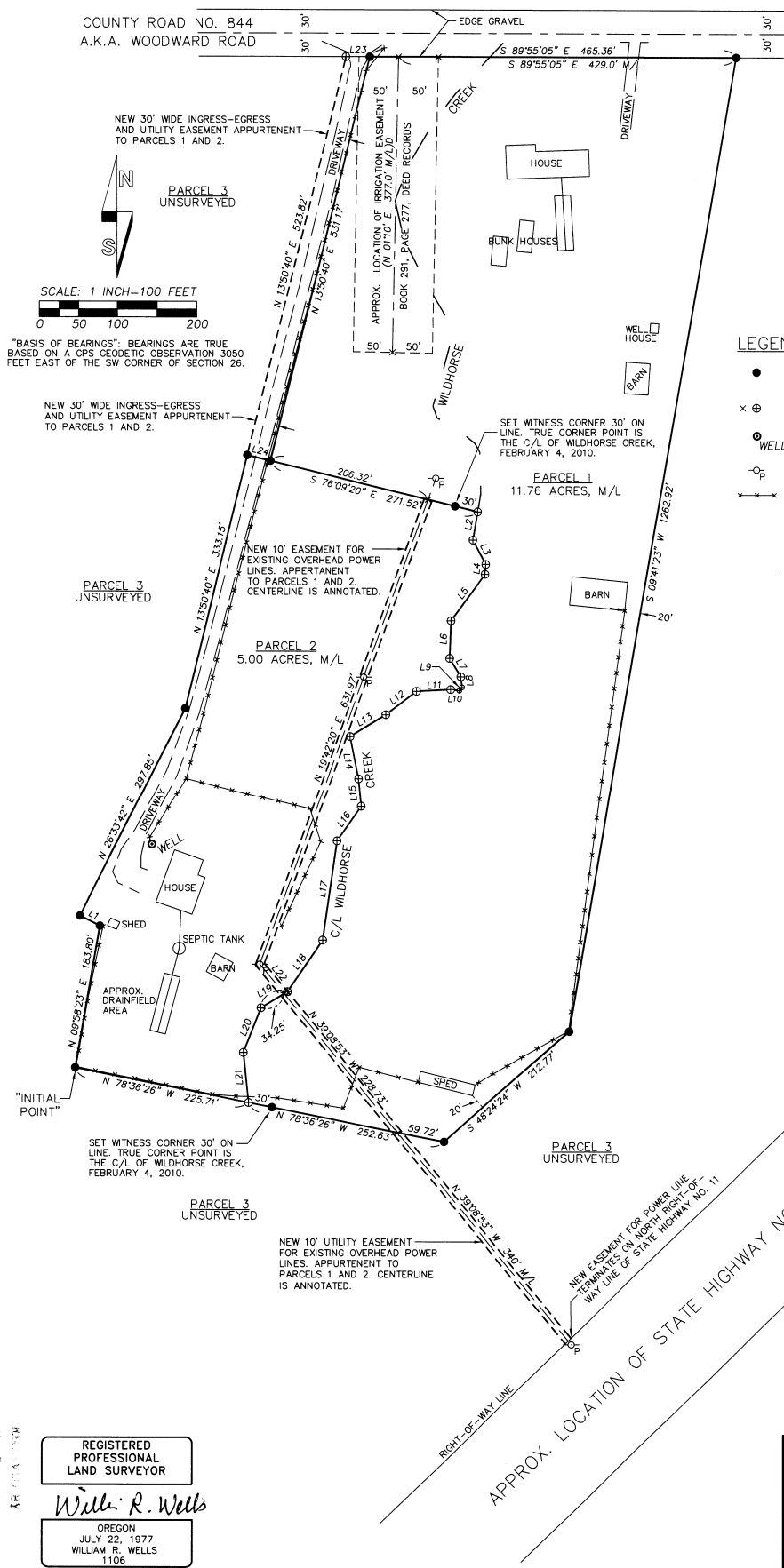


PARTITION PLAT FOR: B.L. DAVIS RANCH, INC.

LOCATED IN THE SOUTH HALF OF SECTION 26,
TOWNSHIP 4 NORTH, RANGE 34 EAST, W.M.,
UMATILLA COUNTY, OREGON.

PARTITION PLAT NO. 2010-13
SHEET 1 OF 2



LEGEND

- SET 5/8" X 30" IRON REBAR WITH 1 1/4" RED PLASTIC CAP STAMPED "OR PLS 1106 WA PLS 17372."
- ⊗ CALCULATED POINT ONLY. NOTHING FOUND OR SET.
- WELL
- POWER POLE.
- FENCE.

LINE NO.	BEARING	DISTANCE
L1	N 63° 26' 18" W	28.75'
L2	S 09° 37' 06" W	36.48'
L3	S 28° 12' 43" E	35.25'
L4	S 04° 14' 46" W	12.64'
L5	S 36° 28' 33" W	73.75'
L6	S 02° 09' 34" W	48.04'
L7	S 31° 24' 40" E	27.57'
L8	S 06° 34' 06" E	13.66'
L9	S 39° 21' 48" W	5.45'
L10	N 82° 43' 16" W	11.26'
L11	S 87° 03' 53" W	42.90'
L12	S 52° 05' 14" W	48.89'
L13	S 58° 31' 30" W	53.63'
L14	S 11° 30' 14" E	55.16'
L15	S 05° 34' 48" E	36.44'
L16	S 35° 30' 48" W	54.17'
L17	S 08° 15' 31" W	128.24'
L18	S 33° 09' 03" W	79.45'
L19	S 58° 11' 16" W	39.20'
L20	S 21° 19' 27" W	61.23'
L21	S 05° 55' 46" E	64.53'
L22	N 39° 08' 53" W	48.44'
L23	N 89° 55' 05" W	30.89'
L24	S 76° 09' 20" E	30.00'

I CERTIFY THIS IS AN EXACT COPY OF PARTITION PLAT NO. 2010-13
William R. Wells
WILLIAM R. WELLS, PLS

RECORDING INFORMATION,
UMATILLA COUNTY OFFICE OF RECORDS:
STATE OF OREGON, }
COUNTY OF UMATILLA }
I certify that this instrument was received and recorded
ON June 11, 2010
at 3:30 o'clock P.m. in the record of
PLATS of said County.
YEAR NUMBER Slide
2010 13
OFFICE OF COUNTY RECORDS
By: ...Steve Churchill...Records Officer
Fees \$ 65.00 No. 2010-5660723

REGISTERED PROFESSIONAL LAND SURVEYOR
William R. Wells
OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106
RENEWS 6/30/10

WELLS SURVEYING
2602 N.E. RIVERSIDE PLACE
P.O. BOX 1696
PENDLETON, OR 97801
PHONE: (541) 276-6362
DATE: 02/10 DR. BY: JMW
CK. BY: WRW NO: 09-1242

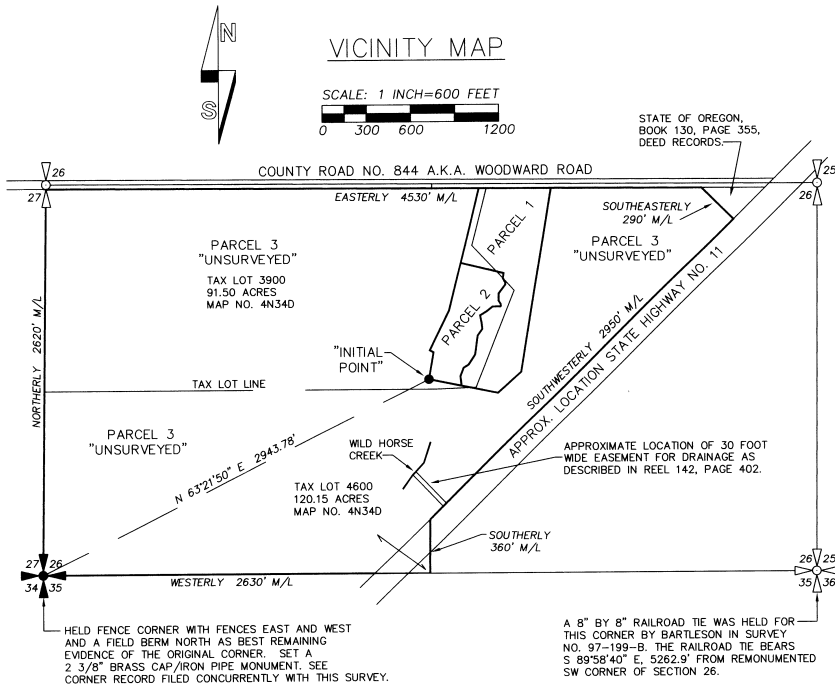
PROJECT: \BDAVSIROT2
PARTITION PLAT FOR:
B.L. DAVIS RANCH INC.
LOCATED IN THE S 1/2 OF SECTION 26,
TOWNSHIP 4 NORTH, RANGE 34, EAST W.M.,
UMATILLA COUNTY, OREGON.

10-1078
6-10

PARTITION PLAT FOR: B.L. DAVIS RANCH, INC.

LOCATED IN THE SOUTH HALF OF SECTION 26,
TOWNSHIP 4 NORTH, RANGE 34 EAST, W.M.,
UMATILLA COUNTY, OREGON.

PARTITION PLAT NO. 2010-13
SHEET 2 OF 2



SURVEYORS CERTIFICATE AND NARRATIVE

I CERTIFY THAT I HAVE CORRECTLY SHOWN AND MONUMENTED PARCELS 1 & 2 OF THIS PARTITION PLAT IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE UMATILLA COUNTY DEVELOPMENT ORDINANCE. PARCEL 1 & 2 ARE SURVEYED AND MONUMENTED AS SHOWN ON SHEET 1 OF 2. PARCEL 3 IS UNSURVEYED, BUT IS SHOWN GRAPHICALLY ON THE VICINITY MAP ON SHEET 2 OF 2, AS ALLOWED UNDER CHAPTER 152.644(7) OF THE UMATILLA COUNTY DEVELOPMENT ORDINANCE.

THIS PARTITION SURVEY WAS MADE AT THE REQUEST OF B.L. DAVIS RANCH INC. TO PARTITION TWO PARCELS OF LAND AS SHOWN ON SHEET 1 OF 2, FROM TWO LARGER TRACTS OF LAND BEING TAX LOT 3900 AND 4600. RECORD DEEDS USED IN PREPARATION OF THIS PLAT ARE INDICATED IN THE REFERENCE DOCUMENTS.

THE AREAS OF PARCELS 1 AND 2 WERE CALCULATED BY SURVEY. THE AREA OF PARCEL 3 IS THE COMBINED AREA OF TAX LOTS 3900 AND 4600 PER ASSESSOR MAP NO. 4N34D MINUS THE SURVEYED PARCELS.

UMATILLA COUNTY ROAD DEPARTMENT INDICATES THAT THE COUNTY ROAD NO. 844 A.K.A. WOODWARD ROAD DID NOT HAVE A STATED WIDTH IN THE ORIGINAL PETITION SO IT IS THEREFORE ASSUMED TO BE A 60' RIGHT-OF-WAY. I HELD THE RIGHT-OF-WAY OF 60' BY OFFSETTING 30' EACH SIDE OF THE CENTERLINE WHICH WAS DETERMINED BY SPLITTING THE EDGES OF THE GRAVEL ROAD AND BEST FITTING A STRAIGHT LINE. HOWEVER A PORTION OF TAX LOT 4600 AS STATED BY DEED IN BOOK 130, PAGE 355, INDICATES THE RIGHT-OF-WAY BEING 40' IN WIDTH. IT IS THE INTENT OF THE SURVEYED PARCELS 1 AND 2 TO TERMINATE ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE ROAD.

THE EASTERLY BOUNDARY OF PARCEL 2 WAS DETERMINED BY TYING THE CENTERLINE OF WILDHORSE CREEK IN FEBRUARY OF 2010. IT IS TO REMAIN THE EASTERLY BOUNDARY AS SHOWN IN THIS PLAT EVEN IF THE CREEK MEANDERS.

THE SURVEY WAS MADE WITH A TWO PERSON CREW USING TRIMBLE 5700 SERIES GEODETIC G.P.S. RECEIVERS OPERATED IN REAL TIME KINEMATIC MODE. CONTROL MEASUREMENTS AND MONUMENTS ESTABLISHED FOR PARCELS 1 & 2 WERE VERIFIED BY REDUNDANT OBSERVATIONS.

REAL PROPERTY DESCRIPTION:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 26; THENCE NORTHERLY ALONG THE WEST LINE OF THE SOUTHWEST QUARTER A DISTANCE OF 2620 FEET, MORE OR LESS, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF UMATILLA COUNTY ROAD NO. 844, A.K.A. WOODWARD ROAD; THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 4530 FEET MORE OR LESS, TO A POINT ON THE WESTERLY LINE OF THAT TRACT OF LAND DESCRIBED IN BOOK 130, PAGE 355, UMATILLA COUNTY DEED RECORDS; THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE, A DISTANCE OF 290 FEET, MORE OR LESS, TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 11; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 2950 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER; THENCE SOUTHERLY ALONG SAID EAST LINE A DISTANCE OF 360 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER; THENCE WESTERLY ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER A DISTANCE OF 2630 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THE RIGHT-OF-WAY OF STATE HIGHWAY NO. 11.

William R. Wells
WILLIAM R. WELLS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR

William R. Wells

OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106
RENEWS 6/30/10

APPROVALS

EXAMINED AND APPROVED THIS
11th DAY OF June 2010.

LAND DIVISION NO. 4N-909-09
Jeff W. Hubbard
UMATILLA COUNTY PLANNING DIRECTOR

EXAMINED AND APPROVED THIS
11 DAY OF June 2010.

David H. Kelly
UMATILLA COUNTY SURVEYOR

TAXES ARE PAID IN FULL, THIS
10th DAY OF June 2010.

Rethina Enright by Kristin Ashman
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 June 11, 2010
at 3:30 o'clock P.m., in the record of
PLATS of said County.
YEAR NUMBER Slide
2010 13

OFFICE OF COUNTY RECORDS

By: ...Steve Churchill...Records Officer

Fees \$ 65.00 No. 2010-560723

OWNERS DECLARATION

B.L. DAVIS RANCH INC., AN OREGON CORPORATION, OWNERS, DOES HEREBY ACKNOWLEDGE IT HAS CAUSED THIS PARTITION PLAT TO BE PREPARED AND THIS LAND PARTITIONED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND UMATILLA COUNTY DEVELOPMENT ORDINANCE.

THE NEW 30 FOOT WIDE INGRESS-EGRESS & UTILITY EASEMENT ACROSS PARCEL 3, SHOWN AND ANNOTATED ON SHEET 1 OF 2, IS DESIGNATED AS A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR INGRESS-EGRESS & UTILITIES TO PARCELS 1 AND 2.

THE NEW 10 FOOT WIDE UTILITY EASEMENT FOR OVERHEAD POWER LINES, SHOWN AND ANNOTATED ON SHEET 1 OF 2 IS DESIGNATED AS A UTILITY EASEMENT APPURTENANT TO PARCELS 1 AND 2.

B.F. Davis President
B. F. DAVIS, PRESIDENT

STATE OF OREGON) SS
COUNTY OF UMATILLA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

June 4 2010.

BY B. F. DAVIS, PRESIDENT
Dawn M. Tubbs
NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: 10-14-12

MY COMMISSION NUMBER: 432519

REFERENCE DOCUMENTS

WARRANTY DEED BOOK 130, PAGE 355.
WARRANTY DEED BOOK 332, PAGE 590.
WARRANTY DEED REEL 78, PAGES 1018-1021.
WARRANTY DEED REEL 78, PAGES 1024-1025.
WARRANTY DEED REEL 142, PAGES 401-404.
EASEMENT BOOK 291, PAGE 277.
EASEMENT REEL 142, PAGE 402.

I CERTIFY THIS IS AN EXACT COPY OF PARTITION PLAT NO. 2010-13.

William R. Wells
WILLIAM R. WELLS, PLS

WELLS SURVEYING 2602 N.E. RIVERSIDE PLACE P.O. BOX 1696 PENDLETON, OR 97801 PHONE: (541) 276-6362		PROJECT: \BLDAVSIROT PARTITION PLAT FOR: B.L. DAVIS RANCH INC. LOCATED IN THE S 1/2 OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 34, EAST W.M., UMATILLA COUNTY, OREGON.
DATE: 02/10	DR. BY: JMW	
CK. BY: WRW	NO: 09-1242	

6-10
KR
10-109-B