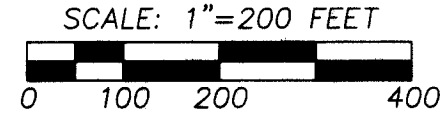


PARTITION PLAT NO. 2015-31

A PARTITION OF PARCEL 1 OF PARTITION PLAT NO. 1994-35.
 LOCATED IN THE EAST HALF OF SECTION 8, TOWNSHIP 1 SOUTH,
 RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON.
 NOVEMBER, 2015.



"BASIS OF BEARINGS" A GEODETIC GPS OBSERVATION
 TAKEN AT THE NORTHEAST CORNER OF SECTION 8.
 ROTATE COUNTERCLOCKWISE 1.18252787° AND SCALE
 0.99983473 C.F. TO GET GRID BEARINGS & DISTANCES.



FND. 2" CAPPED PIPE 4"
 BELOW RD. FOR SEC. CORNER.

LEGEND

- SET A 5/8"x30" IRON REBAR WITH 1 1/4" BLUE PLASTIC CAP MARKED "WELLS SURVEYING 54657PLS."
- FOUND EITHER A 1/2" IRON REBAR OR A 5/8" IRON REBAR WITH YELLOW PLASTIC CAP BY HARRIS PER PARTITION PLAT 1994-35 OR 1999-18.
- FOUND A 5/8" IRON REBAR WITH ORANGE PLASTIC CAP BY HADDOCK PER SURVEY NO. 10-112-B.
- ◆ FOUND A 5/8" IRON REBAR WITH YELLOW PLASTIC CAP BY FLOWERS PER SURVEY NO. 09-101-C.
- FOUND 5/8" REBAR PER SURVEY 86-55-C UNLESS NOTED.
- ⊕ CALCULATED POINT ONLY. NOTHING FOUND OR SET.
- (XOX) RECORD DIMENSION FROM PARTITION PLAT NO. 1994-35 AND 1999-18.
- (XOX)H RECORD DIMENSION FROM SURVEY NO. 10-112-B.
- (XOX)F RECORD DIMENSION FROM SURVEY NO. 09-101-C OR 10-69-C.
- Ⓐ CALCULATED CORNER POSITION FOR THE SOUTHEAST CORNER OF PARCEL 1 PER PARTITION PLAT 1994-35, HOLDING RECORD DISTANCES FROM FOUND MONUMENTS ON EITHER SIDE. SAID PARTITION PLAT DID NOT CORRECTLY CALCULATE THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY RD. 1386, THIS CORNER IS NOT LOCATED ON THE ROAD RIGHT-OF-WAY.
- Ⓑ CALCULATED POINT BY DISTANCE-DISTANCE INTERSECTION FROM FOUND MONUMENTS ON EITHER SIDE. FROM THIS POINT 5/8" REBARS FROM SURVEY 09-101-C BEAR N 15°04'10" E - 0.61', AND S 06°25'11" W - 1.63'.
- Ⓒ FOUND 5/8" REBAR FROM SURVEY NO. 09-101-C. FROM THIS POINT A 5/8" REBAR PER SAID SURVEY BEARS S 09°06'14" W - 1.55'.
- Ⓓ WESTERLY R-O-W OF CNTY. RD. 1386 AS CALCULATED PER PARTITION PLATS 1994-35 & 1999-18 IS IN ERROR. SAID PLATS SHOW A STRAIGHT LINE. THE EASTERLY RIGHT OF WAY LINE SOUTH OF THE QUARTER CORNER BETWEEN 8 AND 9 IS PARALLEL TO THE O.W.R.R. & NAV. CO. TRACK. SURVEY NO. 86-55-C BY KRUMBEIN SURVEYED AND MONUMENTED THE EASTERLY RIGHT-OF-WAY THROUGH THIS SURVEY AREA. ALL SUBSEQUENT SURVEYS HAVE HELD HIS RIGHT-OF-WAY AS DOES THIS SURVEY. TO OBTAIN THE CENTERLINE AND WESTERLY RIGHT-OF-WAY LINE I OFFSET THE EASTERLY RIGHT OF WAY LINE 30 FEET FOR CENTERLINE AND ANOTHER 30 FEET FOR THE WESTERLY LINE.
- Ⓔ 15' WIDE PRIVATE WATER LINE EASEMENT AGREEMENT DATED 4-29-2015, BETWEEN CLAUSSEN & CAPITAL D INVESTMENTS LLC. RECORDED AS INSTRUMENT NO. 2015-6310547.

OWNERS DECLARATION

I, KERRY N. CLAUSSEN, OWNER, DO HEREBY ACKNOWLEDGE THAT I HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED AND THIS LAND PARTITIONED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, UMATILLA COUNTY DEVELOPMENT ORDINANCES, AND THE ORDINANCES OF THE CITY OF PILOT ROCK. I FURTHERMORE ACKNOWLEDGE THE EASEMENTS AND ENCUMBRANCES AFFECTING THE PROPERTY IN THIS PARTITION.

Kerry N. Clausсен
 KERRY N. CLAUSSEN, OWNER

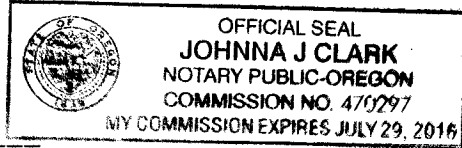
ACKNOWLEDGMENT
 STATE OF OREGON) SS
 COUNTY OF UMATILLA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON
 THIS 3 DAY OF December, 2015.

BY Kerry N. Clausсен, OWNER
Kerry N. Clausсен
 NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: 7/29/16

MY COMMISSION NUMBER: 410299



OWNERS DECLARATION

I, JUDITH L. CLAUSSEN, OWNER, DO HEREBY ACKNOWLEDGE THAT I HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED AND THIS LAND PARTITIONED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, UMATILLA COUNTY DEVELOPMENT ORDINANCES, AND THE ORDINANCES OF THE CITY OF PILOT ROCK. I FURTHERMORE ACKNOWLEDGE THE EASEMENTS AND ENCUMBRANCES AFFECTING THE PROPERTY IN THIS PARTITION.

Judith L. Clausсен
 JUDITH L. CLAUSSEN, OWNER

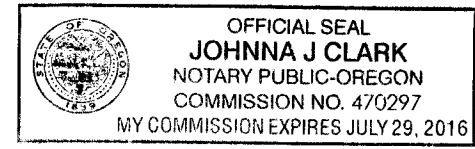
ACKNOWLEDGMENT
 STATE OF OREGON) SS
 COUNTY OF UMATILLA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON
 THIS 3 DAY OF December, 2015.

BY Judith L. Clausсен, OWNER
Judith L. Clausсен
 NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: 7/29/16

MY COMMISSION NUMBER: 410299



LINE TABLE

NO.	BEARING	DISTANCE
L1	N 89°41'53" W	207.26'
(L1)	S 90°00'00" E	207.62'
L2	N 03°15'29" E	8.75'
(L2)	N 02°22'35" E	8.90'
L3	S 89°36'54" E	30.00'
(L3)	N 89°46'17" E	30.00' F
L4	S 89°36'54" E	26.70'
(L4)	N 89°46'17" E	26.70' F
L5	N 00°37'06" E	167.80'
(L5)	N 00°13'40" W	167.72' F
L6	N 00°37'06" E	165.46'
L7	N 85°09'17" W	30.08'
L8	N 85°09'46" W	30.08'
L9	N 07°00'28" E	188.00'
(L9)	N 05°59'42" E	188.00' H
L10	S 82°56'07" E	67.44'
(L10)	S 84°00'18" E	67.50' H
L11	N 76°42'53" E	141.23'
(L11)	N 75°40'11" E	141.30' H
L12	N 07°00'37" E	215.96'
(L12)	N 05°59'42" E	216.00' H
L13	N 06°53'27" E	21.03'
(L13)	N 05°59'42" E	21.08' H
L14	N 82°59'32" W	132.50'
(L14)	N 84°00'18" W	132.50' H
L15	N 82°59'32" W	30.00'
L16	N 82°59'32" W	30.00'
L17	N 82°59'01" W	30.00'
L18	N 82°59'01" W	30.00'

CURVE TABLE

NO	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG
C1	2°03'50"	7789.49'	280.59'	280.57'	N 08°02'54" E
(C1)		7789.49'			
C2	2°02'51"	7819.49'	279.45'	279.43'	N 08°02'25" E
C3	1°03'31"	7849.49'	145.04'	145.04'	N 07°32'45" E
C4	0°58'22"	7849.49'	133.26'	133.26'	N 08°33'41" E

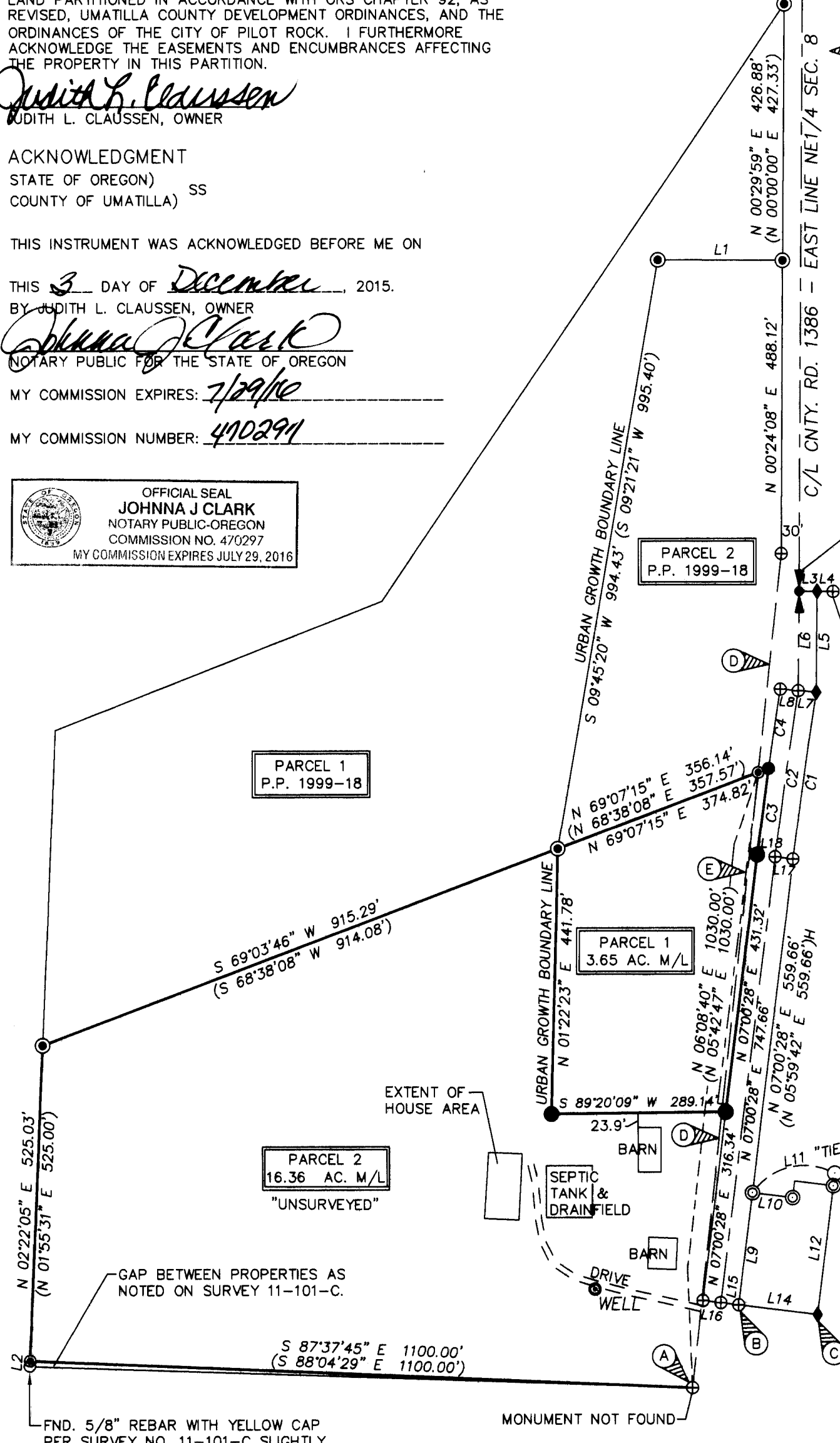
NARRATIVE

THIS PARTITION SURVEY WAS PERFORMED AT THE REQUEST OF KERRY CLAUSSEN. THE INTENT OF THIS PARTITION IS TO PARTITION THE PROPERTY SO THAT THE NEW PARCEL 1 IS "INSIDE" THE URBAN GROWTH BOUNDARY OF THE CITY OF PILOT ROCK. THE PARCEL CAN THEN BE RE-ZONED FROM UMATILLA COUNTY ZONE F-1 TO THE CITY OF PILOT ROCK ZONE M-2. THE URBAN GROWTH BOUNDARY LINE AS SHOWN ON THE TAX MAP IS A RANDOM LINE WHICH DOES NOT FOLLOW PROPERTY LINES. IT DOES NOT HAVE A LEGAL DESCRIPTION SO IT CANNOT BE SURVEYED OR RECREATED. IN TALKING WITH UMATILLA COUNTY PLANNING, IT WAS NOTED THAT THE COUNTY HAD BASICALLY ACCEPTED THE WESTERLY LINE OF PARCEL 2 OF PARTITION PLAT 1999-18 AS THE URBAN GROWTH BOUNDARY LINE AND IT COULD BE EXTENDED SOUTHERLY. HOWEVER, WHEN THE LINE IS EXTENDED SOUTHERLY IT GOES THROUGH THE CLAUSSEN HOUSE. THIS OBVIOUSLY CREATES A PROBLEM. SINCE THE URBAN GROWTH BOUNDARY IS A RANDOM LINE IT WAS DECIDED TO PUT A SLIGHT ANGLE IN IT AS SHOWN. THIS WAY IN THE FUTURE WHEN EXTENDED SOUTHERLY THE HOUSE WILL REMAIN OUTSIDE OF THE URBAN GROWTH BOUNDARY. SIMILAR ADJUSTMENTS MAY NEED TO BE TAKEN AT A FUTURE DATE AS THE LINE IS EXTENDED FURTHER SOUTH.

AS NOTED IN NOTE "D" IN THE LEGEND, THE WESTERLY RIGHT-OF-WAY LINE OF UMATILLA COUNTY ROAD NO. 1386 (RD. NO. 617) WAS SURVEYED IN ERROR IN PARTITION PLATS NO. 1994-35 AND 1999-18. THE RIGHT-OF-WAY LINE IS CORRECTED IN THIS SURVEY THROUGH THE AREA OF THIS SURVEY. I DID NOT CORRECT ANY ORIGINAL MONUMENTS FROM SAID PLATS AFFECTED BY THE ERROR. I LEAVE THEM AS SET. I ALSO DID NOT CALCULATE THE TRUE CORNER POSITION FOR THE SOUTHEAST CORNER OF PARCEL 2 AS IT IS AN UNSURVEYED PARCEL. I SIMPLY FOUND THE EXISTING MONUMENTS AND REPORTED MY MEASUREMENTS. ALL MONUMENTS FOUND FROM SAID PARTITION PLATS APPEARED TO BE UNDISTURBED. IT IS UNCLEAR WHY SOME OF THE DISTANCE MEASUREMENTS ARE SO FAR FROM THE REPORTED RECORD.

THE CENTERLINE AND WESTERLY RIGHT-OF-WAY LINE OF COUNTY RD. 1386, WERE OBTAINED BY OFFSETTING THE EASTERLY RIGHT-OF-WAY LINE AS SURVEYED IN SURVEY 86-55-C AND SUBSEQUENT SURVEYS.

THIS SURVEY WAS MADE USING A TRIMBLE R8 GEODETIC GPS RECEIVER OPERATED OVER THE OREGON REAL TIME GPS NETWORK. CONTROLLING CORNERS AND SET MONUMENTS WERE VERIFIED BY SEPARATE OBSERVATIONS.



REGISTERED PROFESSIONAL LAND SURVEYOR
Jason M. Wells
 OREGON
 NOVEMBER 29, 2010
 JASON M. WELLS
 54657PLS
 RENEWS 6/30/16

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

PROJECT: \CLAUSSENPP
 PARTITION PLAT FOR:
 CLAUSSEN
 LOCATED IN THE EAST HALF OF SEC. 8
 T1S, R32E, W.M., UMATILLA COUNTY, OR.

APPROVALS

EXAMINED AND APPROVED THIS 28th DAY OF December, 2015.
David H. K. K.
 LAND PARTITION APPROVAL NO. LD-15-091-15
David H. K. K.
 UMATILLA COUNTY PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 14th DAY OF December, 2015.
Jeri Sartin
 CITY OF PILOT ROCK PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 21 DAY OF December, 2015.
David H. K. K.
 UMATILLA COUNTY SURVEYOR

TAXES ARE PAID IN FULL, THIS 14th DAY OF December, 2015.
Betha Rungt
 UMATILLA COUNTY TAX COLLECTOR

RECORDING INFORMATION
 UMATILLA COUNTY OFFICE OF RECORDS:
 STATE OF OREGON,
 COUNTY OF UMATILLA)
 I certify that this instrument was received and recorded
 ON December 29, 2015
 at 9:54 o'clock Am., in the record of
 PLATS of said County.
 YEAR NUMBER Slide
 2015 31

OFFICE OF COUNTY RECORDS
 By: ...Steve Churchill...Records Officer
 Fees \$ 78.00 No. 2015-6380178

RECEIVED BY
 Umatilla County Surveyor
 Date: 12/31/2015
 Rec'd By: G Nensley
 No.: 15-139-B

I CERTIFY THIS IS AN EXACT COPY OF PARTITION PLAT NO. 2015-31.
Jason M. Wells
 JASON M. WELLS PLS