

# PARTITION PLAT No. 2018 - 03

Township 5 North, Range 28 East, W.M., Section 21,  
City of Umatilla, Umatilla County, Oregon

For:  
VADATA, Inc.  
P.O. Box 1359  
Boardman, Oregon 97818

## PROPERTY DESCRIPTION:

(Portion of Deed 2016-6410442, Tracts 2 & 3) 187.30 Acres

All that portion of the North Half of Section 21, Township 5 North, Range 28, East of the Willamette Meridian, Umatilla County, Oregon, which lies Easterly of the Oregon-Washington-Railroad & Navigation Company's right-of-way and Southerly and Westerly of the following described line:

Beginning at the East Quarter Corner of said Section 21, Township 5 North, Range 28 East; thence North 01° 25' 04" West along the East Line of said Section 21 a distance of 500.00 feet, Thence South 88° 58' 34" West a distance of 1679.83 feet, Thence North 01° 08' 25" West a distance of 2146.39 feet, more or less, to the North line of said Section 21.

Excepting therefrom that tract of land conveyed to Samuel K. Knobles, et al, by Deed recorded in Microfilm Reel 133, Page 1842, office of Umatilla County Records;

Excepting therefrom that tract of land conveyed to Bobbie G. Miller by Deed recorded in Microfilm Reel 199, Page 157, office of Umatilla County Records,

Excepting therefrom that tract of land conveyed to Bobbie G. Miller by Deed recorded in Microfilm Reel 265, Page 404, office of Umatilla County Records,

Excepting therefrom any portion lying within the County Road right-of-way.

(Identified by Umatilla County Assessor's office as real property Map No. 5N-28-21, Tax Lot 200, Serial No. 133088

## Access/Egress Easement Description:

The Center Line of a 30.00' Wide Access/Egress Easement More Particularly Described as:  
Beginning at a Point along the West right of way line of Lind Road, said point being 100' North & 30.00' West of the East Quarter Corner of Section 21, Township 5 North, Range 28, East of the Willamette Meridian, Umatilla County, Oregon;  
Thence South 88° 58' 36" West a distance of 690.34 feet; Thence along a 171.32 foot curve to the Right with a Radius of 300.00 feet and a chord which Bears North 74° 39' 51" West, 169.00 feet,  
Thence North 58° 18' 18" West a distance of 160.24 feet; Thence along a 91.39 foot curve to the Left with a Radius of 165.00 feet and a chord which Bears North 74° 10' 25" West, 90.23 feet;  
Thence South 89° 57' 27" West a distance of 23.20 feet; Thence along a 83.95 foot curve to the Left with a Radius of 165.00 feet and a chord which Bears South 75° 22' 54" West, 83.05 feet;  
Thence South 60° 48' 21" West a distance of 213.86 feet; Thence along a 323.95 foot curve to the Right with a Radius of 400.00 feet and a chord which Bears South 84° 00' 26" West, 315.17 feet,  
Thence North 72° 47' 28" West a distance of 411.12 feet; Thence along a 230.20 foot curve to the Right with a Radius of 250.00 feet and a chord which Bears North 46° 24' 45" West, 222.15 feet;  
Thence North 20° 02' 02" West a distance of 246.50 feet; Thence along a 82.72 foot curve to the Left with a Radius of 250.00 feet and a chord which Bears North 29° 30' 45" West, 82.34 feet;  
Thence along a 44.24 foot curve to the Right with a Radius of 65.00 feet and a chord which Bears North 19° 29' 44" West, 43.39 feet,  
Thence North 0° 00' 00" East a distance of 6.36 feet to the South Line of the Newly Created Parcel 2 and Terminus of this Access/Egress Easement Description

## Hermiston Irrigation District Drain Easement Description:

The Center Line of a 30.00' Wide Drain Easement More Particularly Described as:  
Beginning at a Point on the East Line of the Newly Created Parcel 1, being North 88° 54' 45" E, 973.28 feet & South 1° 08' 25" E, 80.00 feet from the North Quarter Corner of Section 21, Township 5 North, Range 28, East of the Willamette Meridian, Umatilla County, Oregon,  
Thence South 70° 22' 50" West a distance of 18.6 feet,  
Thence along a 44.99 foot curve to the Left with a Radius of 100.00 feet and a chord which Bears South 57° 13' 25" West, 44.56 feet;  
Thence South 44° 36' 15" West a distance of 68.43 feet,  
Thence along a 108.72 foot curve to the Right with a Radius of 270.00 feet and a chord which Bears South 56° 08' 25" West, 108.00 feet;  
Thence South 67° 40' 35" West a distance of 191.38 feet,  
Thence along a 58.78 foot curve to the Right with a Radius of 300.00 feet and a chord which Bears South 73° 17' 34" West, 58.66 feet;  
Thence South 78° 54' 10" West a distance of 75.48 feet; Thence South 76° 32' 00" West a distance of 110.85 feet;  
Thence along a 89.82 foot curve to the Left with a Radius of 375.00 feet and a chord which Bears South 69° 40' 17" West, 89.61 feet,  
Thence South 62° 48' 35" West a distance of 709.48 feet; Thence South 90° 00' 00" West a distance of 290.90 feet;  
Thence South 75° 53' 25" West a distance of 349.23 feet; Thence North 73° 00' 20" West a distance of 519.33 feet, more or less, to the West Line of the Newly Created Parcel 1 and Terminus of this Drain Line Easement Description.

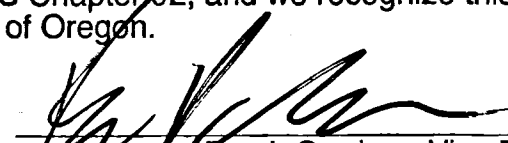
## SURVEYOR'S CERTIFICATE & NARRATIVE:

I, Ronald V. McKinnis, being a Registered Professional Land Surveyor of the State of Oregon, certify that I have correctly surveyed and monumented the land more particularly described in the Legal Description shown hereon according to ORS Chapter 92 of the State of Oregon.


The purpose of this survey was to create a new Parcel for the construction of an Electrical Substation by the local Electric Cooperative (UEC) This Survey is Based on my PLA Survey for Bonney. The Basis of Bearing for this survey was the East Section Line as shown. I found the Section Corners as indicated and my original pins for the PLA survey in addition to pins by Primm & Edwards. I divided the property into two parcels as directed by the owner and shown on this Partition Plat. The Initial Point for this Survey was my pin for the North property line along Lind Road. This survey was performed using a Trimble RTK Total Station.

## OWNER'S DEDICATION / DECLARATION:

We, the undersigned owners of the lands as shown on this plat, do hereby acknowledge that we have caused this plat to be created, we Dedicate the Easements as Shown and Described on the face of this Plat for either Ingress and Egress to Parcel 2 or for a Drainage Easement for the Hermiston Irrigation District, we authorized that this Plat be prepared in accordance with the provisions of ORS Chapter 92, and we recognize this Plat as the Official Plat and Map of the Partition as filed in the County of Umatilla, State of Oregon.

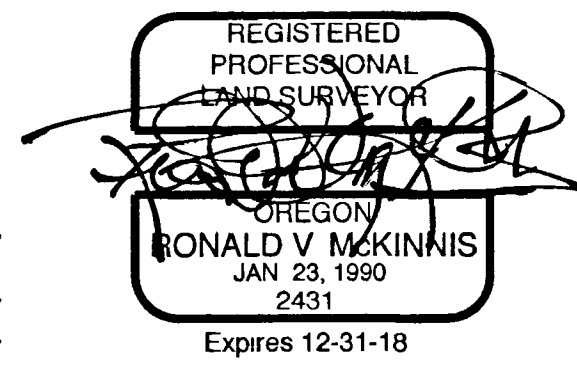
  
Brock Gardner, Vice President  
VADATA, Inc.

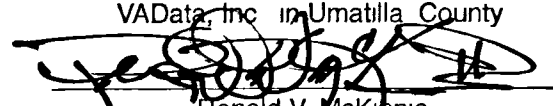
On this 15 day of April, 2018, the above individual, Brock Gardner, appeared personally before me and is known to me to be the identical individual who executed the plat dedication / declaration and acknowledged that he did so freely and voluntarily of his own will.

Before me:   
Notary Public for Washington  
My Printed Name is Estefania Cid Garcia  
My Commission No. is K4280  
My Commission Expires 04-07-2020

- ### LEGEND
- ⊙ Found Section Monument as Noted
  - Found Monument as Noted
  - Set 5/8" x 30" Rebar W/ Plastic Cap, PLS #2431
  - ⊗ CALCULATED POINT - Not Set
  - SECTION LINES
  - Partition Boundary
  - (000) Record - Primm for DOGAMI, Bonney, Bonney, & Hiatt
  - 000 Record - Deed

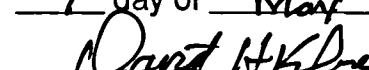
RECEIVED BY  
Umatilla County Surveyor  
Date: 5/9/18  
Rec'd By: CT  
No.: 18-040-B




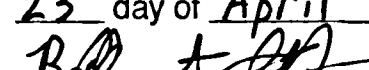
I do hereby certify that this is a true and exact copy of the Original Partition Plat as filed for VADATA, Inc in Umatilla County  
  
Ronald V. McKinnis

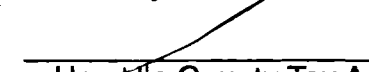


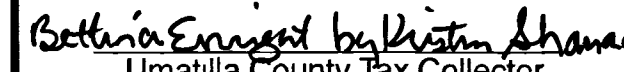
## APPROVALS:

I certify that I have examined and approved this Partition Plat on this 7 day of May, 2018  
  
Umatilla County Surveyor

I certify that I have examined and approved this Partition Plat on this 30 day of April, 2018  
  
Hermiston Irrigation District

I certify that I have examined and approved this Partition Plat on this 23 day of April, 2018  
  
City of Umatilla  
City Manager/ Planner

I certify that I have examined and approved this Partition Plat on this \_\_\_ day of \_\_\_, 2018  
  
Umatilla County Tax Assessor

I certify that I have examined and approved this Partition Plat on this 7th day of May, 2018  
  
Umatilla County Tax Collector  
deputy

STATE OF OREGON, }  
COUNTY OF UMATILLA }  
I certify that this instrument was received and recorded on 05-07-2018  
at 1:41 o'clock p. m., in the record of PLATS of said County.  
YEAR 2018 NUMBER 03  
OFFICE OF COUNTY RECORDS  
By: STEVE CHURCHILL Records Officer  
Fee \$ 80.00 No. 2018-6710627

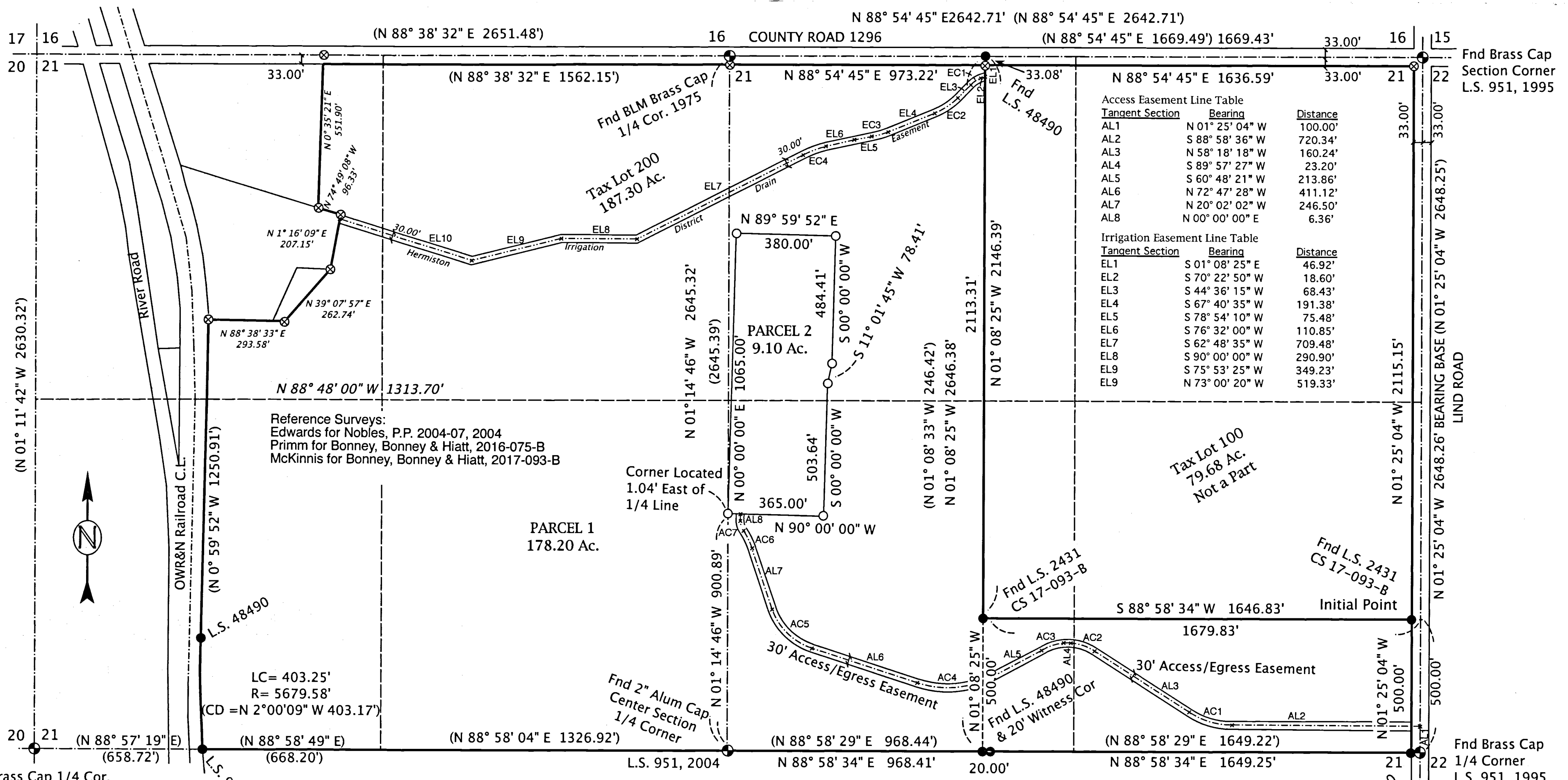
# PARTITION PLAT No. 2018 - 03

Township 5 North, Range 28 East, W.M., Section 21,  
City of Umatilla, Umatilla County, Oregon

For:  
VAData, Inc.  
P.O. Box 1359  
Boardman, Oregon 97818

Access Easement Curve Table				
Curve Section	Arc Length	Radius	CD Bearing	CD Distance
AC1	171.32'	300.00'	N 74° 39' 51" W	169.00'
AC2	91.39'	165.00'	N 74° 10' 25" W	90.23'
AC3	83.95'	165.00'	S 75° 22' 54" W	83.05'
AC4	323.95'	400.00'	S 84° 00' 26" W	315.17'
AC5	230.20'	250.00'	N 46° 24' 45" W	222.15'
AC6	82.72'	250.00'	N 29° 30' 45" W	82.34'
AC7	44.24'	65.00'	N 19° 29' 44" W	43.39'

Irrigation Easement Curve Table				
Curve Section	Arc Length	Radius	CD Bearing	CD Distance
EC1	44.99'	100.00'	S 57° 13' 25" W	44.56'
EC2	108.72'	270.00'	S 56° 08' 25" W	108.00'
EC3	58.78'	300.00'	S 73° 17' 34" W	58.66'
EC4	89.82'	375.00'	S 69° 40' 17" W	89.61'



Access Easement Line Table		
Tangent Section	Bearing	Distance
AL1	N 01° 25' 04" W	100.00'
AL2	S 88° 58' 36" W	720.34'
AL3	N 58° 18' 18" W	160.24'
AL4	S 89° 57' 27" W	23.20'
AL5	S 60° 48' 21" W	213.86'
AL6	N 72° 47' 28" W	411.12'
AL7	N 20° 02' 02" W	246.50'
AL8	N 00° 00' 00" E	6.36'

Irrigation Easement Line Table		
Tangent Section	Bearing	Distance
EL1	S 01° 08' 25" E	46.92'
EL2	S 70° 22' 50" W	18.60'
EL3	S 44° 36' 15" W	68.43'
EL4	S 67° 40' 35" W	191.38'
EL5	S 78° 54' 10" W	75.48'
EL6	S 76° 32' 00" W	110.85'
EL7	S 62° 48' 35" W	709.48'
EL8	S 90° 00' 00" W	290.90'
EL9	S 75° 53' 25" W	349.23'
EL9	N 73° 00' 20" W	519.33'

Reference Surveys:  
Edwards for Nobles, P.P. 2004-07, 2004  
Primm for Bonney, Bonney & Hiatt, 2016-075-B  
McKinnis for Bonney, Bonney & Hiatt, 2017-093-B



- LEGEND**
- Found Section Monument as Noted
  - Found Monument as Noted
  - Set 5/8" x 30" Rebar W/ Plastic Cap, PLS #2431
  - ⊗ CALCULATED POINT - Not Set
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  - Partition Boundary
  - (000) Record - Primm for DOGAMI, Bonney, Bonney, & Hiatt
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I do hereby certify that this is a true and exact copy of the Original Partition Plat as filed for VAData, Inc. in Umatilla County.

*Ronald V. McKinnis*  
Ronald V. McKinnis

SCALE 1" = 300 Ft.

STATE OF OREGON, }  
COUNTY OF UMATILLA }  
I certify that this instrument was received and recorded on 05-07-2018 at 1:41 o'clock p. m., in the record of PLATS of said County.  
YEAR 2018 NUMBER 03  
OFFICE OF COUNTY RECORDS  
By: STEVE CHURCHILL Records Officer  
Fee \$ 80.00 No. 2018-6710627

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Ronald V. McKinnis*  
OREGON  
RONALD V. MCKINNIS  
JAN. 23, 1990  
2431  
Expires 12-31-18

ENGINEERING - LAND SURVEYING - WATER RIGHTS  
**R. V. MCKINNIS ENGINEERING**  
79980 Prindle Loop Road  
Hermiston, Oregon 97838  
(541) -567-2017

RECEIVED BY  
Umatilla County Surveyor  
Date: 5/9/18  
Rec'd By: CT  
No.: 18-040-B  
November, 2017