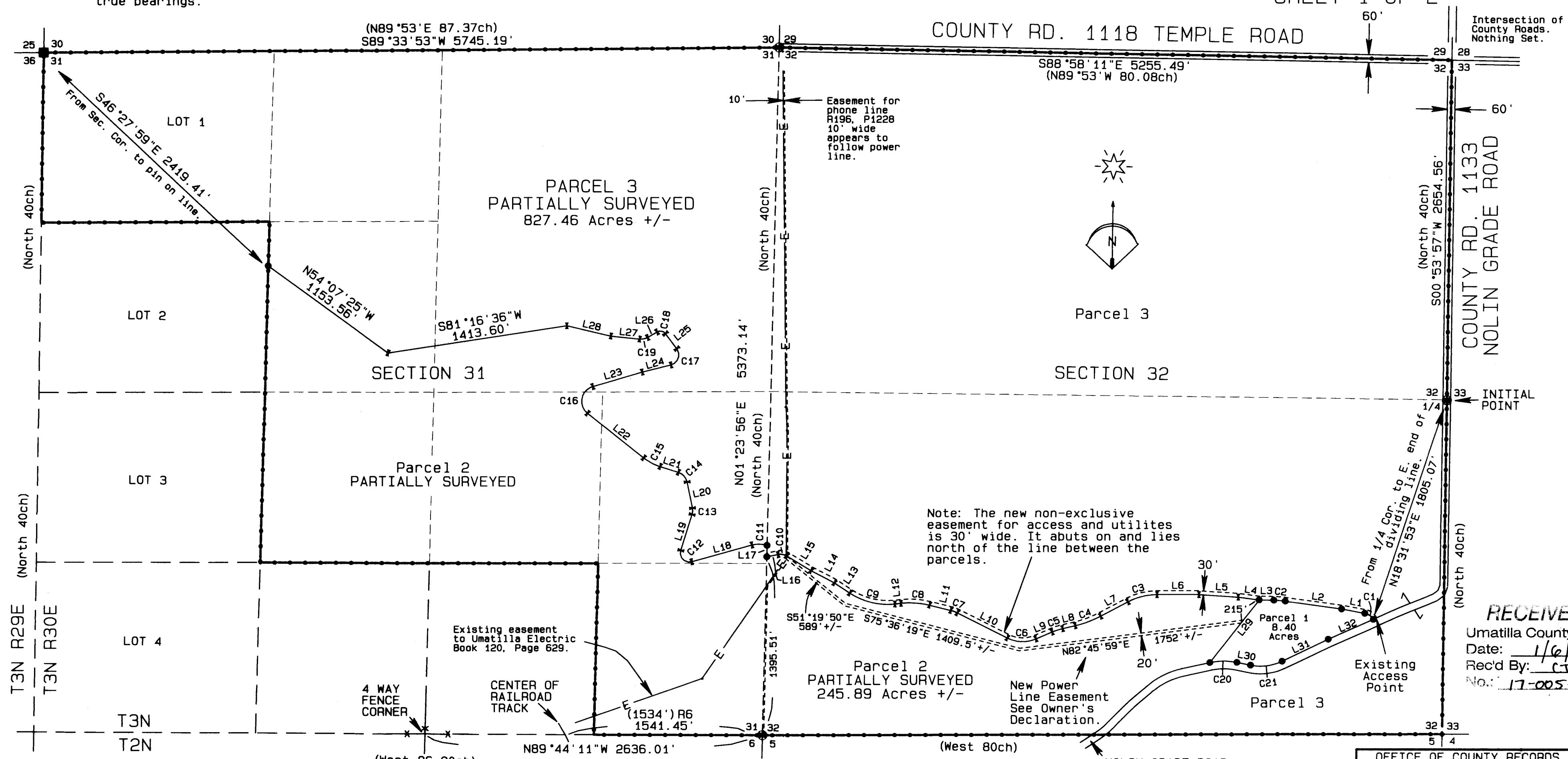


**BASIS OF BEARINGS**  
 Bearings are based on GPS  
 observed grid bearings (NAD83)  
 rotated 1°00'14" clockwise to  
 true bearings.

**PARTITION PLAT 2017 - 02**

A partition of Tract II of Umatilla County Warranty Deed  
 2014-6240653 located in Sections 31 and 32, Township 3  
 North, Range 30 East, Willamette Meridian, Umatilla  
 County, Oregon.  
 SHEET 1 OF 2



Note: The new non-exclusive  
 easement for access and utilities  
 is 30' wide. It abuts on and lies  
 north of the line between the  
 parcels.

RECEIVED BY  
 Umatilla County Surveyor  
 Date: 1/6/17  
 Rec'd By: CT  
 No. 17-005-6

**LEGEND**

- SET BRASS CAP  
SEE FILED CERTIFICATE
  - SET 5/8"x24" IRON REBAR  
W/ 1 1/8" ORANGE PLASTIC  
CAP STAMPED WTS AND  
56295LS
  - FOUND BRASS CAP FROM  
SURVEY 11-38-C.
  - △ APPROXIMATE LOCATION  
OF EXISTING WELL
  - I ANGLE POINT ON LINE  
BETWEEN PARCELS.  
NOTHING SET.
  - EXTERIOR BOUNDARY OF  
PARTITION
  - - - NEW AND EXISTING  
EASEMENT BOUNDARIES
  - E- EXISTING OVERHEAD  
POWER LINES
- NOTE: FOR SURVEY  
 REFERENCES, SEE  
 SHEET 2.

**CURVE TABLE**

CURVE No.	ARC	DELTA	RADIUS	CHORD	BEARING
C1	84.88'	49°27'37"	98.32'	82.27'	N54°58'37"W
C2	88.64'	06°28'13"	784.91'	88.59'	N85°22'26"W
C3	237.22'	28°01'27"	485.00'	234.86'	S76°02'28"W
C4	212.45'	14°56'09"	815.00'	211.85'	S69°29'49"W
C5	85.88'	10°08'44"	485.00'	85.77'	S71°53'32"W
C6	230.32'	49°47'51"	265.00'	223.14'	N88°16'55"W
C7	54.12'	12°39'22"	245.00'	54.01'	N69°42'40"W
C8	223.44'	20°09'41"	635.00'	222.29'	N86°07'12"W
C9	369.18'	39°32'13"	535.00'	361.90'	N76°25'55"W
C10	69.48'	41°54'26"	95.00'	67.95'	N80°04'21"W
C11	119.66'	34°17'05"	199.98'	117.88'	N88°20'20"W
C12	150.27'	123°00'05"	70.00'	123.04'	N43°58'50"W
C13	50.86'	29°08'19"	100.00'	50.31'	N02°57'03"E
C14	106.09'	60°47'08"	100.00'	101.19'	N42°00'41"W
C15	145.99'	20°54'44"	400.00'	145.19'	N61°56'53"W
C16	262.28'	125°13'51"	120.00'	213.11'	N11°07'24"E
C17	158.02'	113°10'33"	80.00'	133.56'	N19°36'03"E
C18	72.78'	83°24'00"	50.00'	66.52'	N78°41'14"W
C19	63.50'	36°23'07"	100.00'	62.44'	S77°48'19"W
C20	212.80'	23°54'36"	509.94'	211.26'	N89°35'04"E
C21	253.42'	37°14'03"	389.95'	248.98'	N82°55'20"E

**LINE TABLE**

LINE No.	BEARING	DISTANCE	LINE No.	BEARING	DISTANCE
L1	N79°42'26"W	183.55'	L22	N51°29'31"W	562.23'
L2	N82°08'19"W	443.78'	L23	N73°44'20"E	402.75'
L3	N88°36'33"W	115.08'	L24	N76°11'20"E	232.23'
L4	N82°20'26"W	164.22'	L25	N36°59'14"W	147.60'
L5	N86°25'57"W	308.38'	L26	S59°36'46"W	85.42'
L6	N89°56'48"W	327.20'	L27	N84°00'07"W	226.71'
L7	S62°01'45"W	240.54'	L28	N76°38'51"W	353.14'
L8	S76°57'54"W	100.66'	L29	S38°08'27"W	623.43'
L9	S66°49'10"W	139.04'	L30	S78°27'38"E	108.14'
L10	N63°22'59"W	436.22'	L31	N64°18'19"E	399.64'
L11	N76°02'21"W	172.26'	L32	N66°05'36"E	384.52'
L12	S83°47'58"W	48.70'			
L13	N56°39'49"W	144.41'			
L14	N62°29'13"W	204.83'			
L15	N59°07'08"W	222.14'			
L16	S78°58'26"W	90.46'			
L17	N01°23'56"E	88.18'			
L18	S74°31'08"W	488.58'			
L19	N17°31'12"E	292.24'			
L20	N11°37'07"W	208.60'			
L21	N72°24'15"W	149.97'			

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
*Stephen K. Haddock*  
 OREGON  
 JULY 9, 2001  
 STEPHEN K. HADDOCK  
 56295LS  
 RENEWS 6-30-17  
*Stephen K. Haddock*  
 This is a true and exact copy.

OFFICE OF COUNTY RECORDS  
 STATE OF OREGON,  
 COUNTY OF UMATILLA }  
 I certify that this instrument was received and  
 recorded on  
 January 4, 2017  
 at 4:15 o'clock P.m., in the record of  
 PLATS of said County.  
 YEAR NUMBER  
 2017 02  
 OFFICE OF COUNTY RECORDS  
 By: ...Steve Churchill...Records Officer  
 Fees \$ 78.00 No. 2017-6530182

**PARTITION PLAT FOR**  
 JP ROHDE BROS., LLC  
 104 SW DORION AVE. #662  
 PENDLETON, OR 97801  
 LOCATION: Sections 31 & 32, T3N, R30E,  
 W.M., UMATILLA COUNTY, OREGON

Project Date: March 2016  
 Project No. 16-06 SCALE: 1" = 600'  
**WITNESS TREE SURVEYING**  
 Stephen K. Haddock, PLS, CFedS  
 P.O. Box G  
 Pilot Rock, Oregon 97868  
 (541) 443-2922

**OWNER'S DECLARATION**

I, Douglas Glenn Rohde, member of JP Rohde Bros., LLC, owner of the lands described hereon, do hereby declare that I have caused this plat to be prepared and this land partitioned in accordance with ORS Chapter 92 as revised and the ordinances of Umatilla County, Oregon. I do hereby dedicate the non-exclusive easement for ingress, egress, and utilities as described on sheet 1. I do also hereby dedicate the new power line easement across Parcel 2 and do acknowledge that this power line easement may need modification due to final design of the actual power line. Consent for such modification is hereby granted.

*[Signature]*  
 Douglas Glenn Rohde, Member  
 JP Rohde Bros., LLC

State of: Oregon  
 County of: Umatilla

On this 2nd Day of November, 2016, the above named individual appeared personally before me and is known to me to be the identical individual who executed the plat dedication and acknowledged that he did so freely and voluntarily.

Before me: Shelley A Atkinson

Printed name: Shelley A Atkinson  
 Notary Public for Oregon

Commission number: 950673

My commission expires: May 19, 2020

**CONSENT TO PARTITION**

I, Andy VanderPlaat, Relationship Manager / Branch Manager of Northwest Farm Credit Services located at 12 SW Nye Avenue, Pendleton, Oregon, do hereby consent to this partition and to the dedication of the easements identified in the Owner's Declaration on this partition plat.

*[Signature]*  
 Andy VanderPlaat, Relationship Manager  
 and Branch Manager, Northwest Farm Credit Services

State of: Oregon  
 County of: Umatilla

On this 2nd Day of November, 2016, the above named individual appeared personally before me and is known to me to be the identical individual who executed the plat dedication and acknowledged that he did so freely and voluntarily.

Before me: Shelley A Atkinson

Printed name: Shelley A Atkinson  
 Notary Public for Oregon

Commission number: 950673

My commission expires: May 19, 2020

**Surveyor's Certificate**

I, Stephen K. Haddock, a Registered Professional Land Surveyor in the State of Oregon, do hereby depose and say that I have correctly surveyed and marked with legal monuments the lands as shown hereon and do say that the initial point of this partition is the East One Quarter Corner of Section 32 which is marked with a 2 1/4" brass cap on a 1 1/2" x 30" galvanized iron pipe.

**LEGAL DESCRIPTION**

Tract II of the Statutory Warranty Deed recorded in the Deed Records of Umatilla County, Oregon on December 30th, 2014 as Instrument No. 2014-6240653 being more particularly described as:

- Township 3 North, Range 30 East, Willamette Meridian  
 Section 31: The Northeast Quarter.  
 The North Half of the Northwest Quarter.  
 The Southeast Quarter of the Northwest Quarter.  
 The Northeast Quarter of the Southwest Quarter.  
 The North Half of the Southeast Quarter.  
 The Southeast Quarter of the Southeast Quarter.

Section 32: All.

Excepting therefrom any portion of the above described lands lying within the County Road right of ways.

**REFERENCE SURVEYS**

- R1 GLO CONTRACT #83  
DATED JULY 22, 1859  
BY DAVID P. THOMPSON
- R2 GLO CONTRACT #95  
DATED 9-19-1860  
BY WILLIAM CAMPBELL
- R3 RECORD OF PRIVATE  
SURVEYS BK 1, PG 341
- R4 RECORD OF PRIVATE  
SURVEYS BK 1, PG 567
- R5 COUNTY SURVEY Q-516-B
- R6 COUNTY SURVEY Q-515-Ax
- R7 COUNTY SURVEY Q-518-Ax
- R8 COUNTY SURVEY Q-519-A
- R9 COUNTY SURVEY 11-38-C
- R10 COUNTY SURVEY 12-21-B

**PARTITION PLAT 2017 - 02**

A partition of Tract II of Umatilla County Warranty Deed 2014-6240653 located in Sections 31 and 32, Township 3 North, Range 30 East, Willamette Meridian, Umatilla County, Oregon.  
 SHEET 2 OF 2

**APPROVALS**

**UMATILLA COUNTY  
 PLANNING DIRECTOR**

This plat is approved this

4th day of January, 2017.  
*[Signature]*  
 CITY PLANNING DIRECTOR

**UMATILLA COUNTY  
 TAX COLLECTOR**

Taxes are paid in full this

3 day of January, 2017.  
*[Signature]*  
 UMATILLA COUNTY TAX COLLECTOR

**COUNTY SURVEYOR**

This plat is examined and approved this

3 day of November, 2016.  
*[Signature]*  
 UMATILLA COUNTY SURVEYOR

**OFFICE OF COUNTY RECORDS**

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

January 4, 2017  
 at 4:15 o'clock Pm., in the record of  
 PLATS of said County.  
 YEAR NUMBER  
 2017 02

**OFFICE OF COUNTY RECORDS**

By: ...Steve Churchill...Records Officer  
 Fees \$ 78.00 No. 2017-6530182

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*[Signature]*

OREGON  
 JULY 9, 2001  
 STEPHEN K. HADDOCK  
 56295LS

RENEWS 6-30-17

*[Signature]*

This is a true and exact copy.

RECEIVED BY  
 Umatilla County Surveyor  
 Date: 1/6/17  
 Rec'd By: CT  
 No.: 17-005-B

**TENTATIVE PLAN FOR**  
 JP ROHDE BROS., LLC  
 104 SW DORION AVE. #662  
 PENDLETON, OR 97801  
 LOCATION: Sections 31 & 32, T3N, R30E,  
 W.M., UMATILLA COUNTY, OREGON

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