

LIST OF EXISTING ENCUMBRANCES:

REAL PROPERTY TAXES, WATER RIGHTS AND MORTGAGES ARE NOT ADDRESSED. ENCUMBRANCE NUMBERS REFER TO PRELIMINARY TITLE REPORT FOR TITLE INSURANCE PREPARED BY PIONEER TITLE COMPANY, 126 SE COURT AVENUE, PENDLETON, OREGON DATED MAY 14, 2021, ORDER NO. 97510.

- ③ LIVESTOCK HERDING AND WATERING EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, RESERVED IN DEED.
GRANTOR: LAVERNE E. PEARSON, ETUX
RECORDED JULY 13, 1950, BOOK 193, PAGE 352, DEED RECORDS.
THIS IS A BLANKET EASEMENT FOR ACCESS TO AND DRIVING AND HERDING LIVESTOCK OVER PORTION THE WEST HALF OF THE SOUTHEAST QUARTER AND NORTHEAST QUARTER OF SOUTHEAST QUARTER OF SECTION 7, SOUTH OF SOUTH LINE OF RELOCATED RIGHT OF WAY OF THE OREGON-WASHINGTON RAILROAD AND NAVIGATION COMPANY. GENERALLY NOTED.
- ④ FLOWAGE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, FILED IN THE UNITED STATES DISTRICT COURT FOR THE DISTRICT OF OREGON, CIVIL CASE NO. 8827, DISCLOSED BY FINAL JUDGMENT OF CONDEMNATION.
PLAINTIFF: UNITED STATES OF AMERICA
RECORDED: JULY 27, 1960, BOOK 259, PAGE 420 AND NOVEMBER 30, 1961, BOOK 265, PAGE 599, DEED RECORDS.
GRANTS FEE SIMPLE TITLE TO NEW HIGHWAY AND RAILROAD RIGHT OF WAY TO UNITED STATES OF AMERICA AND PROVIDES FOR FLOODING OF THE MCNARY POOL. GENERALLY NOTED.
- ⑤ EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF.
GRANTEE: PACIFIC POWER AND LIGHT COMPANY.
RECORDED FEBRUARY 3, 1969, BOOK 298, PAGE 282, DEED RECORDS.
THIS EASEMENT DOES NOT AFFECT THE PROPERTY IN SECTION 7, ACCORDING TO EASEMENT EXHIBITS.
- ⑥ PIPELINE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF.
GRANTEE: ERVINE EDMUNDS
RECORDED AUGUST 27, 1973, BOOK 331, PAGE 72, DEED RECORDS.
APPROXIMATE LOCATION NOTED. FIELD VERIFICATION NECESSARY TO LOCATE PIPELINE.
- ⑦ MINERAL, OIL AND GAS RESERVATIONS AND EASEMENTS, INCLUDING THE TERMS AND PROVISIONS THEREOF, CONTAINED IN DEED.
GRANTOR: UNITED STATES OF AMERICA
GRANTEE: LEWIS AND CLARK COLLEGE
RECORDED MAY 28, 1985, MICROFILM REEL 126, PAGE 279, OFFICE OF UMATILLA COUNTY RECORDS.
RESERVES MINERALS, OIL AND GAS. EASEMENTS AFFECTING PROPERTY ARE SHOWN AND NOTED.
- ⑧ UNRECORDED OIL AND GAS LEASE TOGETHER WITH ASSIGNMENTS AND ENCUMBRANCES, INCLUDING THE TERMS AND PROVISIONS THEREOF, DISCLOSED IN ASSIGNMENT.
LESSOR: UNITED STATES OF AMERICA
LESSEE: NEIL F. ORMOND
RECORDED JANUARY 31, 2007, INSTRUMENT NO. 2007-5140405, OFFICE OF UMATILLA COUNTY RECORDS.
BLANKET ENCUMBRANCE OVER ALL OF PROPERTY, GENERALLY NOTED.
- ⑨ OPTION TO PURCHASE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, DISCLOSED BY MEMORANDUM.
FIRST PARTY: LEWIS AND CLARK COLLEGE
SECOND PARTY: PACIFICORP
RECORDED AUGUST 29, 2011, INSTRUMENT NO. 2011-5820104, OFFICE OF UMATILLA COUNTY RECORDS.
OPTION WAS DUE TO EXPIRE ON JUNE 8, 2012--STATUS UNKNOWN. OPTION EASEMENT NOT SHOWN.
- ⑩ EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF.
GRANTEE: UMATILLA ELECTRIC COOPERATIVE
RECORDED OCTOBER 18, 2011, INSTRUMENT NO. 2011-5830749, OFFICE OF UMATILLA COUNTY RECORDS. SHOWN AND NOTED.
- ⑪ EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF.
GRANTEE: UMATILLA ELECTRIC COOPERATIVE
RECORDED OCTOBER 26, 2011, INSTRUMENT NO. 2011-5840126, OFFICE OF UMATILLA COUNTY RECORDS. SHOWN AND NOTED.

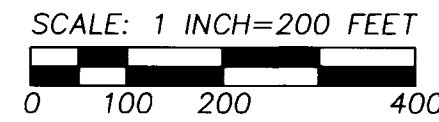
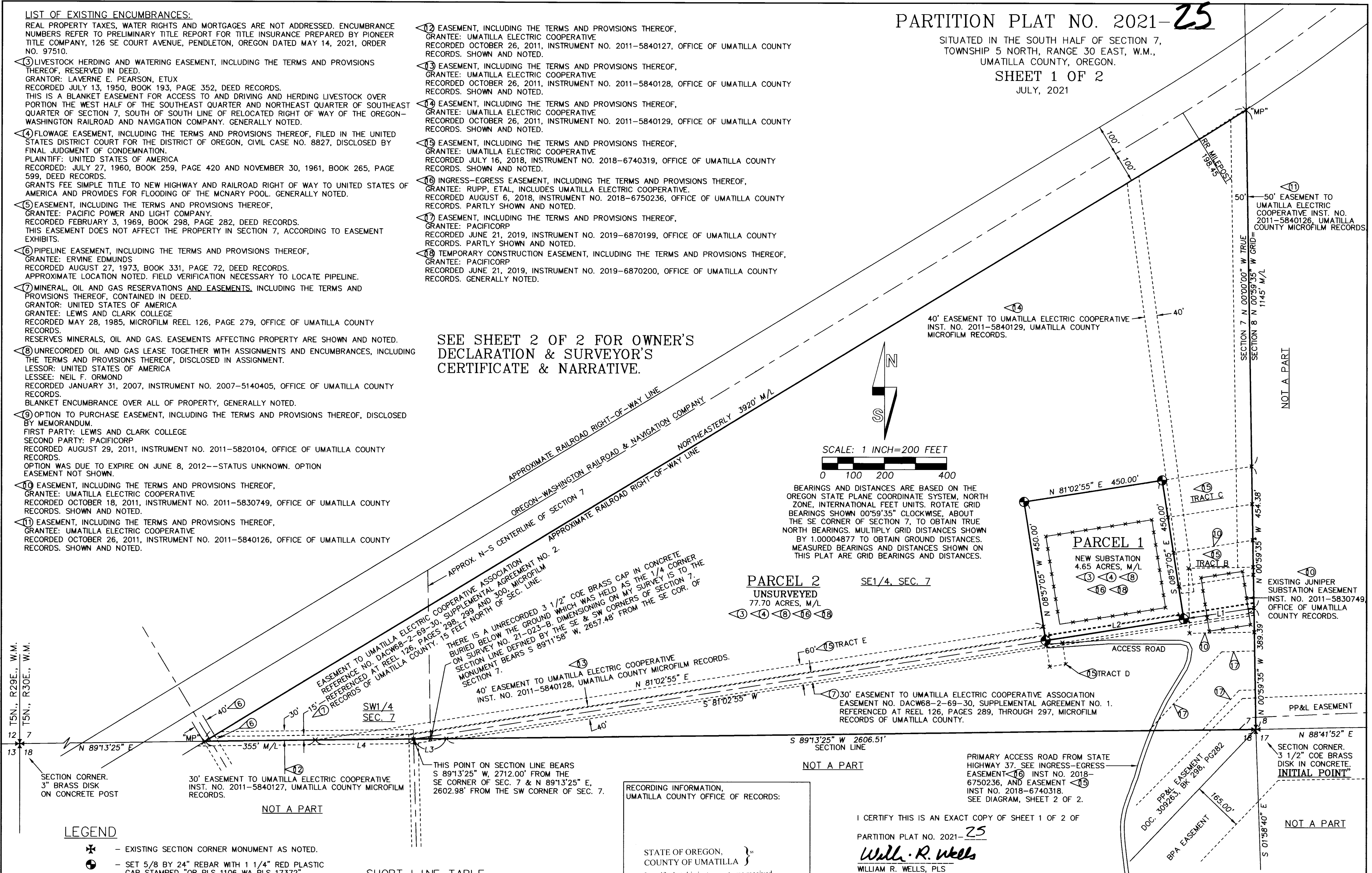
- ⑫ EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF.
GRANTEE: UMATILLA ELECTRIC COOPERATIVE
RECORDED OCTOBER 26, 2011, INSTRUMENT NO. 2011-5840127, OFFICE OF UMATILLA COUNTY RECORDS. SHOWN AND NOTED.
- ⑬ EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF.
GRANTEE: UMATILLA ELECTRIC COOPERATIVE
RECORDED OCTOBER 26, 2011, INSTRUMENT NO. 2011-5840128, OFFICE OF UMATILLA COUNTY RECORDS. SHOWN AND NOTED.
- ⑭ EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF.
GRANTEE: UMATILLA ELECTRIC COOPERATIVE
RECORDED OCTOBER 26, 2011, INSTRUMENT NO. 2011-5840129, OFFICE OF UMATILLA COUNTY RECORDS. SHOWN AND NOTED.
- ⑮ EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF.
GRANTEE: UMATILLA ELECTRIC COOPERATIVE
RECORDED JULY 16, 2018, INSTRUMENT NO. 2018-6740319, OFFICE OF UMATILLA COUNTY RECORDS. SHOWN AND NOTED.
- ⑯ INGRESS-EGRESS EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF.
GRANTEE: RUPP, ETAL, INCLUDES UMATILLA ELECTRIC COOPERATIVE.
RECORDED AUGUST 6, 2018, INSTRUMENT NO. 2018-6750236, OFFICE OF UMATILLA COUNTY RECORDS. PARTLY SHOWN AND NOTED.
- ⑰ EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF.
GRANTEE: PACIFICORP
RECORDED JUNE 21, 2019, INSTRUMENT NO. 2019-6870199, OFFICE OF UMATILLA COUNTY RECORDS. PARTLY SHOWN AND NOTED.
- ⑱ TEMPORARY CONSTRUCTION EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF.
GRANTEE: PACIFICORP
RECORDED JUNE 21, 2019, INSTRUMENT NO. 2019-6870200, OFFICE OF UMATILLA COUNTY RECORDS. GENERALLY NOTED.

SEE SHEET 2 OF 2 FOR OWNER'S
DECLARATION & SURVEYOR'S
CERTIFICATE & NARRATIVE.

PARTITION PLAT NO. 2021-25

SITUATED IN THE SOUTH HALF OF SECTION 7,
TOWNSHIP 5 NORTH, RANGE 30 EAST, W.M.,
UMATILLA COUNTY, OREGON.

SHEET 1 OF 2
JULY, 2021



BEARINGS AND DISTANCES ARE BASED ON THE OREGON STATE PLANE COORDINATE SYSTEM, NORTH ZONE, INTERNATIONAL FEET UNITS. ROTATE GRID BEARINGS SHOWN 00°59'35" CLOCKWISE, ABOUT THE SE CORNER OF SECTION 7, TO OBTAIN TRUE NORTH BEARINGS. MULTIPLY GRID DISTANCES SHOWN BY 1.00004877 TO OBTAIN GROUND DISTANCES. MEASURED BEARINGS AND DISTANCES SHOWN ON THIS PLAT ARE GRID BEARINGS AND DISTANCES.

PARCEL 2
UNSURVEYED
77.70 ACRES, M/L
SE 1/4, SEC. 7

SHORT LINE TABLE

NO.	BEARING	DISTANCE
L1	S 81°02'55" W	228.60'
L2	S 81°02'55" W	450.00'
L3	S 89°13'25" W	105.49'
L4	S 89°13'25" W	316.46'

LEGEND

- * - EXISTING SECTION CORNER MONUMENT AS NOTED.
- ⊙ - SET 5/8 BY 24" REBAR WITH 1 1/4" RED PLASTIC CAP STAMPED "OR PLS 1106 WA PLS 17372".
- x - COMPUTED POINT ONLY, NOT SET OR FOUND.
- "MP" - MAPPING POINT ONLY, NOT SET OR FOUND.
- - EXISTING EASEMENT LINE.
- x-x-x- - INDICATES EXISTING SUBSTATION FENCES.
- ⊙ - EXISTING ENCUMBRANCE IDENTIFIER. SEE "LIST OF EXISTING ENCUMBRANCES", THIS SHEET.
- L0 - LINE TOO SHORT TO ANNOTATE, SEE "SHORT LINE TABLE".

RECORDING INFORMATION,
UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON, }
COUNTY OF UMATILLA }
I certify that this instrument was received and recorded on 8-24-2021 at 11:52 o'clock a.m., in the record of PLATS of said County.
YEAR 2021 NUMBER 25
OFFICE OF COUNTY RECORDS
By: David A Stuvland Records Officer
Fee \$ 120.00 No. 2021-7270308

I CERTIFY THIS IS AN EXACT COPY OF SHEET 1 OF 2 OF
PARTITION PLAT NO. 2021-25

William R. Wells
WILLIAM R. WELLS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR

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

WELLS SURVEYING
200 SE HAILEY SUITE 108
P.O. BOX 1696
PENDLETON, OR 97801
PHONE: (541) 276-6362

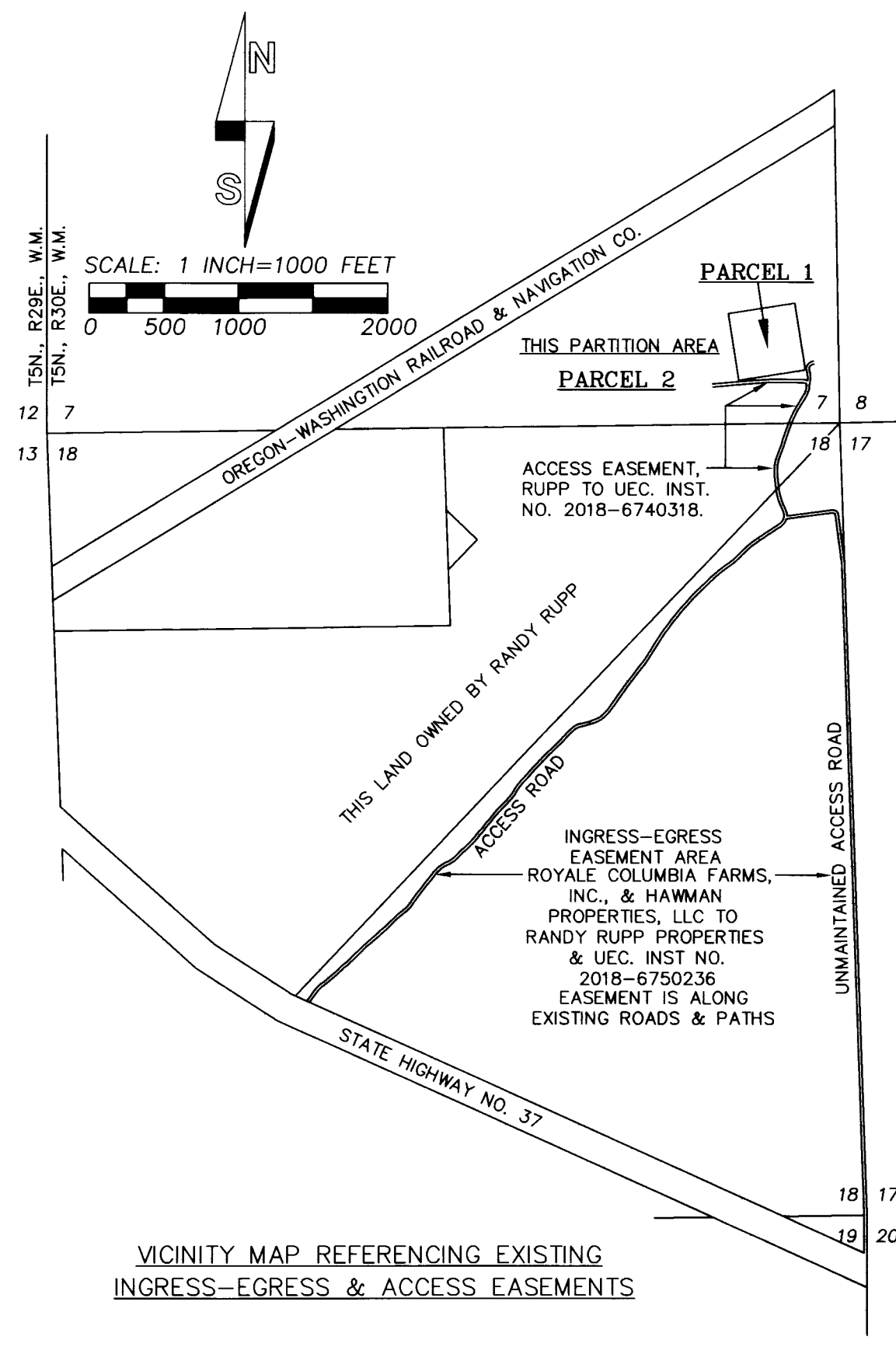
DATE: 07/21	DR. BY: WRW
CK. BY: WRW	NO: 18-1689

PROJECT: UECJUNIPERPPS1
PARTITION PLAT FOR:
UMATILLA ELECTRIC COOPERATIVE
ON LANDS OWNED BY MR. RANDY RUPP
IN THE SOUTH HALF OF SECTION 7,
T5N., R30E., W.M.,
UMATILLA COUNTY, OREGON

RECEIVED BY
Umatilla County Surveyor
Date: 8/26/21
Rec'd By: [Signature]
No.: 21-097-8

PARTITION PLAT NO. 2021-25

SITUATED IN THE SOUTH HALF OF SECTION 7,
TOWNSHIP 5 NORTH, RANGE 30 EAST, W.M.,
UMATILLA COUNTY, OREGON.
SHEET 2 OF 2
JULY, 2021



SURVEYOR'S CERTIFICATE & NARRATIVE

THIS LAND PARTITION SURVEY WAS MADE AT THE REQUEST OF UMATILLA ELECTRIC COOPERATIVE ON LANDS OWNED BY MR. RANDY RUPP. THE PURPOSE OF THE PARTITION IS TO PARTITION PARCEL 1 FROM THE LARGER TRACT FOR AN ELECTRIC SUBSTATION FACILITY.

THE PARTITION SURVEY WAS MADE A LEICA GEODETIC GPS RECEIVER CONNECTED TO THE OREGON REAL TIME NETWORK. BEARINGS AND DISTANCES REPORTED ARE OREGON STATE PLANE COORDINATE SYSTEM GRID BEARINGS AND DISTANCES. CONTROL CORNER TIES AND CORNER MONUMENTS SET WERE VERIFIED BY REDUNDANT GPS OBSERVATIONS.

I CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MONUMENTED PARCEL 1 AND MAPPED PARCEL 2 IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND APPLICABLE PORTIONS OF THE UMATILLA COUNTY DEVELOPMENT ORDINANCES. I DESIGNATE THE SOUTHEAST CORNER OF SECTION 7, A 3 1/2 INCH BRASS DISK SET IN CONCRETE, AS THE "INITIAL POINT" FOR THIS PARTITION SURVEY. THE SOUTHEAST CORNER OF MONUMENTED PARCEL 1 BEARS NORTH 00°59'35" WEST, 389.39 FEET AND SOUTH 81°02'55" WEST, 228.60 FEET FROM THE "INITIAL POINT".

LEGAL DESCRIPTION:

TOWNSHIP 5 NORTH, RANGE 30 EAST, W.M., UMATILLA COUNTY, OREGON:

ALL THAT PORTION OF THE SOUTH HALF OF SECTION 7 LYING SOUTHEASTERLY OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE EXISTING OREGON-WASHINGTON RAILROAD & NAVIGATION COMPANY'S RIGHT-OF-WAY.

REGISTERED PROFESSIONAL LAND SURVEYOR

7-26-21
DATE
William R. Wells
WILLIAM R. WELLS, PLS

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

APPROVALS

EXAMINED AND APPROVED THIS
24TH DAY OF August 2021
LAND PARTITION APPROVAL NO. 20-64-85-21
Robert T. Walden
UMATILLA COUNTY PLANNING DIRECTOR
EXAMINED AND APPROVED THIS
13 DAY OF August 2021
David H. Krumbein
UMATILLA COUNTY SURVEYOR
ALL AD VALOREM TAXES AND ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED THIS
23 DAY OF August 2021
Richard Reynolds
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 8-24-2021
at 11:52 o'clock a.m., in the record of PLATS of said County.
YEAR 2021 NUMBER 25
OFFICE OF COUNTY RECORDS
By: David A. Stuvland Records Officer
Fee \$ 120.00 No. 2021-7270308

OWNER'S DECLARATION

I, RANDY RUPP, AS OWNER OF THE LANDS CONTAINED IN THIS PARTITION PLAT, DO HEREBY ACKNOWLEDGE THIS PARTITION PLAT WAS PREPARED WITH MY KNOWLEDGE AND CONSENT IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND APPLICABLE PORTIONS OF THE UMATILLA COUNTY DEVELOPMENT CODE.

Randy Rupp
RANDY RUPP

ACKNOWLEDGMENT

STATE OF Oregon)
COUNTY OF Umatilla) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10 DAY OF August 2021 BY RANDY RUPP

William R. Wells
NOTARY PUBLIC FOR THE STATE OF Oregon

MY COMMISSION EXPIRES: 1/29/2022
MY COMMISSION NUMBER: 970746

I CERTIFY THIS IS AN EXACT COPY OF SHEET 2 OF 2 OF

PARTITION PLAT NO. 2021-25

David H. Krumbein
WILLIAM R. WELLS, PLS
David H. Krumbein
County Surveyor

RECEIVED BY
Umatilla County Surveyor
Date: 8/26/21
Rec'd By: CT
No.: 21-097-6

WELLS SURVEYING
200 SE HAILEY SUITE 108
P.O. BOX 1696
PENDLETON, OR 97801
PHONE: (541) 276-6362
DATE: 07/21 DR. BY: WRW
CK. BY: WRW NO: 18-1689

PROJECT: UECJUNIPERPPS2
PARTITION PLAT
FOR:
UMATILLA ELECTRIC COOPERATIVE
ON LANDS OWNED BY
BY MR. RANDY RUPP
IN THE SOUTH HALF OF SECTION 7,
T5N., R30E., W.M.,
UMATILLA COUNTY, OREGON