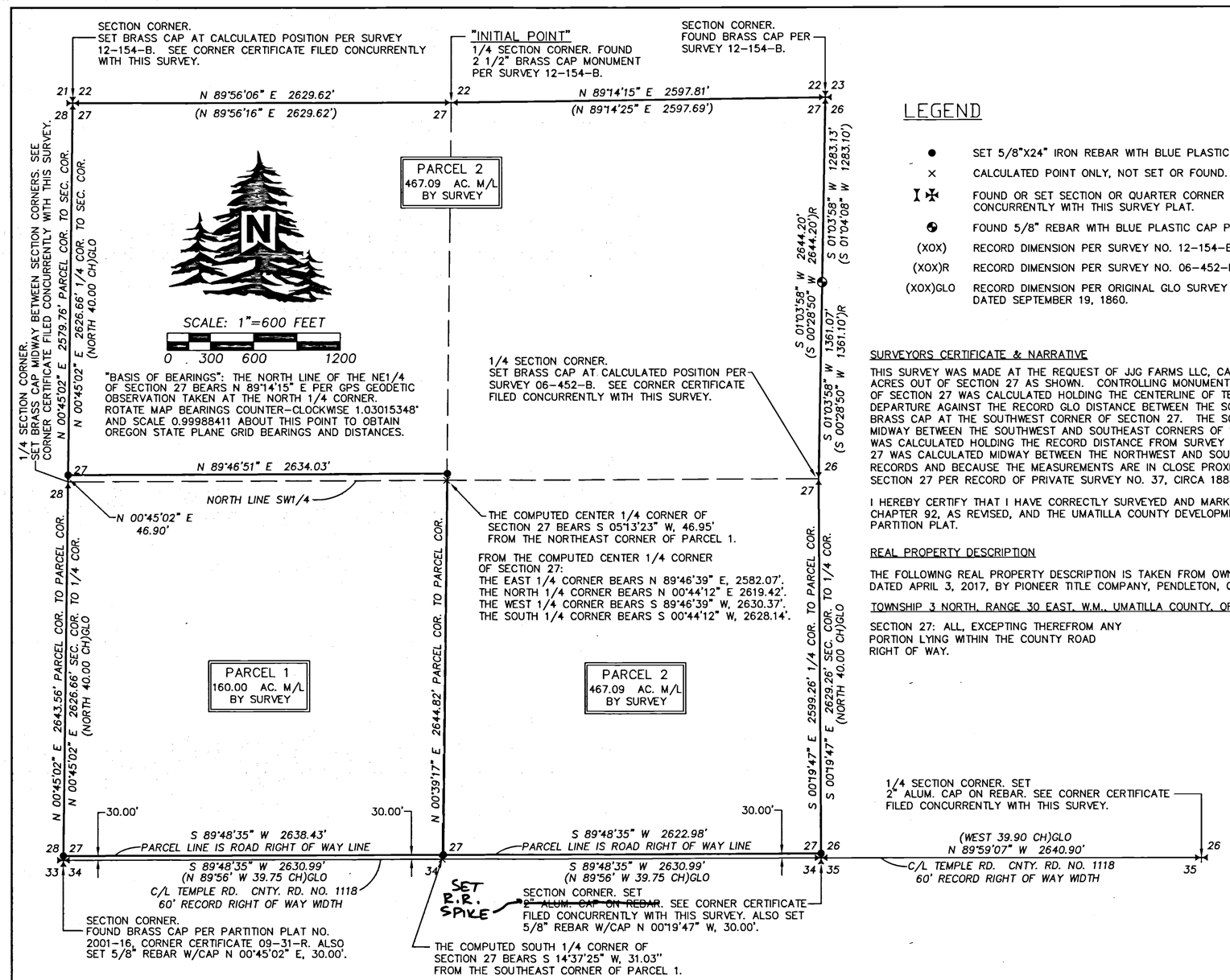
PARTITION PLAT NO. 2017-20

LOCATED IN SECTION 27, TOWNSHIP 3 NORTH, RANGE 30 EAST, W.M., UMATILLA COUNTY, OREGON.
AUGUST, 2017.



LEGEND

●	SET 5/8"X24" IRON REBAR WITH BLUE PLASTIC CAP STAMPED "WELLS SURVEYING 54657PLS."
×	CALCULATED POINT ONLY, NOT SET OR FOUND.
	FOUND OR SET SECTION OR QUARTER CORNER AS NOTED. SEE CORNER CERTIFICATE SEPARATELY BUT CONCURRENTLY WITH THIS SURVEY PLAT.
	FOUND 5/8" REBAR WITH BLUE PLASTIC CAP PER SURVEY NO. 12-154-B.
(XOX)	RECORD DIMENSION PER SURVEY NO. 12-154-B.
(XOX)R	RECORD DIMENSION PER SURVEY NO. 06-452-B.
(XOX)GLO	RECORD DIMENSION PER ORIGINAL GLO SURVEY BY WM. B. CAMPBELL UNDER CONTRACT NO. 95, DATED SEPTEMBER 19, 1860.

SURVEYORS CERTIFICATE & NARRATIVE

THIS SURVEY WAS MADE AT THE REQUEST OF JJG FARMS LLC, CAPLINGER, AND LAVENDER, TO PARTITION 160.00 FARMABLE ACRES OUT OF SECTION 27 AS SHOWN. CONTROLLING MONUMENTS FOUND AND SET ARE NOTED. THE SOUTHEAST CORNER OF SECTION 27 WAS CALCULATED HOLDING THE CENTERLINE OF TEMPLE ROAD FOR LATITUDE AND PROPORTIONING THE DEPARTURE AGAINST THE RECORD GLO DISTANCE BETWEEN THE SOUTH QUARTER CORNER OF SECTION 26 AND THE FOUND BRASS CAP AT THE SOUTHWEST CORNER OF SECTION 27. THE SOUTH QUARTER CORNER OF SECTION 27 WAS CALCULATED MIDWAY BETWEEN THE SOUTHWEST AND SOUTHEAST CORNERS OF SECTION 27. THE EAST QUARTER CORNER OF SECTION 27 WAS CALCULATED HOLDING THE RECORD DISTANCE FROM SURVEY NO. 06-452-B. THE WEST QUARTER CORNER OF SECTION 27 WAS CALCULATED MIDWAY BETWEEN THE NORTHWEST AND SOUTHWEST SECTION CORNERS. TO AVOID MIXING ORIGINAL RECORDS AND BECAUSE THE MEASUREMENTS ARE IN CLOSE PROXIMITY, THE RECORD DISTANCES ALONG THE SOUTH LINE OF SECTION 27 PER RECORD OF PRIVATE SURVEY NO. 37, CIRCA 1888, BY J.C. ARNOLD, WERE NOT HELD.

I HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS, IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE UMATILLA COUNTY DEVELOPMENT ORDINANCES, PARCEL 1 AND PARCEL 2 OF THIS PARTITION PLAT.

REAL PROPERTY DESCRIPTION

THE FOLLOWING REAL PROPERTY DESCRIPTION IS TAKEN FROM OWNERSHIP AND ENCUMBRANCE REPORT ORDER NO. 96455, DATED APRIL 3, 2017, BY PIONEER TITLE COMPANY, PENDLETON, OREGON, TRACT 3.

TOWNSHIP 3 NORTH, RANGE 30 EAST, W.M., UMATILLA COUNTY, OREGON.

SECTION 27: ALL, EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE COUNTY ROAD RIGHT OF WAY.

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
NOVEMBER 29, 2010
JASON M. WELLS
54657PLS
RENEWS 6/30/18

APPROVALS

EXAMINED AND APPROVED THIS 6TH DAY OF DECEMBER, 2017.

LAND PARTITION APPROVAL NO. LD-3N-199-17

Robert T Waldher
UMATILLA COUNTY PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 6 DAY OF November, 2017.

UMATILLA COUNTY SURVEYOR

TAXES ARE PAID IN FULL, THIS 20th DAY OF November, 2017.

Bettina Enright by Vicki Shanard, deputy
UMATILLA COUNTY TAX COLLECTOR

RECORDING INFORMATION
UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON, COUNTY OF UMATILLA } ss
I certify that this instrument was received and recorded on 12-06-2017
at 2:10 o'clock a. m., in the record of PLATS of said County.
YEAR 2017 NUMBER 20
OFFICE OF COUNTY RECORDS
By: STEVE CHURCHILL Records Officer
Fee $ 80.00 No. 2017-6660110

RECEIVED BY
Umatilla County Surveyor
Date: 12/7/17
Rec'd By: CT
No.: 17-132-B

I CERTIFY THIS IS A TRUE AND EXACT COPY OF PARTITION PLAT NO. 2017-20.
JASON M. WELLS, PLS

OWNERS DECLARATION

JJG FARMS, LLC, OWNER AS TO AN UNDIVIDED 1/3 IN FEE SIMPLE INTEREST, DOES HEREBY ACKNOWLEDGE THAT IT HAS CAUSED THIS PARTITION PLAT TO BE PREPARED AND THIS LAND PARTITIONED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE UMATILLA COUNTY DEVELOPMENT ORDINANCES. JJG FARMS, LLC, FURTHER ACKNOWLEDGES RECORD ENCUMBRANCES AND ROAD RIGHT OF WAY AFFECTING THE PROPERTY IN THIS PARTITION.

JJG FARMS, LLC, BY

RICHARD L. GUTENSOHN, MEMBER JACQUELYN J. GUTENSOHN, MEMBER

ACKNOWLEDGMENT
STATE OF OREGON) SS
COUNTY OF UMATILLA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON
THIS 16th DAY OF October, 2017.
BY RICHARD L. GUTENSOHN AND JACQUELYN J. GUTENSOHN.

Susan M Doescher
NOTARY PUBLIC FOR THE STATE OF OREGON
MY COMMISSION EXPIRES: 4/11/21
MY COMMISSION NUMBER: 961026

OWNERS DECLARATION

I, CONNIE LYNN CAPLINGER, OWNER AS TO AN UNDIVIDED 1/3 IN FEE SIMPLE INTEREST, DO HEREBY ACKNOWLEDGE THAT I HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED AND THIS LAND PARTITIONED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE UMATILLA COUNTY DEVELOPMENT ORDINANCES. I FURTHER ACKNOWLEDGE RECORD ENCUMBRANCES AND ROAD RIGHT OF WAY AFFECTING THE PROPERTY IN THIS PARTITION.

Connie Lynn Caplinger
CONNIE LYNN CAPLINGER, OWNER

ACKNOWLEDGMENT
STATE OF OREGON) SS
COUNTY OF UMATILLA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON
THIS 31 DAY OF October, 2017.
BY CONNIE LYNN CAPLINGER, OWNER

NOTARY PUBLIC FOR THE STATE OF OREGON
MY COMMISSION EXPIRES: Oct 16, 2020
MY COMMISSION NUMBER: 955549

OWNERS DECLARATION

I, WENDY DIANE LAVENDER, OWNER AS TO AN UNDIVIDED 1/3 IN FEE SIMPLE INTEREST, DO HEREBY ACKNOWLEDGE THAT I HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED AND THIS LAND PARTITIONED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE UMATILLA COUNTY DEVELOPMENT ORDINANCES. I FURTHER ACKNOWLEDGE RECORD ENCUMBRANCES AND ROAD RIGHT OF WAY AFFECTING THE PROPERTY IN THIS PARTITION.

Douglas L. Hale as Attorney in Fact
WENDY DIANE LAVENDER, OWNER BY
DOUGLAS L. HALE, AS ATTORNEY IN FACT

ACKNOWLEDGMENT
STATE OF OREGON) SS
COUNTY OF UMATILLA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON
THIS 13th DAY OF October, 2017.
BY DOUGLAS L. HALE, AS ATTORNEY IN FACT FOR WENDY DIANE LAVENDER BY LIMITED POWER OF ATTORNEY RECORDED AS INSTRUMENT NO. 2017-6600240, UMATILLA COUNTY OFFICE OF RECORDS.

Dustie Rene Ward
NOTARY PUBLIC FOR THE STATE OF OREGON
MY COMMISSION EXPIRES: 10/02/2020
MY COMMISSION NUMBER: 955082

WELLS SURVEYING
200 SE HAILEY SUITE 108
P.O. BOX 1696
PENDLETON, OR 97801
PHONE: (541) 276-6362

DATE:	04/17	DR. BY:	JMW
CK. BY:	DMT	NO:	17-1643

PROJECT: \JLCPPROT

PARTITION PLAT FOR:
JJG FARMS, LLC., CAPLINGER & LAVENDER

LOCATED IN SECTION 27, T3N, R30E, W.M., UMATILLA COUNTY, OREGON.