

MINTHORN PLANNED UNIT DEVELOPMENT PARTITION

A PARTITION OF ALLOTMENT NUMBER UM 47-B WHICH IS PARCEL 3 OF THE WHITNEY MINTHORN PLANNED UNIT DEVELOPMENT LOCATED WITHIN THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 4 IN TOWNSHIP 1 NORTH, RANGE 33 EAST, WILLAMETTE MERIDIAN, CONFEDERATED TRIBES OF THE UMATILLA INDIAN RESERVATION, UMATILLA COUNTY, OREGON

FOUND MONUMENTS RECOVERED 10-29-2020

- FOUND 2-1/2" BRASS CAP - WITNESS CORNER SET BY C. E. REDFIELD 1920 (R5). MONUMENT AT TRUE POINT SET BY (R2) NOT FOUND. USED RECORD DATA FOR WITNESS DISTANCE FROM (R2) TO COMPUTE TRUE POINT FOR THIS SURVEY. WITNESS DISTANCE (32') FROM (R5) MAY BE A TRANSPOSITION ERROR.
- FOUND 2-1/2" BRASS CAP - WITNESS CORNER SET BY C. E. REDFIELD 1920 (R5). HELD RECORD DATA FROM (R5) & REMON. RECORD (R7) TO ESTABLISH TRUE POINT FOR THIS SURVEY.
- FOUND NAIL W/ BOTTLE CAP PER REMON RECORD (R8) - NAIL HAS BEEN RECOGNIZED AND HELD AS SECTION CORNER BY (R1) AND OTHER UMAT. CO. SURVEYS. DESCRIPTION FROM (R5) "POINT IN CENTER ROAD" FITS LOCATION. NAIL HELD FOR THIS SURVEY.
- FOUND 1-1/4" YELLOW PLASTIC CAP SET BY (R2) (NO REMON. RECORD FOUND)- HELD FOR THIS SURVEY.
- FOUND 2-1/2" BRASS CAP - WITNESS CORNER SET BY (R3) (NO REMON RECORD FOUND), HELD WITNESS DISTANCE FROM (R1) TO ESTABLISH TRUE POINT.
- FOUND RAILROAD TIE FENCE CORNER AT THE CORNER POSITION COMPUTED FROM (R1). FENCE LINE LEADS NORTH & EAST FROM RAILROAD TIE. THE MONUMENT FROM (R3) WAS SEARCHED FOR BUT NOT FOUND. THE (R3) MONUMENT POSITION DOES NOT APPEAR TO FIT PHYSICAL IMPROVEMENTS OR RECORD DATA FROM (R1). NO RECORD DATA FROM (R5) RUNNING EAST-WEST THROUGH THE CENTER OF SECTION 4 WAS FOUND. THE RECORD POSITION FROM (R1) WAS HELD FOR THIS SURVEY.

Line #	Length	Direction
L10	14.76	N89°51'21"E
L11	60.02	S0°31'38"W
L12	122.52	S1°32'37"E
L13	129.88	S0°39'08"E
L14	105.74	S1°09'09"E
L15	51.79	S10°50'34"E
L16	47.61	S29°39'14"E
L17	56.87	S43°13'49"E
L18	45.90	S42°36'34"E
L19	39.52	S28°50'48"E
L20	37.91	S11°55'41"E
L21	82.75	S2°03'07"W
L22	70.71	S3°59'21"E
L23	86.37	S15°17'09"E
L24	101.37	S23°01'49"E
L25	113.55	S30°46'34"E
L26	105.06	S33°35'14"E
L27	106.61	S35°44'58"E
L28	73.01	S41°37'47"E
L29	84.30	S39°09'31"E
L30	108.29	S34°37'57"E
L31	63.79	S34°07'51"E
L32	34.57	S18°19'01"E
L33	25.96	S9°38'37"W
L34	21.41	S17°21'53"W
L35	21.51	S9°36'40"E
L36	33.03	S34°45'30"E
L37	43.90	S35°20'02"E
L38	82.75	S24°15'39"E
L39	64.20	S25°49'13"E
L40	102.18	S36°11'08"E
L41	85.74	S43°57'46"E
L42	40.17	S44°28'46"E

REFERENCE MATERIALS

- UMATILLA COUNTY, BLM & BIA SURVEY RECORDS:
 R1. WHITNEY MINTHORN PUD CS 98-233-B 10-16-1998
 R2. CS 89-39-B MAY 1989
 R3. CS 1-178-A AUG. 1974
 R4. GLO SURVEY - CURRIN & NOLAND, SPECIAL CONTRACT MAY 4, 1887
 R5. FIELD NOTES FROM ALLOTMENTS SURVEYS C.E. REDFIELD, U.S. INDIAN SERVICE SURVEYOR, 1918-1920
 R6. LAND CORNER RECORD 02-125-6 FEB. 2005
 R7. LAND CORNER RECORD 02-127-6 FEB. 2005
 R8. LAND CORNER RECORD 02-128-6 FEB. 2005
 R9. T&R UM 47-B
 R10. T&R UM 47-C
 R11. T&R UM 47-D
 R12. BIA EASEMENT DOC. 143-7924 (12-11-1997)

SURVEY NARRATIVE

THIS SURVEY WAS DONE AT THE REQUEST OF CHELSEY MINTHORN IN CONJUNCTION WITH WHITNEY MINTHORN II FOR THE PURPOSE OF CREATING THE MINTHORN PLANNED UNIT DEVELOPMENT (PUD) PARTITION, A PARTITION OF PARCEL 3 OF THE WHITNEY MINTHORN PUD THAT WAS APPROVED ON 10-16-1998 (R1). TWO NEW PARCELS ARE BEING CREATED BY THIS PUD, AND THE REMAINDER OF PARCEL 3 OF THE WHITNEY MINTHORN PUD IS PARCEL 1 OF THIS PUD. THE MONUMENT RECOVERY FOR THIS PUD INCLUDED THE MONUMENTS MARKING THE NORTH ONE-HALF OF SECTION 4, AS SHOWN. THE RECOVERED MONUMENTS AND WITNESS CORNERS WERE FOUND TO FIT WELL WITH THE RECORDS CALLS FROM (R1). FOR THE PURPOSES OF THIS PUD THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER OF SECTION 4 WAS USED AS THE BASIS OF BEARING FOR THIS SURVEY. THE FOUND MONUMENTS MARKING PARCELS 1, 2 AND 3 OF (R1) WERE ALSO RECOVERED AND HELD. THE LOCATION OF PARCELS 2 AND 3 OF THIS PUD WERE PLACED AT THE DIRECTION OF CHELSEY AND WHITNEY MINTHORN II, AS SHOWN.

THE EXISTING 20' WIDE INGRESS AND EGRESS EASEMENT ACROSS ALLOTMENT UM 47-A, BIA EASEMENT DOCUMENT 143-7924, (R12) WAS COMPUTED AND PLOTTED, AS SHOWN. THE FINAL LEG OF THE EASEMENT L42, WAS EXTENDED BEYOND THE RECORD DISTANCE TO INTERSECT THE NORTH LINE OF (R1) AND MATCH UP WITH THE EXISTING INGRESS AND EGRESS EASEMENT ON PARCEL 1 OF (R1), BASED ON FOUND MONUMENTS. A NEW 30' WIDE INGRESS AND EGRESS AND UTILITY EASEMENT IS CREATED BY THIS PUD, SEE DETAIL A ON SHEET 2. A 10' WIDE STREAM SETBACK AND BUFFER IS ALSO CREATED BY THIS PLAT, SEE DETAIL B ON SHEET 3. DUAL FREQUENCY TRIMBLE MODEL R10 GPS RECEIVERS IN RTK MODE WITH AN AVERAGE HORIZONTAL ACCURACY OF 6MM + 1 PPM AND AN AVERAGE VERTICAL ACCURACY OF 15MM + 1 PPM WERE USED TO COMPLETE THIS SURVEY. WE DID NOT OBSERVE ANY VISIBLE ENCROACHMENTS ON PARCELS 1, 2 OR 3 OF THIS PUD DURING THE COMPLETION OF THIS SURVEY.

ANDERSON PERRY & ASSOCIATES, INC.
 1901 N. FIR STREET
 LA GRANDE, OREGON 97850
 1-541-963-8309



WITNESS CORNER BEARS S45°27'21"E, 21.89' (S45°E 22.00' R2) FROM TRUE POINT. MONUMENT AT TRUE POINT NOT FOUND. DIMENSIONS SHOWN ARE TO THE TRUE POINT.

WITNESS CORNER BEARS S00°21'01"E, 27.01' (SOUTH 27' R5) FROM TRUE POINT. DIMENSIONS SHOWN ARE TO THE TRUE POINT.

EXACT COPY STATEMENT

I, MICHAEL B. POSADA, OREGON REGISTERED LAND SURVEYOR NO. 2849LS, DO HEREBY STATE THAT THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL THEREOF, SAID ORIGINAL WAS PREPARED AND SIGNED BY ME ON THE 6TH DAY OF MAY, 2021.
Michael B. Posada
 MICHAEL B. POSADA, PLS 2849LS

LEGEND

- FOUND 1/2" REBAR NEXT TO RAILROAD TIE FENCE CORNER, SEE MONUMENT NOTE A
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP FROM WHITNEY MINTHORN PUD FINAL PLAT APPROVED 10-16-1998, HELD FOR THIS SURVEY
- x COMPUTED POSITION FROM WHITNEY MINTHORN PUD FINAL PLAT APPROVED 10-16-1998, NOTHING SET
- SET 5/8" X 30" REBAR WITH 1 1/2" ALUMINUM CAP, MARKED "APA OR 2849 WA 41295", UNLESS NOTED OTHERWISE
- ⊗ FOUND MONUMENT - SEE FOUND MONUMENT REFERENCES FOR DESCRIPTION
- SECTION OR QUARTER SECTION LINE
- ADJACENT PROPERTY LINE
- PARCEL BOUNDARY
- EASEMENT OR RIGHT OF WAY LINE CL
- RIGHT OF WAY LINE
- EXISTING EASEMENT LINE
- EASEMENT LINE CREATED BY THIS PLAT OR SEPARATE DOCUMENT
- CENTERLINE NORTH COYOTE CREEK
- TOP OF BANK NORTH COYOTE CREEK

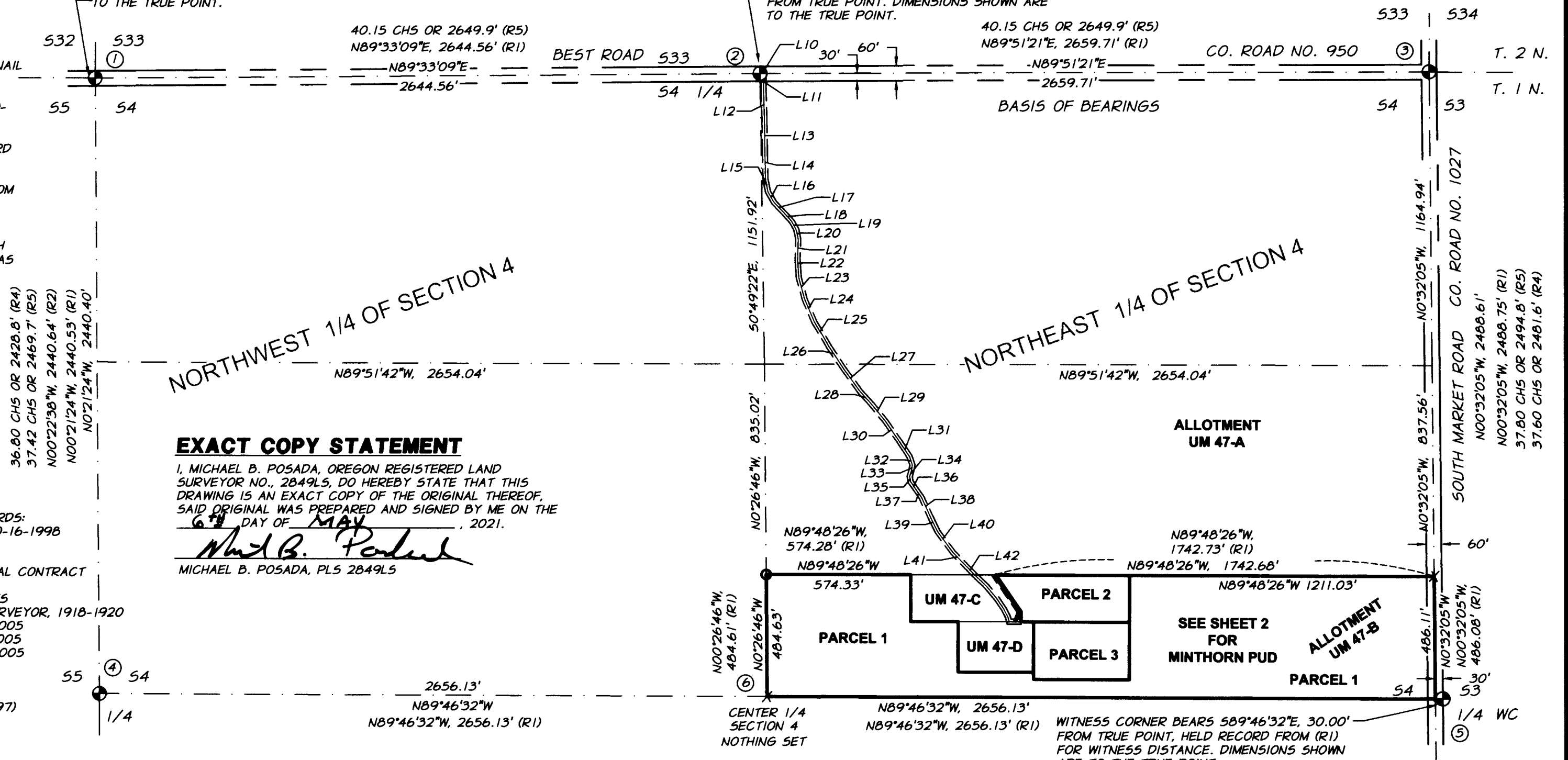
MINTHORN PUD LOCATED IN THE S 1/2 OF THE NE 1/4 SEC. 4, T.1N., R.33E., W.M. UMATILLA INDIAN RESERVATION, UMATILLA CO. OREGON

CHELSEY MINTHORN
 SCALE: 1"=400
 DATE: MAY 6, 2021
 JOB NO. 2732-86

46352 BEST ROAD, PENDLETON, OREGON 97801
 SHEET 1/3

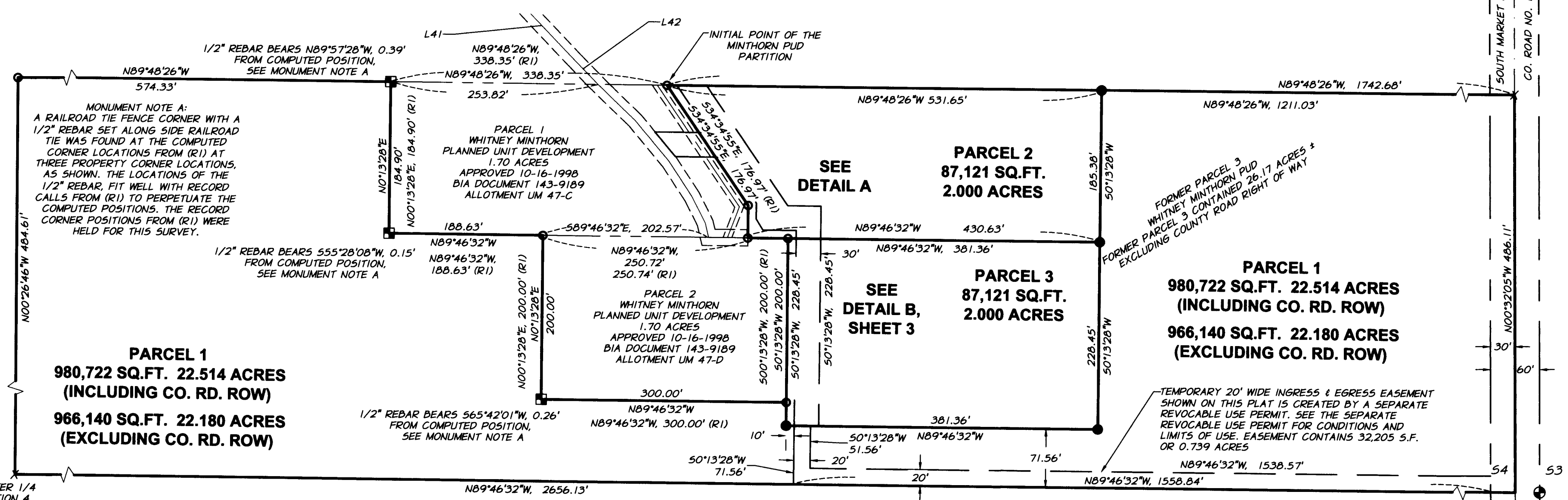
Anderson Perry & Associates, Inc.
 engineering surveying natural resources

REGISTERED PROFESSIONAL LAND SURVEYOR
 SIGNED: 05-06-21 *Michael B. Posada*
 OREGON
 JAN. 20, 1998
 MICHAEL B. POSADA
 02849 LS
 EXPIRES 12-31-2022



MINTHORN PLANNED UNIT DEVELOPMENT PARTITION

A PARTITION OF ALLOTMENT NUMBER UM 47-B WHICH IS PARCEL 3 OF THE WHITNEY MINTHORN PLANNED UNIT DEVELOPMENT LOCATED WITHIN THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 4 IN TOWNSHIP 1 NORTH, RANGE 33 EAST, WILLAMETTE MERIDIAN, CONFEDERATED TRIBES OF THE UMATILLA INDIAN RESERVATION, UMATILLA COUNTY, OREGON

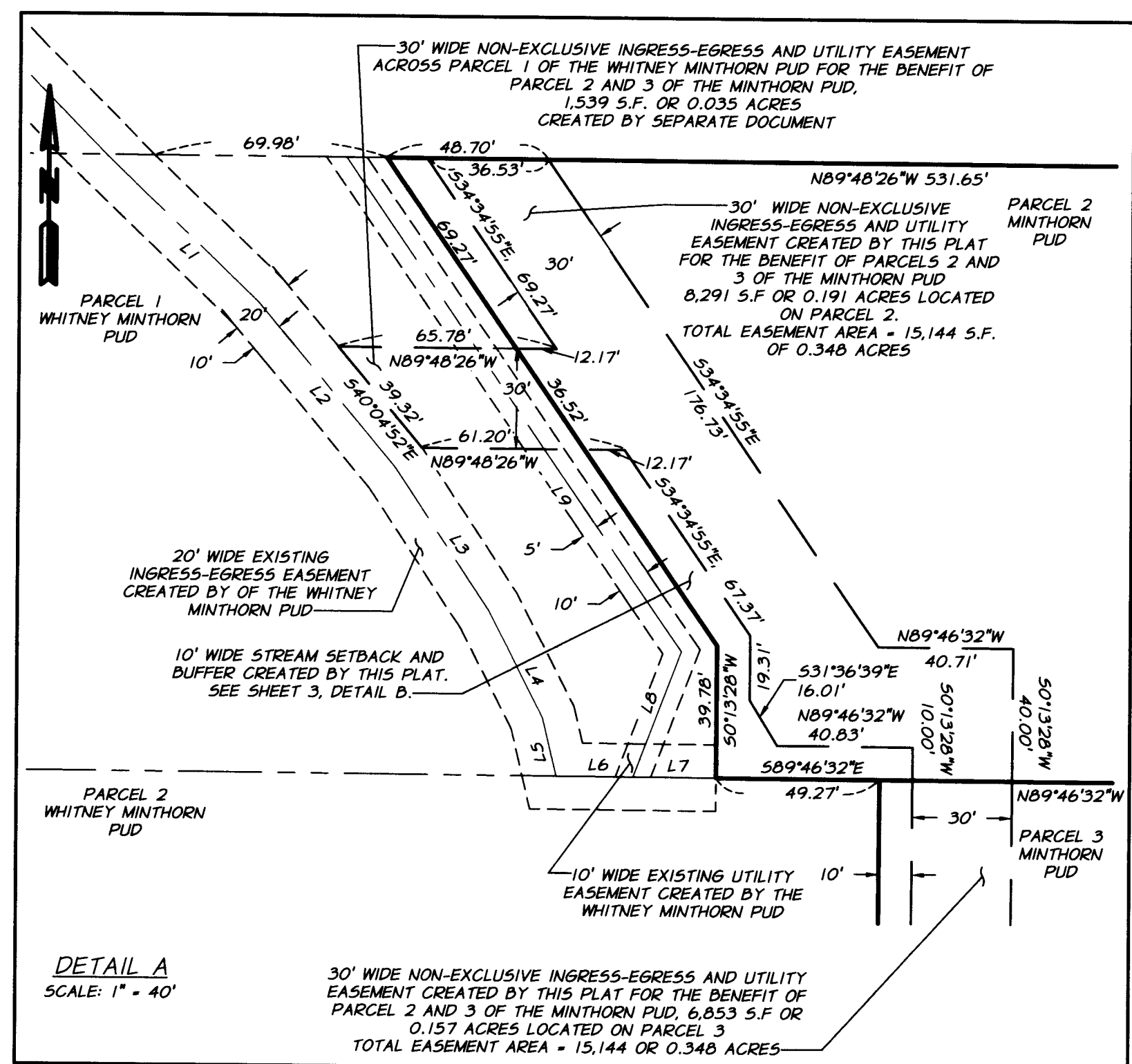


CENTER 1/4 SECTION 4
NOTHING SET, SEE MONUMENT NOTES SHEET 1

REGISTERED PROFESSIONAL LAND SURVEYOR
Michael B. Posada
OREGON
JAN. 20, 1998
MICHAEL B. POSADA
02849 LS
EXPIRES 12-31-2022

SIGNED: 05-06-21

Line #	Length	Direction
L1	63.78	S46°19'54"E
L2	84.29	S40°04'52"E
L3	51.47	S33°36'50"E
L4	36.09	S27°11'28"E
L5	17.87	N13°22'45"W
L6	23.21	S89°46'32"E
L7	24.96	S89°46'32"E
L8	40.35	N20°46'51"E
L9	179.40	N34°34'55"W



DETAIL A
SCALE: 1" = 40'

LEGEND

- FOUND 1/2" REBAR NEXT TO RAILROAD TIE FENCE CORNER. SEE MONUMENT NOTE A
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP FROM FROM WHITNEY MINTHORN PUD FINAL PLAT APPROVED 10-16-1998, HELD FOR THIS SURVEY
- x COMPUTED POSITION FROM WHITNEY MINTHORN PUD FINAL PLAT APPROVED 10-16-1998, NOTHING FOUND OR SET
- SET 5/8" X 30" REBAR WITH 1 1/2" ALUMINUM CAP, MARKED "APA OR 2849 WA 41295", UNLESS NOTED OTHERWISE
- ⊗ FOUND MONUMENT - SEE FOUND MONUMENT REFERENCES FOR DESCRIPTION
- SECTION OR QUARTER SECTION LINE
- ADJACENT PROPERTY LINE
- PARCEL BOUNDARY
- EASEMENT OR RIGHT OF WAY LINE CL
- RIGHT OF WAY LINE
- EXISTING EASEMENT LINE
- EASEMENT LINE CREATED BY THIS PLAT OR SEPARATE DOCUMENT
- CENTERLINE NORTH COYOTE CREEK
- TOP OF BANK NORTH COYOTE CREEK

EXACT COPY STATEMENT

I, MICHAEL B. POSADA, OREGON REGISTERED LAND SURVEYOR NO., 2849LS, DO HEREBY STATE THAT THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL THEREOF, SAID ORIGINAL WAS PREPARED AND SIGNED BY ME ON THE 6th DAY OF MAY, 2021.
Michael B. Posada
MICHAEL B. POSADA, PLS 2849LS

FILING INFORMATION,
UMATILLA COUNTY SURVEYOR'S OFFICE

RECEIVED BY
Umatilla County Surveyor
Date: 5/24/21
Rec'd By: LF
No.: 21-054-6

MINTHORN PUD LOCATED IN THE S 1/2 OF THE NE 1/4 SEC. 4, T.1N., R.33E., W.M. UMATILLA INDIAN RESERVATION, UMATILLA CO. OREGON

CHELSEY MINTHORN 46352 BEST ROAD PENDLETON, OREGON 97801

SCALE: 1"=100

DATE: MAY 6, 2021

JOB NO. 2732-86

Anderson perry & associates, inc.
engineering surveying natural resources

SHEET 2/3



MINTHORN PLANNED UNIT DEVELOPMENT PARTITION

A PARTITION OF ALLOTMENT NUMBER UM 47-B WHICH IS PARCEL 3 OF THE WHITNEY MINTHORN PLANNED UNIT DEVELOPMENT LOCATED WITHIN THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 4 IN TOWNSHIP 1 NORTH, RANGE 33 EAST, WILLAMETTE MERIDIAN, CONFEDERATED TRIBES OF THE UMATILLA INDIAN RESERVATION, UMATILLA COUNTY, OREGON

OWNER'S CERTIFICATE

WE, KATHERINE R. MINTHORN, WHITNEY B. MINTHORN, TONI M. MINTHORN, JULIE A. MINTHORN AND SARAH M. PICARD, THE OWNERS OF THE LANDS REPRESENTED ON THE ANNEXED PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE DO HEREBY SAY THAT THE SURVEYOR SIGNING THE ACCOMPANYING CERTIFICATE WAS ENGAGED BY US AND THAT THE ACCOMPANYING PLAT IS THE REPRESENTATION OF THE SURVEY PERFORMED AT OUR REQUEST. FURTHERMORE, WE, ACTING AS THE OWNERS OF SAID LANDS DO HEREBY CREATE THE EASEMENTS SHOWN ON SAID ANNEXED PLAT.

Katherine R. Minthorn
KATHERINE R. MINTHORN
Whitney B. Minthorn
WHITNEY B. MINTHORN
Toni M. Minthorn
TONI M. MINTHORN
Julie A. Minthorn
JULIE A. MINTHORN
Sarah M. Picard
SARAH M. PICARD

ACKNOWLEDGEMENT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 14th DAY OF May, 2021, BY KATHERINE R. MINTHORN, WHITNEY B. MINTHORN AND TONI M. MINTHORN, OWNERS

Tina May Baum Habig
NOTARY SIGNATURE
Tina May Baum Habig
NOTARY PUBLIC PRINTED NAME

STATE OF Oregon
COUNTY OF Umatilla
COMMISSION NO. 973071
MY COMMISSION EXPIRES 04-22-2022

ACKNOWLEDGEMENT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 13 DAY OF May, 2021, BY JULIE A. MINTHORN, AND SARAH M. PICARD OWNERS

Alescia Kay Rosenbalm
NOTARY SIGNATURE
Alescia Kay Rosenbalm
NOTARY PUBLIC PRINTED NAME

STATE OF Oregon
COUNTY OF Umatilla
COMMISSION NO. 969828
MY COMMISSION EXPIRES 11/10/2022

SURVEYOR'S CERTIFICATE

I, MICHAEL B. POSADA, OREGON REGISTERED LAND SURVEYOR NO. 2849, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED IN ACCORDANCE WITH NORMAL STANDARDS OF PROFESSIONAL CARE THE LANDS REPRESENTED ON THE ANNEXED PLAT OF THE MINTHORN PLANNED UNIT DEVELOPMENT PARTITION, AND THAT THE EXTERIOR BOUNDARY AND THE LOT LINES OF SAID PARTITION ARE MARKED BY EXISTING SURVEY MONUMENTS AS DESCRIBED HEREON. I FURTHER DEPOSE AND SAY THAT I HAVE DESIGNATED AN EXISTING SURVEY MONUMENT FOR THE INITIAL POINT OF THIS PARTITION AND THAT THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION OF THE LANDS REPRESENTED ON THIS PARTITION PLAT:

A PARCEL OF LAND LOCATED IN THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 33 EAST OF THE WILLAMETTE MERIDIAN AND BEING THE CONFEDERATED TRIBES OF THE UMATILLA INDIAN RESERVATION, ALLOTMENT NUMBER UM 47-B, UMATILLA COUNTY, OREGON, SAID ALLOTMENT NUMBER UM 47-B BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 3 OF THE WHITNEY MINTHORN PLANNED UNIT DEVELOPMENT FINAL PLAT APPROVED OCTOBER 16, 1998 AND RECORDED UNDER BIA DOCUMENT NO. 143-9189, TOGETHER WITH EASEMENTS FOR INGRESS, EGRESS AND UTILITIES, AS SET FORTH ON SAID PLAT.

SUBJECT TO: THE RIGHT OF WAY OF UMATILLA COUNTY ROAD NUMBER 1027 (SOUTH MARKET ROAD) CONTAINING 1,140,382 SQUARE FEET OR 26.180 ACRES (EXCLUDING THE COUNTY ROAD RIGHT OF WAY).

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JAN. 20, 1998
MICHAEL B. POSADA
02849 LS
EXPIRES 12-31-2022

Michael B. Posada
SIGNED: 05-06-21

ACCEPTANCE CERTIFICATE

I, MICHAEL T. JACKSON, DO HEREBY CERTIFY THAT I AM THE SUPERINTENDENT FOR THE UMATILLA AGENCY OF THE BUREAU OF INDIAN AFFAIRS. MICHAEL B. POSADA, OREGON LAND SURVEYOR 2849, WHO SUBSCRIBED TO THE FOREGOING AFFIDAVIT, WAS EMPLOYED BY THE APPLICANT AS PROJECT SURVEYOR, AND WAS DIRECTED BY THE APPLICANT TO SURVEY THE LOCATION OF SAID PLANNED UNIT DEVELOPMENT AND EASEMENTS AND TO PREPARE THIS MAP; THAT THE LOCATION OF SAID PLANNED UNIT DEVELOPMENT AND EASEMENTS ARE ACCURATELY DEPICTED ON THIS MAP; THAT SUCH SURVEY AS REPRESENTED ON THIS MAP HAS BEEN ADOPTED BY THE APPLICANT AS THE DEFINITE LOCATION OF SAID PLANNED UNIT DEVELOPMENT AND THE EASEMENTS THEREBY SHOWN; AND THAT THIS MAP IS ACCEPTED FOR FILING WITH THE SECRETARY OF THE INTERIOR OR HIS DULY AUTHORIZED REPRESENTATIVE AS PART OF THE APPROVAL FOR SAID PLANNED UNIT DEVELOPMENT AND RECOGNITION OF THE EASEMENTS.

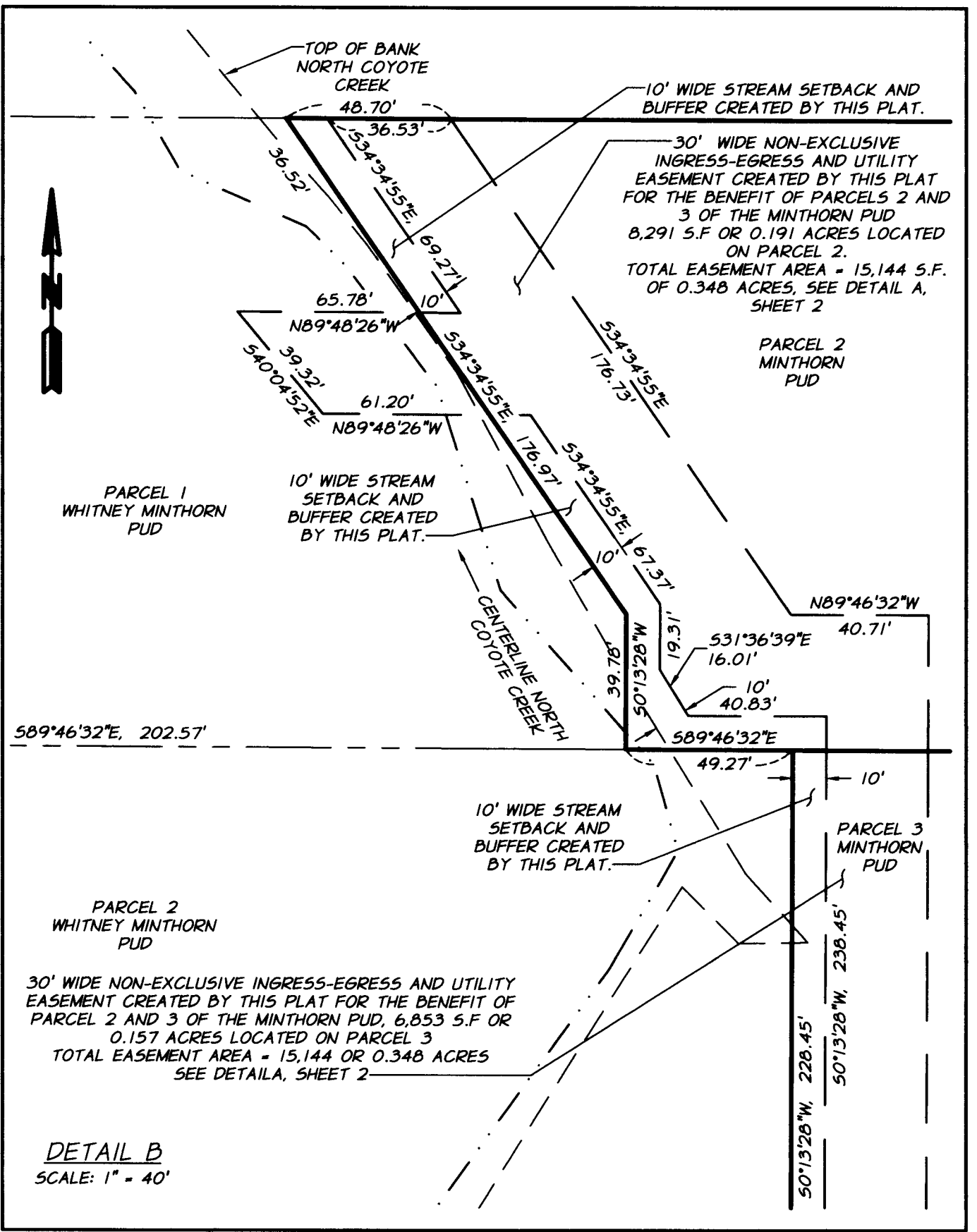
Michael T. Jackson
MICHAEL T. JACKSON, SUPERINTENDENT OF THE UMATILLA AGENCY, BUREAU OF INDIAN AFFAIRS
DATE 5.17.2021

APPROVALS

TRIBAL PLANNING OFFICE
CERTIFIED AS IN COMPLIANCE WITH THE C.T.U.I.R. COMPREHENSIVE PLAN, AND LAND DEVELOPMENT CODE, THIS 17th DAY OF MAY, 2021.
John David Tovey, III
JOHN DAVID TOVEY, III TRIBAL PLANNING DIRECTOR

LAND PROTECTION PLANNING COMMISSION

THIS PLANNED UNIT DEVELOPMENT APPROVED BY THE LAND PROTECTION PLANNING COMMISSION OF THE CONFEDERATED TRIBES OF THE UMATILLA INDIAN RESERVATION THIS 17 DAY OF May, 2021.
Chair
CHAIR, LAND PROTECTION PLANNING COMMISSION



EXACT COPY STATEMENT

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Michael B. Posada
MICHAEL B. POSADA, PLS 2849LS

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MINTHORN PUD LOCATED IN THE S 1/2 OF THE NE 1/4 SEC. 4, T.1N., R.33E., W.M. UMATILLA INDIAN RESERVATION, UMATILLA CO. OREGON

CHELSEY MINTHORN		46352 BEST ROAD PENDLETON, OREGON 97801
SCALE: N/A	SHEET	
DATE: MAY 6, 2021	3/3	
JOB NO. 2732-86	 anderson perry & associates, inc. <small>engineering surveying natural resources</small>	