. RECLAMATION FEED CANAL. THIS WESTERLY BOUNDARY WAS COMPUTED BASED ON RAILROAD RIGHT OF WAY MAP V-ORE 04 48 AND SURVEY NO. 18-006-B, THE NORTHERLY SIDE BY THE U.S. RECLAMATION FEED CANAL. THIS NORTHERLY BOUNDARY WAS COMPUTED BASED ON SURVEY NO. 18-006-B, PARTITION PLAT 2012-06 AND DEED, THE EASTERLY SIDE BY PARCELS 1 AND 2 OF PARTITION PLAT 2012-06. THIS EASTERLY BOUNDARY WAS COMPUTED BASED ON PARTITION PLAT 2012-06.

FROM POINT (A) TO POINT (B), ALONG THE U.S. RECLAMATION FEED CANAL, RECORD DATA AS SHOWN ON SURVEY NO. 18-006-B WAS HELD. FROM POINT (B) TO POINT (C), ALONG THE U.S. RECLAMATION FEED CANAL, DATA WAS COMPUTED TO MATCH FOUND AND RECOVERED MONUMENTATION ON THE NORTHERLY BOUNDARY OF PARCEL 1 OF PARTITION PLAT 2012-06. THE HORIZONTAL CURVE FOR THE U.S. RECLAMATION FEED CANAL NEAR THE NORTHEASTLY CORNER OF PARCEL 1 OF THIS PARTITION PLAT WAS COMPUTED BY INTERSECTING THE INCOMING AND OUTGOING TANGENTS AND CREATING A HORIZONTAL CURVE WITH A RADIUS OF 250 FEET AS PER INSTRUMENT NO. 1998-3360737.

THIS SURVEY WAS ACCOMPLISHED UTILIZING 2 TRIMBLE R10 GNSS RECEIVERS. AN AUTONOMOUS POSITION WAS GENERATED ON THE BASE RECEIVER AND THE FOUND MONUMENT MARKING THE SOUTHEAST CORNER OF SECTION 5 AND THE FOUND MONUMENT MARKING THE NORTHEAST CORNER OF SECTION 5 WERE USED FOR A SITE CALIBRATION. EACH CORNER WAS THEN LOCATED OR SET ON A 1 SECOND EPOCH WITH A FIXED SOLUTION. THE BASIS OF BEARING OF THIS PLAT IS BASED ON SURVEY NO. 01-014-C.



SURVEYS

- (R1) PLS 2786 SURVEY NO. 98-237-B
- (R2) PLS 2786 PARTITION PLAT 2012-06
- (R3) PLS 872 SURVEY NO. 96-29-B
- (R4) PLS 2786 SURVEY NO. 98-17-B
- (R5) PLS 2786 SURVEY NO. 18-006-B
- (R6) PLS 54657 PARTITION PLAT 2013-16
- (R7) PLS 872 SURVEY NO. 01-14-C
- (R8) PLS 2849 PARTITION PLAT 2010-29
- (R9) PLS 85254 SURVEY NO. 12-101-B
- (R10) PLS 48509 SURVEY NO. 06-511-B
- (R11) PLS 2765 SURVEY NO. 10-07-B
- (R12) PLS 933 SURVEY NO. 83-14-A
- (R13) ODOT ROW MAP 88-34-18 SLIDE 448
- (R14) ODOT ROW MAP 58-29-13 SLIDE 422
- (R15) RAIL ROAD ROW MAP V-ORE 04 48

SURVEYOR'S CERTIFICATION

I, KEITH P. PRIMM, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON HEREBY CERTIFY THAT I HAVE SURVEYED THE LANDS AS DESCRIBED AS INSTRUMENT NO. 2014-6230177 AND THAT THIS MAP CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN JANUARY 2021, AND HAVE SET THE PROPER MONUMENTS AS ESTABLISHED BY O.R.S. 209.

REGISTERED PROFESSIONAL LAND SURVEYOR

Keith P. Primm

OREGON
JULY 12, 2005
KEITH P. PRIMM
48490

EXPIRATION DATE: 12/31/22

DATE 01 AUG 22

AMERITITLE REPORT ORDER NO. 441411AM

- BK. 151 PG. 409 (PACIFIC TELEPHONE & TELEGRAPH CO. EASEMENT)
- BK. 160 PG. 35 (WATER AGREEMENT)
- BK. 202 PG. 275 (WATER AGREEMENT RE-RECORDED)
- BK. 170 PG. 426 (PACIFIC POWER & LIGHT CO. EASEMENT)
- BK. 170 PG. 428 (PACIFIC POWER & LIGHT CO. EASEMENT)
- BK. 280 PG. 246 (UMATILLA ELECTRIC COOPERATIVE ASSOCIATION EASEMENT)
- INST. NO. 1998-3360737 (CONTRACT AND GRANT OF EASEMENT)
- INST. NO. 2001-3990182 (HOLEMAN ACCESS PROVISIONS)
- INST. NO. 2014-6230177 (INSPIRATION PROPERTIES LLC DEED OF TRUST)
- INST. NO. 2014-6230178 (INSPIRATION PROPERTIES LLC ASSIGNMENT OF RENT)
- INST. NO. 2015-6360612 (INSPIRATION PROPERTIES LLC AGREEMENT TO MODIFY TERMS)
- INST. NO. 2014-6230179 (INSPIRATION PROPERTIES LLC FINANCING STATEMENT)
- INST. NO. 2019-6880291 (INSPIRATION PROPERTIES LLC CHANGE IN FINANCING STATEMENT)
- INST. NO. 2015-6290564 (UMATILLA ELECTRIC COOPERATIVE CO. EASEMENT)
- INST. NO. 2013-6120668 (INSPIRATION PROPERTIES LLC WARRANTY DEED)
- INST. NO. 2015-6300292 (PIERCY WARRANTY DEED)
- INST. NO. 2012-5920280 (A1 QUALITY SERVICES, LLC WARRANTY DEED)
- DOC. NO. 2002-4190139 (PILOT DELAWARE, LLC WARRANTY DEED)

APPROVALS

UMATILLA COUNTY SURVEYOR

I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING PLAT, THAT IT COMPLIES WITH THE LAWS OF THE STATE OF OREGON WITH REFERENCE TO FILING AND RECORDING OF SUCH PLATS AND I THEREFORE APPROVE SAID PLAT.

Daniel H. Klein

UMATILLA COUNTY SURVEYOR

DATED THIS 18 DAY OF October, 2022

CITY OF STANFIELD, OREGON

THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAT AND IT IS APPROVED FOR FILING AND RECORDING BY MY AUTHORITY.

Roger J. Brown

CITY MANAGER

DATED THIS 19 DAY OF September, 2022

UMATILLA COUNTY TAX COLLECTOR

I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TAX RECORDS RELATIVE TO THE LANDS COVERED BY THE ACCOMPANYING PLAT AND THAT ALL MONIES DUE FOR STATE AND COUNTY TAXES AND ASSESSMENTS THAT COULD CONSTITUTE A LIEN ON SAID LANDS HAVE BEEN PAID, AND I HEREBY APPROVE SAID PLAT.

Rachael Reynolds

TAX COLLECTOR

DATED THIS 8 DAY OF November, 2022

STANFIELD IRRIGATION DISTRICT

THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAT AND IT IS APPROVED FOR FILING AND RECORDING BY MY AUTHORITY.

Say Kappas

MANAGER

DATED THIS 20 DAY OF Sept., 2022

UMATILLA COUNTY CLERK

RECEIVED BY

Umatilla County Surveyor

Date: 11/10/22

Rec'd By: CT

No.: 22-126-B

State of Oregon 2022-7490177
County of Umatilla 11/08/2022 04:00:16 PM
REC-DE-PP

Pgs=0 \$5.00 \$11.00 \$10.00 \$10.00 \$60.00 \$120.00
\$24.00



00005231202274901770010004

Office of County Records

Jan Churchill



PRIMM LAND SURVEYING, INC.

Keith P. Primm

P.O. BOX 1322, 1340 N.E. 4TH
HERMISTON, OR 97838
BUI (541) 564-7887
FAX (541) 567-8020
keith@primmlandsurveying.com
brit@primmlandsurveying.com

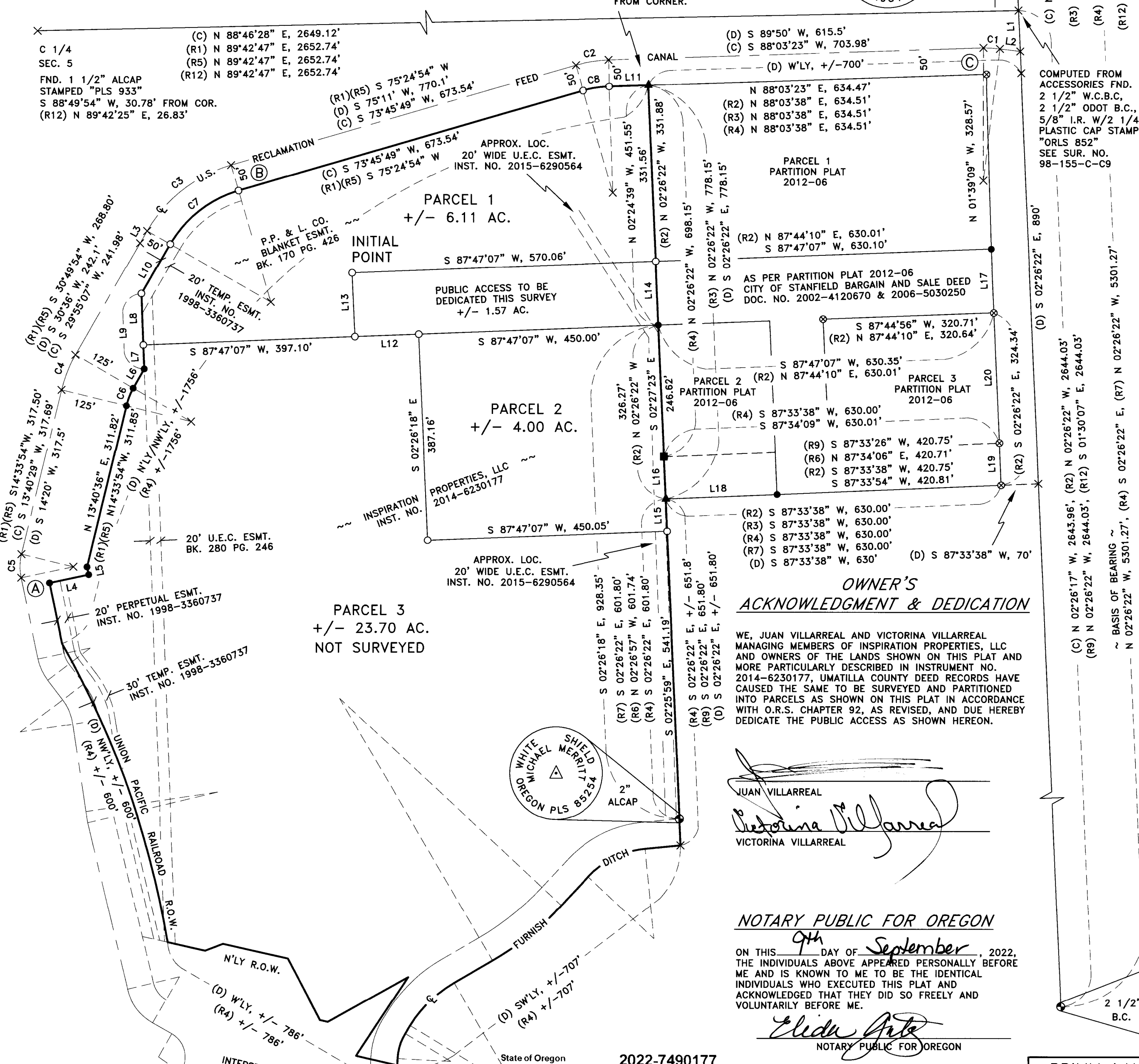
CLIENT: INSPIRATION PROPERTIES, LLC

31092 W. BAGGETT LANE, HERMISTON, OR 97838

PROJECT:	INSPIRATION PROPERTIES, LLC LAND PARTITION	JOB #:	2101004
		DATE:	19 JAN 21
		FB/PG:	44/29-33
		SHEET:	1 OF 2
		DRAWN:	KPP
		APPROVED:	KPP

PARTITION PLAT 2022-25

OF A TRACT OF LAND LOCATED IN THE S.W. 1/4 OF SEC. 5
5 TWP. 3 N., RNG. 29 E.W.M., UMATILLA COUNTY, OREGON.



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- ⊗ FND: 5/8" IRON ROD, SEE PARTITION PLAT 2012-06
- × COMPUTED POINT (NOT SET)
- PARCEL BOUNDARY
- (C) CALCULATED

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	LONG CHORD	LONG CHORD BRNG.
(C) C1	07°06'17"	250.00'	31.00'	15.52'	30.98'	N 86°30'58" W
(D) C1		250.00'	31.00'			
(C) C2	14°17'34"	250.00'	62.36'	31.34'	62.20'	S 80°54'36" W
(D) C2		250.00'	63.9'			
(C) C3	43°50'06"	268.30'	205.27'	107.95'	200.30'	S 51°50'46" W
(D) C3		250.00'	194.5'			
(C) C4	16°16'00"	250.00'	70.98'	35.73'	70.74'	S 21°48'36" W
(R1)(R5) C4	16°16'00"	250.00'	70.98'	35.73'	70.74'	S 22°41'54" E
(D) C4		250.00'	72.0'			
(C) C5	25°29'00"	100.00'	44.48'	22.61'	44.11'	S 00°55'08" W
(R5) C5	25°29'00"	100.00'	44.48'	22.61'	44.11'	S 01°49'24" W
(D) C5		100.00'	44.4'			
(C) C6	16°16'00"	125.00'	35.49'	17.86'	35.37'	S 21°48'36" W
(R1)(R5) C6	16°16'00"	125.00'	35.49'	17.86'	35.37'	N 22°41'54" E
(C) C7	43°50'06"	218.30'	167.01'	87.83'	162.97'	S 51°50'46" W
(R1)(R5) C7	43°50'06"	218.30'	167.01'	87.83'	162.97'	N 52°44'57" E
(D) C8	14°17'34"	200.00'	49.89'	25.08'	49.76'	S 80°54'36" W

LINE TABLE

LINE	BRNG.	DIST.	LINE	BRNG.	DIST.
(C) L1	S 02°26'17" E	76.70'	L11	N 88°03'39" E	73.47'
(D) L1	S 01°32' E	76.7'	L12	S 87°47'07" W	120.00'
(C) L2	N 82°57'50" W	38.50'	L13	S 02°26'18" E	119.99'
(D) L2	N 83°03' W	38.50'	L14	S 02°24'39" E	119.99'
(C) L3	S 29°55'43" W	26.70'	(R2) L14	N 02°26'22" W	119.99'
(D) L3	S 30°36' W	26.7'	L15	S 02°25'59" E	60.64'
(R1)(R5) L4	N 78°08'34" E	75.01'	(R4) L16	S 02°25'12" E	79.90'
(R1)(R5) L5	S 10°55'06" E	14.75'	(R2) L17	N 02°31'40" W	119.99'
(R1)(R5) L6	N 29°52'18" E	41.38'	(R2) L18	S 87°34'28" W	209.25'
(R1)(R5) L7	N 01°59'46" W	45.29'	(R6) L18	N 87°32'33" E	209.27'
(R1)(R5) L8	N 01°59'46" W	96.54'	(R9) L18	S 87°33'26" W	209.14'
(R1)(R5) L9	N 01°05'35" W	141.83'	(R4) L19	N 02°27'20" W	79.89'
(R1)(R5) L10	N 29°55'43" E	106.95'	L19	S 02°26'22" E	80.00'
(R1)(R5) L10	N 30°49'54" E	106.95'	L20	N 02°22'47" W	244.24'

OWNER'S ACKNOWLEDGMENT & DEDICATION

WE, JUAN VILLARREAL AND VICTORINA VILLARREAL MANAGING MEMBERS OF INSPIRATION PROPERTIES, LLC AND OWNERS OF THE LANDS SHOWN ON THIS PLAT AND MORE PARTICULARLY DESCRIBED IN INSTRUMENT NO. 2014-6230177, UMATILLA COUNTY DEED RECORDS HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO PARCELS AS SHOWN ON THIS PLAT IN ACCORDANCE WITH O.R.S. CHAPTER 92, AS REVISED, AND DUE HEREBY DEDICATE THE PUBLIC ACCESS AS SHOWN HEREON.

Juan Villarreal
JUAN VILLARREAL
Victorina Villarreal
VICTORINA VILLARREAL

NOTARY PUBLIC FOR OREGON

ON THIS 9th DAY OF September, 2022, THE INDIVIDUALS ABOVE APPEARED PERSONALLY BEFORE ME AND IS KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO EXECUTED THIS PLAT AND ACKNOWLEDGED THAT THEY DID SO FREELY AND VOLUNTARILY BEFORE ME.
Elida Gutierrez
NOTARY PUBLIC FOR OREGON

SURVEYOR'S CERTIFICATION

I, KEITH P. PRIMM, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON HEREBY CERTIFY THAT I HAVE SURVEYED THE LANDS AS DESCRIBED AS INSTRUMENT NO. 2014-6230177 AND THAT THIS MAP CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN JANUARY 2021, AND HAVE SET THE PROPER MONUMENTS AS ESTABLISHED BY O.R.S. 209.

REGISTERED PROFESSIONAL LAND SURVEYOR

Keith P. Primm
OREGON
JULY 12, 2005
KEITH P. PRIMM
48490

EXPIRATION DATE: 12/31/22
DATE 01 AUG 22

PRIMM LAND SURVEYING, INC.

P.O. BOX 1322, 1340 N.E. 4TH
HERMISTON, OR 97838
BUI (541) 564-7887
FAX (541) 567-8020
keith@primmlandsurveying.com
brit@primmlandsurveying.com

CLIENT: INSPIRATION PROPERTIES, LLC

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Keith P. Primm
KEITH P. PRIMM

RECEIVED BY
Umatilla County Surveyor
Date: 11/10/22
Rec'd By: CT
No.: 22-126-B

2022-7490177
11/08/2022 04:00:16 PM
PRINTED NAME Elida Gutierrez
COMMISSION NO. 1009836
MY COMMISSION EXPIRES April 18, 2025

Office of County Records
Sten Churchill
UMATILLA COUNTY