

PARTITION PLAT NO. 2010-12
SHEET 2 OF 2

LOCATED IN THE NORTH HALF SECTION 31,
TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M.,
UMATILLA COUNTY, OREGON.

SURVEYORS CERTIFICATE &
NARRATIVE

I CERTIFY THAT I HAVE CORRECTLY SHOWN PARCELS 1, 2 AND 3 OF THIS PARTITION PLAT IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE UMATILLA COUNTY DEVELOPMENT ORDINANCE. THE BOUNDARY OF PARCELS 1 AND 2 ARE MONUMENTED AS SHOWN. THE BOUNDARY OF PARCEL 3 IS PARTLY MONUMENTED, BUT IS CONSIDERED UNSURVEYED.

NEW MONUMENTS WERE ESTABLISHED BY G.P.S. REAL TIME KINEMATIC METHODS USING TRIMBLE 5700 GEODETIC G.P.S. RECEIVERS. BASIS OF CONTROL AND RECORD SURVEYS AND DEED DOCUMENTS CONSULTED ARE SHOWN UNDER "REFERENCES" ON THIS PLAT SHEET.

REAL PROPERTY DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M., UMATILLA COUNTY, OREGON DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 31; THENCE SOUTH 64°07'38" EAST A DISTANCE OF 1133.62 FEET TO THE "INITIAL POINT"; A 5/8 INCH BY 30 INCH IRON REBAR ON THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 84, SAID REBAR BEING AT HIGHWAY ENGINEER'S CENTERLINE, STATION "E.B." 939+75, 75 FEET RIGHT OF CENTERLINE; THENCE NORTH 82°20'21" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 13.77 FEET TO THE NORTHWEST CORNER OF THAT TRACT OF LAND CONVEYED TO RICHARD R. BARTON BY GEORGE H. BARTON, BY PROPERTY LINE ADJUSTMENT BARGAIN AND SALE DEED RECORDED AS INSTRUMENT NO. 2006-507009, UMATILLA COUNTY OFFICE OF RECORDS; THENCE NORTH 89°31'12" EAST ALONG THE WEST LINE OF SAID BARTON TRACT A DISTANCE OF 844.34 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 89°31'12" EAST ALONG THE SOUTH LINE OF SAID BARTON TRACT A DISTANCE OF 401.46 FEET TO THE SOUTHEAST CORNER OF SAID BARTON TRACT; THENCE NORTH 00°10'38" WEST ALONG THE EAST LINE OF SAID BARTON TRACT A DISTANCE OF 9.66 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 31, SAID POINT BEING THE SOUTHWEST CORNER OF THAT TRACT OF LAND CONVEYED TO GEORGE H. BARTON BY RICHARD R. BARTON IN PROPERTY LINE ADJUSTMENT BARGAIN AND SALE DEED RECORDED AS INSTRUMENT NO. 2006-506050, UMATILLA COUNTY OFFICE OF RECORDS; THENCE CONTINUING NORTH 00°10'38" WEST ALONG THE WEST LINE OF SAID GEORGE H. BARTON TRACT A DISTANCE OF 742.11 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 84; THENCE SOUTH 76°26'20" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 623.63 FEET TO HIGHWAY ENGINEER'S CENTERLINE, STATION "E.B." 950+00, 75' RIGHT OF CENTERLINE; THENCE SOUTH 76°26'08" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 419.79 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE SOUTHEASTERLY ALONG THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 84 A DISTANCE OF 1365 FEET, MORE OR LESS, TO THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE SOUTH ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 175 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 1320 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE SOUTH 00°21'13" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 1304.92 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 1336, (ALSO KNOWN AS NOBLE ROAD); THENCE NORTH 89°44'48" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 1336 A DISTANCE OF 2390.67 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 1325, (ALSO KNOWN AS COLONEL JORDAN ROAD); THENCE NORTH 00°03'30" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 1325 A DISTANCE OF 2184.24 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 84; THENCE NORTH 80°13'44" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 281.58 FEET TO HIGHWAY ENGINEER'S CENTERLINE, STATION "E.B." 932+50, 150' RIGHT OF CENTERLINE; THENCE SOUTH 82°20'21" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 728.95 FEET TO THE "INITIAL POINT".

SUBJECT TO, EASEMENTS AND ENCUMBRANCES OF RECORD.

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

I CERTIFY THIS IS AN EXACT COPY OF PARTITION PLAT NO. 2010-12

William R. Wells
WILLIAM R. WELLS, PLS

OWNERS DECLARATION & DEDICATION

GEORGE H. BARTON, AS TO A 94.66 PERCENT OWNERSHIP, AND CIRCLE DOT RANCHES, LLC, AN OREGON LIMITED LIABILITY COMPANY, AS TO A 5.34 PERCENT OWNERSHIP, DO HEREBY ACKNOWLEDGE WE 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 ORDINANCE. WE HEREBY DEDICATE THE NEW 60 FOOT ROAD, SHOWN ON SHEET 1 OF 2, AS "FREEDOM LANE" TO THE PUBLIC FOR ROAD AND UTILITY PURPOSES, AND WE HEREBY DEDICATE THE NEW 10 AND 15 FOOT UTILITY EASEMENTS AS A PUBLIC EASEMENTS FOR PUBLIC OR PRIVATE UTILITIES.

WE HEREBY DESIGNATE THE NEW PRIVATE EASEMENT FOR WASTEWATER TREATMENT FACILITY, SHOWN ON SHEET 1 OF 2, AS A PRIVATE EASEMENT BENEFITTING PARCELS 1 AND 2.

George H. Barton
GEORGE H. BARTON

ACKNOWLEDGMENT
STATE OF OREGON
COUNTY OF UMATILLA) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON
THIS 2 DAY OF March, 2010.

BY GEORGE H. BARTON
Taran M Logan
NOTARY PUBLIC FOR THE STATE OF OREGON
MY COMMISSION EXPIRES: March 1, 2013

COMMISSION NUMBER: 437039



CIRCLE DOT RANCHES, LLC BY:

Robbie D. Waller
ROBBIE D. WALLER, TRUSTEE U/A/D
DECEMBER 21, 1992, MEMBER/MANAGER

ACKNOWLEDGMENT
STATE OF OREGON
COUNTY OF UNION) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON
THIS 24 DAY OF March, 2010.

BY ROBBIE D. WALLER, TRUSTEE U/A/D
DECEMBER 21, 1992, MEMBER/MANAGER
Candace R. Halleck
NOTARY PUBLIC FOR THE STATE OF OREGON
MY COMMISSION EXPIRES: 9/27/10

COMMISSION NUMBER: 410406

C.W. Hoffman, Jr.
C.W. HOFFMAN, JR., CO-TRUSTEE U/A/D
OCTOBER 8, 1975, MEMBER/MANAGER



ACKNOWLEDGMENT
STATE OF OREGON
COUNTY OF UNION) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON
THIS 15 DAY OF March, 2010.

BY C.W. HOFFMAN, JR., CO-TRUSTEE U/A/D
OCTOBER 8, 1975, MEMBER/MANAGER
Jonelle E. Kop
NOTARY PUBLIC FOR THE STATE OF OREGON, FLORIDA
MY COMMISSION EXPIRES: Dec. 10, 2011

COMMISSION NUMBER: DD 717420

Dorothy M. Hoffman
DOROTHY M. HOFFMAN, CO-TRUSTEE U/A/D
OCTOBER 8, 1975, MEMBER/MANAGER



ACKNOWLEDGMENT
STATE OF OREGON
COUNTY OF UNION) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON
THIS 15 DAY OF March, 2010.

BY DOROTHY M. HOFFMAN, CO-TRUSTEE U/A/D
OCTOBER 8, 1975, MEMBER/MANAGER
Jonelle E. Kop
NOTARY PUBLIC FOR THE STATE OF OREGON, FLORIDA
MY COMMISSION EXPIRES: Dec 10, 2011

COMMISSION NUMBER: DD 717420

COUNTY COMMISSIONERS
ACCEPTANCE OF ROAD
DEDICATION

WE, THE COUNTY COMMISSIONERS OF UMATILLA COUNTY, OREGON, DO HEREBY ACCEPT THE NEW 60 FOOT PUBLIC ROAD DEDICATION SHOWN ON SHEET 1 OF 2 AS "FREEDOM LANE".

DATED THIS 2nd DAY OF April, 2010.

Demetrius Roberts William B. Hummel
CHAIR COMMISSIONER

REFERENCES

PROPERTY LINE ADJUSTMENT BARGAIN AND SALE DEED RECORDED AS INSTRUMENT NO. 2006-507009, UMATILLA COUNTY OFFICE OF RECORDS.
PROPERTY LINE ADJUSTMENT BARGAIN AND SALE DEED RECORDED AS INSTRUMENT NO. 2006-506050, UMATILLA COUNTY OFFICE OF RECORDS.
DEED RECORDED AS INSTRUMENT NO. 1986-125887, AT REEL 147, PAGE 359, DEED RECORDS OF UMATILLA COUNTY.
QUITCLAIM DEED RECORDED AS INSTRUMENT NO. 2004-4720239, UMATILLA COUNTY OFFICE OF RECORDS.
BOUNDARY LINE AND FENCE AGREEMENT RECORDED AS INSTRUMENT NO. 1999-3455084, UMATILLA COUNTY OFFICE OF RECORDS.
SURVEY NUMBERS 98-89-B, 00-88-B, 00-118-B, 98-19-B, 00-193-B, P-90-B, 91-31-B AND 06-459-C.
INTERSTATE HIGHWAY NO. 84 RIGHT-OF-WAY MAPS.

RECORD ENCUMBRANCES ON PARTITIONED LANDS:

"BLANKET" TYPE EASEMENTS TO UMATILLA ELECTRIC COOPERATIVE ASSOCIATION, RECORDED IN BOOK 120, PAGE 532, BOOK 160, PAGE 587, R19, PAGE 329, DEED RECORDS OF UMATILLA COUNTY. THESE EASEMENTS AFFECT ALL OF PARTITIONED LAND AND ARE NOT SHOWN.
ACCESS RESTRICTIONS, GRANTED BY GEORGE H. BARTON, ET UX, TO THE STATE OF OREGON, HIGHWAY COMMISSION, BOOK 285, PAGE 637, DEED RECORDS OF UMATILLA COUNTY, NOTED ON SHEET 1 OF 2.
LEASE TO MEADOW OUTDOOR ADVERTISING, AS RECORDED IN MEMORANDUM OF LEASE RECORDED AT R-197, PAGE 181, DEED RECORDS OF UMATILLA COUNTY. AFFECTS NW 1/4 OF SECTION 31. LOCATION OF EXISTING SIGN IS SHOWN ON SHEET 1 OF 2.
BOUNDARY AND FENCE LINE AGREEMENT RECORDED AT R-345, PAGE 84, DEED RECORDS OF UMATILLA COUNTY. AFFECTS PART OF PARCEL 3. GENERAL LOCATION NOTED ON SHEET 1 OF 2.
OTHER KNOWN EASEMENTS AND ENCUMBRANCES AFFECTING PARTITIONED LAND ARE SHOWN ON SHEET 1 OF 2.
PARTITIONED LANDS ARE WITHIN THE BOUNDARIES OF THE WESTLAND IRRIGATION DISTRICT AND ARE SUBJECT TO ALL EASEMENTS, LEVIES AND ASSESSMENTS THEREOF.

APPROVALS

EXAMINED AND APPROVED THIS:
10th DAY OF June, 2010.
LAND DIVISION NO. 4N-907-09
Jim J. Mablett
UMATILLA COUNTY PLANNING DIRECTOR

EXAMINED AND APPROVED THIS
31 DAY OF March, 2010.
Dave H. Kline
UMATILLA COUNTY SURVEYOR

EXAMINED AND APPROVED THIS
3 DAY OF March, 2010.
Mike Wick
WESTLAND IRRIGATION DISTRICT

TAXES ARE PAID IN FULL THIS
30 DAY OF March, 2010.
Patricia Garcia
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, 2010
at 2:00 o'clock P.m., in the record of
PLATS of said County.
YEAR NUMBER Slide
2010 12

OFFICE OF COUNTY RECORDS

By: Steve Churchill, Records Officer
Fees \$ 65.00 No. 2010-566062

WELLS LAND SURVEYING 2602 N.E. RIVERSIDE PLACE P.O. BOX 1696 PENDLETON, OR 97801 PHONE: (541) 276-6362		PROJECT: PARTITION PLAT FOR: GEORGE H. BARTON & CIRCLE DOT RANCHES, LLC
DATE: 11/06 02/09	DR. BY: DMT	LOCATED IN THE N 1/2 OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M., UMATILLA COUNTY, OREGON.
CK. BY: WRW	NO: 06-10-08	

6-10
KK
10-108-B

4/7

2010 5670049

RECEIVED

JUN 13 2010

UMATILLA COUNTY
RECORDS



2010-5670049 1 of 1

AFFIDAVIT OF CORRECTION (Partition Plat)

State of Oregon)
SS
Umatilla County)

I, William R. Wells, being duly sworn, depose and say that I am the surveyor who prepared Umatilla County Survey Partition Plat 2010-12, recorded June 10, 2010 as Instrument Number 2010-5660662, Record of Plats of Umatilla County.

The following correction to said Partition Plat is necessary and is as follows:

On Sheet 1 of 2, in the East Half of Section 31, the Parcel 3 area of "96.2 ACRES, M/L", should read "94.9 ACRES, M/L".

REGISTERED
PROFESSIONAL
LAND SURVEYOR

William R. Wells

OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106

renews 6-30-12

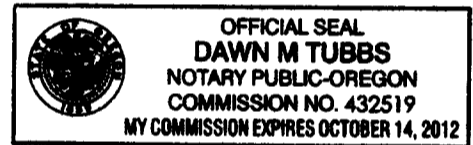
William R. Wells

William R. Wells
Registered Professional Land Surveyor No. 1106

This instrument was acknowledged before me on this 16 day of June, 2010,

by William R. Wells

Dawn M Tubbs
Notary Public for the State of Oregon



My Commission Expires: 10-14-12

My Commission Number: 432519

Names of the present fee owners affected by this correction are: George H. Barton and Circle Dot Ranches, LLC.

I, David Krumbein, Umatilla County Surveyor, do hereby certify that said affidavit of correction for Umatilla County Partition Plat 2010-12, has been examined by me and that it complies with O.R.S. 92.170.

David H. Krumbein
David H. Krumbein
Umatilla County Surveyor

RETURN TO:
William R. Wells
P.O. Box 1696
Pendleton, Oregon 97801

State of Oregon)
County of Umatilla)

This instrument was received
and recorded on

06-18-10 at 11:45

in the record of instrument
code type DE-AFF

Instrument Number 2010-5670049
Fee 41.00

Office of County Records

Dawn Hemphill
Records Officer