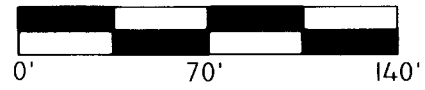




SCALE 1"=70'



BASIS OF BEARING

BASED ON PARTITION PLAT 1999-47,
AND OTHERS BY WELLS.

UNSURVEYED REMAINDER

DESCRIBED IN REEL 212, PAGE 1392 DEED
RECORDS
CONTAINS 327.74 ACRES, MORE OR LESS.
LANDS OF BROGOITTI
2N3207 TL100
PARENT PARCEL OF THIS PARTITION

LEGEND

- FOUND 2-1/2" BRASS CAP CORNER ON 1-1/4" GALV. IRON PIPE. SEE SURVEY NO. 90-5-C.
- SET 5/8"x 30" IRON REBAR W/ RED PLASTIC CAP STAMPED ORPLS43406LS/WAPLS44338
- ⊙ FOUND WELLS MONUMENT, AS NOTED.
- X CALCULATED POINT, NOTHING FOUND OR SET.

--- EASEMENT OF RECORD

— PROPERTY BOUNDARY

--- EXISTING FENCES

--- EXISTING ASPHALT

⊕ EXISTING WATERLINE, VALVES, FIRE HYDRANTS

⊙ EXISTING SEWERLINE AND MANHOLES

--- EXISTING POWER (OVERHEAD AND VAULTS)

LANDS OF PENDLETON SANITARY
SERVICE
2N3207 TL103
PARCEL 1 OF PARTITION PLAT 1996-05
BLA 99-165-B

LOT 1 GRAYBEAL SUBDIVISION

PARCEL 1 PARTITION PLAT 1998-39
GRAYBEAL SUBDIVISION

LOT 4 GRAYBEAL SUBDIVISION

GOLDEN AVENUE

732.35'
N87° 02' 55"E R&M
BASIS OF BEARING

INITIAL POINT

PARCEL 1
268059.59 SQ FT
6.15 ACRES

POWERLINE EASEMENT
UNSPECIFIED WIDTH
PACIFIC POWER & LIGHT, CO.
BOOK 284, PAGE 418 DEED
RECORDS

EXISTING IRRIGATION LINE
AND RISERS

N24° 04' 56"W
233.45'

S32° 15' 51"E
159.80'
(S32° 15' 51"E 159.80' R&M)

S57° 44' 09"W
265.48'

PARCEL 2 PARTITION PLAT 1996-05

LANDS OF PENDLETON SANITARY
SERVICE
2N3207 TL104
PARCEL 2 OF PARTITION PLAT 1996-05

LANDS OF CITY OF PENDLETON
2N3207 TL106
PARCEL 1 OF PARTITION PLAT 1999-47

MON.
BENT NE

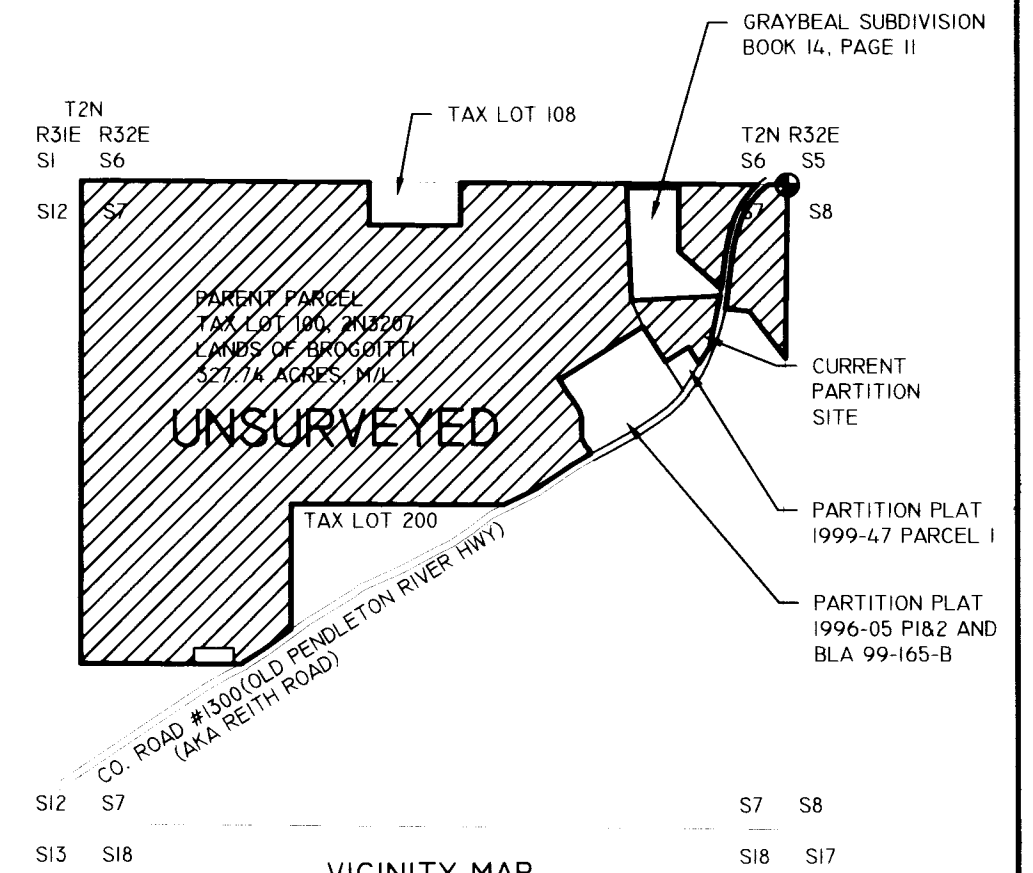
RIETH ROAD (OLD PENDLETON RIVER HWY)

N32° 15' 51"W
31.30'

N40° 55' 40"E
94.78'

PARTITION PLAT 2025- 07

A PARTITION OF A PORTION OF THE EAST HALF OF THE
NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 2 NORTH, RANGE
32 EAST OF THE WILLAMETTE MERIDIAN, CITY OF PENDLETON,
UMATILLA COUNTY, OREGON.



VICINITY MAP
NOT TO SCALE

RECEIVED BY
Umatilla County Surveyor
Date: 10/16/25
Rec'd By: CT
No.: 25-094-B

REFERENCES

- (R1) UMATILLA COUNTY ASSESSOR'S MAP 2N3207
- (R2) PARTITION PLAT 1996-05, WELLS FOR BALFOUR CONSULTING, INC., 1996.
- (R3) PARTITION PLAT 1998-39, WELLS FOR JOHN BROGOITTI, 1998.
- (R4) PARTITION PLAT 1999-47, WELLS FOR CITY OF PENDLETON, 1999.
- (R5) COUNTY SURVEY 99-92-C, ROBERTS FOR UMATILLA COUNTY ROAD DEPT., 1999.
- (R6) COUNTY SURVEY 99-165-B, WELLS FOR PENDLETON SANITARY SERVICE, 1999.
- (R7) GRAYBEAL SUBDIVISION PLAT, BOOK 14, PAGE 11, UMATILLA COUNTY PLAT RECORDS, 2000.
- (D1) DEED OF CORRECTION, DOC.NO. 2006-4990266, BROGOITTI TO BROGOITTI, 2006.
- (D2) STATUTORY BARGAIN & SALE DEED, DOC.NO. 2012-5910210, BROGOITTI TO BROGOITTI, 2012.

SURVEYOR'S NARRATIVE:

THIS SURVEY WAS PERFORMED AT THE REQUEST OF STEVE RICHARDS,
REPRESENTATIVE FOR TAMERA BROGOITTI, TO PERFORM A PARTITION PLAT SURVEY
TO SPLIT OFF AN APPROXIMATE 6.15 ACRES FROM THE CURRENT TAX LOT 100 OF
ASSESSOR'S MAP 2N3207. LOCATED BETWEEN GRAYBEAL SUBDIVISION, BOOK 14, PAGE
11, AND PARTITION PLAT 1996-05, BLA SURVEY 99-165-B, AND PARCEL 1 OF PARTITION
PLAT 1999-47 FOR THE CITY OF PENDLETON.

I HOLD THE BEARING BASE USED ON THE ABOVE MENTIONED SURVEYS, ALL DONE BY
WELLS, AND HOLDING THE SAME BEARINGS. THE ROTATION FROM NAD83 ORNSPC GRID
NORTH TO THIS BEARING BASE IS 1°19'42" CLOCKWISE, AND SCALE FACTOR OF
0.99984706'', GROUND TO GRID.

THIS SURVEY WAS PERFORMED USING A CARLSON BRX7 RTK GPS SYSTEM, STANDARD
ERROR FOR THE RTK SYSTEM IS 8.0MM + 1 PPM X BASELINE MEASURED DISTANCE) IN
MILLIMETERS.

I FIND NOTHING OUT OF THE ORDINARY ON THIS SURVEY.

Robert D. English
ROBERT D. ENGLISH, ORPLS43406LS

PAGE 1 OF 2

SURVEYOR'S EXACT COPY STATEMENT

I, ROBERT D. ENGLISH, REGISTERED OREGON SURVEYOR NO.
43406LS DO HEREBY CERTIFY THAT THE ANNEXED TRACING IS
AN EXACT COPY OF SAID PARTITION AS THE SAME IS ON FILE IN
UMATILLA COUNTY PLANNING RECORDS, AND SAID EXACT COPY
IS SUBMITTED AS PER O.R.S. 92.120.

Robert D. English
ROBERT D. ENGLISH, ORPLS 43406LS

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



Office of County Records

John Churchill



REGISTERED
PROFESSIONAL
LAND SURVEYOR
ROBERT D. ENGLISH
JANUARY 11, 2005
ROBERT DOUGLAS ENGLISH
43406LS
RENEWAL DATE: 12/31/25

DATE: 05/05/25	DWN. BY: RDE	PARTITION PLAT FOR: TAMERA A BROGOITTI 42251 REITH ROAD PENDLETON, OREGON 97801
SCALE: 1"=500'	CHK. BY: RDE	
JOB NO. 2025-034	REV.DATE: 11/22/24	SURVEY ONE,LLC 45262 LLOYD ROAD PENDLETON OR, 97801 CELL:541-969-6564
DWG NO. BROGOITTI PP.DWG		

OWNER'S DECLARATION:

I, TAMERA A. BROGOITTI, OWNER, DO HEREBY ACKNOWLEDGE THAT I HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED AND THIS LAND TO BE DIVIDED IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. 92, AS REVISED, AND UMATILLA COUNTY ORDINANCES.

TAMERA A. BROGOITTI, OWNER

ACKNOWLEDGMENT

STATE OF OREGON

S.S.

COUNTY OF UMATILLA

ON THIS 13 DAY OF Sept, IN THE YEAR 2025, BEFORE ME

Lisa Annabel Flores, THE UNDERSIGNED NOTARY PUBLIC,

Tamera Brogotti, PERSONALLY KNOWN TO ME OR PROVED TO ME BY MEANS OF

SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AND

ACKNOWLEDGED TO ME THAT THEY, AS LEGAL REPRESENTATIVES, EXECUTED IT.

NOTARY SIGNATURE

NOTARY PUBLIC OF OREGON (PRINT)

COMMISSION NO. 1019042

MY COMMISSION EXPIRES: Nov 21, 25

NOTE: DO NOT USE STAMP ON MYLARS.

SURVEYOR'S CERTIFICATE

I, ROBERT D. ENGLISH, OREGON PROFESSIONAL LAND SURVEYOR NUMBER 43406LS, BEING DULY SWORN, DEPOSE AND SAY THAT I HAVE SURVEYED AND PLATTED THE PARTITION AS SHOWN HEREIN. SAID PARTITION SITUATE IN THE EAST HALF OF THE NORTHAEST QUARTER SECTION 7, TOWNSHIP 2 NORTH, RANGE 32, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON. THE PURPOSE OF THIS PARTITION TO SPLIT OFF 6.15 ACRES, MORE OR LESS, FROM THE CURRENT TAX LOT 100 IN SAID SECTION 7.

I HOLD THE 5/8" IRON REBAR WITH YELLOW PLASTIC CAP AT THE SOUTHEAST CORNER OF GRAYBEAL SUBDIVISION TO BE THE INITIAL POINT FOR THIS PARTITION.

I FURTHER CERTIFY AND SAY THAT I MADE THIS SURVEY AND PLAT BY ORDER OF AND UNDER THE DIRECTION OF THE OWNERS THEREOF, AND THAT ALL PARCEL CORNERS AND BOUNDARY CORNERS ARE MARKED WITH MONUMENTS AS INDICATED ON THE AMENDED MAP IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. 92.050 AND 92.060.

ROBERT D. ENGLISH, ORPLS 43406LS

TAX LOT 100 LEGAL DESCRIPTION: FROM DEED 2012-5910210 (UMATILLA COUNTY DEED RECORDS)

THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 32 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON;

ALSO INCLUDING THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7 LYING NORTHERLY AND WESTERLY OF COUNTY ROAD NO. 1300 AND OLD PENDLETON RIVER HIGHWAY;

ALSO INCLUDING ALL THAT PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 7 LYING EASTERLY OF THE CENTERLINE OF COUNTY ROAD NO. 1300 AND OLD OREGON TRAIL HIGHWAY AND NORTHERLY OF THE CENTERLINE OF COUNTY ROAD NO. 1302 (ALSO KNOWN AS CLOPTON ROAD);

EXCEPTING THEREFROM AN PORTION LYING WITHIN GRAYBEAL SUBDIVISION RECORDED IN PLAT BOOK 14, PAGE 11, OFFICE OF UMATILLA COUNTY PLAT RECORDS;

ALSO EXCEPTING THEREFROM THAT PORTION PLATTED AS PARTITION PLAT 1996-05 RECORDED IN INSTRUMENT NO. 1996-215491, OFFICE OF UMATILLA COUNTY RECORDS;

ALSO EXCEPTING THEREFROM THAT PORTION PLATTED AS PARTITION PLAT 1999-47 RECORDED IN INSTRUMENT NO. 1999-3580709, OFFICE OF UMATILLA COUNTY RECORDS;

ALSO EXCEPTING THEREFROM THAT TRACT OF LAND CONVEYED TO PIONEER IMPLEMENT CORP., BY DEED RECORDED IN MICROFILM R-65, PAGE 460, OFFICE OF UMATILLA COUNTY RECORDS;

ALSO EXCEPTING THEREFROM THAT TRACT OF LAND CONVEYED TO LUTHER B. HOLESAPPLE, ET UX, BY DEED RECORDED IN BOOK 203, PAGE 619, UMATILLA COUNTY DEED RECORDS;

ALSO EXCEPTING THEREFROM THAT TRACT OF LAND CONVEYED TO JOHN AND TAMARA A. BROGOITTI, HUSBAND AND WIFE, BY BARGAIN AND SALE DEED RECORDED IN INSTRUMENT NO. 2005-4760404, OFFICE OF UMATILLA COUNTY RECORDS;

ALSO EXCEPTING THEREFROM THAT TRACT OF LAND CONVEYED TO THE CITY OF PENDLETON BY DEDICATION DEED RECORDED IN INSTRUMENT NO. 1999-3530056, OFFICE OF UMATILLA COUNTY RECORDS;

ALSO EXCEPTING THEREFROM ANY PORTION LYING WITH(IN) THE COUNTY ROAD RIGHT-OF-WAY;

PARCEL 1 LEGAL DESCRIPTION:

(PARCEL 1 ONLY, REMAINDER EXCEEDS 80 ACRES AND IS NOT DESCRIBED)

A PARCEL OF LAND IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 32, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 IRON REBAR WITH YELLOW PLASTIC CAP AT THE SOUTHEAST CORNER OF GRABEAL SUBDIVISION, SAID POINT BEING SOUTH 31°28'23" WEST, A DISTANCE OF 1067.01 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 7, AT THE WESTERLY RIGHT-OF-WAY OF COUNTY ROAD NUMBER 1300 AND THE SOUTHERN RIGHT-OF-WAY OF GOLDEN AVENUE, AND BEING THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF SAID GOLDEN AVENUE SOUTH 87°02'55" WEST, A DISTANCE OF 732.35 FEET TO THE SOUTHWEST CORNER OF GRAYBEAL SUBDIVISION; THENCE SOUTH 24°04'56" EAST, A DISTANCE OF 233.45 FEET TO THE NORTHEAST CORNER OF LANDS OWNED BY PENDLETON SANITARY SERVICE AS SHOWN IN COUNTY SURVEY 99-165-B; THENCE ALONG THE EASTERLY BOUNDARY OF SAID COUNTY SURVEY 99-165-B SOUTH 32°15'51" EAST, A DISTANCE OF 343.99 FEET TO THE NORTHWEST CORNER OF THE LANDS OF THE CITY OF PENDLETON, AS SHOWN AS PARCEL ONE OF PARTITION PLAT 1999-47, UMATILLA COUNTY RECORDS; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL ONE NORTH 57°44'09" EAST, A DISTANCE OF 225.43 FEET AND THE NORTHEAST CORNER OF SAID PARCEL ONE; THENCE ALONG THE EASTERLY LINE OF SAID PARCEL ONE SOUTH 32°15'51" EAST, A DISTANCE OF 161.86 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL ONE AND THE INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY OF SAID COUNTY ROAD 1300, AS LEGALIZED IN COUNTY SURVEY 99-92-C; THENCE ALONG SAID RIGHT-OF-WAY NORTH 31°53'43" EAST, A DISTANCE OF 167.81 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY BEING AN INSIDE OFFSET SPIRAL CURVE WITH A=1.0, S=12°30'00", LONG CHORD BEARING = NORTH 11°47'32" EAST, AND LONG CHORD = 424.73 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 6.15 ACRES, MORE OR LESS.

SUBJECT TO EXISTING UTILITY EASEMENTS, AND ROAD RIGHTS-OF-WAY.

ALL BEING IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 32, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

SURVEYOR'S NARRATIVE:

THIS SURVEY WAS PERFORMED AT THE REQUEST OF STEVE RICHARDS, REPRESENTATIVE FOR TAMERA BROGOITTI, TO PERFORM A PARTITION PLAT SURVEY TO SPLIT OFF AN APPROXIMATE 6.15 ACRES FROM THE CURRENT TAX LOT 100 OF ASSESSOR'S MAP 2N3207. LOCATED BETWEEN GRAYBEAL SUBDIVISION, BOOK 14, PAGE 11, AND PARTITION PLAT 1996-05, BLA SURVEY 99-165-B, AND PARCEL 1 OF PARTITION PLAT 1999-47 FOR THE CITY OF PENDLETON.

I HOLD THE BEARING BASE USED ON THE ABOVE MENTIONED SURVEYS, ALL DONE BY WELLS, AND HOLDING THE SAME BEARINGS. THE ROTATION FROM NAD83 ORNSPC GRID NORTH TO THIS BEARING BASE IS 1°19'42" CLOCKWISE, AND SCALE FACTOR OF 0.99984706%, GROUND TO GRID.

THIS SURVEY WAS PERFORMED USING A CARLSON BRX7 RTK GPS SYSTEM, STANDARD ERROR FOR THE RTK SYSTEM IS 8.0MM + 1 PPM X BASELINE MEASURED DISTANCE) IN MILLIMETERS.

I FIND NOTHING OUT OF THE ORDINARY ON THIS SURVEY.

ROBERT D. ENGLISH, ORPLS 43406LS

SURVEYOR'S EXACT COPY STATEMENT

I, ROBERT D. ENGLISH, REGISTERED OREGON SURVEYOR NO. 43406LS DO HEREBY CERTIFY THAT THE ANNEXED TRACING IS AN EXACT COPY OF SAID PARTITION AS THE SAME IS ON FILE IN UMATILLA COUNTY PLANNING RECORDS, AND SAID EXACT COPY IS SUBMITTED AS PER O.R.S. 92.120.

ROBERT D. ENGLISH, ORPLS 43406LS

PARTITION PLAT 2025- 07

A PARTITION OF A PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 32 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

APPROVALS

CITY OF PENDLETON - PLANNING

THE ACCOMPANYING PLAT IS HEREBY APPROVED

THIS 6th DAY OF October, 2025.

JULIE CHASE, PLANNER, CITY OF PENDLETON

CITY OF PENDLETON - SURVEYOR

THE ACCOMPANYING PLAT IS HEREBY APPROVED

THIS 6th DAY OF October, 2025.

TIMOTHY SIMONS, CITY OF PENDLETON SURVEYOR/ENGINEER.

UMATILLA COUNTY SURVEYOR

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PARTITION PLAT ON

THIS 13 DAY OF October, 2025.

DAVID H. KRUMBEIN, UMATILLA COUNTY SURVEYOR

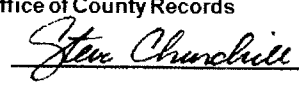
UMATILLA COUNTY ASSESSMENT & TAX DEPARTMENT

TAXES ARE PAID IN FULL.

THIS 14 DAY OF October, 2025.

UMATILLA COUNTY TAX COLLECTOR

UMATILLA COUNTY TAX ASSESSOR

State of Oregon	2025-0008024
County of Umatilla	10/14/2025 03:40:15 PM
REC-DE-PP	
Pgs=1	\$5.00 \$11.00 \$10.00 \$10.00 \$60.00 \$120.00
	\$24.00
	
00040141202500080240010019	
Office of County Records	
	

UMATILLA COUNTY RECORDS

RECEIVED BY

Umatilla County Surveyor

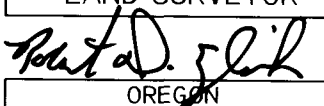
Date: 10/16/25

Rec'd By: CT

25-094-8

REFERENCES

- (R1) UMATILLA COUNTY ASSESSOR'S MAP 2N3207
- (R2) PARTITION PLAT 1996-05, WELLS FOR BALFOUR CONSULTING, INC., 1996.
- (R3) PARTITION PLAT 1998-39, WELLS FOR JOHN BROGOITTI, 1998.
- (R4) PARTITION PLAT 1999-47, WELLS FOR CITY OF PENDLETON, 1999.
- (R5) COUNTY SURVEY 99-92-C, ROBERTS FOR UMATILLA COUNTY ROAD DEPT., 1999.
- (R6) COUNTY SURVEY 99-165-B, WELLS FOR PENDLETON SANITARY SERVICE, 1999.
- (R7) GRAYBEAL SUBDIVISION PLAT, BOOK 14, PAGE 11, UMATILLA COUNTY PLAT RECORDS, 2000.
- (D1) DEED OF CORRECTION, DOC.NO. 2006-4990266, BROGOITTI TO BROGOITTI, 2006.
- (D2) STATUTORY BARGAIN & SALE DEED, DOC.NO. 2012-5910210, BROGOITTI TO BROGOITTI, 2012.

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JANUARY 11, 2005 ROBERT DOUGLAS ENGLISH 43406LS
RENEWAL DATE: 12/31/25

DATE: 05/05/25	DWN. BY: RDE	PARTITION PLAT FOR: TAMERA A BROGOITTI
SCALE: N/A	CHK. BY: RDE	4251 RIETH ROAD PENDLETON, OREGON 97801
JOB NO. 2025-034	REV.DATE: XX/XX/XX	SURVEY ONE,LLC
DWG NO. BROGOITTI.PDWG		45262 LLOYD ROAD PENDLETON OR, 97801 CELL:541-969-6564