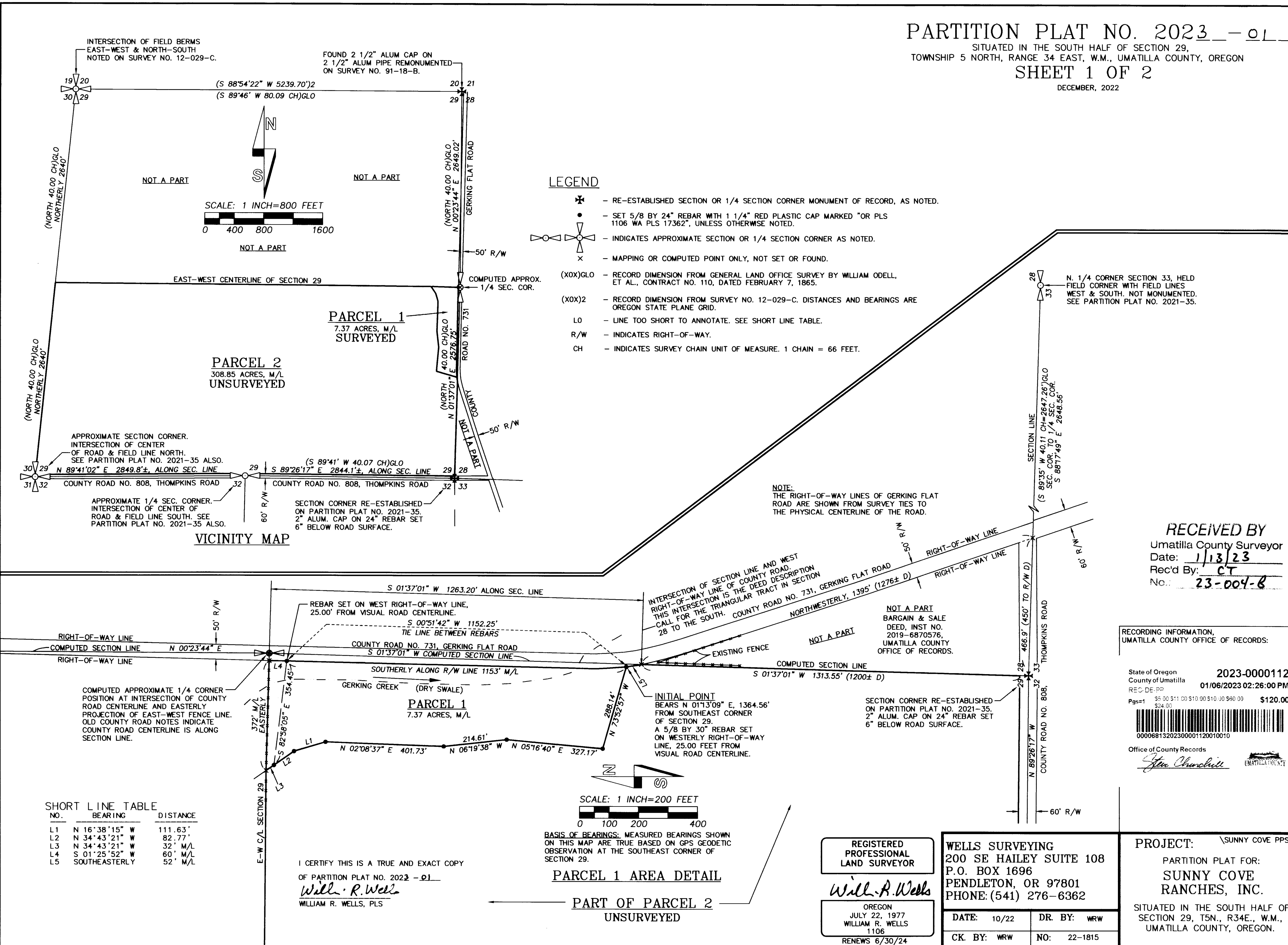
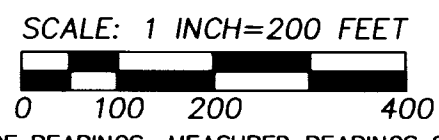
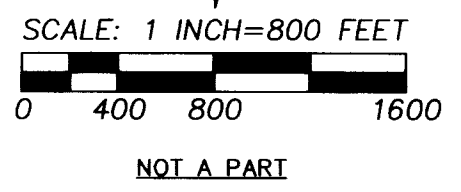


PARTITION PLAT NO. 2023-01
 SITUATED IN THE SOUTH HALF OF SECTION 29,
 TOWNSHIP 5 NORTH, RANGE 34 EAST, W.M., UMATILLA COUNTY, OREGON
SHEET 1 OF 2
 DECEMBER, 2022



- LEGEND**
- ✱ - RE-ESTABLISHED SECTION OR 1/4 SECTION CORNER MONUMENT OF RECORD, AS NOTED.
 - - SET 5/8 BY 24" REBAR WITH 1 1/4" RED PLASTIC CAP MARKED "OR PLS 1106 WA PLS 17362", UNLESS OTHERWISE NOTED.
 - ⊙ - INDICATES APPROXIMATE SECTION OR 1/4 SECTION CORNER AS NOTED.
 - x - MAPPING OR COMPUTED POINT ONLY, NOT SET OR FOUND.
 - (XOX)GLO - RECORD DIMENSION FROM GENERAL LAND OFFICE SURVEY BY WILLIAM ODELL, ET AL., CONTRACT NO. 110, DATED FEBRUARY 7, 1865.
 - (XOX)2 - RECORD DIMENSION FROM SURVEY NO. 12-029-C. DISTANCES AND BEARINGS ARE OREGON STATE PLANE GRID.
 - LO - LINE TOO SHORT TO ANNOTATE. SEE SHORT LINE TABLE.
 - R/W - INDICATES RIGHT-OF-WAY.
 - CH - INDICATES SURVEY CHAIN UNIT OF MEASURE. 1 CHAIN = 66 FEET.



BASIS OF BEARINGS: MEASURED BEARINGS SHOWN ON THIS MAP ARE TRUE BASED ON GPS GEODETIC OBSERVATION AT THE SOUTHEAST CORNER OF SECTION 29.

PARCEL 1 AREA DETAIL
 PART OF PARCEL 2
 UNSURVEYED

SHORT LINE TABLE

NO.	BEARING	DISTANCE
L1	N 16°38'15" W	111.63'
L2	N 34°43'21" W	82.77'
L3	N 34°43'21" W	32' M/L
L4	S 01°25'52" W	60' M/L
L5	SOUTHEASTERLY	52' M/L

I CERTIFY THIS IS A TRUE AND EXACT COPY OF PARTITION PLAT NO. 2023-01
William R. Wells
 WILLIAM R. WELLS, PLS

NOTE: THE RIGHT-OF-WAY LINES OF GERKING FLAT ROAD ARE SHOWN FROM SURVEY TIES TO THE PHYSICAL CENTERLINE OF THE ROAD.

NOT A PART BARGAIN & SALE DEED, INST NO. 2019-6870576, UMATILLA COUNTY OFFICE OF RECORDS.

RECEIVED BY
 Umatilla County Surveyor
 Date: 1/13/23
 Rec'd By: CT
 No.: 23-004-B

RECORDING INFORMATION, UMATILLA COUNTY OFFICE OF RECORDS:

State of Oregon 2023-0000112
 County of Umatilla 01/06/2023 02:26:00 PM
 REC DE-PP
 Pgs=1 \$5.00 \$11.00 \$10.00 \$10.00 \$90.00 \$120.00
 \$24.00
 00006813202300001120010010

Office of County Records
John Churchill

REGISTERED PROFESSIONAL LAND SURVEYOR

William R. Wells
 OREGON
 JULY 22, 1977
 WILLIAM R. WELLS
 1106
 RENEWS 6/30/24

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

DATE: 10/22	DR. BY: WRW
CK. BY: WRW	NO: 22-1815

PROJECT: SUNNY COVE PPS1
 PARTITION PLAT FOR:
SUNNY COVE RANCHES, INC.
 SITUATED IN THE SOUTH HALF OF SECTION 29, T5N., R34E., W.M., UMATILLA COUNTY, OREGON.

PARTITION PLAT NO. 2023-01
 SITUATED IN THE SOUTH HALF OF SECTION 29,
 TOWNSHIP 5 NORTH, RANGE 34 EAST, W.M., UMATILLA COUNTY, OREGON
 SHEET 2 OF 2
 DECEMBER, 2022

OWNER'S DECLARATION

SUNNY COVE RANCHES, INC., AS OWNER OF THE LANDS SHOWN IN THIS PARTITION PLAT, DOES HEREBY ACKNOWLEDGE THAT THIS PARTITION PLAT WAS PREPARED WITH OUR KNOWLEDGE AND CONSENT IN ACCORDANCE WITH ORS CHAPTER 92 AS REVISED, AND APPLICABLE PORTIONS OF THE UMATILLA COUNTY DEVELOPMENT CODE.

SUNNY COVE RANCHES, INC., BY

David D. Cannon
 DAVID D. CANNON, PRESIDENT

Renée Y. Cannon
 RENEE Y. CANNON, SECRETARY

ACKNOWLEDGMENT

STATE OF OREGON)
) SS
 COUNTY OF UMATILLA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF December, 2022
 BY DAVID D. CANNON

Debra S. Munck
 NOTARY PUBLIC FOR THE STATE OF OREGON

PRINTED NAME OF NOTARY PUBLIC: Debra S. Munck

MY COMMISSION EXPIRES: June 16, 2024

MY COMMISSION NUMBER: 1000740

ACKNOWLEDGMENT

STATE OF OREGON)
) SS
 COUNTY OF UMATILLA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF December, 2022
 BY RENEE Y. CANNON

Debra S. Munck
 NOTARY PUBLIC FOR THE STATE OF OREGON

PRINTED NAME OF NOTARY PUBLIC: Debra S. Munck

MY COMMISSION EXPIRES: June 16, 2024

MY COMMISSION NUMBER: 1000740

SURVEYOR'S CERTIFICATE & NARRATIVE

THIS LAND PARTITION PARTITION CREATES A 7.37 ACRE PARCEL OF LAND CONTAINING A HOUSE, BARN AND SEVERAL OLD FARM OUTBUILDINGS. THE 7.37 ACRE PARCEL 1 IS MONUMENTED AS SHOWN ON SHEET 1 OF 2. THE REMAINDER PARCEL 2 IS UNSURVEYED EXCEPT FOR PARTS OF THE SOUTH BOUNDARY DEPICTED ON THIS LAND PARTITION AND ON RECORD PARTITION PLAT NO. 2021-35.

THE SOUTHEAST CORNER OF SECTION 29 WAS RE-ESTABLISHED AND RE-MONUMENTED ON PARTITION PLAT NO. 2021-35. THE POSITION OF THE NORTHEAST CORNER OF SECTION 29 WAS DETERMINED AND MONUMENTED WITH A STONE IN A 1961 SURVEY BY WAYNE HARRIS, SURVEY NO. Q-783-C. THE STONE WAS REMONUMENTED WITH AN ALUMINUM PIPE MONUMENT IN 1991 ON SURVEY NO. 91-18-B. THE MONUMENT FOR THE NORTHEAST CORNER OF SECTION 29 IS APPROXIMATELY 50 FEET WEST OF THE CENTERLINE OF GERKING FLAT ROAD.

THE ORIGINAL 1879 ROAD NOTES, (ROAD #24A), FOR GERKING FLAT ROAD INDICATE THE OLD ROAD CENTERLINE WAS "ALONG THE SECTION LINE" THROUGH THE EAST 1/4 CORNER AND NORTHEAST CORNERS OF SECTION 29. A COUNTY ROAD DEPARTMENT MAP, DATED AUGUST 30, 1930, SHOWS THE ROAD CENTERLINE AT THE SECTION LINE AT THE EAST 1/4 CORNER AND NORTHEAST CORNER OF SECTION 29.

FOR THIS PARTITION SURVEY, I COMPUTED THE EAST 1/4 CORNER LOCATION AT THE INTERSECTION OF THE PHYSICAL CENTERLINE OF THE COUNTY ROAD WITH AN EXISTING FENCE AND FIELD LINE PROJECTION FROM THE WEST. I LAID OUT THE EAST LINE OF PARCEL 1 ON THE WEST RIGHT-OF-WAY LINE OF GERKING FLAT ROAD, 25 FEET FROM THE EXISTING PHYSICAL ROAD CENTERLINE. THE NORTH LINE OF PARCEL 1 IS NOT DIRECTLY MONUMENTED BUT IS ALONG THE NORTH LINE OF THE SOUTH HALF OF SECTION 29. THE SOUTHERLY AND WESTERLY LINE OF PARCEL 1 ARE LAID OUT AS DEPICTED ON SHEET 1 OF 2, AND ARE GENERALLY ALONG FARMED FIELD LINES.

THE IRREGULAR SECTION LINES IN SECTION 29 AND IN THIS TOWNSHIP ARE THE RESULT OF 1865 GOVERNMENT SURVEYOR W. ODELL, ET AL., USING SHORTCUTS AND IMPROPER METHODS IN SUBDIVIDING THE TOWNSHIP.

I CERTIFY THAT I HAVE CORRECTLY SURVEYED, MONUMENTED AND MAPPED PARCELS 1 AND 2 IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND APPLICABLE PORTIONS OF THE UMATILLA COUNTY DEVELOPMENT ORDINANCES. PARCEL 1 IS MONUMENTED AS DEPICTED ON SHEET 1 OF 2. PARCEL 2 IS UNSURVEYED.

LEGAL DESCRIPTION:

THE SOUTH HALF OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 34 EAST, W.M., UMATILLA COUNTY, OREGON.

SUBJECT TO THE RIGHTS OF THE PUBLIC IN COUNTY ROADS, AND TO EASEMENTS OF RECORD.

Dec. 14, 2022
 DATE

Willie R. Wells
 WILLIAM R. WELLS, PLS

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Willie R. Wells

OREGON
 JULY 22, 1977
 WILLIAM R. WELLS
 1106

RENEWS 6/30/24

I CERTIFY THIS IS A TRUE AND EXACT COPY

OF PARTITION PLAT NO. 2023-01

Willie R. Wells

WILLIAM R. WELLS, PLS

APPROVALS

EXAMINED AND APPROVED THIS

5th DAY OF JANUARY, 2023

LAND PARTITION APPROVAL NO. LD-5N-192-22

Robert T. Waldner
 UMATILLA COUNTY PLANNING DIRECTOR

EXAMINED AND APPROVED THIS

4th DAY OF JANUARY, 2023

Wendy H. Hill
 UMATILLA COUNTY SURVEYOR

ALL AD VALOREM TAXES AND ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED THIS

5th DAY OF JANUARY, 2023

Rachael Reynolds by Kristin Shamond
 UMATILLA COUNTY TAX COLLECTOR deputy

RECORDING INFORMATION,
 UMATILLA COUNTY OFFICE OF RECORDS:

State of Oregon 2023-0000112
 County of Umatilla
 REC-DE-PP 01/06/2023 02:26:00 PM
 Pgs=1 \$5.00 \$11.00 \$15.00 \$10.00 \$60.00 \$24.00 \$120.00



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Steph Churchill UMATILLA COUNTY

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 PHONE: (541) 276-6362

DATE: 10/22

DR. BY: WRW

CK. BY: WRW

NO: 22-1815

PROJECT: \SUNNY COVE PP

PARTITION PLAT FOR:
 SUNNY COVE
 RANCHES, INC.

SITUATED IN THE SOUTH HALF OF
 SECTION 29, T5N., R34E., W.M.,
 UMATILLA COUNTY, OREGON.