

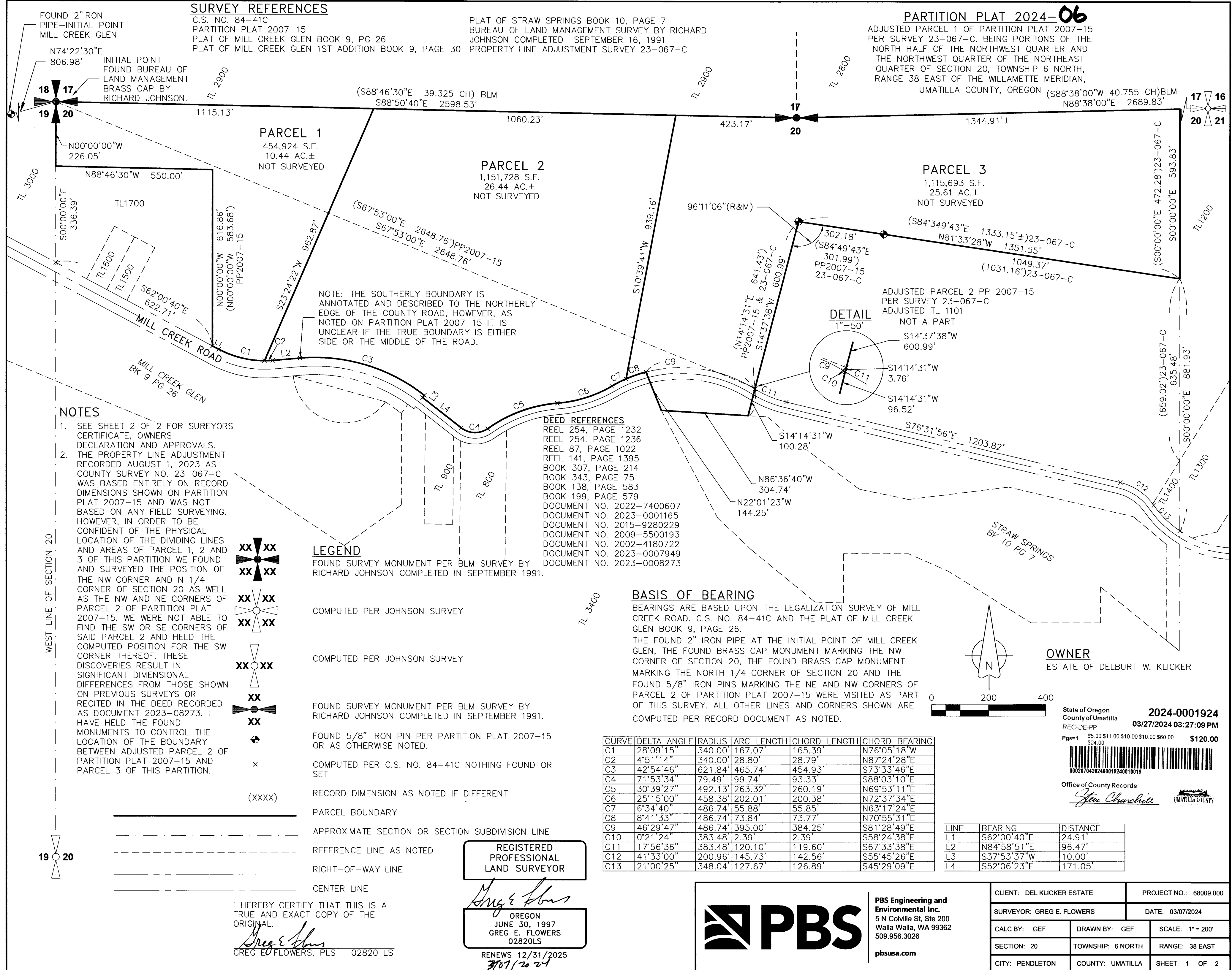
RECEIVED BY  
Umatilla County Surveyor  
Date: 4/4/24  
Rec'd By: CJ  
No.: 24-029-B

**SURVEY REFERENCES**

C.S. NO. 84-41C  
PARTITION PLAT 2007-15  
PLAT OF MILL CREEK GLEN BOOK 9, PG 26  
PLAT OF MILL CREEK GLEN 1ST ADDITION BOOK 9, PAGE 30  
PLAT OF STRAW SPRINGS BOOK 10, PAGE 7  
BUREAU OF LAND MANAGEMENT SURVEY BY RICHARD JOHNSON COMPLETED SEPTEMBER 16, 1991  
PROPERTY LINE ADJUSTMENT SURVEY 23-067-C

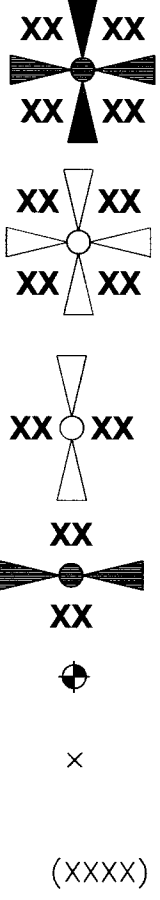
**PARTITION PLAT 2024-06**

ADJUSTED PARCEL 1 OF PARTITION PLAT 2007-15 PER SURVEY 23-067-C. BEING PORTIONS OF THE NORTH HALF OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 38 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON (S88°38'00"W 40.755 CH)BLM N88°38'00"E 2689.83'



**NOTES**

- SEE SHEET 2 OF 2 FOR SUREYORS CERTIFICATE, OWNERS DECLARATION AND APPROVALS.
- THE PROPERTY LINE ADJUSTMENT RECORDED AUGUST 1, 2023 AS COUNTY SURVEY NO. 23-067-C WAS BASED ENTIRELY ON RECORD DIMENSIONS SHOWN ON PARTITION PLAT 2007-15 AND WAS NOT BASED ON ANY FIELD SURVEYING. HOWEVER, IN ORDER TO BE CONFIDENT OF THE PHYSICAL LOCATION OF THE DIVIDING LINES AND AREAS OF PARCEL 1, 2 AND 3 OF THIS PARTITION WE FOUND AND SURVEYED THE POSITION OF THE NW CORNER AND N 1/4 CORNER OF SECTION 20 AS WELL AS THE NW AND NE CORNERS OF PARCEL 2 OF PARTITION PLAT 2007-15. WE WERE NOT ABLE TO FIND THE SW OR SE CORNERS OF SAID PARCEL 2 AND HELD THE COMPUTED POSITION FOR THE SW CORNER THEREOF. THESE DISCOVERIES RESULT IN SIGNIFICANT DIMENSIONAL DIFFERENCES FROM THOSE SHOWN ON PREVIOUS SURVEYS OR RECITED IN THE DEED RECORDED AS DOCUMENT 2023-08273. I HAVE HELD THE FOUND MONUMENTS TO CONTROL THE LOCATION OF THE BOUNDARY BETWEEN ADJUSTED PARCEL 2 OF PARTITION PLAT 2007-15 AND PARCEL 3 OF THIS PARTITION.



**LEGEND**

- FOUND SURVEY MONUMENT PER BLM SURVEY BY RICHARD JOHNSON COMPLETED IN SEPTEMBER 1991.
- COMPUTED PER JOHNSON SURVEY
- COMPUTED PER JOHNSON SURVEY
- FOUND SURVEY MONUMENT PER BLM SURVEY BY RICHARD JOHNSON COMPLETED IN SEPTEMBER 1991.
- FOUND 5/8" IRON PIN PER PARTITION PLAT 2007-15 OR AS OTHERWISE NOTED.
- COMPUTED PER C.S. NO. 84-41C NOTHING FOUND OR SET
- RECORD DIMENSION AS NOTED IF DIFFERENT
- PARCEL BOUNDARY
- APPROXIMATE SECTION OR SECTION SUBDIVISION LINE
- REFERENCE LINE AS NOTED
- RIGHT-OF-WAY LINE
- CENTER LINE

**DEED REFERENCES**

- REEL 254, PAGE 1232
- REEL 254, PAGE 1236
- REEL 87, PAGE 1022
- REEL 141, PAGE 1395
- BOOK 307, PAGE 214
- BOOK 343, PAGE 75
- BOOK 138, PAGE 583
- BOOK 199, PAGE 579
- DOCUMENT NO. 2022-7400607
- DOCUMENT NO. 2023-0001165
- DOCUMENT NO. 2015-9280229
- DOCUMENT NO. 2009-5500193
- DOCUMENT NO. 2002-4180722
- DOCUMENT NO. 2023-0007949
- DOCUMENT NO. 2023-0008273

**BASIS OF BEARING**

BEARINGS ARE BASED UPON THE LEGALIZATION SURVEY OF MILL CREEK ROAD. C.S. NO. 84-41C AND THE PLAT OF MILL CREEK GLEN BOOK 9, PAGE 26. THE FOUND 2" IRON PIPE AT THE INITIAL POINT OF MILL CREEK GLEN, THE FOUND BRASS CAP MONUMENT MARKING THE NW CORNER OF SECTION 20, THE FOUND BRASS CAP MONUMENT MARKING THE NORTH 1/4 CORNER OF SECTION 20 AND THE FOUND 5/8" IRON PINS MARKING THE NE AND NW CORNERS OF PARCEL 2 OF PARTITION PLAT 2007-15 WERE VISITED AS PART OF THIS SURVEY. ALL OTHER LINES AND CORNERS SHOWN ARE COMPUTED PER RECORD DOCUMENT AS NOTED.

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	28°09'15"	340.00'	167.07'	165.39'	N76°05'18"W
C2	4°51'14"	340.00'	28.80'	28.79'	N87°24'28"E
C3	42°54'46"	621.84'	465.74'	454.93'	S73°33'46"E
C4	71°53'34"	79.49'	99.74'	93.33'	S88°03'10"E
C5	30°39'27"	492.13'	263.32'	260.19'	N69°53'11"E
C6	25°15'00"	458.38'	202.01'	200.38'	N72°37'34"E
C7	6°34'40"	486.74'	55.88'	55.85'	N63°17'24"E
C8	8°41'33"	486.74'	73.84'	73.77'	N70°55'31"E
C9	46°29'47"	486.74'	395.00'	384.25'	S81°28'49"E
C10	0°21'24"	383.48'	2.39'	2.39'	S58°24'38"E
C11	17°56'36"	383.48'	120.10'	119.60'	S67°33'38"E
C12	41°33'00"	200.96'	145.73'	142.56'	S55°45'26"E
C13	21°00'25"	348.04'	127.67'	126.89'	S45°29'09"E

LINE	BEARING	DISTANCE
L1	S62°00'40"E	24.91'
L2	N84°58'51"E	96.47'
L3	S37°53'37"W	10.00'
L4	S52°06'23"E	171.05'

I HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL.  
*Greg E. Flowers*  
GREG E. FLOWERS, PLS 02820 LS

REGISTERED PROFESSIONAL LAND SURVEYOR  
OREGON  
JUNE 30, 1997  
GREG E. FLOWERS  
02820LS

RENEWS 12/31/2025  
3/8/2024



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

CLIENT: DEL KLICKER ESTATE	PROJECT NO.: 68009.000
SURVEYOR: GREG E. FLOWERS	DATE: 03/07/2024
CALC BY: GEF	DRAWN BY: GEF
SECTION: 20	TOWNSHIP: 6 NORTH
CITY: PENDLETON	COUNTY: UMATILLA
SCALE: 1" = 200'	RANGE: 38 EAST
	SHEET 1 OF 2

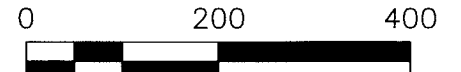
2024-0001924  
03/27/2024 03:27:09 PM

State of Oregon  
County of Umatilla  
REC-DE-PP  
Pg#s=1 \$5.00 \$11.00 \$10.00 \$10.00 \$60.00 \$120.00  
\$24.00



Office of County Records  
*John Churchill*  
UMATILLA COUNTY

OWNER  
ESTATE OF DELBURT W. KLICKER



**SURVEYOR'S CERTIFICATE AND NARRATIVE**

THE PURPOSE OF THIS SURVEY IS TO DIVIDE ADJUSTED PARCEL 1 OF PARTITION PLAT 2007-15 AS SHOWN ON SURVEY 23-067-C.

THE FOUND 2" IRON PIPE AT THE INITIAL POINT OF MILL CREEK GLEN, THE FOUND BRASS CAP MONUMENT MARKING THE NW CORNER OF SECTION 20, THE FOUND BRASS CAP MONUMENT MARKING THE NORTH 1/4 CORNER OF SECTION 20 AND THE FOUND 5/8" IRON PINS MARKING THE NE AND NW CORNERS OF PARCEL 2 OF PARTITION PLAT 2007-15 WERE VISITED AS PART OF THIS SURVEY. ALL OTHER LINES AND CORNERS SHOWN ARE COMPUTED PER RECORD DOCUMENT AS NOTED.

THE AREA OF THE NEW PARCELS EXCEED TEN ACRES AND HAVE NOT BEEN SURVEYED.

I HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND DEPICTED IN ACCORDANCE WITH ORS CHAPTER 92 AS REVISED, PARCELS 1, 2 AND 3.

**REAL PROPERTY DESCRIPTION**

IT IS UNCLEAR IN THE RECORD IF THE SOUTHERLY BOUNDARY OF PARCEL 1 OF PARTITION PLAT 2007-15 IS INTENDED TO BE EITHER SIDE OR THE MIDDLE OF THE ROAD, FOR THE REAL PROPERTY DESCRIPTION I AM HOLDING THE NORTHERLY BOUNDARY OF THE ROAD AS SHOW. THIS IS NOT INTENDED TO CONVEY ANY RIGHTS TO THE RIGHT-OF-WAY THAT MAY EXIST.

ADJUSTED PARCELS 1 OF PARTITION PLAT 2007-15 AS SHOWN ON SURVEY 23-067-C, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE BRASS CAP MONUMENT MARKING THE NORTHWEST CORNER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 38 EAST OF THE WILLAMETTE MERIDIAN; THENCE S88°50'40"E, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20, A DISTANCE OF 2,598.53 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 20; THENCE N88°38'00"E, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 20, A DISTANCE OF 1,344.91 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF NORTHEAST QUARTER; THENCE S00°00'00"E, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF NORTHEAST QUARTER OF SAID SECTION 20, A DISTANCE OF 593.83 FEET TO THE NORTHEAST CORNER OF ADJUSTED PARCEL 2 OF PARTITION PLAT 2007-15; THENCE N81°33'28"W, ALONG THE NORTH LINE OF SAID ADJUSTED PARCEL 2, A DISTANCE OF 1,351.55 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S14°37'38"W, ALONG THE WEST LINE OF SAID ADJUSTED PARCEL 2, A DISTANCE OF 600.99 FEET; THENCE S14°14'31"W A DISTANCE OF 100.28 FEET TO THE NORTH LINE OF STRAW SPRINGS SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN BOOK 10 OF PLATS AT PAGE 7; THENCE N86°36'40"W, ALONG THE NORTH LINE OF SAID STRAW SPRINGS SUBDIVISION, A DISTANCE OF 304.74 FEET TO THE NORTHWEST CORNER THEREOF; THENCE N22°01'23"W A DISTANCE OF 144.25 FEET; THENCE WITH A CURVE TURNING TO THE LEFT ALONG AN ARC LENGTH OF 73.84 FEET WITH A RADIUS OF 486.74 FEET WITH A DELTA ANGLE OF 08°41'33", WITH A CHORD BEARING OF S70°55'31"W WITH A CHORD LENGTH OF 73.77 FEET; THENCE CONTINUING WITH A CURVE TURNING TO THE LEFT ALONG AN ARC LENGTH OF 55.88 FEET WITH A RADIUS OF 486.74 FEET WITH A DELTA ANGLE OF 06°34'40", WITH A CHORD BEARING OF S63°17'24"W WITH A CHORD LENGTH OF 55.85 FEET; THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT ALONG AN ARC LENGTH OF 202.01 FEET WITH A RADIUS OF 458.38 FEET WITH A DELTA ANGLE OF 25°15'00", WITH A CHORD BEARING OF S72°37'34"W WITH A CHORD LENGTH OF 200.38 FEET; THENCE WITH A REVERSE CURVE TURNING TO THE LEFT ALONG AN ARC LENGTH OF 263.32 FEET WITH A RADIUS OF 492.13 FEET WITH A DELTA ANGLE OF 30°39'27", WITH A CHORD BEARING OF S69°53'11"W WITH A CHORD LENGTH OF 260.19 FEET; THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT ALONG AN ARC LENGTH OF 99.74 FEET WITH A RADIUS OF 79.49 FEET WITH A DELTA ANGLE OF 71°53'34", WITH A CHORD BEARING OF N88°03'10"W WITH A CHORD LENGTH OF 93.33 FEET; THENCE N52°06'23"W A DISTANCE OF 171.05 FEET; THENCE N37°53'37"E A DISTANCE OF 10.00 FEET; THENCE WITH A CURVE TURNING TO THE LEFT ALONG AN ARC LENGTH OF 465.74 FEET WITH A RADIUS OF 621.84 FEET WITH A DELTA ANGLE OF 42°54'46", WITH A CHORD BEARING OF N73°33'46"W WITH A CHORD LENGTH OF 454.93 FEET; THENCE S84°58'51"W A DISTANCE OF 96.47 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT ALONG AN ARC LENGTH OF 28.80 FEET WITH A RADIUS OF 340.00 FEET WITH A DELTA ANGLE OF 04°51'14", WITH A CHORD BEARING OF S87°24'28"W WITH A CHORD LENGTH OF 28.79 FEET; THENCE CONTINUING WITH A CURVE TURNING TO THE RIGHT ALONG AN ARC LENGTH OF 167.07 FEET WITH A RADIUS OF 340.00 FEET WITH A DELTA ANGLE OF 28°09'15", WITH A CHORD BEARING OF N76°05'18"W WITH A CHORD LENGTH OF 165.39 FEET; THENCE N62°00'40"W A DISTANCE OF 24.71 FEET; THENCE N00°00'00"W, PARALLEL WITH THE WEST LINE OF SAID SECTION 20, A DISTANCE OF 616.86 FEET; THENCE N88°46'30"W, PARALLEL WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20, A DISTANCE OF 550.00 FEET TO THE WEST LINE OF SAID SECTION 20; THENCE N00°00'00"W, ALONG SAID WEST LINE, A DISTANCE OF 226.05 FEET TO THE POINT OF BEGINNING.

HAVING AN AREA OF 2,722,345 SQUARE FEET, 62.50 ACRES, MORE OR LESS.

SUBJECT TO THE RIGHTS OF THE PUBLIC IN MILL CREEK COUNTY ROAD NUMBER 582.

ALL SITUATED IN THE NORTH HALF OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 38 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

*Greg E. Flowers*  
GREG E. FLOWERS, PLS 02820LS

DATE: 3/07/2024

I HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL.

*Greg E. Flowers*  
GREG E. FLOWERS, PLS 02820 LS

REGISTERED PROFESSIONAL LAND SURVEYOR

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

RENEWS 12/31/2025  
3/07/2024

**PARTITION PLAT 2024-06**  
ADJUSTED PARCEL 1 OF PARTITION PLAT 2007-15 PER SURVEY 23-067-C. BEING PORTIONS OF THE NORTH HALF OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 38 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON

**OWNER'S DECLARATION**

KNOW ALL MEN BY THESE PRESENTS THAT I, DANIEL KLICKER AS PERSONAL REPRESENTATIVE FOR THE DELBERT W. KLICKER ESTATE, DECLARE THAT I HAVE CAUSED THESE LANDS TO BE SURVEYED AND SUBDIVIDED AS SHOWN, AND DO HEREBY DEDICATE THIS PARTITION PLAT TO UMATILLA COUNTY, OREGON.

*Daniel Klicker As personal Representative for the Delbert W. Klicker* Mar 15, 2024  
DANIEL KLICKER AS PERSONAL REPRESENTATIVE FOR THE DATE  
DELBERT W. KLICKER ESTATE

**ACKNOWLEDGMENT**

STATE OF Washington  
COUNTY OF Walla Walla

BEFORE ME THIS 15<sup>th</sup> DAY OF March, 2024 APPEARED DANIEL KLICKER AS PERSONAL REPRESENTATIVE FOR THE DELBERT W. KLICKER ESTATE, TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING PARTITION PLAT AND DEDICATION OF LAND TO BE A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15<sup>th</sup> DAY OF March, 2024.

MY COMMISSION EXPIRES June 24, 2024

*Renea Parker*  
NOTARY PUBLIC FOR THE STATE OF Washington RESIDING IN Walla Walla



**APPROVALS**

**UMATILLA COUNTY PLANNING DIRECTOR**

THIS PARTITION IS HEREBY APPROVED THIS 26 DAY OF March, 2024.

*Megan Danchewski*  
UMATILLA COUNTY PLANNING DIRECTOR DATE

**UMATILLA COUNTY SURVEYOR**

APPROVED THIS 22 DAY OF March, 2024 IN ACCORDANCE WITH THE DEVELOPMENT CODE OF UMATILLA COUNTY, OREGON.

*David Krumbein*  
DAVID KRUMBEIN, UMATILLA COUNTY SURVEYOR DATE

**UMATILLA COUNTY TAX COLLECTOR**

I HEREBY CERTIFY THAT 2023 TAXES FOR THE YEAR 2023 AGAINST THE PROPERTY SHOWN HEREIN HAVE BEEN PAID.

*Richard Reynolds* 3-26-24  
UMATILLA COUNTY TAX COLLECTOR DATE

State of Oregon  
County of Umatilla  
REC-DE-PP  
Pg#s:1 \$5.00 \$11.00 \$10.00 \$10.00 \$60.00 \$120.00  
\$24.00



Office of County Records  
*John Churchill*  
UMATILLA COUNTY

RECEIVED BY  
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	PBS Engineering and Environmental Inc. 5 N Colville St, Ste 200 Walla Walla, WA 99362 509.956.3026 pbsusa.com	CLIENT: DEL KLICKER ESTATE	PROJECT NO.: 68009.000	
		SURVEYOR: GREG E. FLOWERS	DATE: 03/07/2024	
		CALC BY: GEF	DRAWN BY: GEF	SCALE: 1" = 200'
		SECTION: 20	TOWNSHIP: 6 NORTH	RANGE: 38 EAST
CITY: PENDLETON	COUNTY: UMATILLA	SHEET <u>2</u> OF <u>2</u>		