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PARTITION PLAT NO. 2005-21  
SHEET 1 OF 2

A REPLAT OF PARCEL 2 OF UMATILLA COUNTY PARTITION PLAT NO. 2004-18 AND A PART OF PARCEL 2 OF UMATILLA COUNTY PARTITION PLAT NO. 2001-51.

LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON.

LEGEND

- - SET 5/8" x 30" REBAR WITH YELLOW PLASTIC CAP MARKED "OR PLS 1106, WA PLS 17372".
- ① - EXISTING 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "OR PLS 1106, WA PLS 17372", FROM UMATILLA COUNTY SURVEY NO. 03-305-B.
- ② - EXISTING 5/8" REBAR WITH A YELLOW PLASTIC CAP MARKED "OR PLS 1106, WA PLS 17372" FROM PARTITION PLAT NO. 1999-33.
- ③ - EXISTING 5/8" IRON REBAR WITH YELLOW PLASTIC CAP MARKED "OR PLS 1106, WA PLS 17372", FROM PARTITION PLAT NO. 1996-41.
- - FOUND 5/8" IRON REBAR WITH 1 1/2" ALUMINUM CAP SET IN STREET MONUMENT BOX, PER PLAT OF HOFFMAN SECOND ADDITION.
- - FOUND MONUMENT AS NOTED.
- x - CALCULATED POINT ONLY, NOT SET OR FOUND.
- (XOX) - RECORD DIMENSION FROM UMATILLA COUNTY PARTITION PLAT NO. 1996-41.
- [XOX] - RECORD DIMENSION FROM IMSLAND REPLAT.
- {XOX} - RECORD DIMENSION FROM HOFFMAN 2ND ADDITION PLAT.
- (XOX)R1 - RECORD DIMENSION FROM DEED TO JAMES J. SWEARINGEN AND DELORIS A. SWEARINGEN RECORDED AT REEL 220, PAGE 1499, INSTRUMENT NUMBER 1992-172284, DEED RECORDS OF UMATILLA COUNTY.
- (XOX)R2 - RECORD DIMENSION FROM UMATILLA COUNTY SURVEY NO. 03-305-B.
- (XOX)R3 - RECORD DIMENSION FROM UMATILLA COUNTY PARTITION PLAT NO. 2004-18.

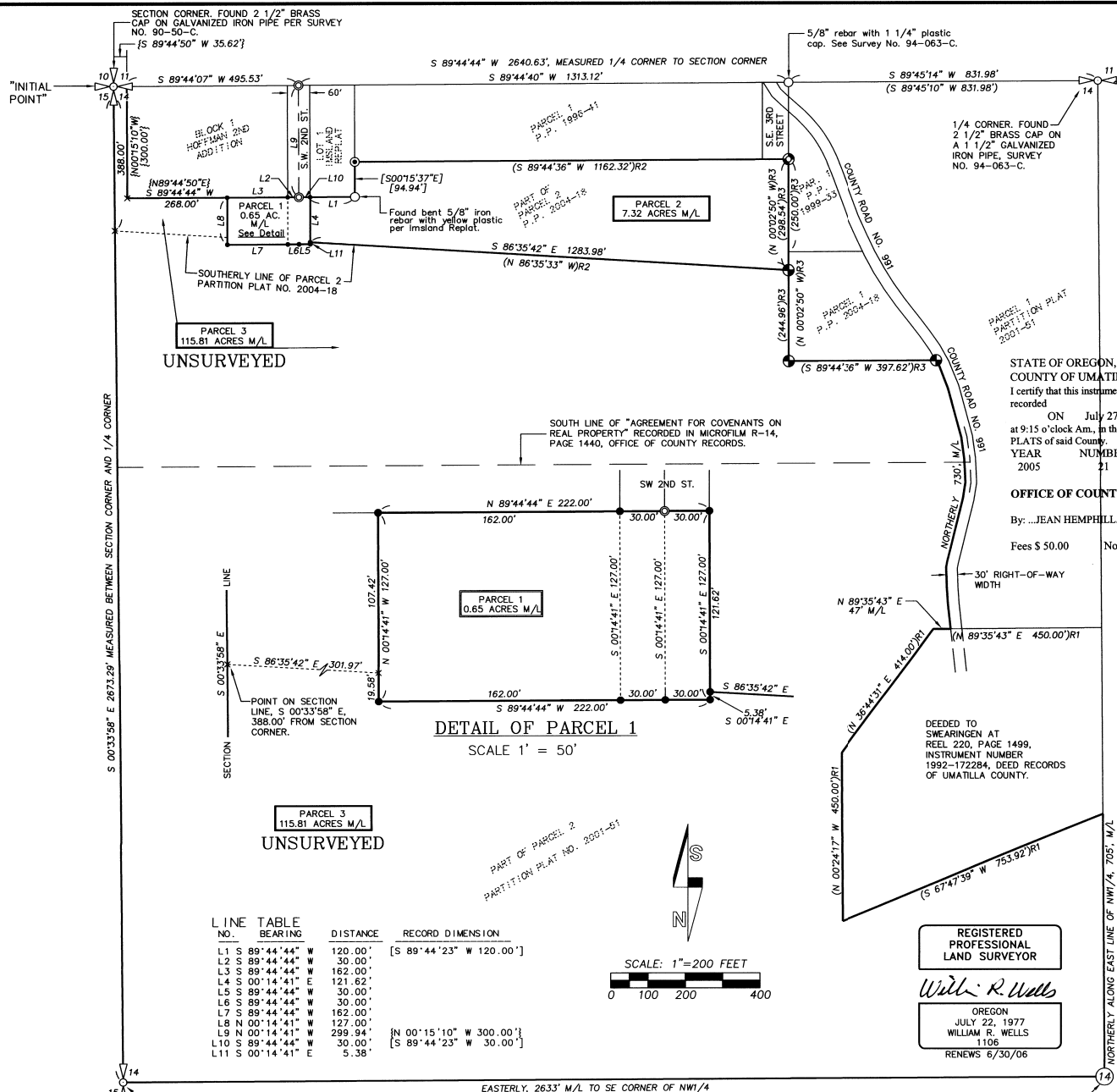
STATE OF OREGON,  
COUNTY OF UMATILLA }  
I certify that this instrument was received and recorded  
ON July 27, 2005  
at 9:15 o'clock Am., in the record of  
PLATS of said County  
YEAR NUMBER  
2005 21  
OFFICE OF COUNTY RECORDS  
By: JEAN HEMPHILL, Records Officer  
Fees \$ 50.00 No. 2005-4860125

PARTITIONED PROPERTY IS SUBJECT TO:

1. EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINE, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED TO PACIFIC POWER AND LIGHT COMPANY, RECORDED JULY 21, 1951, IN BOOK 201, PAGE 316, INST. NO. 1951-135754, DEED RECORDS OF UMATILLA COUNTY. THIS IS A "BLANKET" EASEMENT AND IS NOT SHOWN. AFFECTS NORTHWEST QUARTER OF SECTION 14 AND PARCELS 1, 2 AND 3 OF THIS PARTITION PLAT.
2. EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINE, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED TO PACIFIC POWER AND LIGHT COMPANY, RECORDED DECEMBER 10, 1951, IN BOOK 201, PAGE 316, INST. NO. 1951-135754, DEED RECORDS OF UMATILLA COUNTY. THIS IS A "BLANKET" EASEMENT AND IS NOT SHOWN. AFFECTS EAST HALF OF THE EAST HALF OF NORTHWEST QUARTER OF SECTION 14 AND A PORTION OF PARCEL 3 OF THIS PARTITION PLAT.
3. EASEMENTS FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINE, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED TO EASTERN OREGON ELECTRIC COOPERATIVE ASSOCIATION, RECORDED OCTOBER 19, 1960, IN BOOK 260, PAGE 520, INST NOS. 1960-230840 & 1960-230841, DEED RECORDS OF UMATILLA COUNTY. THESE ARE "BLANKET" EASEMENTS AND ARE NOT SHOWN. SAID EASEMENTS WERE ASSIGNED TO PACIFIC POWER AND LIGHT COMPANY BY ASSIGNMENT OF EASEMENTS RECORDED AUGUST 26, 1963 IN BOOK 273, PAGE 158, INST. NO. 1963-260951, DEED RECORDS OF UMATILLA COUNTY. AFFECTS SECTION 14 AND THE NORTH AND WEST SIDES OF THE NORTHWEST QUARTER OF SECTION 14 AND PORTIONS OF PARCELS 1, 2 AND 3 OF THIS PARTITION PLAT.
4. AGREEMENT FOR COVENANTS, INCLUDING THE TERMS AND PROVISIONS THEREOF, BETWEEN ROBERT T. MAUTZ AND LYNN E. TIMMERMAN AND THE CITY OF PENDLETON, RECORDED FEBRUARY 1, 1977 AT MICROFILM R-14, PAGE 1440, INST. NO. 1977-19360, OFFICE OF COUNTY RECORDS, AFFECTS PARCELS 1, 2 AND A PORTION OF PARCEL 3 OF THIS PARTITION PLAT. THE SOUTH LINE OF THIS AGREEMENT IS SHOWN AND NOTED. INCLUDES LANGUAGE REGARDING DEDICATION OF 3 - 60 FOOT PUBLIC RIGHT-OF-WAYS PRIOR TO ISSUANCE OF BUILDING PERMITS.
5. MINOR PARTITION AGREEMENT AND IRREVOCABLE CONSENT AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, BETWEEN THE CITY OF PENDLETON AND CIRCLE DOT RANCHES, A PARTNERSHIP, RECORDED AUGUST 15, 1999 AS INSTRUMENT NO. 1999-3560182, OFFICE OF COUNTY RECORDS, AFFECTS PARCEL 2 OF THIS PARTITION PLAT FOR FUTURE EXTENSION OF SE 3RD STREET.
6. MINOR PARTITION AGREEMENT AND IRREVOCABLE CONSENT AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, BETWEEN THE CITY OF PENDLETON AND CIRCLE DOT RANCHES, A PARTNERSHIP, RECORDED NOVEMBER 15, 2001 AS INSTRUMENT NO. 2001-4000545, OFFICE OF COUNTY RECORDS, AFFECTS PARCEL 3 OF THIS PARTITION PLAT FOR PURPOSE OF FUTURE RIGHT-OF-WAY DEDICATION AND PARTICIPATION IN LOCAL IMPROVEMENT DISTRICT FOR EXTENSION OF SE 3RD STREET.

THE ABOVE ENCUMBRANCES ARE NOTED FROM PRELIMINARY REPORT FOR TITLE INSURANCE, ORDER NO. 78651, PREPARED BY PIONEER TITLE COMPANY, 126 SE COURT AVENUE PENDLETON, OREGON, 97801.

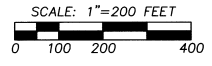
<b>WILLIAM R. WELLS, PLS</b> 2602 N.E. RIVERSIDE PLACE P.O. BOX 1696 PENDLETON, OR 97801 PHONE: (541) 276-6362		PROJECT: VEAGNDPP PARTITION REPLAT FOR: <b>CIRCLE DOT RANCHES, LLC</b>	
DATE: 2/05	DR. BY: DMT	LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON.	
CK. BY: WRW	NO: 05-983		



DETAIL OF PARCEL 1  
SCALE 1" = 50'

LINE TABLE

NO.	BEARING	DISTANCE	RECORD DIMENSION
L1	S 89°44'44" W	120.00'	[S 89°44'23" W 120.00']
L2	S 89°44'44" W	30.00'	
L3	S 89°44'44" W	162.00'	
L4	S 00°14'41" E	121.62'	
L5	S 89°44'44" W	30.00'	
L6	S 89°44'44" W	30.00'	
L7	S 89°44'44" W	162.00'	
L8	N 00°14'41" E	127.00'	
L9	N 00°14'41" E	299.94'	
L10	S 89°44'44" W	30.00'	
L11	S 00°14'41" E	5.38'	



I CERTIFY THIS IS AN EXACT COPY OF  
PARTITION PLAT NO. 2005-21  
WILLIAM R. WELLS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR  
WILLIAM R. WELLS  
OREGON JULY 22, 1977  
WILLIAM R. WELLS 1106  
RENEWS 6/30/06

2005-21 212

PARTITION PLAT NO. 2005- 21  
SHEET 2 OF 2

A REPLAT OF PARCEL 2 OF UMATILLA COUNTY  
PARTITION PLAT NO. 2004-18 AND A PART  
OF PARCEL 2 OF UMATILLA COUNTY PARTITION  
PLAT NO. 2001-51.  
LOCATED IN THE NORTHWEST QUARTER OF SECTION 14,  
TOWNSHIP 2 NORTH RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON.

SURVEYOR'S CERTIFICATE  
& NARRATIVE

I HEREBY CERTIFY THAT I HAVE CORRECTLY SHOWN PARCELS 1,  
2 AND 3 OF THIS PARTITION REPLAT IN ACCORDANCE WITH ORS  
CHAPTER 92, AS REVISED, CITY OF PENDELTON ORDINANCE AND  
UMATILLA COUNTY ORDINANCE. THE BOUNDARIES OF PARCELS 1  
AND 2 ARE MONUMENTED AS SHOWN. PARCEL 3 IS UNSURVEYED.

THE SURVEY WAS MADE BY A 2 PERSON CREW USING TRIMBLE  
5700 GEODETIC GPS RECEIVERS OPERATED IN REAL TIME KINEMATIC  
MODE. CONTROLLING SURVEYS, PLATS AND MONUMENTS ARE  
NOTED ON SHEET 1 OF 2.

REAL PROPERTY DESCRIPTION:

A tract of land located in the Northwest Quarter of Section 14, Township 2 North, Range 32  
East, W.M., Umatilla County, Oregon, described as follows:

Parcel 2, of Umatilla County Partition Plat No. 2004-18.

Parcel 2, of Umatilla County Partition Plat No. 2001-51, EXCEPTING therefrom, that tract of  
land described in Bargain and Sale Deed to Circle Dot Ranches, LLC, recorded as Instrument No.  
2003-4530110, Office of County Records, Umatilla County, Oregon.

THE PERIMETER OF THE PROPERTY INCLUDED IN THIS PARTITION PLAT IS FURTHER DESCRIBED, BY METES AND  
BOUNDS COURSES, AS FOLLOWS:

A tract of land in the Northwest Quarter of Section 14, Township 2 North, Range 32 East, W.M.,  
Umatilla County, Oregon, described as:

BEGINNING at the Northwest Corner of said Section 14, the "INITIAL POINT" for this  
description; thence South 00°33'58" East along the West line of the Northwest Quarter of  
said Section 14 a distance of 2673.29 feet to the Southwest Corner of said Northwest Quarter;  
thence Easterly along the South line of said Northwest Quarter a distance of 2633 feet, more or  
less, to the Southeast Corner of said Northwest Quarter; thence Northerly along the East line of  
said Northwest Quarter a distance of 705 feet, more or less, to the Southeast Corner of that tract  
of land conveyed to James J. Swearingen and Delores A. Swearingen, husband and wife as tenants  
by the entirety, recorded as Instrument No. 1892-172284, in Reel 220, Page 1499, Deed Records  
of Umatilla County; thence South 67°47'39" West along the Southerly line of said  
Swearingen Tract a distance of 753.92 feet; thence North 00°24'17" West along the Westerly  
line of said Swearingen Tract a distance of 450.00 feet; thence North 36°44'31" East along  
the Westerly line of said Swearingen Tract a distance of 414.00 feet; thence North 89°35'43"  
East along the North line of said Swearingen Tract a distance of 47 feet, more or less, to the  
Westerly right-of-way line of County Road Number 991; thence Northerly along said Westerly  
right-of-way line a distance of 730 feet, more or less, to the Southeast Corner of Parcel 1 of  
Umatilla County Partition Plat No. 2004-18; thence South 89°44'36" West along the South  
line of said Parcel 1 a distance of 397.62 feet to the Southwest Corner of said Parcel 1; thence North  
00°02'50" West along the West line of said Parcel 1 a distance of 244.96 feet to the  
Southeast Corner of Parcel 2 of Umatilla County Partition Plat No. 2004-18; thence North  
00°02'50" West along the East line of said Parcel 2 a distance of 298.54 feet to the Northeast  
Corner of said Parcel 2; thence South 89°44'36" West along the North line of said Parcel 2 a  
distance of 1182.32 feet to an angle point in the North boundary of said Parcel 2, said point also  
being on the East Boundary of Lot 1 of Imsland Replat, an Addition to the City of Pendleton,  
Oregon; thence South 00°15'37" East along the East line of said Lot 1 a distance of 94.94  
feet to the Southeast Corner of said Lot 1; thence South 89°44'44" West along the South  
line of said Lot 1 and along the South line of the present dedicated portion of SW 2nd Street a  
distance of 150.00 feet to the centerline of said SW 2nd Street; thence South 89°44'44" West  
along the South line of the dedicated portion of SW 2nd Street a distance of 30.00 feet to the  
Southeast Corner of Block 1 of Hoffman Second Addition, an Addition to the City of Pendleton,  
Oregon; thence South 89°44'44" West along the South line of said Block 1 a distance of  
430.00 feet to the Southwest Corner of said Block 1; thence North 00°15'10" West along the  
West line of said Block 1 a distance of 300.00 feet to the Northwest Corner of said Block 1, a  
point on the North line of said Section 14; thence South 89°44'50" West along the North line  
of said Section 14 a distance of 35.62 feet to the "INITIAL POINT".

William R. Wells  
WILLIAM R. WELLS, PLS

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

William R. Wells

OREGON  
JULY 22, 1977  
WILLIAM R. WELLS  
1106

RENEWS 6/30/06

OWNER'S DECLARATION:

CIRCLE DOT RANCHES, LLC, AN OREGON LIMITED LIABILITY COMPANY, OWNERS, DO HEREBY ACKNOWLEDGE  
THAT IT HAS CAUSED THIS PARTITION REPLAT TO BE PREPARED AND THIS LAND PARTITIONED IN ACCORDANCE  
WITH ORS CHAPTER 92, AS REVISED, AND CITY OF PENDELTON AND UMATILLA COUNTY ORDINANCE.

Robbie D. Waller  
ROBBIE D. WALLER, MEMBER/MANAGER

SUBSCRIBED AND SWORN BEFORE ME

THIS 17<sup>TH</sup> DAY OF June 2005.

Carolyn R. Hillecke  
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES: Oct 12, 2006  
Commission No. 361467

Dorothy M. Hoffman  
DOROTHY M. HOFFMAN, MEMBER/MANAGER

SUBSCRIBED AND SWORN BEFORE ME

THIS 17<sup>TH</sup> DAY OF June 2005.

Carolyn R. Hillecke  
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES: Oct 12, 2006  
Commission No. 361467

C.W. Hoffman, Jr.  
C.W. HOFFMAN, JR., MEMBER/MANAGER

SUBSCRIBED AND SWORN BEFORE ME

THIS 17<sup>TH</sup> DAY OF June 2005.

Carolyn R. Hillecke  
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES: Oct 12, 2006  
Commission No. 361467

APPROVALS

EXAMINED AND APPROVED THIS  
23 DAY OF June 2005.

LAND PARTITION APPROVAL NO. \_\_\_\_\_  
Bob Hall  
CITY OF PENDELTON PLANNING DIRECTOR

EXAMINED AND APPROVED THIS  
22 DAY OF June 2005.

[Signature]  
CITY OF PENDELTON SURVEYOR

EXAMINED AND APPROVED THIS  
22 DAY OF June 2005.

David H. Kline  
UMATILLA COUNTY SURVEYOR

TAXES PAID IN FULL THIS  
27<sup>TH</sup> DAY OF July 2005.

[Signature]  
UMATILLA COUNTY TAX COLLECTOR

RECORDING INFORMATION  
UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON }  
COUNTY OF UMATILLA }  
I certify that this instrument was received and  
recorded.

ON July 27, 2005  
at 9:15 o'clock Am., in the record of  
PLATS of said County.  
YEAR NUMBER  
2005 21

OFFICE OF COUNTY RECORDS

By: ...JEAN HEMPHILL...Records Officer

Fees \$ 50.00 No. 2005-4860125

LEAGNDPPP2

I CERTIFY THIS IS AN EXACT COPY OF  
PARTITION PLAT NO. 2005- 21

William R. Wells  
WILLIAM R. WELLS, PLS

WILLIAM R. WELLS, PLS  
2602 N.E. RIVERSIDE PLACE  
P.O. BOX 1696  
PENDLETON, OR 97801  
PHONE: (541) 276-6362

PROJECT:  
PARTITION REPLAT FOR:  
CIRCLE DOT RANCHES, LLC

LOCATED IN THE NORTHWEST QUARTER OF  
SECTION 14, TOWNSHIP 2 NORTH, RANGE  
32 EAST, W.M., UMATILLA COUNTY, OREGON.

DATE: 2/05 DR. BY: DMT  
CK. BY: WRW NO: 05-983