

2004-18

PARTITION PLAT CIRCLE DOT RANCHES, LLC.

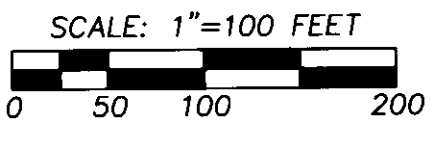
PARTITION PLAT NO. 2004-18

OWNER'S DECLARATION

CIRCLE DOT RANCHES, LLC, AN OREGON LIMITED LIABILITY COMPANY, 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 CITY OF PENDLETON AND UMATILLA COUNTY ORDINANCE.

LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., CITY OF PENDLETON, UMATILLA COUNTY, OREGON. RECORD OWNER: CIRCLE DOT RANCHES, LLC. 94 THIRD STREET, LA GRANDE, OR 97850 APRIL, 2004

APPROVALS EXAMINED AND APPROVED THIS 25th DAY OF May 2004. 11 DAY OF May 2004. LAND PARTITION APPROVAL NO. 1804-01 CITY OF PENDLETON PLANNING DIRECTOR. EXAMINED AND APPROVED THIS 3 DAY OF May 2004. David H. Kline UMATILLA COUNTY SURVEYOR. TAXES ARE PAID IN FULL, THIS 26th DAY OF May 2004. Amanda Schultz, UMATILLA COUNTY TAX COLLECTOR. RECORDING INFORMATION UMATILLA COUNTY OFFICE OF RECORDS.



Robbie D. Waller, MEMBER/MANAGER

SUBSCRIBED AND SWORN BEFORE ME THIS 30th DAY OF April 2004.

Carolyn R. Hillecke, NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES: 10/12/06

COMMISSION NUMBER: 341467

Dorothy M. Hoffman, MEMBER/MANAGER

SUBSCRIBED AND SWORN BEFORE ME THIS 30th DAY OF April 2004.

Carolyn R. Hillecke, NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES: 10/12/06

COMMISSION NUMBER: 341467

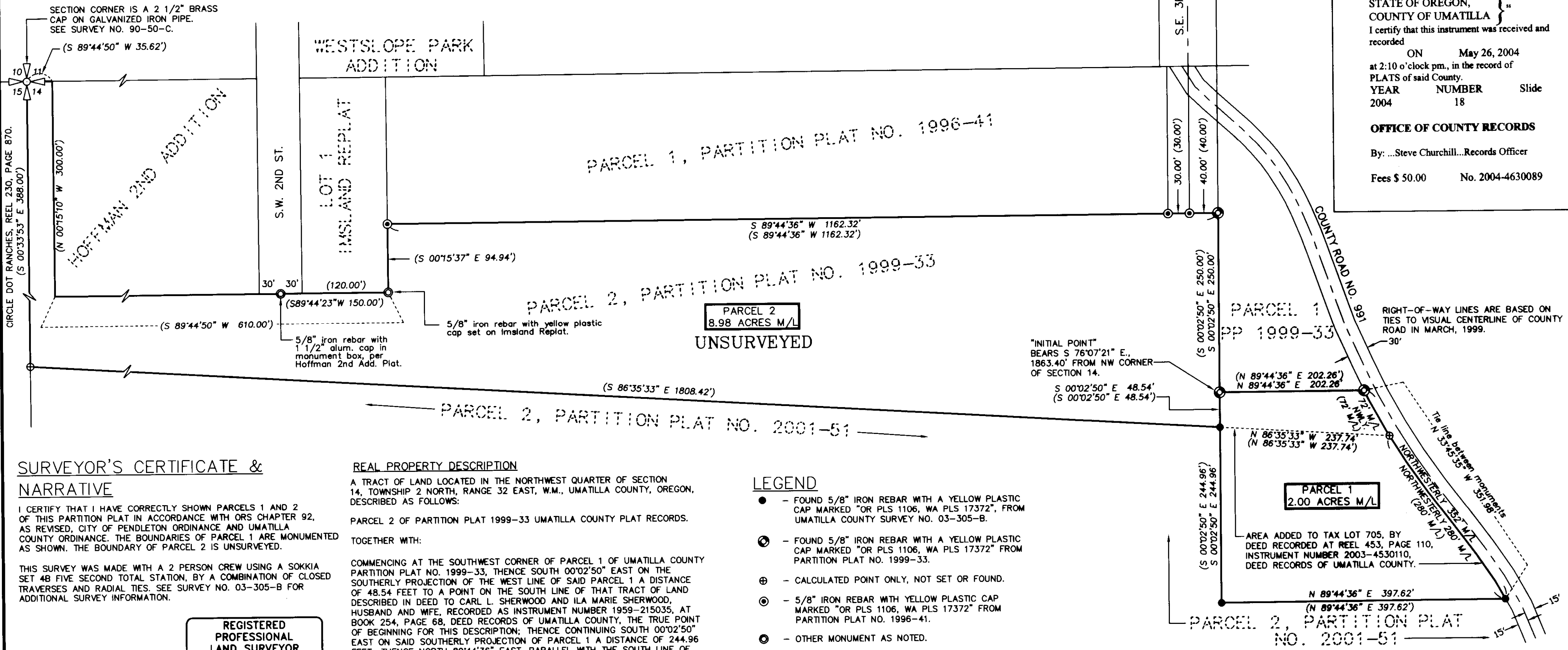
C.W. Hoffman, MEMBER/MANAGER

SUBSCRIBED AND SWORN BEFORE ME THIS 30th DAY OF April 2004.

Carolyn R. Hillecke, NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES: 10/12/06

COMMISSION NUMBER: 341467



SURVEYOR'S CERTIFICATE & NARRATIVE

I CERTIFY THAT I HAVE CORRECTLY SHOWN PARCELS 1 AND 2 OF THIS PARTITION PLAT IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, CITY OF PENDLETON ORDINANCE AND UMATILLA COUNTY ORDINANCE. THE BOUNDARIES OF PARCEL 1 ARE MONUMENTED AS SHOWN. THE BOUNDARY OF PARCEL 2 IS UNSURVEYED.

THIS SURVEY WAS MADE WITH A 2 PERSON CREW USING A SOKKIA SET 4B FIVE SECOND TOTAL STATION, BY A COMBINATION OF CLOSED TRAVERSES AND RADIAL TIES. SEE SURVEY NO. 03-305-B FOR ADDITIONAL SURVEY INFORMATION.

REAL PROPERTY DESCRIPTION A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON, DESCRIBED AS FOLLOWS:

PARCEL 2 OF PARTITION PLAT 1999-33 UMATILLA COUNTY PLAT RECORDS. TOGETHER WITH:

COMMENCING AT THE SOUTHWEST CORNER OF PARCEL 1 OF UMATILLA COUNTY PARTITION PLAT NO. 1999-33, THENCE SOUTH 00°02'50" EAST ON THE SOUTHERLY PROJECTION OF THE WEST LINE OF SAID PARCEL 1 A DISTANCE OF 48.54 FEET TO A POINT ON THE SOUTH LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO CARL L. SHERWOOD AND ILA MARIE SHERWOOD, HUSBAND AND WIFE, RECORDED AS INSTRUMENT NUMBER 1959-215035, AT BOOK 254, PAGE 68, DEED RECORDS OF UMATILLA COUNTY, THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUING SOUTH 00°02'50" EAST ON SAID SOUTHERLY PROJECTION OF PARCEL 1 A DISTANCE OF 244.96 FEET; THENCE NORTH 89°44'36" EAST, PARALLEL WITH THE SOUTH LINE OF SAID PARCEL 1 A DISTANCE OF 397.62 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NUMBER 991; THENCE NORTHWESTERLY ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 280 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO SHERWOOD, ET UX, BY DEED RECORDED AS NUMBER 1959-215035, AT BOOK 254, PAGE 68, DEED RECORDS; THENCE NORTH 86°35'33" WEST ALONG THE SOUTH LINE OF SAID SHERWOOD TRACT A DISTANCE OF 237.74 FEET TO THE TRUE POINT OF BEGINNING.

LEGEND

- FOUND 5/8" IRON REBAR WITH A YELLOW PLASTIC CAP MARKED "OR PLS 1106, WA PLS 17372", FROM UMATILLA COUNTY SURVEY NO. 03-305-B.
- FOUND 5/8" IRON REBAR WITH A YELLOW PLASTIC CAP MARKED "OR PLS 1106, WA PLS 17372" FROM PARTITION PLAT NO. 1999-33.
- CALCULATED POINT ONLY, NOT SET OR FOUND.
- 5/8" IRON REBAR WITH YELLOW PLASTIC CAP MARKED "OR PLS 1106, WA PLS 17372" FROM PARTITION PLAT NO. 1996-41.
- OTHER MONUMENT AS NOTED.
(XOX) - RECORD DIMENSION FROM PARTITION PLAT NO. 1999-33, ISLAND REPLAT, HOFFMAN SECOND ADDITION OR SURVEY NO. 03-305-B.

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

REGISTERED PROFESSIONAL LAND SURVEYOR

Will. R. Wells

OREGON JULY 22, 1977 WILLIAM R. WELLS 1106 RENEWS 6/30/04

I CERTIFY THIS IS AN EXACT COPY OF PARTITION PLAT NO. 2004-18. Will. R. Wells, WILLIAM R. WELLS, PLS

WILLIAM R. WELLS, PLS 357 N.E. HWY. 11 P.O. BOX 1696 PENDLETON, OR 97801 PHONE: (541) 276-6362

DATE: 01/04 DR. BY: DMT CK. BY: WRW NO: 00-755

PROJECT: \BURNSPP2004 PARTITION PLAT FOR: CIRCLE DOT RANCHES, LLC.

LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., CITY OF PENDLETON UMATILLA COUNTY, OREGON.

RECEIVED BY Umatilla County Surveyor Date 5-04 Rec'd By KE No. 04-169-B