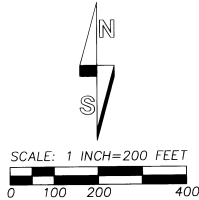


PARTITION PLAT FOR ROHDE

LOCATED IN THE EAST HALF OF SECTIONS 17 & 20, TOWNSHIP 3 NORTH, RANGE 30 EAST, W.M.,
UMATILLA COUNTY, OREGON
JANUARY, 2010

PARTITION PLAT NO. 2010-03
SHEET 1 OF 2



"BASIS OF BEARINGS": BEARINGS ARE TRUE NORTH
BASED ON GPS GEODETIC OBSERVATION TAKEN
3380 FEET EAST OF THE NE CORNER OF SECTION 17.

FOUND 2 1/2" BRASS
CAP ON 1 1/4" GALV.
IRON PIPE PER 09-119-R.

ROAD INTERSECTION,
EAST-WEST & NORTH
STATE HWY DWG. 88-34-19
SHOWS A COORDINATE AT ROAD
INTERSECTION AND SHOWS IT
AS THE 1/4 CORNER.

HELD INTERSECTION OF E-W ROAD
AND FIELD LINE NORTH AS BEST
REMAINING EVIDENCE OF ORIGINAL
CORNER & REMONUMENTED.

RIGHT-OF-WAY OF NOLIN
GRADE ROAD SHOWN PER
STATE HWY. DWG. NO.
88-24-19.

NOTE: EASEMENT EXTENDS TO CENTERLINE OF
NOLIN GRADE ROAD BUT IS SUBJECT
TO THE EXISTING RIGHT-OF-WAY.

NEW 80' WIDE INGRESS-EGRESS
AND UTILITY EASEMENT APPURTENANT
TO PARCEL 1. EASEMENT CENTERLINE
IS ANNOTATED. THIS EASEMENT IS
GENERALLY CENTERED ON THE PAVED
DRIVEWAY TO PARCEL 1.

STATE HWY DWG. 88-34-19
SHOWS A COORDINATE BUT DOES
NOT INDICATE WHAT WAS FOUND.
SHOWN FOR INFORMATION ONLY.

STATION T41+59.50
AS DESCRIBED IN FINAL
JUDGEMENT FOR R-O-W,
BOOK 93, PAGE 969,
DATED NOV. 20, 1967,
UMATILLA COUNTY CIRCUIT
COURT RECORDS.

CORNER AREA
NOT VISITED.

ROAD INTERSECTION,
NORTH-SOUTH & EAST.

"INITIAL POINT"
BEARS S 39°00'00" E,
5244.73' FROM THE
NW CORNER OF
SECTION 17.

PARCEL 2
UNSURVEYED

PARCEL 2
UNSURVEYED

PARCEL 1
4.10 ACRES M/L

PARCEL 2
UNSURVEYED
304.08 ACRES M/L

LINE NO.	BEARING	DISTANCE
L1	S 52°49'03" W	148.21'

NO	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG
C1	41°45'53"	200.00'	145.79'	142.58'	N 79°21'08" E
C2	15°54'12"	582.00'	161.54'	161.02'	S 55°29'15" W

LEGEND

- - SET 5/8" X 30 IRON REBAR WITH 1 1/4" RED PLASTIC CAP MARKED "ORPLS 1106 WAPLS 17372."
- ✱ - FOUND EVIDENCE OF SECTION CORNER LOCATION AND REMONUMENTED. SEE CORNER RECORD FILED CONCURRENTLY AT THE UMATILLA COUNTY SURVEYOR'S OFFICE.
- ⊕ - FOUND SECTION CORNER, AS NOTED.
- ⊕ - APPROXIMATE LOCATION OF 1/4 OR SECTION CORNER AS NOTED.
- ⊕ - CALCULATED POINT ONLY, NOT FOUND OR SET.
- (XOX) - RECORD DIMENSION FROM GLO SURVEY BY WILLIAM CAMPBELL, CONTRACT NO. 95, DATED SEPTEMBER 19, 1860
- [XOX]GIS - INDICATES VERIFICATION MEASUREMENT MADE WITH A TRIMBLE PRO-XR BEACON CORRECTED GPS RECEIVER.

VICINITY MAP

SCALE: 1 INCH = 1000 FEET

I CERTIFY THIS IS AN EXACT COPY OF PARTITION PLAT NO. 2010-03

Will. R. Wells
WILLIAM R. WELLS, PLS

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Will. 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: 01/10
CK. BY: WRW

DR. BY: DMT
NO: 09-1240

PROJECT: \ROHDEPPROT

PARTITION PLAT FOR:
P.J. ROHDE RANCH, INC.

LOCATED IN THE EAST HALF OF
SECTIONS 17 & 20,
TOWNSHIP 3 NORTH, RANGE 30 EAST, W.M.,
UMATILLA COUNTY, OREGON.

RECORDING INFORMATION,
UMATILLA COUNTY OFFICE OF RECORDS:

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

ON March 3, 2010
at 3:45 o'clock Pm., in the record of
PLATS of said County.
YEAR NUMBER Slide
2010 03

OFFICE OF COUNTY RECORDS

By: JEAN HEMPHILL, Records Officer

Fees \$ 65.00 No. 2010-5630126

3-10
KK
10-19-10

PARTITION PLAT FOR ROHDE
 LOCATED IN THE EAST HALF OF SECTIONS 17 & 20, TOWNSHIP 3 NORTH, RANGE 30 EAST, W.M.,
 UMATILLA COUNTY, OREGON
 JANUARY, 2010

PARTITION PLAT NO. 2010-03
 SHEET 2 OF 2

OWNERS DECLARATION

P.J. ROHDE RANCH, INC., AN OREGON CORPORATION, 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.

WE HEREBY DESIGNATE THE NEW INGRESS-EGRESS AND UTILITY EASEMENT SHOWN AND ANNOTATED ON SHEET 1 OF 2, AS A PERPETUAL EASEMENT APPURTENANT TO PARCEL 1.

Glenn L. Rohde
 GLENN L. ROHDE, PRESIDENT

STATE OF OREGON) SS
 COUNTY OF UMATILLA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

February 1, 2010

BY GLENN L. ROHDE, PRESIDENT OF P.J. ROHDE RANCH, INC.

Dawn M. Judis
 NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: 10-14-12

MY COMMISSION NUMBER: 432519

SURVEYORS CERTIFICATE & NARRATIVE

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

THIS PARTITION SURVEY WAS MADE AT THE REQUEST OF GLENN L. ROHDE, PRESIDENT OF P.J. ROHDE RANCH, INC., TO PARTITION A PARCEL OF LAND CONTAINING 4.10 ACRES, MORE OR LESS, FROM A LARGER TRACT OF LAND. THE RECORD DEED DOCUMENT USED IN PREPARATION OF THIS PLAT IS DEED RECORDED AS INSTRUMENT NO. 1983-98256, UMATILLA COUNTY DEED RECORDS. THE AREA OF PARCEL 1 IS BASED ON SURVEY AREA. THE AREA OF PARCEL 2 IS CALCULATED BY SUBTRACTING PARCEL 1 AREA FROM THE TOTAL TAX LOT AREA AS REPORTED ON UMATILLA COUNTY TAX MAPS 3N30B AND 3N30C.

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 PARCEL 1 WERE VERIFIED BY REDUNDANT OBSERVATIONS.

REAL PROPERTY DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 17, AND THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 17, LYING AND BEING SOUTHERLY OF THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 30, (ALSO KNOWN AS INTERSTATE HIGHWAY NO. 84), IN TOWNSHIP 3 NORTH, RANGE 30 EAST, W.M., UMATILLA COUNTY OREGON.

EXCEPTING THEREFROM, THE RIGHT-OF-WAY OF NOLIN GRADE ROAD, COUNTY ROAD NO. 1133 AND THOSE LANDS TAKEN ALONG SAID COUNTY ROAD NO. 1133 BY THE STATE HIGHWAY COMMISSION IN FINAL JUDGEMENT ENTERED NOVEMBER 20, 1967, RW 29693, BOOK 93, PAGE 964, UMATILLA COUNTY CIRCUIT COURT RECORDS.

THE NORTHEAST QUARTER OF SECTION 20 IN TOWNSHIP 3 NORTH, RANGE 30 EAST, W.M., UMATILLA COUNTY, OREGON.

EXCEPTING THE RIGHT-OF-WAY OF NOLIN GRADE ROAD, COUNTY ROAD NO. 1133.

THE REAL PROPERTY DESCRIBED ABOVE IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

William R. Wells
 WILLIAM R. WELLS, PLS

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

I CERTIFY THIS IS AN EXACT COPY OF PARTITION PLAT NO. 2010-03

William R. Wells
 WILLIAM R. WELLS, PLS

APPROVALS

EXAMINED AND APPROVED THIS
3rd DAY OF March, 2010.

LAND DIVISION NO. LD-3N-1063-09
T. J. Malloch
 UMATILLA COUNTY PLANNING DIRECTOR

EXAMINED AND APPROVED THIS
2 DAY OF February, 2010.

David Hill
 UMATILLA COUNTY SURVEYOR

TAXES ARE PAID IN FULL, THIS
12th DAY OF February, 2010.

Christine Emma
 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 March 3, 2010
 at 3:45 o'clock P.m., in the record of
 PLATS of said County.

YEAR NUMBER Slide
 2010 03

OFFICE OF COUNTY RECORDS

By: Jean Hemphill, Records Officer

Fees \$ 65.00 No. 2010-5630126

WELLS SURVEYING 2602 N.E. RIVERSIDE PLACE P.O. BOX 1696 PENDLETON, OR 97801 PHONE: (541) 276-6362	PROJECT: \ROHDEPP2
	PARTITION PLAT FOR: P.J. ROHDE RANCH, INC. LOCATED IN THE EAST HALF OF SECTIONS 17 & 20, TOWNSHIP 3 NORTH, RANGE 30 EAST, W.M., UMATILLA COUNTY, OREGON.
DATE: 01/10	DR. BY: DMT
CK. BY: WRW	NO: 09-1240

3-10
 KK
 10-17-B