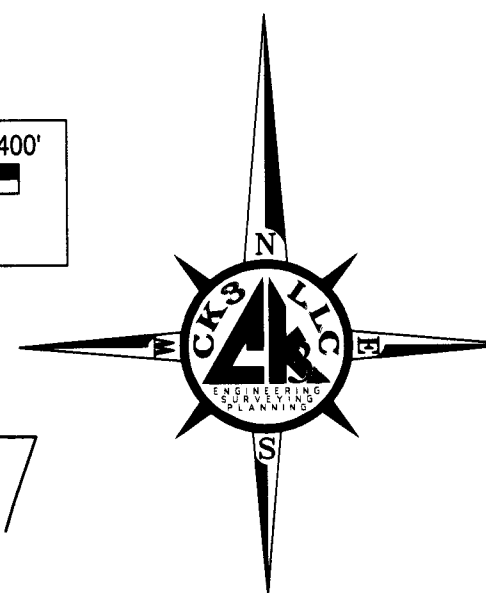
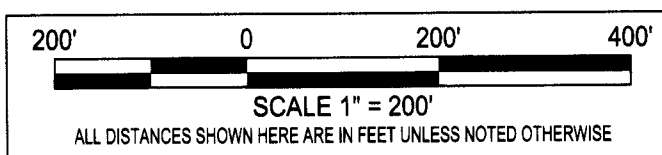


MAGNOLIA ACRES SUBDIVISION
A REPLAT OF PARCEL 1 of PARTITION PLAT 2020-5
 within the SW 1/4, Section 15,
 Township 4 N., Range 28 E., W.M.,
 Umatilla County, Oregon



NOTE: ①
 A BLANKET RIGHT-OF-WAY EASEMENT TO UMATILLA ELECTRIC COMPANY AS PER BOOK 170, PAGE 246 AND BOOK 309, PAGE 185 OF THE UMATILLA COUNTY RECORDS, EXISTS ON THIS PROPERTY

SURVEYOR'S NARRATIVE & CERTIFICATE:

THIS SURVEY WAS MADE AT THE REQUEST OF KMK LAND LLC, AN OREGON LIMITED LIABILITY COMPANY FOR THE PURPOSE OF SUBDIVIDING PARCEL 1 AS SHOWN ON PARTITION PLAT 2020-5. THE BASIS OF BEARINGS IS BASED ON PARTITION PLAT 2020-05, BY PRIMM LAND SURVEYING, INC. ALONG THE SOUTH SECTION LINE OF THE SW 1/4 OF SECTION 15 RETRACED BETWEEN FOUND MONUMENTS AS SHOWN.

THIS PARCEL WAS ORIGINALLY SURVEYED IN JUNE OF 2017 BY PRIMM LAND SURVEYING, PARTITION PLAT 2017-10. AGAIN IN JUNE OF 2018 BY R.V. MCKINNIS ENGINEERING, PARTITION PLAT 2018-08. THEN AGAIN IN FEBRUARY 2020 BY PRIMM LAND SURVEYING, PARTITION PLAT 2020-05.

THE SOUTH BOUNDARY IS ALONG THE SOUTH SECTION LINE OF SECTION 15 AND WAS RETRACED BETWEEN FOUND MONUMENTS AS SHOWN. THE EASTERN PORTION OF THE SOUTH LINE IS THE NORTH BOUNDARY OF PARCEL 3 OF PARTITION PLAT 1999-32. THE EAST BOUNDARY IS ALONG THE WESTERN RIGHT OF WAY OF THE UPRR TRACKS AND WAS RETRACED ALONG UPRR TRACKS AS PER R1. (THE TOP OF TRACK WAS TRACED AND OFFSET TO THE CENTERLINE OF THE RAILROAD TRACKS; THE CENTERLINE WAS OFFSET 100 FEET TO THE WEST, THIS BEING THE PROPERTY BOUNDARY ON THE EAST SIDE).

THE NORTH BOUNDARY WAS RETRACED ALONG THE MAXWELL CANAL AS PER R1 (THE TOP OF THE CANAL BANKS WERE TRACED AND OFFSET TO THE CENTERLINE OF THE CANAL; THIS BEING THE PROPERTY BOUNDARY ON THE NORTH SIDE).

THE WEST BOUNDARY IS HWY 207/BUTTERCREEK HWY, RETRACED BETWEEN FOUND MONUMENTS AS SHOWN.

I LANCE C. KING A REGISTERED PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MONUMENTED THE BOUNDARIES AS SHOWN IN ACCORDANCE WITH ORS CHAPTER 92 THAT THE POINT OF BEGINNING IS AS SHOWN ON THE MAP AND IS WITHIN ACCORDANCE WITH THE REQUIREMENTS OF ORS 92.060(1). I CERTIFY THAT ALL MONUMENTS SHOWN TO BE SET WILL BE PLACED ON OR BEFORE 06/30/2021. THAT THE ADJOINING PROPERTY AND ALL PROPERTY ACCESSED IN THIS SURVEY WAS DONE IN ACCORDANCE WITH ORS 672.047, THAT THE SURVEY WAS MADE BY ME OR UNDER MY DIRECTION, THAT THE MONUMENTS ARE AS SHOWN AND THAT THIS MAP IS A TRUE AND ACCURATE REPRESENTATION OF SAID SURVEY.

THE LAND BEING SUBDIVIDED IS DESCRIBED AS FOLLOWS:
 PARCEL 1 OF PARTITION PLAT 2020-05, INSTRUMENT No. 2020-7110328 OFFICE OF UMATILLA COUNTY RECORDS. LOCATED IN THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 28 EAST, OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON. EXCEPTING THEREFROM ANY PORTION OF THE DESCRIBED LANDS LYING WITHIN THE COUNTY ROAD RIGHT OF WAY AND THE RAILROAD RIGHT OF WAY.

OWNER'S DECLARATION

STATE OF OREGON } s.s.
 COUNTY OF BAKER }

KNOW ALL MEN BY THESE PRESENTS: THAT KMK LAND LLC, AN OREGON LIMITED LIABILITY COMPANY, OWNER OF THE LANDS AS SHOWN AND DESCRIBED ON THIS PLAT, HAS CAUSED THE SAME TO BE SUBDIVIDED AND SURVEYED IN ACCORDANCE WITH ORS, CHAPTER 92, AND ACKNOWLEDGE THE FOLLOWING EASEMENTS AS STATED IN PIONEER ESCROW PRELIMINARY TITLE REPORT DATED 03 AUGUST 2020 UNDER ORDER NO. 101216: AND DEDICATE THOSE AS INDICATED.

- ① A BLANKET RIGHT-OF-WAY EASEMENT TO UMATILLA ELECTRIC COMPANY AS PER BOOK 170, PAGE 246 AND BOOK 309, PAGE 185 OF THE UMATILLA COUNTY RECORDS, EXISTS ON THIS PROPERTY. NOT PLOTTED
- ② EASEMENTS AS SHOWN ON PARTITION PLAT 2017-10, INSTRUMENT No. 2017-658062
- ③ I HEREBY DEDICATE AN ADDITIONAL 60 FOOT WIDE INGRESS, EGRESS AND UTILITY EASEMENT & A 70 FOOT RADIUS CUL-DE-SAC INGRESS, EGRESS AND UTILITY EASEMENT FOR THE BENEFIT OF ALL LOTS
- ④ I HEREBY DEDICATE TWO (2)-20 FOOT WIDE IRRIGATION EASEMENTS TO HERMISTON IRRIGATION DISTRICT
- ⑤ I HEREBY DEDICATE A 20 FOOT WIDE BY 80 FOOT LONG ELECTRIC EASEMENT AS SHOWN TO UMATILLA ELECTRIC COMPANY

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
MAY 10, 2011
LANCE CLARK KING
61420
RENEWS: 6/30/2021

LEGEND

- SUBDIVISION BOUNDARY
- NEW LOT LINE
- SECTIONAL LINE (SEC.)
- RIGHT-OF-WAY (ROW)
- TAX LOT LINES
- EASEMENT
- RAILROAD TRACK CENTERLINE
- NEW EASEMENTS BEING DEDICATED
- DATA OF RECORD
- CALCULATED DISTANCE
- MONUMENT AS NOTED
- SET 5/8"x30" REBAR WITH RED PLASTIC CAP MARKED PLS 61420
- FND. 5/8" IRON BAR AS NOTED
- CALCULATED POINT

ACKNOWLEDGMENT

STATE OF Oregon } s.s.
 COUNTY OF Umatilla }
 ON THIS 28 DAY OF January IN THE YEAR OF 2021, BEFORE ME, Floresella Larsen A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED MITCH BOYLAN, AUTHORIZED SIGNATORY FOR KMK LAND, LLC AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND UPON BEING DULY SWORN ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME. IN WITNESS WHEREOF, I HERETO SET MY HAND AND SEAL.

NOTARY PUBLIC
 COMMISSION No.: 965931
 MY COMMISSION 08/22/21
 EXPIRES: 08/22/21

LINE TABLE

| LINE No. | LENGTH | BEARING |
|----------|--------|---------------|
| L1(R1) | 59.96 | S61° 31' 49"E |
| L2 | 96.81 | N89° 51' 12"E |
| L3 | 83.50 | S0° 06' 33"W |
| L4 | 35.03 | N0° 06' 33"E |
| L5 | 35.77 | N0° 06' 33"E |
| L6 | 39.77 | N0° 06' 33"E |
| L7 | 168.08 | N89° 51' 12"E |
| L8 | 47.48 | N00° 06' 33"E |
| L9 | 209.58 | N67° 27' 41"E |

CURVE TABLE

| CURVE No. | RADIUS | DELTA | LENGTH | BEARING CHORD | CHORD |
|-----------|---------|-----------|----------------|---------------|--------|
| C1(R1) | 226.49 | 54°24'31" | 215.08 | N74°48'32"E | 207.09 |
| C2(R1) | 383.11 | 16°27'24" | 110.04 | S69°45'31"E | 109.66 |
| C3(R1) | 179.78 | 36°34'02" | 114.74 | S79°48'50"E | 112.80 |
| C4(R1) | 486.21 | 28°04'31" | 238.25(236.01) | N67°51'53"E | 235.87 |
| C5 | 1046.28 | 4°45'01" | 86.75 | N34°35'50"E | 86.72 |
| C6 | 1046.28 | 1°58'05" | 35.94 | N37°57'23"E | 35.94 |
| C7 | 226.49 | 40°20'13" | 159.45 | N67°46'22"E | 156.18 |
| C8 | 226.49 | 14°04'18" | 55.63 | S85°01'22"E | 55.49 |
| C9 | 191.49 | 39°56'30" | 133.49 | N67°34'31"E | 130.80 |
| C10 | 191.49 | 14°28'01" | 48.35 | S85°13'13"E | 48.22 |
| C11 | 348.11 | 16°27'24" | 99.99 | S69°45'31"E | 99.64 |
| C12 | 214.78 | 36°34'02" | 137.08 | S79°48'50"E | 134.76 |
| C13 | 521.21 | 19°01'48" | 173.11 | N72°23'15"E | 172.32 |

REFERENCE TABLE

- R1 PARTITION PLAT 2020-05, FOR HEIDI CARVER, BY PRIMM LAND SURVEYING, INC., FILED UNDER COUNTY SURVEY No. 20-017-B.
- R2 PARTITION PLAT 2018-08, FOR KIM & MARIA PETERSON, BY R.V. MCKINNIS ENGINEERING, FILED UNDER COUNTY SURVEY No. 18-052-B.
- R3 PARTITION PLAT 1999-32, FOR TOM E AND LORRIE BENSEL, BY COPPOCK SURVEYING, FILED UNDER COUNTY SURVEY No. 99-118-B.
- R4 OWR & N CO. RIGHT OF WAY & TRACK MAP, MAP NO. 93, UMATILLA COUNTY SURVEYOR RECORDS, RAILROAD MAPS
- R5 RECORD OF SURVEY, FOR UMATILLA COUNTY BY CK3, LLC, FILED UNDER COUNTY SURVEY NO. 19-080-C

UMATILLA COUNTY COMMISSIONERS

APPROVED THIS 10 DAY OF March 2021

 CHAIRMAN

 COMMISSIONER

 COMMISSIONER

FOUND 2" ALUMINUM CAP UNREADABLE SET IN 09-39-A
 15
 16
 17
 18
 19
 20
 21
 22
 FOUND 2 1/2" BRASS CAP IN MONUMENT WELL STAMP PLS 2675 SET IN 09-173-B
 P.O.B.
 FOUND 5/8" IRON REBAR WITH PLASTIC CAP LS 2850 SET IN PP 1999-32
 FOUND 2 1/2" BRASS CAP LS 951 SET IN 92-45-C

APPROVALS:
UMATILLA COUNTY SURVEYOR
 APPROVED THIS 9 DAY OF March, 2021

 UMATILLA COUNTY SURVEYOR
HERMISTON IRRIGATION DISTRICT
 APPROVED THIS 28 DAY OF Jan., 2021

 MANAGER
UMATILLA COUNTY PLANNING DEPARTMENT
 APPROVED THIS 9TH DAY OF MAR., 2021

 UMATILLA COUNTY PLANNING DIRECTOR
UMATILLA COUNTY TAX COLLECTOR
 TAXES ARE PAID IN FULL
 APPROVED THIS 9 DAY OF March 2021

 UMATILLA COUNTY TAX ASSESSOR

 UMATILLA COUNTY TAX COLLECTOR

THIS IS AN EXACT COPY

 LANCE CLARK KING

BY KMK LAND LLC, AN OREGON LIMITED LIABILITY COMPANY

 MITCH BOYLAN, MEMBER

RECEIVED BY
 Umatilla County Surveyor
 Date: MAR 12 2021
 Rec'd By: TMA
 No.: 21-026-B

UMATILLA COUNTY OFFICE OF RECORDS
 STATE OF OREGON, COUNTY OF UMATILLA }
 I certify that this instrument was received and recorded on 03-10-2021
 at 11:08 o'clock a. m., in the record of PLATS of said County.
 BOOK 17 PAGE 20
OFFICE OF COUNTY RECORDS
 By: STEVE CHURCHILL Records Officer
 Fee \$ 120.00 No. 2021-7170166

SURVEY FOR:
KMK LAND, LLC
CK3, LLC
 CIVIL-STRUCTURAL-ELECTRICAL ENGINEERING, SURVEYING & PLANNING
 ONTARIO HERMISTON
 368 SW 5TH AVE. 945 W. ORCHARD AVE.
 ONTARIO, OR 97914 HERMISTON, OR 97838
 PHONE (541) 889-5411 PHONE (541) 567-2344
 FAX (541) 889-2074 FAX (541) 567-2305
 WEB: CK3LLC.NET

CHECKED BY: LCK FIELDBOOK No.: 0-320 PAGE(S): 27-31
 DRAWN BY: RWF DWG FILE No.: B-1298
 APPROVED BY: LCK FILENAME: V020029.dwg JOB No. VO-20029
 DATE: 1/27/2021 DATE REVISED: SHEET: 1 of 1