



**KLICKER'S TIGER PARTITION  
PARTITION PLAT 2021-26**  
LOCATED IN THE NE 1/4 AND NW 1/4 OF THE NE 1/4 OF SECTION  
21, TOWNSHIP 6 NORTH, RANGE 38 EAST OF THE WILLAMETTE  
MERIDIAN, UMATILLA COUNTY, OREGON

**SURVEYOR'S NARRATIVE**

THIS PARTITION WAS DONE AT THE REQUEST OF ROBERT KLICKER FOR THE PURPOSE OF DIVIDING HIS LANDS AS SHOWN HEREON. THE PROPERTY WAS SURVEYED IN MAY AND JUNE OF 2019. THE FOUND 2.5" BLM MONUMENTS AT THE NORTHEAST CORNER AND NORTH QUARTER CORNER OF SECTION 21 WERE USED TO ESTABLISH THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SAID SECTION. THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21 WAS ESTABLISHED ACCORDING TO SURVEY 00-69-C BY TOMKINS. DURING THE COURSE OF THE RESOLUTION OF THE BOUNDARY IT WAS NOTED THAT THERE IS AN OVERLAP PRESENT BETWEEN THE DEED FOR THE SUBJECT PROPERTY AND THAT OF THE LODMELL'S PROPERTY TO THE EAST. THE SUBJECT PROPERTY'S DEED, 2015-6280176, CALLS FOR THE WEST 50 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE EAST 630 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER LYING NORTH OF THE CENTERLINE OF MILL CREEK IN SECTION 21. THE LODMELL'S DEED, 2013-6050720, STARTS AT A POINT ON THE NORTH LINE OF SECTION 21 3620 FEET WEST OF A LINE RUNNING NORTH AND SOUTH THROUGH THE POINT OF INTERSECTION OF THE UPPER LINE OF THE EASTERLY OR UP-STREAM FACE OF THE OF THE MAIN DAM OF THE WATER SYSTEM OF THE CITY OF WALLA WALLA, WASHINGTON, WITH THE SOUTHERLY FACE OF THE NORTHERLY RETAINING WALL OF SAID DAM. FROM THAT POINT IT RUNS DUE SOUTH TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 21, THEN 100 FEET WESTERLY ALONG SAID SOUTH LINE, THEN NORTH TO THE NORTH LINE OF SECTION 21, THEN, FINALLY, EASTERLY TO THE POINT OF BEGINNING. THIS PLACES THE WEST LINE OF THE LODMELL'S PROPERTY 2.74 FEET EAST OF THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21 AT THE SOUTHWEST CORNER OF SAID SUBDIVISION AND IS 0.59 FEET EAST OF SAID WEST LINE AT THE NORTHWEST CORNER OF SAID SUBDIVISION. THE LODMELL'S DEED HAS SENIOR RIGHTS AND HAS BEEN USED TO ESTABLISH THE PROPERTY LINE BETWEEN THE TWO PROPERTIES. THE FOUND MONUMENT AT THE INITIAL POINT OF MILL CREEK GLEN AND THE FOUND MONUMENT ON THE NORTH RIGHT OF WAY OF MILL CREEK ROAD AS SHOWN IN THE DETAIL ON SURVEY 84-111-A BY KRUMBEIN WERE USED TO ESTABLISH THE LOCATION OF THE CENTERLINE OF MILL CREEK ROAD AS SHOWN ON SURVEY 84-44-C BY KRUMBEIN.

THIS SURVEY WAS PERFORMED USING STANDARD RTK AND RADIAL PRACTICES WITH SPECTRA PRECISION SP80 DUAL FREQUENCY GPS RECEIVERS HAVING ACCURACIES OF 8MM+1PPM HORIZONTAL AND 15MM+1PPM VERTICAL, TRIMBLE R6 DUAL FREQUENCY GPS RECEIVERS HAVING ACCURACIES OF 8MM+1PPM HORIZONTAL AND 15MM+1PPM VERTICAL, SOKKIA CX-105 TOTAL STATIONS HAVING ACCURACIES OF 5" ANGULAR AND 2MM+2PPM DISTANCE, AND TRIMBLE S6 ROBOTIC TOTAL STATIONS HAVING ACCURACIES OF 5" ANGULAR AND 3MM+2PPM DISTANCE.

THE MONUMENTS SHOWN HEREON WERE LAST VISITED IN JUNE OF 2019.

**DECLARATION**

KNOW ALL PERSONS BY THESE PRESENT THAT WE, ROBERT A. KLICKER AND NANCY L. KLICKER, THE FEE OWNERS OF THE LANDS REPRESENTED ON THIS PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THESE LANDS TO BE SURVEYED AND PARTITIONED, IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. CHAPTER 92.

*Robert A. Klicker*  
Attorney in fact for Robert A. Klicker 4-27-2021  
ROBERT A. KLICKER DATE  
*Nancy L. Klicker*  
Attorney in fact for Nancy L. Klicker 4-27-2021  
NANCY L. KLICKER DATE

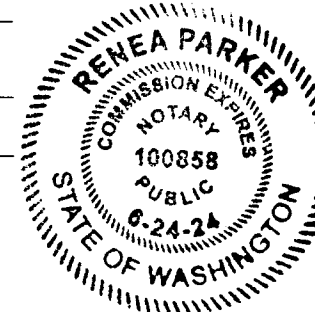
**ACKNOWLEDGEMENT**

STATE OF Washington  
COUNTY OF Walla Walla

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ROBERT A. KLICKER HAS SIGNED THIS PARTITION PLAT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED ON THIS PLAN.

*Renea Parker* 4/27/2021  
NOTARY PUBLIC DATE

MY APPOINTMENT EXPIRES June 24, 2024  
RESIDING Walla Walla, WA



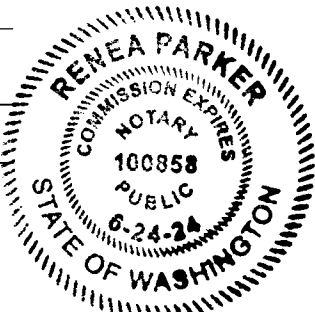
**ACKNOWLEDGEMENT**

STATE OF Washington  
COUNTY OF Walla Walla

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT NANCY L. KLICKER HAS SIGNED THIS PARTITION PLAT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED ON THIS PLAN.

*Renea Parker* 4/27/2021  
NOTARY PUBLIC DATE

MY APPOINTMENT EXPIRES June 24, 2024  
RESIDING Walla Walla, WA



**SURVEYOR'S CERTIFICATE**

I, GREG E. FLOWERS, OREGON REGISTERED LAND SURVEYOR NO. 02820LS, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SHOWN THE RECORD BOUNDARIES OF THIS PARTITION PLAT, AND THAT I HAVE CORRECTLY SURVEYED AND MONUMENTED WITH PROPER MONUMENTS THE BOUNDARIES OF THIS PARTITION PLAT, AND THAT I HAVE CORRECTLY SURVEYED AND MONUMENTED WITH PROPER MONUMENTS THE BOUNDARIES OF THE LAND REPRESENTED ON THE ATTACHED PARTITION PLAT IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. CHAPTER 92. THE INITIAL POINT OF THIS PLAT IS A 5/8"X30" IRON REBAR WITH YELLOW PLASTIC CAP MARKED "WA 19619 OR 02820" ATTACHED SET N89°59'23"W 1315.14' FROM THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, T6N, R38E, W.M., UMATILLA COUNTY, OREGON. SAID LANDS ARE LOCATED IN SECTION 21 OF TOWNSHIP 6 NORTH, RANGE 38 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TOWNSHIP 6 NORTH, RANGE 38 EAST OF THE WILLAMETTE MERIDIAN, SECTION 21:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 21 IN TOWNSHIP 6 NORTH, RANGE 38 EAST OF THE WILLAMETTE MERIDIAN; THENCE, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, N89°59'23"W A DISTANCE OF 1314.55 FEET TO THE NORTHWEST CORNER OF THAT PARCEL OF LAND GRANTED TO LODMELL'S MOUNTAIN PROPERTY LLC BY THAT DEED RECORDED AS INSTRUMENT NO. 2013-6050720 IN THE RECORDS OF UMATILLA COUNTY, OREGON AND THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE, ALONG THE WEST LINE OF SAID LODMELL PARCEL, S00°01'16"E A DISTANCE OF 970.64 FEET TO THE CENTERLINE OF MILL CREEK; THENCE, ALONG THE CENTERLINE OF MILL CREEK THE FOLLOWING COURSES AND DISTANCES: S64°31'36"W A DISTANCE OF 90.38 FEET; S78°43'59"W A DISTANCE OF 55.61 FEET; S70°13'06"W A DISTANCE OF 133.92 FEET; S87°29'35"W A DISTANCE OF 65.58 FEET; N85°15'10"W A DISTANCE OF 112.83 FEET; N74°45'56"W A DISTANCE OF 90.79 FEET; N73°31'35"W A DISTANCE OF 109.00 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND CONVEYED TO ROBERT A. KLICKER BY THAT DEED RECORDED AS INSTRUMENT NO. 2015-6280176 IN THE RECORDS OF UMATILLA COUNTY, OREGON; THENCE, ALONG THE WEST LINE OF SAID KLICKER PARCEL, N00°13'22"E A DISTANCE OF 1006.03 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 21; THENCE, ALONG SAID NORTH LINE, S89°50'23"E A DISTANCE OF 630.59 FEET TO THE POINT OF BEGINNING; HAVING AN AREA OF 655,091 SQUARE FEET, 15.03 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, ENCUMBRANCES, ROADWAYS, AND SERVITUDES OF RECORD.

*Greg E. Flowers* 4/26/2021  
GREG E. FLOWERS, PLS 02820 LS DATE

THIS IS AN EXACT COPY OF THE ORIGINAL PARTITION PLAT.

*Greg E. Flowers*  
GREG E. FLOWERS

UMATILLA COUNTY PLANNER  
EXAMINED AND APPROVED THIS 25<sup>TH</sup> DAY OF AUG, 2021

*Robert T. Waldner*  
UMATILLA COUNTY PLANNER

UMATILLA COUNTY SURVEYOR  
APPROVED THIS 29 DAY OF April, 2021

*David H. Krumben*  
UMATILLA COUNTY SURVEYOR, DAVID H. KRUMBEIN

UMATILLA COUNTY TAX COLLECTOR  
APPROVED THIS 29 DAY OF April, 2021

*Rachael Reynolds*  
September 1, 2021  
*Rachael Reynolds*

STATE OF OREGON, }  
COUNTY OF UMATILLA }  
I certify that this instrument was received  
and recorded on 09-01-2021

at 10:28 o'clock a. m., in the record of  
PLATS of said County.  
YEAR 2021 NUMBER 26  
**OFFICE OF COUNTY RECORDS**

By: STEVE CHURCHILL, Records Officer  
Fee \$ 120.00 No. 2021-7270650

RECEIVED BY  
Umatilla County Surveyor  
Date: 9/1/21  
Rec'd By: CT  
No.: 21-099-B

SEE SHEET 1 OF 2 FOR DRAWING.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Greg E. Flowers*  
OREGON  
JUNE 30, 1997  
GREG E. FLOWERS  
02820LS

RENEWS 12/31/2021  
4/26/2021



**PBS Engineering and Environmental Inc.**  
5 N Colville St, Ste 200  
Walla Walla, WA 99362  
509.956.3026  
pbsusa.com

CLIENT: KLICKER		PROJECT NO.: 67480
SURVEYOR: GREG FLOWERS		DATE: 4/7/2021
CALC BY: GEF	DRAWN BY: AA/JLM	SCALE: 1" = 100'
SECTION: 21	TOWNSHIP: 6 NORTH	RANGE: 38 EAST
CITY:	COUNTY: UMATILLA	SHEET <u>2</u> OF <u>2</u>