

SHEET INDEX

- SHEET 1 OF 4 - ANNOTATION OF PARCELS 1, 2 AND 3 AND LOCATION OF EXISTING NATURAL GAS LINE EASEMENT ACROSS PARCEL 3.
- SHEET 2 OF 4 - LOCATIONS AND ANNOTATION OF CERTAIN EXISTING EASEMENTS.
- SHEET 3 OF 4 - LOCATION AND ANNOTATION OF CERTAIN EXISTING EASEMENTS AND NEW EASEMENTS.
- SHEET 4 OF 4 - APPROVALS, SURVEYORS NARRATIVE, REAL PROPERTY DESCRIPTION AND OWNERS DECLARATION.

RECORDING INFORMATION,  
UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON,  
COUNTY OF UMATILLA }  
I certify that this instrument was received and recorded

ON June 19, 2008  
at 10:00 o'clock Am., in the record of  
PLATS of said County.  
YEAR NUMBER Slide  
2008 18

OFFICE OF COUNTY RECORDS

By: ...JEAN HEMPHILL...Records Officer

Fees \$ 50.00 No. 2008-5380631

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Will. R. Wells*

OREGON  
JULY 22, 1977  
WILLIAM R. WELLS  
1106  
RENEWS 6/30/08

I CERTIFY THIS IS AN EXACT COPY OF  
THE INDEX SHEET FOR PARTITION PLAT NO. 2008-18

*Will. R. Wells*  
WILLIAM R. WELLS, PLS

WILLIAM R. WELLS, PLS  
2602 N.E. RIVERSIDE PLACE  
P.O. BOX 1696  
PENDLETON, OR 97801  
PHONE: (541) 276-6362

DATE: 3/08	DR. BY: DMT
CK. BY: WRW	NO: 03-1125

PROJECT: \STRANDPPCOVER

PARTITION PLAT FOR:  
RJILL, LLC

LOCATED IN THE SE1/4 OF SECTION 5  
AND THE NE1/4 OF SECTION 8,  
T2N., R32E., W.M., CITY OF PENDLETON,  
UMATILLA COUNTY, OREGON.  
RECEIVED BY

Umatilla County Surveyor

Date: 7-08

Received by: *[Signature]*

PARTITION PLAT NO. 2008-18  
SHEET 1 OF 4

LEGEND

- ⊠ - PUBLIC LAND SURVEY CORNER AS NOTED.
- - SET 5/8" BY 30" IRON REBAR WITH 1 1/4" RED PLASTIC CAP MARKED "OR PLS 1106 WA PLS 17372".
- - FOUND 5/8" IRON REBAR WITH 1 1/4" YELLOW PLASTIC CAP MARKED "OR PLS 1106 WA PLS 17372". FROM UMATILLA COUNTY SURVEY NO. 03-257-C.
- - FOUND MONUMENT FROM SURVEY NO. P-105-C, 5/8" IRON REBAR UNLESS OTHERWISE NOTED.
- - FOUND STATE HIGHWAY DEPT. RIGHT-OF-WAY MONUMENT, 5/8" REBARS WITH 1 1/2" ALUMINUM CAPS UNLESS OTHERWISE NOTED.
- ⊙ - FOUND 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP FROM SURVEY NO. 00-164-C.
- ⊙ - FOUND 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP FROM SURVEY NO. 98-125-B.
- ⊙ - FOUND 5/8" IRON REBAR WITH 1 1/4" RED PLASTIC CAP MARKED "OR PLS 1106 WA PLS 17372". FROM UMATILLA COUNTY SURVEY NO. 07-248-C.
- x - CALCULATED POINT ONLY, NOT SET OR FOUND.

REFERENCE SURVEYS:

- SURVEY NO. Q-1264-AX, CRIGER, 1950.
- SURVEY NO. Q-1054-A, HARRIS, 1955.
- SURVEY NO. Q-205-A, HARRIS, 1961.
- SURVEY NO. C-3-C, WALLIUS, 1964.
- SURVEY NO. E-3-C, FRALEY, 1967.
- STATE HIGHWAY DEPT. MAP NO. 88-34-16, REVISED NOV., 1967.
- SURVEY NO. P-105-B, KRUMBEIN, 1978.
- SURVEY NO. 95-222-C, WELLS, 1995.
- SURVEY NO. 98-125-B, WAGNER, 1998.
- SURVEY NO. 00-164-C, WELLS, 2000.
- SURVEY NO. 02-087-C, WELLS, 2002.
- SURVEY NO. 03-257-C, WELLS, 2003.
- SURVEY NO. 07-248-C, WELLS, 2007.

NOTE: COMMON DIMENSIONS SHOWN ON THIS SURVEY ARE IDENTICAL WITH THOSE OF SURVEY NOS. 03-257-C & 07-248-C. SEE THOSE SURVEYS FOR COMPARISON OF MEASURED COURSES WITH RECORD COURSES.

RECORDING INFORMATION,  
UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON,  
COUNTY OF UMATILLA

I certify that this instrument was received and recorded  
ON June 19, 2008  
at 10:00 o'clock Am., in the record of  
PLATS of said County.  
YEAR NUMBER Slide  
2008 18

OFFICE OF COUNTY RECORDS

By: JEAN HEMPHILL, Records Officer

Fees \$ 50.00 No. 2008-5380631

PROJECT: \STRANDPP2008-1

PARTITION PLAT FOR:  
RJILL, LLC

LOCATED IN THE SE1/4 OF SECTION 5  
AND THE NE1/4 OF SECTION 8,  
T2N., R32E., W.M., CITY OF PENDLETON,  
UMATILLA COUNTY, OREGON.

RECORDED BY

Umatilla County Surveyor

Date: 7-08

KK

Center 1/4 Corner Section 5.  
Found 1 1/2" brass cap set  
in concrete by City of Pendleton.  
No markings on cap.

Station "1260+63"  
Found 2 1/2" brass cap in  
monument case, shown on  
City Map No. 24-7589,  
dated 9/24/76.

Station "1310+00"  
Found 2 1/2" brass cap in  
monument case, shown on  
City Map No. 24-7589,  
dated 9/24/76.

Held found rebar from Survey  
No. P-105-B as point on Epat  
boundary. Rebar is S 00°04'09" W,  
0.26' from South right-of-way line  
of Old Oregon Trail Highway No. 30.

Section Corner.  
Found 1/2" square  
rod set in concrete.  
Survey No.  
98-019-C.

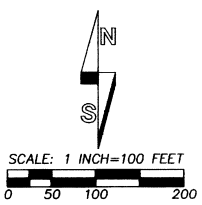
Ⓐ - LOCATION OF 10' WIDE NATURAL GAS LINE EASEMENT TO CASCADE NATURAL GAS CORPORATION DESCRIBED IN BOOK 296, PAGE 211, DEED RECORDS.  
SURVEYOR'S NOTE: THE GAS LINE EASEMENT DOES NOT FIT THE EXISTING GAS LINE LOCATION. THE EASEMENT IS SHOWN, CENTERED ON THE EXISTING GAS LINE LOCATION AS IT WAS LOCATED IN FEBRUARY, 2008. THE CENTERLINE OF THE EASEMENT IS ANNOTATED.

NOTE:  
SEE SHEETS 2 OF 4 AND 3 OF 4 FOR LOCATIONS AND ANNOTATION OF OTHER EXISTING AND NEW EASEMENTS.

NO.	BEARING	DISTANCE
L1	S 52°28'27" W	19.02'
L2	N 52°28'27" E	19.02'
L3	N 34°33'58" W	74.86'
L4	N 09°44'48" E	60.62'
L5	N 09°43'50" E	50.00'
L6	N 11°56'33" W	25.25'
L7	N 11°56'33" W	14.75'
L8	N 03°41'06" E	30.00'
L9	N 06°23'23" W	38.51'
L10	S 80°16'10" E	19.43'
L11	S 02°54'15" E	59.83'
L12	S 05°22'17" E	135.96'
L13	S 00°30'11" W	135.01'
L14	S 17°20'04" E	43.28'

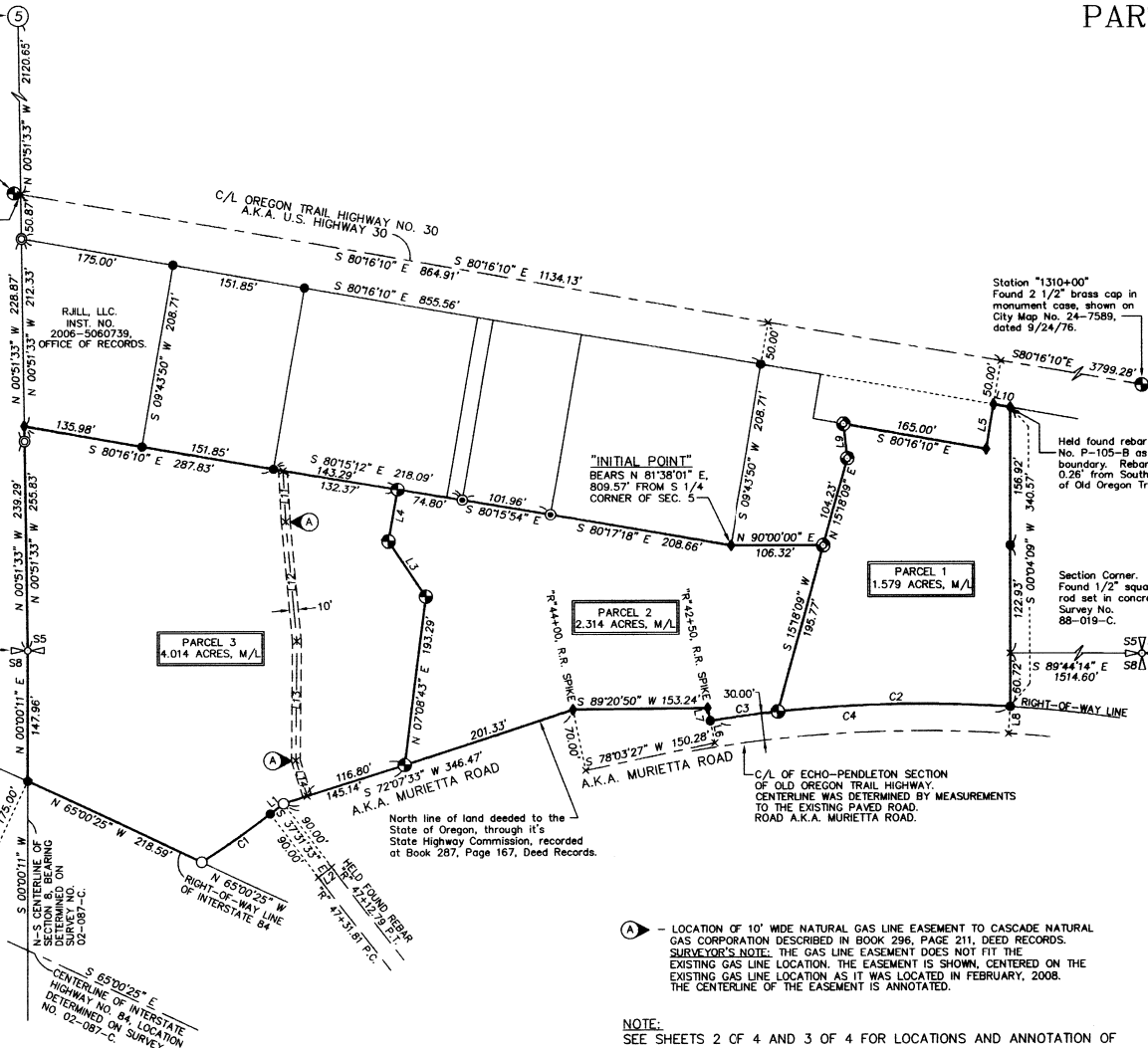
CURVE TABLE

NO	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG
C1	5°42'19"	951.74'	94.77'	94.73'	S55°19'37"W
C2	9°36'43"	1580.00'	265.06'	264.75'	S88°52'44"W
C3	2°52'11"	1580.00'	79.14'	79.13'	S82°38'17"W
C4	12°28'55"	1580.00'	344.20'	343.52'	S87°26'39"W



"BASIS OF BEARINGS": CITY OF PENDLETON GRID COORDINATE SYSTEM, WITH BEARING BETWEEN STATION "PENDLETON" AND STATION "LDS CHURCH SPIRE" BEING N 56°58'57" W.

One-Quarter Corner.  
Found 2 1/2" brass cap  
set in concrete. See  
Survey No. 88-019-C.



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 22, 1977  
WILLIAM R. WELLS  
1109  
RENEWS 6/30/08

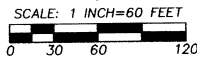
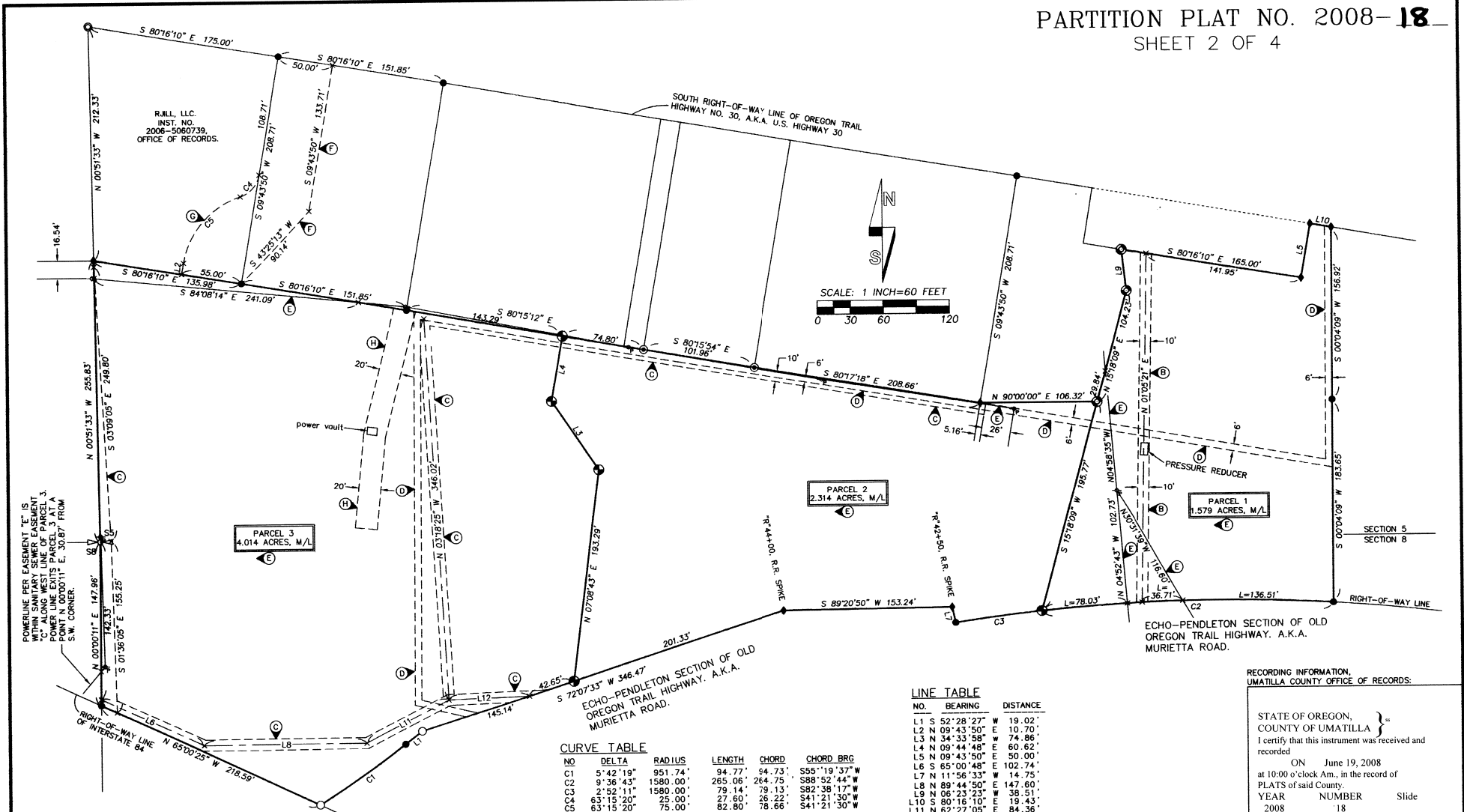
I CERTIFY THIS IS AN EXACT COPY OF UMATILLA COUNTY PARTITION PLAT NO. 2008-18.  
*Will R. Wells*  
WILLIAM R. WELLS, PLS

WILLIAM R. WELLS, PLS  
2602 N.E. RIVERSIDE PLACE  
P.O. BOX 1696  
PENDLETON, OR 97801  
PHONE: (541) 278-6362

DATE: 3/08  
CK BY: WRW

DR BY: DMT  
NO: 03-1125

PARTITION PLAT NO. 2008-18  
SHEET 2 OF 4



CURVE TABLE

NO	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG
C1	5°42'19"	951.74'	84.77'	84.73'	S55°19'37" W
C2	9°36'43"	1580.00'	265.06'	264.75'	S88°52'44" W
C3	2°52'11"	1580.00'	79.14'	79.13'	S82°38'17" W
C4	63°15'20"	25.00'	27.60'	26.22'	S41°21'30" W
C5	63°15'20"	75.00'	82.80'	78.66'	S41°21'30" W

LINE TABLE

NO.	BEARING	DISTANCE
L1	S 52°28'27" W	19.02'
L2	N 09°43'50" E	10.70'
L3	N 34°33'58" E	74.86'
L4	N 09°44'48" E	60.62'
L5	N 09°43'50" E	50.00'
L6	S 65°00'48" E	102.74'
L7	N 11°56'33" W	14.75'
L8	N 89°44'50" E	147.60'
L9	N 06°23'23" W	38.51'
L10	S 80°16'10" E	19.43'
L11	N 62°27'05" E	84.36'
L12	N 87°54'05" E	73.19'

EXISTING EASEMENT NOTES:

- (B) - LOCATION OF 10' WIDE EASEMENT FOR WATER LINE TO CITY OF PENDLETON, DESCRIBED IN BOOK 296, PAGE 666, DEED RECORDS.
- (C) - LOCATION OF EASEMENTS FOR SANITARY SEWER PURPOSES TO CITY OF PENDLETON, DESCRIBED IN BOOK 303, PAGE 282, DEED RECORDS.
- (D) - APPROXIMATE LOCATION OF 6' WIDE EASEMENT FOR TELEPHONE LINE TO PACIFIC NORTHWEST BELL COMPANY, DESCRIBED IN BOOK 304, PAGE 159, DEED RECORDS. SURVEYOR'S NOTE: DESCRIPTION IS INADEQUATE TO ACCURATELY PLOT OR ANNOTATE.
- (E) - RIGHT-OF-WAY EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINES GRANTED TO PACIFIC POWER AND LIGHT COMPANY, IN BOOK 264, PAGE 476, DEED RECORDS. SURVEYOR'S NOTE: THIS IS A "BLANKET" TYPE EASEMENT COVERING ALL OF THE PARTITION AREA. LOCATIONS OF EXISTING OVERHEAD POWER LINES ARE ADDRESSED TO THE EXTENT PRACTICABLE.

EASEMENT NOTES. CONTINUED:

- (F) - PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS-EGRESS AND UTILITIES, GRANTED TO RJLL, INC., AT INSTRUMENT NUMBER 2003-4520630, OFFICE OF RECORDS. EASEMENT IS APPURTENANT TO PARTITION PLAT AREA.
- (G) - PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS-EGRESS AND UTILITIES, GRANTED TO RJLL, INC., AT INSTRUMENT NUMBER 2003-4510094, OFFICE OF RECORDS. EASEMENT IS APPURTENANT TO PARTITION PLAT AREA.
- (H) - APPROXIMATE LOCATION OF 20' WIDE RIGHT-OF-WAY UTILITY EASEMENT, GRANTED TO PACIFICORP FOR ELECTRICAL POWER TRANSMISSION, DISTRIBUTION AND COMMUNICATION LINES, INSTRUMENT NUMBER 2004-4720511, DEED RECORDS. SURVEYOR'S NOTE: DIAGRAM IN EASEMENT DESCRIPTION IS NOT ADEQUATE TO ACCURATELY PLOT AND ANNOTATE LOCATION.

NOTE: ANNOTED EXISTING EASEMENT COURSES ARE ROTATED TO THIS PARTITION PLAT BEARING BASE AND WILL VARY FROM RECORD COURSES.

I CERTIFY THIS IS AN EXACT COPY OF UMATILLA COUNTY PARTITION PLAT NO. 2008-18.  
*William R. Wells*  
WILLIAM R. WELLS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Will. R. Wells*  
OREGON  
JULY 22, 1977  
WILLIAM R. WELLS  
1106  
RENEWS 6/30/08

WILLIAM R. WELLS, PLS  
2602 N.E. RIVERSIDE PLACE  
PENDLETON, OR 97801  
PHONE: (541) 276-6362

DATE: 3/08 DR. BY: DMT  
CK. BY: WRW NO: 03-1125

RECORDING INFORMATION  
UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON,  
COUNTY OF UMATILLA }  
I certify that this instrument was received and recorded  
ON June 19, 2008  
at 10:00 o'clock Am., in the record of  
PLATS of said County.  
YEAR NUMBER Slide  
2008 18

OFFICE OF COUNTY RECORDS  
By: JEAN HEMPHILL, Records Officer  
Fees \$ 50.00 No. 2008-5380631

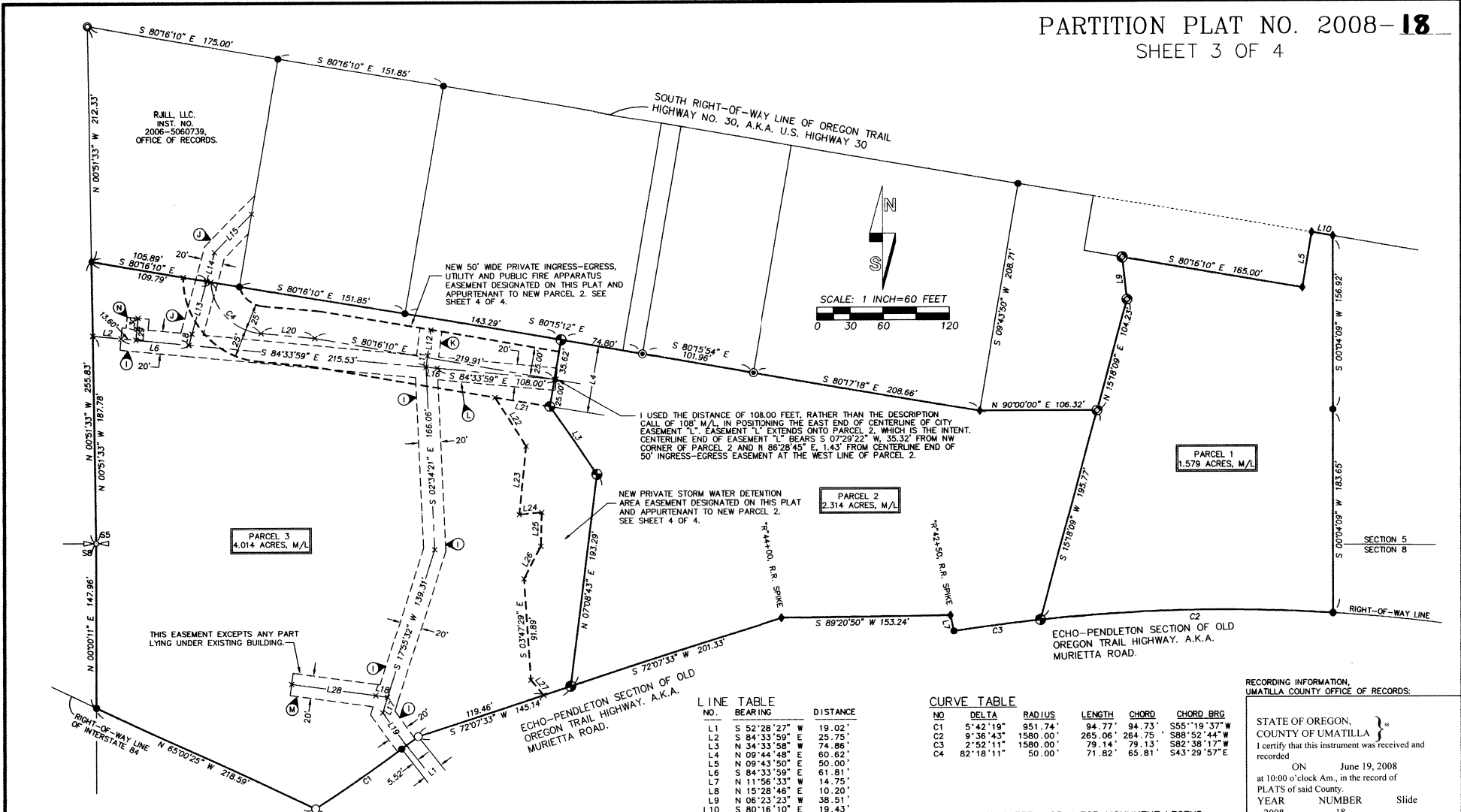
PROJECT: \STRANDPP2008-2

PARTITION PLAT FOR:  
RJLL, LLC

LOCATED IN THE SE1/4 OF SECTION 5  
AND THE NE1/4 OF SECTION 8,  
T2N., R32E., W.M., CITY OF PENDLETON,  
UMATILLA COUNTY, OREGON.

7-08  
RK

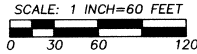
PARTITION PLAT NO. 2008-18  
SHEET 3 OF 4



RJILL, LLC.  
INST. NO.  
2006-5060739  
OFFICE OF RECORDS.

NEW 50' WIDE PRIVATE INGRESS-EGRESS,  
UTILITY AND PUBLIC FIRE APPARATUS  
EASEMENT DESIGNATED ON THIS PLAT AND  
APPURTENANT TO NEW PARCEL 2. SEE  
SHEET 4 OF 4.

SOUTH RIGHT-OF-WAY LINE OF OREGON TRAIL  
HIGHWAY NO. 30, A.K.A. U.S. HIGHWAY 30



I USED THE DISTANCE OF 108.00 FEET, RATHER THAN THE DESCRIPTION  
CALL OF 108' M/L IN POSITIONING THE EAST END OF CENTERLINE OF  
EASEMENT "L". EASEMENT "L" EXTENDS ONTO PARCEL 2, WHICH IS THE INTENT.  
CENTERLINE END OF EASEMENT "L" BEARS S 07°29'22" W, 35.32' FROM NW  
CORNER OF PARCEL 2 AND N 86°28'45" E, 1.43' FROM CENTERLINE END OF  
50' INGRESS-EGRESS EASEMENT AT THE WEST LINE OF PARCEL 2.

NEW PRIVATE STORM WATER DETENTION  
AREA EASEMENT DESIGNATED ON THIS PLAT  
AND APPURTENANT TO NEW PARCEL 2.  
SEE SHEET 4 OF 4.

PARCEL 3  
4.014 ACRES, M/L

PARCEL 2  
2.314 ACRES, M/L

PARCEL 1  
1.579 ACRES, M/L

THIS EASEMENT EXCEPTS ANY PART  
LYING UNDER EXISTING BUILDING.

ECHO-PENDLETON SECTION OF OLD  
OREGON TRAIL HIGHWAY, A.K.A.  
MURIETTA ROAD.

**EXISTING EASEMENT NOTES:**    ◯ - INDICATES IDENTIFICATION LABEL FOR EASEMENT.

- THE FOLLOWING EASEMENTS ARE UTILITY EASEMENTS GRANTED TO THE CITY OF PENDLETON IN 2008.  
INSTRUMENT RECORDING NUMBERS AND LOCATIONS ARE SHOWN. SEE SHEET 2 OF 4 FOR OTHER EASEMENTS.
- ① - LOCATION OF 20' WIDE UTILITY EASEMENT GRANTED TO THE CITY OF PENDLETON BY EASEMENT RECORDED AS INSTRUMENT NO. 2008-5380400, OFFICE OF RECORDS. [DESIGNATED EASEMENT "A" IN RECORD DOCUMENT].
  - ② - LOCATION OF 20' WIDE UTILITY EASEMENT GRANTED TO THE CITY OF PENDLETON BY EASEMENT RECORDED AS INSTRUMENT NO. 2008-5380400, OFFICE OF RECORDS. [DESIGNATED EASEMENT "B" IN RECORD DOCUMENT].
  - ③ - LOCATION OF 20' WIDE UTILITY EASEMENT GRANTED TO THE CITY OF PENDLETON BY EASEMENT RECORDED AS INSTRUMENT NO. 2008-5380400, OFFICE OF RECORDS. [DESIGNATED EASEMENT "C" IN RECORD DOCUMENT].
  - ④ - LOCATION OF 20' WIDE UTILITY EASEMENT GRANTED TO THE CITY OF PENDLETON BY EASEMENT RECORDED AS INSTRUMENT NO. 2008-5380400, OFFICE OF RECORDS. [DESIGNATED EASEMENT "D" IN RECORD DOCUMENT].
  - ⑤ - LOCATION OF 20' WIDE UTILITY EASEMENT GRANTED TO THE CITY OF PENDLETON BY EASEMENT RECORDED AS INSTRUMENT NO. 2008-5380400, OFFICE OF RECORDS. [DESIGNATED EASEMENT "E" IN RECORD DOCUMENT].
  - ⑥ - LOCATION OF 20' WIDE UTILITY EASEMENT GRANTED TO THE CITY OF PENDLETON BY EASEMENT RECORDED AS INSTRUMENT NO. 2008-5380400, OFFICE OF RECORDS. [DESIGNATED EASEMENT "F" IN RECORD DOCUMENT].

NOTE: EXISTING EASEMENT COURSES ARE ROTATED TO THIS PARTITION PLAT BEARING BASE AND WILL VARY FROM RECORD COURSES.

**LINE TABLE**

NO.	BEARING	DISTANCE
L1	S 52°28'27" W	19.02'
L2	S 84°33'59" E	25.75'
L3	N 34°33'58" E	74.86'
L4	N 09°44'48" E	60.62'
L5	N 09°43'50" E	50.00'
L6	S 84°33'59" E	61.81'
L7	N 11°56'33" E	14.75'
L8	N 15°28'46" E	10.20'
L9	N 06°23'23" W	38.51'
L10	S 80°16'10" E	19.43'
L11	N 07°35'36" E	10.20'
L12	N 07°35'36" E	23.15'
L13	N 15°28'46" E	50.43'
L14	N 15°28'46" E	26.66'
L15	N 44°44'13" E	47.79'
L16	S 84°33'59" E	10.09'
L17	S 17°55'32" W	14.50'
L18	N 82°17'24" W	10.78'
L19	S 35°34'40" E	36.74'
L20	S 84°39'03" E	48.84'
L21	N 80°16'10" W	50.31'
L22	S 31°52'28" E	53.02'
L23	S 05°50'11" W	61.42'
L24	N 84°28'34" E	20.47'
L25	S 01°47'28" W	31.55'
L26	S 27°42'12" W	32.76'
L27	S 40°45'01" E	17.75'
L28	N 82°17'24" W	76.85'
L29	N 05°28'30" E	10.00'
L30	N 05°28'30" E	10.00'

**CURVE TABLE**

NO	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG
C1	5°42'19"	951.74'	94.77'	94.73'	S55°19'37" W
C2	9°36'43"	1580.00'	265.06'	264.75'	S88°52'44" W
C3	2°52'11"	1580.00'	79.14'	79.13'	S82°38'17" W
C4	82°18'11"	50.00'	71.82'	65.81'	S43°29'57" E

NOTE: SEE SHEET 1 OF 4 FOR MONUMENT LEGEND.

**RECORDING INFORMATION:**  
UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON,  
COUNTY OF UMATILLA }  
I certify that this instrument was received and recorded

ON June 19, 2008  
at 10:00 o'clock Am., in the record of  
PLATS of said County.  
YEAR NUMBER Slide  
2008 18

**OFFICE OF COUNTY RECORDS**

By: JEAN HEMPHILL, Records Officer  
Fees \$ 50.00 No. 2008-5380631

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Will. R. Wells*

OREGON  
JULY 22, 1977  
WILLIAM R. WELLS  
1109  
RENEWS 6/30/08

WILLIAM R. WELLS, PLS  
2602 N.E. RIVERSIDE PLACE  
P.O. BOX 1696  
PENDLETON, OR 97801  
PHONE: (541) 276-6362

DATE: 3/08 DR. BY: DMT  
CK. BY: WRW NO: 03-1125

**PROJECT:** \STRANDPP2008-3

PARTITION PLAT FOR:  
RJILL, LLC

LOCATED IN THE SE1/4 OF SECTION 5  
AND THE NE1/4 OF SECTION 8,  
T2N., R32E., W.M., CITY OF PENDLETON,  
UMATILLA COUNTY, OREGON.

UMATILLA COUNTY OFFICE OF RECORDS  
2-08  
KK

**OWNERS DECLARATION & EASEMENT DESIGNATION**

RJILL, LLC, A LIMITED LIABILITY CORPORATION, DOES HEREBY ACKNOWLEDGE THAT IT HAS CAUSED THIS PARTITION PLAT TO BE PREPARED AND THIS LAND PARTITIONED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE CITY OF PENDELTON AND UMATILLA COUNTY DEVELOPMENT ORDINANCES.

WE HEREBY ACKNOWLEDGE EXISTING EASEMENTS OF RECORD ACROSS THE PARTITION PLAT AREA AND DESIGNATE THE 50 FOOT WIDE PRIVATE INGRESS-EGRESS, UTILITY AND PUBLIC FIRE APPARATUS EASEMENT AND THE PRIVATE STORM WATER DETENTION AREA EASEMENT FOR THE USES INDICATED. THE NEW EASEMENTS ARE SHOWN AND ANNOTATED ON SHEET 3 OF 4.

RJILL, LLC., A LIMITED LIABILITY CORPORATION, OWNER, BY:

*Russell Strandholm*  
RUSSELL STRANDHOLM, MEMBER

STATE OF OREGON SS  
COUNTY OF UMATILLA

ACKNOWLEDGED BEFORE ME THIS 19 DAY OF June, 2008.  
BY RUSSELL STRANDHOLM, MEMBER OF RJILL, LLC, A LIMITED LIABILITY CORPORATION.

*Dawn M. Jubbs*  
NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: 10-14-08

MY COMMISSION NUMBER: 385199

**TRUST DEED BENEFICIARY'S CONSENT**

COLUMBIA RIVER BANK, TRUST DEED BENEFICIARY ON LANDS CONTAINED IN THIS PARTITION PLAT THROUGH DEED OF TRUST RECORDED AS INSTRUMENT NO. 2002-4140711, UMATILLA COUNTY OFFICE OF RECORD, TRACT III AND TRACT IV, DOES HEREBY CONSENT TO THIS PARTITION PLAT AND NEW EASEMENT DESIGNATION.

COLUMBIA RIVER BANK, BY:

*Rita Rosenberg* VP & Operations Officer  
NAME TITLE

STATE OF OREGON SS  
COUNTY OF UMATILLA

ACKNOWLEDGED BEFORE ME THIS 18 DAY OF June, 2008.

BY *Rita Rosenberg* VP & Operations Officer  
TITLE

*Willa R. Wells*  
NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: May 16 2011

MY COMMISSION NUMBER: 417470

**NARRATIVE:**

THIS PARTITION PLAT WAS PREPARED AT THE REQUEST OF RUSS STRANDHOLM TO PARTITION PARCELS 1, 2 AND 3.

THE PARTITION BOUNDARY WAS PREVIOUSLY SURVEYED AND MONUMENTED UNDER UMATILLA COUNTY SURVEY NO. 07-248-C, REFER TO THAT SURVEY FOR ADDITIONAL INFORMATION ON PLAT BOUNDARY. MONUMENTS USED TO CONTROL THE SURVEY AND REFERENCE SURVEYS ARE NOTED.

THE SURVEY WAS MADE BY A 2 PERSON CREW USING TRIMBLE 5700 GEODETIC G.P.S. RECEIVERS OPERATED IN REAL TIME KINEMATIC MODE. CONTROL MONUMENT TIES AND CORNER SETS WERE VERIFIED BY REDUNDANT MEASUREMENTS.

I CERTIFY THAT I HAVE SHOWN AND MONUMENTED PARCELS 1, 2 AND 3 IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE CITY OF PENDELTON AND UMATILLA COUNTY DEVELOPMENT ORDINANCES.

**REAL PROPERTY DESCRIPTION**

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5 AND THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH-SOUTH CENTERLINE OF SECTION 5, WHERE SAID CENTERLINE INTERSECTS THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 30; THENCE SOUTH 80°16'10" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 855.56 FEET TO THE NORTHEAST CORNER OF LAND CONVEYED TO HUSKY OIL COMPANY OF DELAWARE BY DEED RECORDED AS INSTRUMENT NO. 1969-314029, AT BOOK 502, PAGE 196, DEED RECORDS OF UMATILLA COUNTY; THENCE SOUTH 09°43'50" WEST ALONG THE EAST LINE OF SAID HUSKY OIL COMPANY TRACT A DISTANCE OF 208.71 FEET TO THE SOUTHEAST CORNER OF SAID HUSKY OIL COMPANY TRACT, THE "INITIAL POINT" FOR THIS DESCRIPTION; FROM SAID INITIAL POINT, THE SOUTH ONE-QUARTER CORNER OF SECTION 5 BEARS SOUTH 81°38'01" WEST A DISTANCE OF 809.57 FEET; THENCE NORTH 106.32 FEET; THENCE NORTH 15°18'09" EAST A DISTANCE OF 104.23 FEET; THENCE NORTH 06°23'23" WEST A DISTANCE OF 38.51 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 30; THENCE SOUTH 80°16'10" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 165.00 FEET; THENCE NORTH 09°43'50" EAST CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 104.23 FEET; THENCE SOUTH 80°16'10" EAST CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 19.43 FEET TO A POINT ON THE WEST LINE OF THAT TRACT OF LAND CONVEYED TO UMATILLA COUNTY, A MUNICIPAL CORPORATION, BY DEED RECORDED AS INSTRUMENT NO. 1949-111998, AT BOOK 189, PAGE 497, DEED RECORDS OF UMATILLA COUNTY; THENCE SOUTH 00°04'09" WEST ALONG THE WEST LINE OF SAID UMATILLA COUNTY TRACT A DISTANCE OF 279.85 FEET TO A POINT ON THE SECTION LINE BETWEEN SAID SECTIONS 5 AND 8, SAID POINT BEARS SOUTH 89°44'14" EAST A DISTANCE OF 1120.40 FEET FROM THE ONE-QUARTER CORNER COMMON TO SAID SECTIONS 5 AND 8; THENCE CONTINUING SOUTH 00°04'09" WEST, ALONG THE WEST LINE OF SAID UMATILLA COUNTY TRACT A DISTANCE OF 60.72 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE ECHO-PENDELTON SECTION OF THE OLD OREGON TRAIL HIGHWAY; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, ON THE ARC OF A 1580.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 344.20 FEET, (LONG CHORD BEARS SOUTH 87°26'39" WEST A DISTANCE OF 343.52 FEET), TO A POINT ON THE BOUNDARY OF LAND DEEDED TO THE STATE OF OREGON, THROUGH IT'S STATE HIGHWAY COMMISSION, RECORDED AS INSTRUMENT NO. 1966-291142, AT BOOK 287, PAGE 167, DEED RECORDS OF UMATILLA COUNTY; THENCE NORTH 11°56'33" WEST ALONG SAID STATE OF OREGON TRACT A DISTANCE OF 14.75 FEET TO ENGINEER'S CENTERLINE STATION "R" 42+50, 40 FEET RIGHT OF CENTERLINE; THENCE SOUTH 89°20'50" WEST, CONTINUING ALONG SAID STATE OF OREGON TRACT A DISTANCE OF 153.24 FEET TO ENGINEER'S CENTERLINE STATION "R" 44+00, 70 FEET RIGHT OF CENTERLINE; THENCE SOUTH 72°07'30" WEST, CONTINUING ALONG SAID STATE OF OREGON TRACT A DISTANCE OF 346.47 FEET TO ENGINEER'S CENTERLINE STATION "R" 47+12.78, P.T., 90 FEET RIGHT OF CENTERLINE; THENCE SOUTH 52°28'27" WEST, CONTINUING ALONG SAID STATE OF OREGON TRACT A DISTANCE OF 19.02 FEET TO HIGHWAY ENGINEER'S CENTERLINE STATION "R" 47+31.81 P.C., 90 FEET RIGHT OF CENTERLINE; THENCE CONTINUING ALONG SAID STATE OF OREGON TRACT ALONG THE ARC OF A 951.74 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 94.77 FEET, (LONG CHORD BEARS SOUTH 55°19'37" WEST A DISTANCE OF 94.73 FEET) TO THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 84; THENCE NORTH 65°00'25" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 218.59 FEET TO THE INTERSECTION WITH THE NORTH-SOUTH CENTERLINE OF SAID SECTION 8; THENCE NORTH 00°00'11" EAST ALONG SAID NORTH-SOUTH CENTERLINE A DISTANCE OF 147.96 FEET TO THE ONE-QUARTER CORNER COMMON TO SAID SECTIONS 5 AND 8; THENCE NORTH 00°51'33" WEST ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 5 A DISTANCE OF 255.83 FEET TO THE SOUTHWEST CORNER OF TRACT III OF THAT TRACT OF LAND CONVEYED TO RJILL, LLC, BY DEED RECORDED AS INSTRUMENT NO. 2002-4140710, AT REEL 414, PAGE 0710, DEED RECORDS OF UMATILLA COUNTY; THENCE SOUTH 80°16'10" EAST A DISTANCE OF 287.83 FEET TO A 5/8 INCH IRON REBAR; THENCE SOUTH 80°15'54" EAST A DISTANCE OF 101.96 FEET TO A 5/8 INCH IRON REBAR; THENCE SOUTH 80°15'54" EAST A DISTANCE OF 101.96 FEET TO A 5/8 INCH IRON REBAR; THENCE SOUTH 80°17'18" EAST A DISTANCE OF 208.66 FEET TO THE "INITIAL POINT".

**APPROVALS**

EXAMINED AND APPROVED THIS 18<sup>TH</sup> DAY OF JUNE, 2008.

LAND PARTITION APPROVAL NO. MP08-06

*Michael A. Miller*  
PENDELTON CITY PLANNER

EXAMINED AND APPROVED THIS 18<sup>TH</sup> DAY OF June, 2008.

*[Signature]*  
CITY OF PENDELTON SURVEYOR

EXAMINED AND APPROVED THIS 18 DAY OF June, 2008.

*[Signature]*  
UMATILLA COUNTY SURVEYOR

TAXES ARE PAID IN FULL, THIS 18<sup>TH</sup> DAY OF June, 2008.

*Bethann Emright by Dawn*  
UMATILLA COUNTY TAX COLLECTOR *[Signature]*

RECORDING INFORMATION  
UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON, )  
COUNTY OF UMATILLA )  
I certify that this instrument was received and recorded

ON June 19, 2008  
at 10:00 o'clock Am., in the record of  
PLATS of said County.  
YEAR NUMBER Slide  
2008 18

OFFICE OF COUNTY RECORDS

By: JEAN HEMPHILL, Records Officer

Fees \$ 50.00 No. 2008-5380631

*Willa R. Wells*  
WILLIAM R. WELLS, PLS 1106

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Willa R. Wells*

OREGON  
JULY 22, 1977  
WILLIAM R. WELLS  
1106

RENEWS 6/30/08

I CERTIFY THIS IS AN EXACT COPY OF UMATILLA COUNTY PARTITION PLAT NO. 2008-18.

*Willa R. Wells*  
WILLIAM R. WELLS, PLS

WILLIAM R. WELLS, PLS  
2802 N.E. RIVERSIDE PLACE  
P.O. BOX 1696  
PENDELTON, OR 97801  
PHONE: (541) 276-6362

PROJECT: \STRANDPP2008-4

PARTITION PLAT FOR:  
RJILL, LLC

LOCATED IN THE SE1/4 OF SECTION 5  
AND THE NE1/4 OF SECTION 8,  
T2N, R32E, W.M., CITY OF PENDELTON,  
UMATILLA COUNTY, OREGON.

DATE: 5/07	DR. BY: DMT
CK. BY: WRW	NO: 03-1125

RECEIVED BY  
Umatilla County Surveyor  
Date 7-08  
Initials RK