

LEGEND

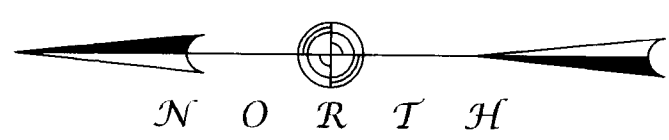
— PROPERTY AND LOT LINES
 - - - LOT LINES WITH ZERO BUILDING SETBACK DISTANCES
 SEE SHEET 1 FOR MONUMENT AND NOTATION SYMBOLS

BUMBLE B ESTATE
 NW1/4 NE1/4, SECTION 5
 TWN. 3 N., RA. 29 E., W.M.
 CITY OF STANFIELD,
 UMATILLA COUNTY, OREGON

| LOT | L | R | Δ | L.C. | LOT | L | R | Δ | L.C. |
|-----|--------|--------|-----------|-------------------------------|-----|----|-------|--------|-------------------------------|
| C1 | 146.21 | 150.00 | 55°50'50" | S28°51'51"E, 140.49 | C40 | 51 | 24.44 | 177.00 | 7°54'39", N29°15'24"E, 24.42 |
| C2 | 119.89 | 123.00 | 55°50'50" | S28°51'51"E, 115.20 | C41 | 52 | 39.71 | 177.00 | 12°52'11", N18°52'29"E, 39.62 |
| C3 | 172.53 | 177.00 | 55°50'50" | S28°51'51"E, 165.78 | C42 | 53 | 41.36 | 177.00 | 13°23'20", N5°45'13"E, 41.27 |
| C4 | 88.23 | 150.00 | 33°42'04" | S73°38'19"E, 88.23 | C43 | 67 | 31.56 | 20.00 | 90°23'55", N44°15'31"E, 28.38 |
| C5 | 72.35 | 123.00 | 33°42'04" | S73°38'19"E, 71.31 | C44 | 99 | 31.28 | 20.00 | 89°36'05", S45°44'29"E, 28.19 |
| C6 | 104.11 | 177 | 33°42'04" | S73°38'19"E, 102.62 | C45 | 85 | 73.32 | 123.00 | 34°09'10", S16°08'08"W, 72.24 |
| C7 | 89.09 | 150.00 | 34°09'10" | S16°08'08"W, 88.09 | C46 | 85 | 31.42 | 20.00 | 90°00'00", S78°12'43"W, 28.28 |
| C8 | 73.32 | 123.00 | 34°09'10" | S16°08'08"W, 72.24 | C47 | 83 | 18.37 | 123.00 | 8°33'20", N52°30'37"W, 18.35 |
| C9 | 105.51 | 177.00 | 34°09'10" | S16°08'08"W, 103.95 | C48 | 82 | 89.59 | 123.00 | 41°43'54", N27°22'00"W, 87.62 |
| C10 | 1 | 31.28 | 20.00 | 89°36'05", S45°44'29"E, 28.19 | C49 | 81 | 11.94 | 123.00 | 5°33'37", N3°43'15"W, 11.93 |
| C11 | 14 | 10.55 | 177.00 | 3°24'49", S2°38'51"E, 10.54 | C50 | 68 | 31.56 | 20.00 | 90°23'55", N44°15'31"E, 28.38 |
| C12 | 15 | 29.40 | 177.00 | 9°31'04", S9°06'48"E, 29.37 | | | | | |
| C13 | 16 | 28.58 | 177.00 | 9°15'04", S18°29'52"E, 28.55 | | | | | |
| C14 | 17 | 30.01 | 177.00 | 9°42'54", S27°58'52"E, 29.98 | | | | | |
| C15 | 18 | 29.12 | 177.00 | 9°25'33", S37°33'05"E, 29.09 | | | | | |
| C16 | 19 | 22.34 | 177.00 | 7°13'53", S45°52'48"E, 22.32 | | | | | |
| C17 | 20 | 22.51 | 177.00 | 7°17'33", S53°08'30"E, 22.51 | | | | | |
| C18 | 29 | 33.58 | 177.00 | 10°52'08", S62°13'21"E, 33.53 | | | | | |
| C19 | 30 | 25.93 | 177.00 | 8°23'37", S71°51'136"E, 25.91 | | | | | |
| C20 | 31 | 31.19 | 177.00 | 10°05'47", S81°05'55"E, 31.15 | | | | | |
| C21 | 32 | 13.42 | 177.00 | 4°20'33", S88°19'05"E, 13.41 | | | | | |
| C22 | 33 | 16.69 | 20.00 | 47°49'21", S66°34'41"E, 16.21 | | | | | |
| C23 | 33 | 28.64 | 50.00 | 32°49'04", S59°04'32"E, 28.25 | | | | | |
| C24 | 34 | 25.77 | 50.00 | 29°32'55", N89°44'58"E, 25.49 | | | | | |
| C25 | 35 | 10.03 | 50.00 | 11°29'56", N69°14'02"E, 10.02 | | | | | |
| C26 | 36 | 10.12 | 50.00 | 11°35'41", N57°41'13"E, 10.10 | | | | | |
| C27 | 37 | 10.66 | 50.00 | 12°13'10", N45°46'47"E, 10.64 | | | | | |
| C28 | 38 | 18.75 | 50.00 | 21°28'49", N28°55'48"E, 18.64 | | | | | |
| C29 | 39 | 15.87 | 50.00 | 18°11'24", N9°05'42"E, 15.81 | | | | | |
| C30 | 40 | 15.71 | 50.00 | 17°59'49", N8°59'54"W, 15.64 | | | | | |
| C31 | 41 | 15.24 | 50.00 | 17°28'09", N26°43'53"W, 15.19 | | | | | |
| C32 | 42 | 18.93 | 50.00 | 21°41'40", N46°18'48"W, 18.82 | | | | | |
| C33 | 43 | 19.65 | 50.00 | 22°31'19", N68°25'17"W, 19.53 | | | | | |
| C34 | 44 | 39.17 | 50.00 | 44°54'14", S77°51'56"W, 38.19 | | | | | |
| C35 | 45 | 11.98 | 50.00 | 13°43'31", S48°33'03"W, 11.95 | | | | | |
| C36 | 45 | 16.69 | 20.00 | 47°49'21", S65°35'58"W, 16.21 | | | | | |
| C37 | 46 | 44.08 | 123.00 | 20°32'03", N80°13'20"W, 43.85 | | | | | |
| C38 | 47 | 28.27 | 123.00 | 13°10'01", N63°22'18"W, 28.20 | | | | | |
| C39 | 51 | 31.42 | 20.00 | 90°00'00", N11°47'17"W, 28.28 | | | | | |

L37/38 *S24°11'51"E*, 47.07
 L36/37 * * * * * 34.90
 L35/36 * * * * * 31.38
 L34/35 * * * * * 29.88

| LOT | AREA | LOT | AREA | LOT | AREA | LOT | AREA | LOT | AREA | LOT | AREA |
|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| SQ. FT. | SQ. FT. | SQ. FT. | SQ. FT. | SQ. FT. | SQ. FT. | SQ. FT. | SQ. FT. | SQ. FT. | SQ. FT. | SQ. FT. | SQ. FT. |
| 1 | 3,828 | 19 | 3,395 | 37 | 8,606 | 55 | 3,371 | 73 | 3,188 | 91 | 3,188 |
| 2 | 3,450 | 20 | 3,377 | 38 | 4,702 | 56 | 3,762 | 74 | 3,188 | 92 | 3,188 |
| 3 | 3,450 | 21 | 3,345 | 39 | 3,796 | 57 | 3,429 | 75 | 3,188 | 93 | 3,188 |
| 4 | 3,450 | 22 | 3,323 | 40 | 9,576 | 58 | 3,372 | 76 | 3,188 | 94 | 3,188 |
| 5 | 3,450 | 23 | 3,302 | 41 | 7,489 | 59 | 3,372 | 77 | 3,188 | 95 | 3,188 |
| 6 | 3,450 | 24 | 3,289 | 42 | 6,404 | 60 | 3,373 | 78 | 3,188 | 96 | 3,188 |
| 7 | 3,450 | 25 | 3,311 | 43 | 5,748 | 61 | 3,373 | 79 | 3,188 | 97 | 3,188 |
| 8 | 3,450 | 26 | 3,336 | 44 | 5,893 | 62 | 3,374 | 80 | 3,188 | 98 | 3,188 |
| 9 | 3,450 | 27 | 3,362 | 45 | 6,546 | 63 | 3,374 | 81 | 3,270 | 99 | 3,530 |
| 10 | 3,450 | 28 | 3,388 | 46 | 5,119 | 64 | 3,375 | 82 | 4,063 | | |
| 11 | 3,450 | 29 | 3,774 | 47 | 5,139 | 65 | 3,375 | 83 | 3,155 | | |
| 12 | 3,450 | 30 | 3,557 | 48 | 5,538 | 66 | 3,376 | 84 | 3,765 | | |
| 13 | 3,450 | 31 | 5,068 | 49 | 4,711 | 67 | 3,742 | 85 | 4,515 | | |
| 14 | 3,451 | 32 | 5,818 | 50 | 3,655 | 68 | 3,527 | 86 | 3,273 | | |
| 15 | 3,633 | 33 | 6,335 | 51 | 3,319 | 69 | 3,188 | 87 | 3,188 | | |
| 16 | 3,981 | 34 | 6,604 | 52 | 3,776 | 70 | 3,188 | 88 | 3,188 | | |
| 17 | 5,174 | 35 | 16,413 | 53 | 3,741 | 71 | 3,188 | 89 | 3,188 | | |
| 18 | 3,756 | 36 | 5,839 | 54 | 3,314 | 72 | 3,188 | 90 | 3,188 | | |

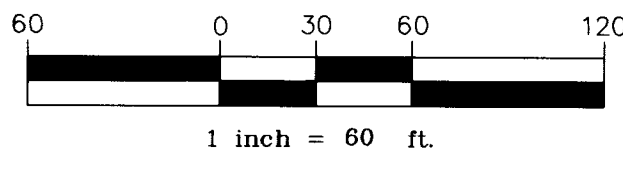


I CERTIFY THIS IS A TRUE AND EXACT COPY OF THE SUBDIVISION PLAT OF BUMBLE B ESTATE
 Rodney J. Lewis
 RODNEY J. LEWIS, PLS

RECEIVED BY
 Umatilla County Surveyor
 Date: 8/3/23
 Rec'd By: CT
 No.: 23-068-B

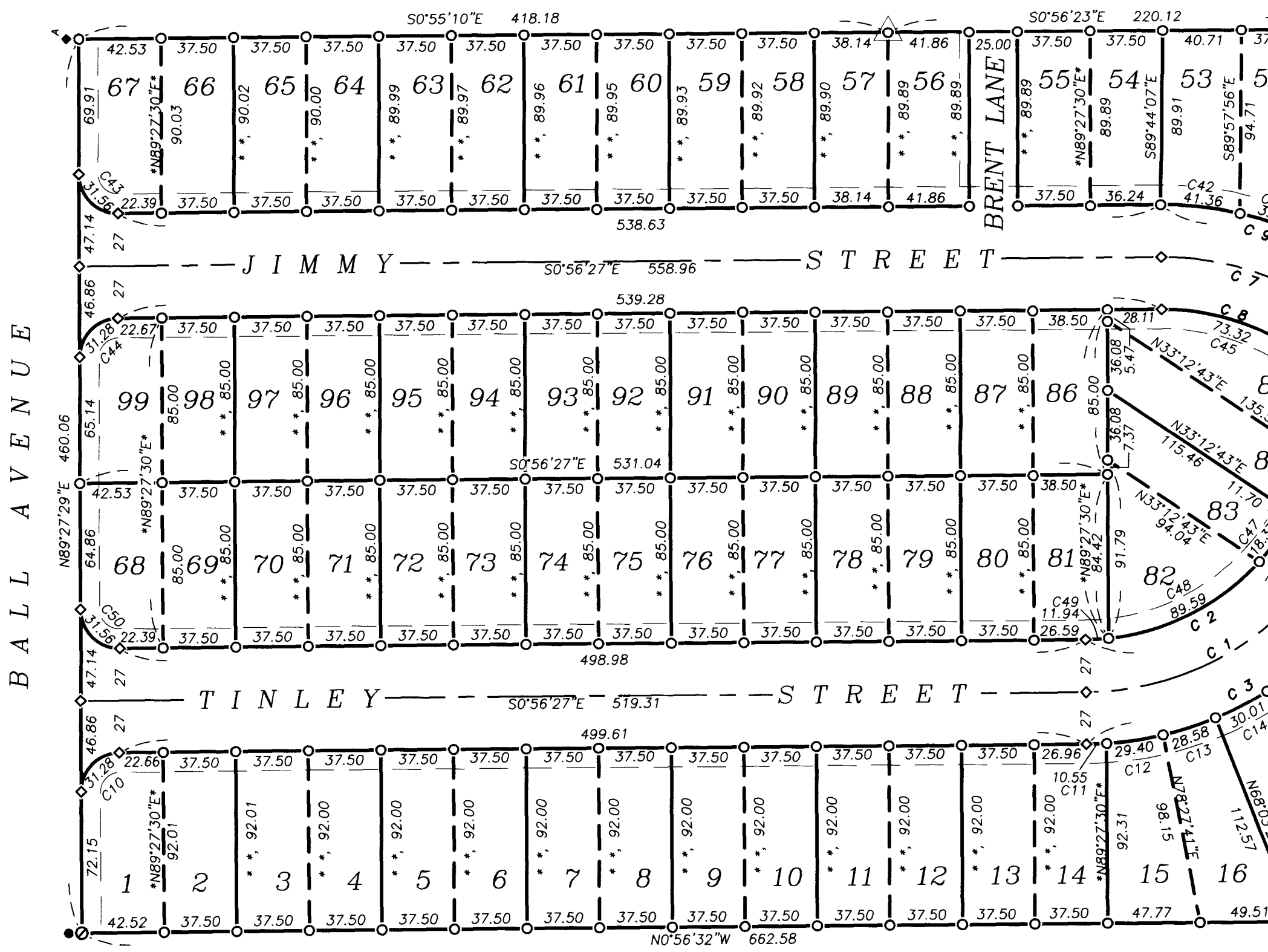
State of Oregon 2023-0005179
 County of Umatilla REC-DE-TP 07/31/2023 09:51:01 AM
 Pgs=1 \$5.00 \$44.00 \$11.00 \$10.00 \$10.00 \$140.00
 \$60.00
 Office of County Records
 Steve Churchill UMATILLA COUNTY

REGISTERED PROFESSIONAL LAND SURVEYOR
 Rodney J. Lewis
 OREGON JULY 14, 1998
 2872
 EXPIRES 12-31-24



NEW LOT DIMENSIONS
 BUMBLE B ESTATE
 FOR: HOMERUN LAND, LLC.
 LOCATED WITHIN
 NW 1/4 OF NE 1/4, SECTION 5
 TOWNSHIP 3 NORTH, RANGE 29 EAST, W.M.
 UMATILLA COUNTY, OREGON
 Wallowa Associates
 303 S.E. Alamo Street
 Enterprise, Oregon 97828
 (541) 426-9049

| | | |
|-------------------------|---------------------|---|
| SCALE 1 IN. = 60 FT. | SHEET No. 2 OF 4 | DATE OF SURVEY Beginning: 14 FEB 22 Ending: 14 JUL 23 |
| DRAWN BY R J L | CHECKED K L P | PROJECT No. A224-01 / 3215bb |



BALL AVENUE

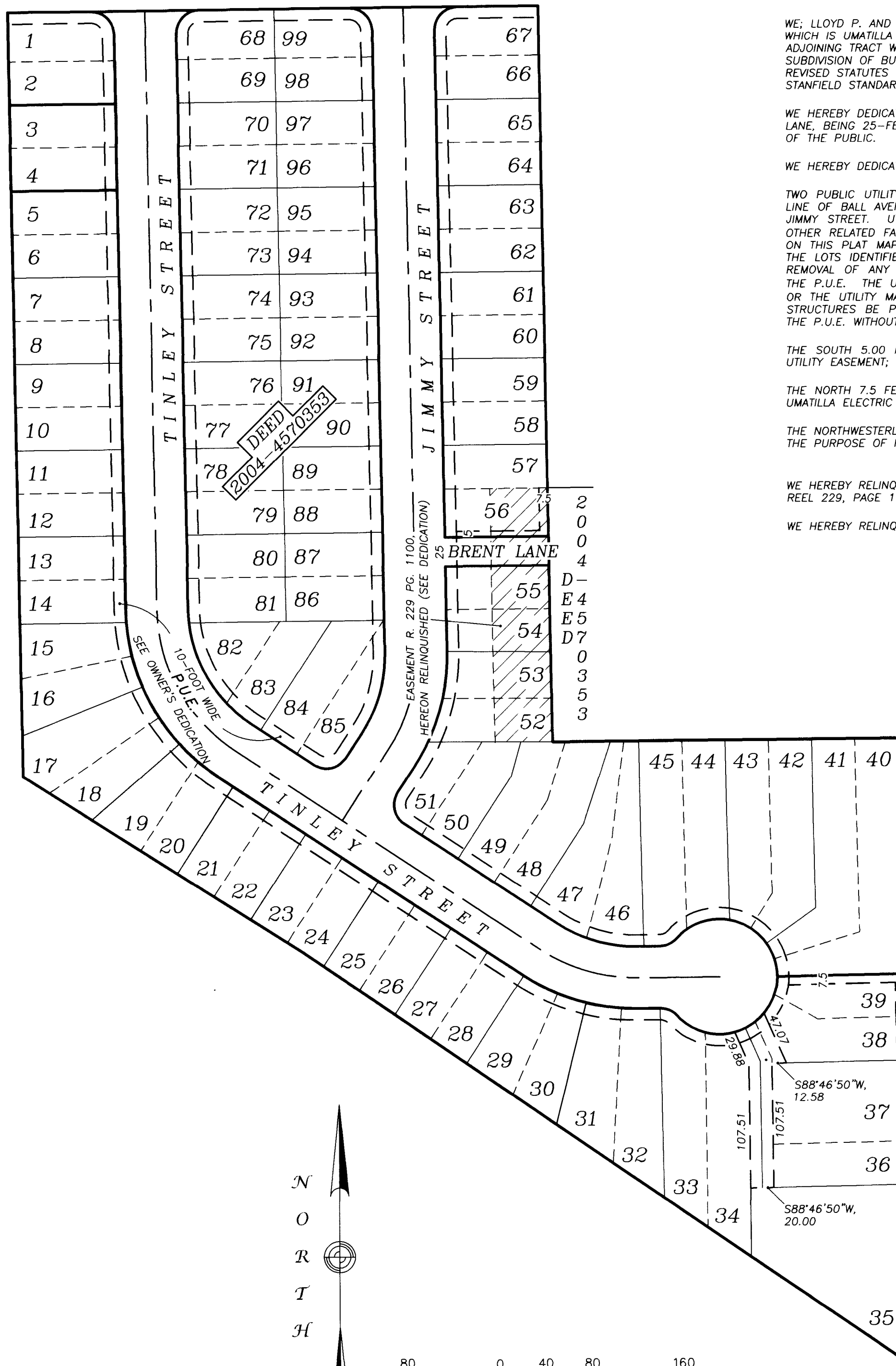
BALL AVE.

OWNER'S DECLARATION AND DEDICATION

BUMBLE B ESTATE

NW1/4 NE1/4, SECTION 5
TWN. 3 N., RA. 29 E., W.M.

CITY OF STANFIELD,
UMATILLA COUNTY, OREGON



WE, LLOYD P. AND LOIS J. PIERCY, REPRESENTING HOMERUN LAND, L.L.C. OF WHOM IS THE OWNERS OF THE TRACT WHICH IS UMATILLA COUNTY DEED 2004-4570353; AND OURSELVES SEPARATELY AS THE PRIVATE OWNERS OF THE ADJOINING TRACT WHICH IS UMATILLA COUNTY DEED 2022-7480774; HEREBY ACKNOWLEDGE WE HAVE CAUSED THE SUBDIVISION OF BUMBLE B ESTATE, TO BE SURVEYED AND PLATTED INTO LOTS; IN ACCORDANCE WITH OREGON REVISED STATUTES CHAPTER 92, THE UMATILLA COUNTY DEVELOPMENT CODE CHAPTER 152 AND THE CITY OF STANFIELD STANDARDS.

WE HEREBY DEDICATE TINLEY STREET AND JIMMY STREET, EACH BEING 54- FEET IN WIDTH; TOGETHER WITH BRENT LANE, BEING 25- FEET IN WIDTH; TO THE CITY OF STANFIELD FOR THE PURPOSE OF CITY UTILITIES AND THE USE OF THE PUBLIC.

WE HEREBY DEDICATE THE FOLLOWING EASEMENTS:

TWO PUBLIC UTILITY EASEMENTS, EACH BEING 10-FOOT WIDE STRIPS PARALLEL WITH THE SOUTH RIGHT-OF-WAY LINE OF BALL AVENUE AND BOTH SIDES OF THE RIGHTS-OF-WAY LINES OF HEREON CREATED TINLEY STREET AND JIMMY STREET. UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT AND ALL OTHER RELATED FACILITIES ABOVE AND BELOW GROUND WITHIN THE PUBLIC UTILITY EASEMENTS (P.U.E.) IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIREABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL OBSTRUCTIONS AT THE OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE OBSTRUCTIONS AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

THE SOUTH 5.00 FEET AND THE EAST 7.50 FEET OF HEREON CREATED LOT 56, LESS THE ABOVE SAID PUBLIC UTILITY EASEMENT; FOR THE PURPOSE OF PRIVATE UTILITIES.

THE NORTH 7.5 FEET OF LOT 39 TOGETHER WITH THE EAST 7.5 FEET OF LOTS 35, 36, 37, 38 AND 39; SERVING UMATILLA ELECTRIC COOPERATIVE FOR THE PURPOSE OF BURIED POWER LINES.

THE NORTHWESTERLY PORTIONS OF LOTS 35, 36 AND 37; AS HEREON SHOWN, SERVING LOTS 35, 36 AND 37 FOR THE PURPOSE OF INGRESS AND EGRESS

WE HEREBY RELINQUISH THE 50-FOOT WIDE INGRESS AND EGRESS EASEMENT WHICH IS UMATILLA COUNTY DEED REEL 229, PAGE 1100; SUCH BEING HEREON REPLACED BY THE ABOVE-CREATED BRENT LANE.

WE HEREBY RELINQUISH OUR RIGHTS IN THE WELL USE AGREEMENT WHICH IS DEED REEL 229 PAGE 935.

Lloyd P. Piercy
LLOYD P. PIERCY; REPRESENTATIVE, PRIVATE OWNER

Lois J. Piercy
LOIS J. PIERCY; REPRESENTATIVE, PRIVATE OWNER

RECEIVED BY
Umatilla County Surveyor
Date 8/3/23
Rec'd By: CT
No: 23-068-8

ACKNOWLEDGEMENT

STATE OF OREGON
COUNTY OF UMATILLA
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
ON THIS 9th DAY OF July, 2023
BY LLOYD P. PIERCY AND LOIS J. PIERCY
Rolby Currin
NOTARY PUBLIC FOR THE STATE OF OREGON
NAME Rolby Currin
COMMISSION NUMBER: 1027738
09/07/2026
MY COMMISSION EXPIRES:

State of Oregon 2023-0005179
County of Umatilla 07/31/2023 09:51:01 AM
REC-DE-TP
Pgs=1 \$5.00 \$44.00 \$11.00 \$10.00 \$10.00 \$140.00
\$60.00



Office of County Records
Sten Churchill
UMATILLA COUNTY

I CERTIFY THIS IS A TRUE AND EXACT COPY OF THE SUBDIVISION PLAT OF BUMBLE B ESTATE
Rodney J. Lewis
RODNEY J. LEWIS, PLS

EASEMENT NOTE

EXISTING 20-FOOT X 20-FOOT IRRIGATION FACILITY EASEMENT, R-170, PAGE 1405; LYING BETWEEN ENGINEER'S STATIONS 623+25 AND 623+45, AND BETWEEN OFFSET DISTANCES OF 75 AND 95 FEET FROM HIGHWAY CENTERLINE.

REGISTERED PROFESSIONAL LAND SURVEYOR
Rodney J. Lewis
OREGON
JULY 14, 1998
RODNEY J. LEWIS
2872
EXPIRES 12-31-24

| | | |
|---|---------------------|---|
| EASEMENTS, OWNER'S DECLARATION AND DEDICATION BUMBLE B ESTATE FOR: HOMERUN LAND, LLC. | | |
| LOCATED WITHIN NW 1/4 OF NE 1/4, SECTION 5 TOWNSHIP 3 NORTH, RANGE 29 EAST, W.M. UMATILLA COUNTY, OREGON | | |
| Wallowa Associates 303 S.E. Alamo Street Enterprise, Oregon 97828 (541) 426-9049 | | |
| SCALE 1 IN. = 80 FT. | SHEET No. 3 OF 4 | DATE OF SURVEY Beginning: 14 FEB 22 Ending: 14 JUL 23 |
| DRAWN BY R J L | CHECKED K L P | PROJECT No. A224-01 / 3215bb |

