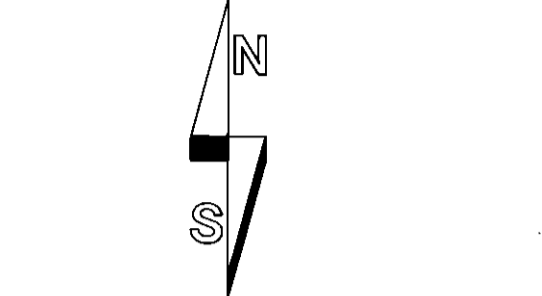
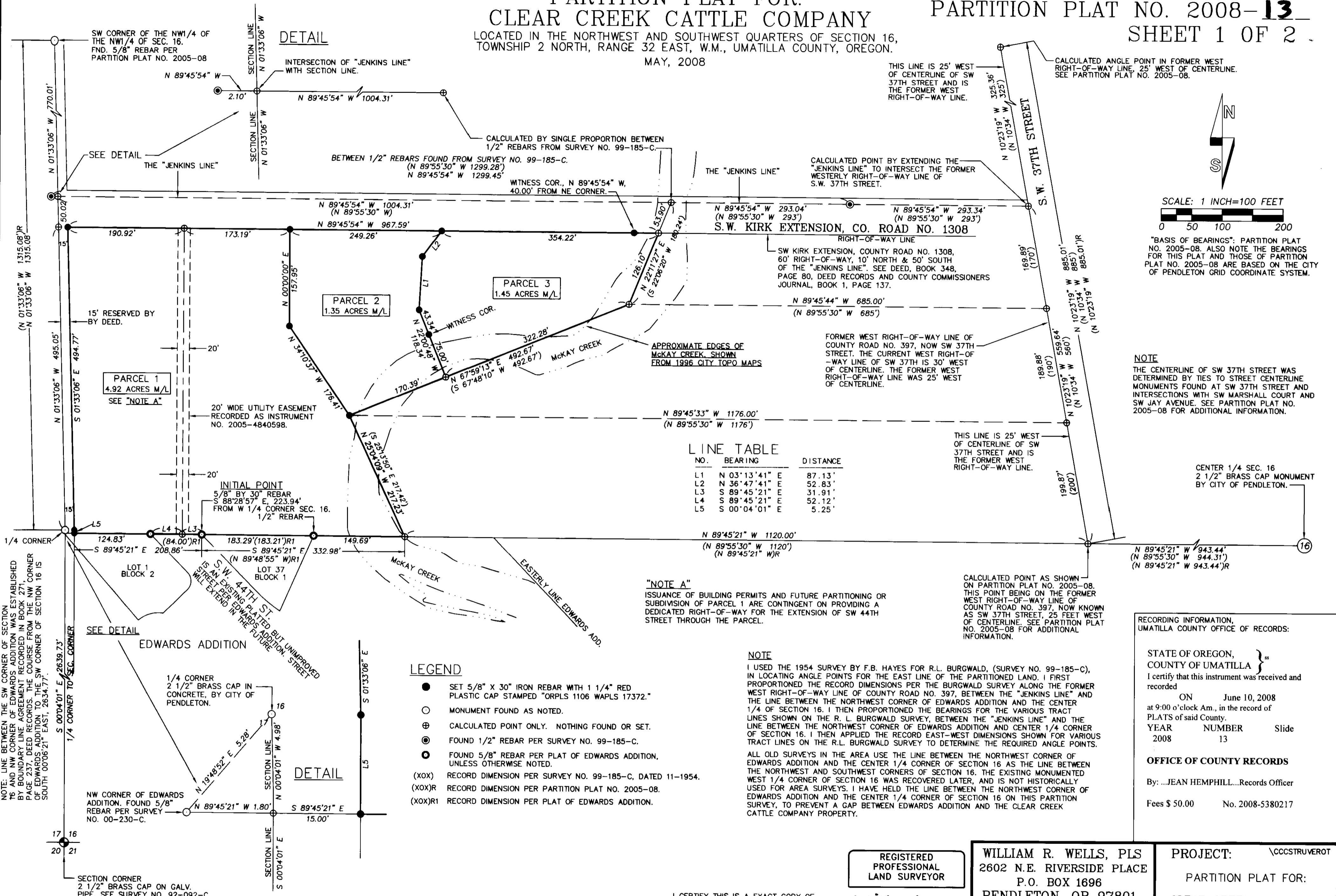


**PARTITION PLAT FOR:  
CLEAR CREEK CATTLE COMPANY**  
LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 16,  
TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON.  
MAY, 2008

**PARTITION PLAT NO. 2008-13**  
**SHEET 1 OF 2**



SCALE: 1 INCH=100 FEET  
0 50 100 200  
"BASIS OF BEARINGS": PARTITION PLAT NO. 2005-08. ALSO NOTE THE BEARINGS FOR THIS PLAT AND THOSE OF PARTITION PLAT NO. 2005-08 ARE BASED ON THE CITY OF PENDLETON GRID COORDINATE SYSTEM.

**NOTE**  
THE CENTERLINE OF SW 37TH STREET WAS DETERMINED BY TIES TO STREET CENTERLINE MONUMENTS FOUND AT SW 37TH STREET AND INTERSECTIONS WITH SW MARSHALL COURT AND SW JAY AVENUE. SEE PARTITION PLAT NO. 2005-08 FOR ADDITIONAL INFORMATION.

**LINE TABLE**

NO.	BEARING	DISTANCE
L1	N 03°13'41" E	87.13'
L2	N 36°47'41" E	52.83'
L3	S 89°45'21" E	31.91'
L4	S 89°45'21" E	52.12'
L5	S 00°04'01" E	5.25'

**"NOTE A"**  
ISSUANCE OF BUILDING PERMITS AND FUTURE PARTITIONING OR SUBDIVISION OF PARCEL 1 ARE CONTINGENT ON PROVIDING A DEDICATED RIGHT-OF-WAY FOR THE EXTENSION OF SW 44TH STREET THROUGH THE PARCEL.

CALCULATED POINT AS SHOWN ON PARTITION PLAT NO. 2005-08. THIS POINT BEING ON THE FORMER WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 397, NOW KNOWN AS SW 37TH STREET, 25 FEET WEST OF CENTERLINE. SEE PARTITION PLAT NO. 2005-08 FOR ADDITIONAL INFORMATION.

- LEGEND**
- SET 5/8" X 30" IRON REBAR WITH 1 1/4" RED PLASTIC CAP STAMPED "ORPLS 1106 WAPLS 17372."
  - MONUMENT FOUND AS NOTED.
  - ⊕ CALCULATED POINT ONLY. NOTHING FOUND OR SET.
  - ⊙ FOUND 1/2" REBAR PER SURVEY NO. 99-185-C.
  - FOUND 5/8" REBAR PER PLAT OF EDWARDS ADDITION, UNLESS OTHERWISE NOTED.
  - (XOX) RECORD DIMENSION PER SURVEY NO. 99-185-C, DATED 11-1954.
  - (XOX)R RECORD DIMENSION PER PARTITION PLAT NO. 2005-08.
  - (XOX)R1 RECORD DIMENSION PER PLAT OF EDWARDS ADDITION.

**NOTE**  
I USED THE 1954 SURVEY BY F.B. HAYES FOR R.L. BURGWARD, (SURVEY NO. 99-185-C), IN LOCATING ANGLE POINTS FOR THE EAST LINE OF THE PARTITIONED LAND. I FIRST PROPORTIONED THE RECORD DIMENSIONS PER THE BURGWARD SURVEY ALONG THE FORMER WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 397, BETWEEN THE "JENKINS LINE" AND THE LINE BETWEEN THE NORTHWEST CORNER OF EDWARDS ADDITION AND THE CENTER 1/4 OF SECTION 16. I THEN PROPORTIONED THE BEARINGS FOR THE VARIOUS TRACT LINES SHOWN ON THE R. L. BURGWARD SURVEY, BETWEEN THE "JENKINS LINE" AND THE LINE BETWEEN THE NORTHWEST CORNER OF EDWARDS ADDITION AND CENTER 1/4 CORNER OF SECTION 16. I THEN APPLIED THE RECORD EAST-WEST DIMENSIONS SHOWN FOR VARIOUS TRACT LINES ON THE R.L. BURGWARD SURVEY TO DETERMINE THE REQUIRED ANGLE POINTS.  
ALL OLD SURVEYS IN THE AREA USE THE LINE BETWEEN THE NORTHWEST CORNER OF EDWARDS ADDITION AND THE CENTER 1/4 CORNER OF SECTION 16 AS THE LINE BETWEEN THE NORTHWEST AND SOUTHWEST CORNERS OF SECTION 16. THE EXISTING MONUMENTED WEST 1/4 CORNER OF SECTION 16 WAS RECOVERED LATER, AND IS NOT HISTORICALLY USED FOR AREA SURVEYS. I HAVE HELD THE LINE BETWEEN THE NORTHWEST CORNER OF EDWARDS ADDITION AND THE CENTER 1/4 CORNER OF SECTION 16 ON THIS PARTITION SURVEY, TO PREVENT A GAP BETWEEN EDWARDS ADDITION AND THE CLEAR CREEK CATTLE COMPANY PROPERTY.

RECORDING INFORMATION,  
UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON,  
COUNTY OF UMATILLA }  
I certify that this instrument was received and recorded  
ON June 10, 2008  
at 9:00 o'clock Am., in the record of  
PLATS of said County.  
YEAR NUMBER Slide  
2008 13

**OFFICE OF COUNTY RECORDS**  
By: JEAN HEMPHILL, Records Officer  
Fees \$ 50.00 No. 2008-5380217

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

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

**PROJECT:** \CCSTRUVEROT  
PARTITION PLAT FOR:  
CLEAR CREEK CATTLE CO.

LOCATED IN THE WEST HALF OF  
SECTION 16, T2N., R32E., W.M.,  
UMATILLA COUNTY, OREGON.

I CERTIFY THIS IS A EXACT COPY OF  
PARTITION PLAT NO. 2008-13  
*Will R. Wells*  
WILLIAM R. WELLS

OREGON  
JULY 22, 1977  
WILLIAM R. WELLS  
1106  
RENEWS 6/30/08

DATE: AUGUST, 2007 DR. BY: JMW  
CK. BY: WRW NO: 07-1146

RECEIVED BY  
Umatilla County Surveyor  
Date 7-08  
Rec'd by KK  
No. 08-103-B

PARTITION PLAT FOR:  
CLEAR CREEK CATTLE COMPANY  
LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 16,  
TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M. UMATILLA COUNTY, OREGON.  
MAY, 2008

PARTITION PLAT NO. 2008-13  
SHEET 2 OF 2

APPROVALS

EXAMINED AND APPROVED THIS  
05 DAY OF June, 2008.

LAND PARTITION NO. MP07-05  
*Michael M. Mueller*  
PENDLETON CITY PLANNER

EXAMINED AND APPROVED THIS  
05 DAY OF June, 2008.

*[Signature]*  
CITY OF PENDLETON SURVEYOR

EXAMINED AND APPROVED THIS  
9 DAY OF June, 2008.

*David H. K...*  
UMATILLA COUNTY SURVEYOR

TAXES ARE PAID IN FULL, THIS  
10 DAY OF June, 2008.

*Bettina R...*  
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 10, 2008  
at 9:00 o'clock Am., in the record of  
PLATS of said County.  
YEAR NUMBER Slide  
2008 13

OFFICE OF COUNTY RECORDS  
By: ...JEAN HEMPHILL...Records Officer  
Fees \$ 50.00 No. 2008-5380217

OWNER'S DECLARATION

CLEAR CREEK CATTLE COMPANY, AN OREGON PARTNERSHIP, DOES  
HEREBY ACKNOWLEDGE THIS PARTITION PLAT WAS PREPARED WITH IT'S  
KNOWLEDGE AND CONSENT, IN ACCORDANCE WITH ORS CHAPTER 92,  
AS REVISED, AND THE CITY OF PENDLETON AND UMATILLA COUNTY  
DEVELOPMENT ORDINANCES.

*[Signature]*  
GARY K. JELLUM, MANAGING PARTNER OF  
CLEAR CREEK CATTLE COMPANY

STATE OF OREGON SS  
COUNTY OF UMATILLA  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

THIS 4 DAY OF June, 2008.

BY: GARY K. JELLUM, *Managing Partner of Clear Creek Cattle Company*

*Dawn M. Tubbs*  
NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION NUMBER: 385199

MY COMMISSION EXPIRES: 10-14-2008

SURVEYOR'S CERTIFICATE & NARRATIVE

I CERTIFY THAT I HAVE CORRECTLY SHOWN AND MONUMENTED PARCELS 1, 2, AND 3 OF THIS  
PARTITION PLAT IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED AND THE CITY OF PENDLETON  
AND UMATILLA COUNTY DEVELOPMENT ORDINANCES. PARCELS 1, 2, AND 3 ARE MONUMENTED AS  
SHOWN SHEET 1 OF 2.

THIS SURVEY WAS MADE AT THE REQUEST OF CLEAR CREEK CATTLE COMPANY TO PARTITION  
A TRACT OF LAND IN THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 16, T2N., R32E., W.M.  
THE RECORD DESCRIPTION DOCUMENT USED FOR THIS SURVEY IS WARRANTY DEED RECORDED AS  
INSTRUMENT NO. 2007-5140379, UMATILLA COUNTY OFFICE OF RECORDS. THE SURVEY WAS MADE  
BY A TWO PERSON CREW USING A LEICA TPC 803 3" AUTOMATIC TOTAL STATION. CORNER  
MONUMENTS ESTABLISHED WERE VERIFIED BY SEPARATE BACKSIGHT OBSERVATIONS. PERTINENT  
REFERENCE SURVEYS ARE SHOWN ON SHEET 1 OF 2.

REAL PROPERTY DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER AND SOUTHWEST  
QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., UMATILLA  
COUNTY, OREGON DESCRIBED AS FOLLOWS:

BEGINNING AT THE "INITIAL POINT", A 5/8" BY 30" REBAR MONUMENTING THE  
NORTHWEST CORNER OF LOT 37, BLOCK 1, EDWARDS ADDITION, RECORDED  
MARCH 3, 1964 IN THE RECORD OF TOWN PLATS, UMATILLA COUNTY, OREGON  
AT BOOK 9, PAGE 10, SAID INITIAL POINT BEARS SOUTH 89°45'21" EAST, 225.66  
FEET FROM THE NORTHWEST CORNER OF SAID EDWARDS ADDITION AND SOUTH  
88°28'57" EAST, 223.94 FEET FROM THE WEST ONE-QUARTER CORNER OF SAID  
SECTION 16; THENCE SOUTH 89°45'21" EAST ALONG THE NORTH LINE OF SAID  
EDWARDS ADDITION A DISTANCE OF 332.98 FEET TO THE SOUTHWEST CORNER  
OF THAT TRACT OF LAND CONVEYED TO GILBERT E. LUND, ET. UX., RECORDED  
IN BOOK 221, PAGE 418, DEED RECORDS OF UMATILLA COUNTY; SAID POINT  
ALSO BEING A POINT ON THE WEST LINE OF THAT TRACT OF LAND SURVEYED  
BY F.B. HAYES FOR R.L. BURGWARD, DATED NOVEMBER 2, 1954 AND RECORDED  
AS SURVEY NO. 99-185-C IN THE OFFICE OF THE UMATILLA COUNTY SURVEYOR;  
THENCE NORTH 25°04'09" WEST A DISTANCE OF 217.23 FEET TO A POINT IN  
THE FORMER CENTER OF CHANNEL OF MCKAY CREEK; THENCE NORTH  
67°59'13" EAST A DISTANCE OF 492.67 TO A POINT IN THE FORMER CENTER OF  
CHANNEL OF MCKAY CREEK; THENCE NORTH 22°11'27" EAST A DISTANCE OF  
126.10 FEET TO THE SOUTH LINE OF THAT TRACT OF LAND CONVEYED TO  
UMATILLA COUNTY BY BARGAIN AND SALE DEED RECORDED AT BOOK 348,  
PAGE 80, DEED RECORDS OF UMATILLA COUNTY; THENCE NORTH 89°45'54"  
WEST ALONG THE SOUTH LINE OF SAID UMATILLA COUNTY TRACT A DISTANCE  
OF 967.59 FEET TO A POINT ON THE EAST LINE OF THAT 15 FOOT WIDE STRIP  
OF LAND RESERVED BY DEED RECORDED AS INSTRUMENT NO. 2007-5140379,  
UMATILLA COUNTY OFFICE OF RECORDS; THENCE SOUTH 01°33'06" EAST,  
PARALLEL WITH AND 15.00 FEET EAST FROM THE WEST LINE OF SAID SECTION  
16 A DISTANCE OF 494.77 FEET; THENCE SOUTH 00°04'01" EAST, PARALLEL WITH  
AND 15.00 FEET EAST OF THE WEST LINE OF SAID SECTION 16 A DISTANCE OF  
5.25 FEET TO A POINT ON THE NORTH LINE OF SAID EDWARDS ADDITION; THENCE  
SOUTH 89°45'21" EAST A DISTANCE OF 208.86 FEET TO THE "INITIAL POINT".

*William R. Wells*  
WILLIAM R. WELLS

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*William R. Wells*  
OREGON  
JULY 22, 1977  
WILLIAM R. WELLS  
1106  
RENEWS 6/30/08

I CERTIFY THIS IS A EXACT COPY OF  
PARTITION PLAT NO. 2008-13  
*William R. Wells*  
WILLIAM R. WELLS

WILLIAM R. WELLS, PLS  
2602 N.E. RIVERSIDE PLACE  
P.O. BOX 1696  
PENDLETON, OR 97801  
PHONE: (541) 276-6362  
DATE: AUGUST, 2007 DR. BY: JMW  
CK. BY: WRW NO: 07-1146

PROJECT: \CCSTRUVEROTI  
PARTITION PLAT FOR:  
CLEAR CREEK CATTLE CO.  
LOCATED IN THE NORTHWEST AND  
SOUTHWEST QUARTERS OF SECTION 16,  
T2N., R32E., W.M.  
UMATILLA COUNTY, OREGON  
RECEIVED 5/1

Umatilla County Surveyor  
Date 7-08  
Checked by KK  
No. 08-103-b