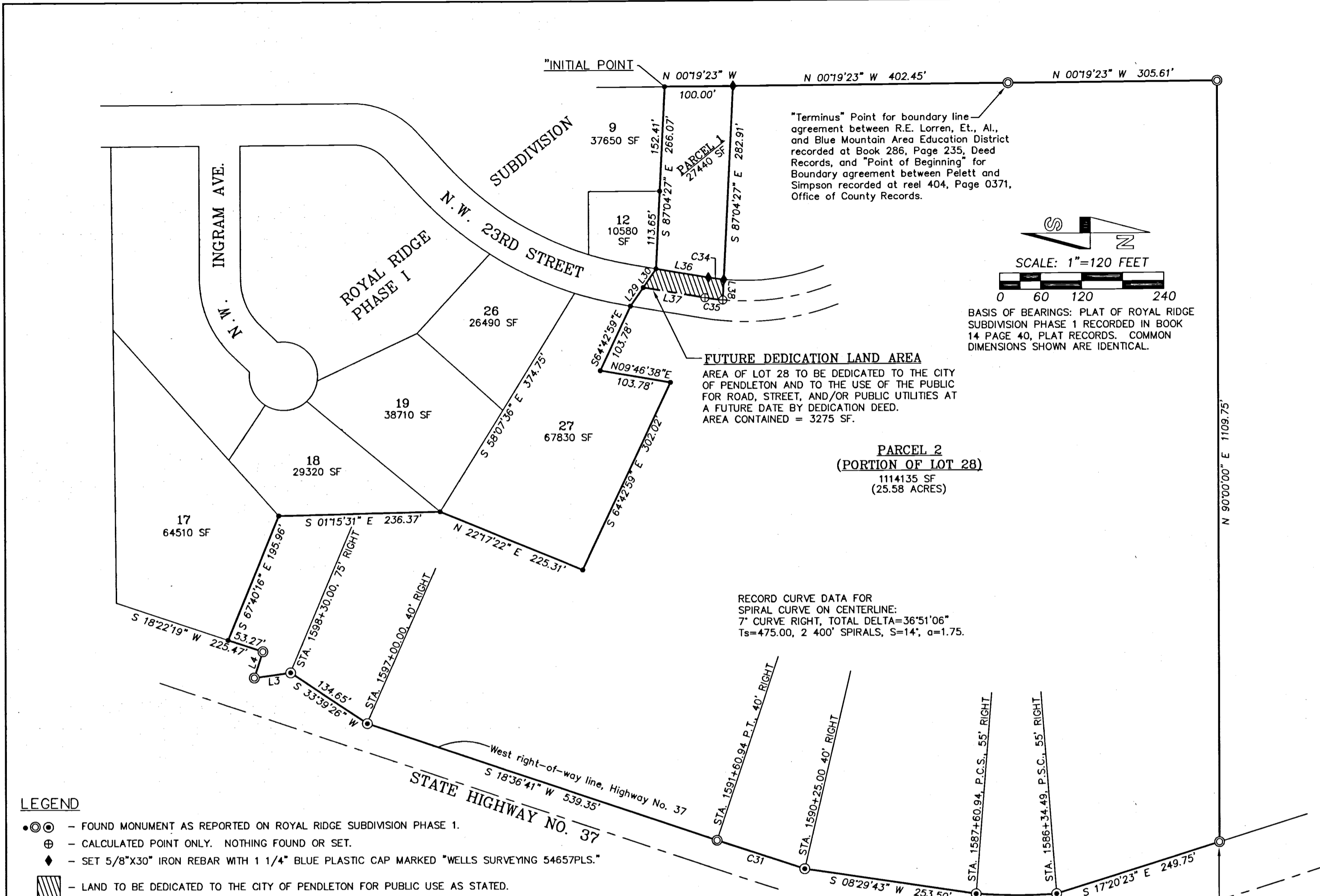
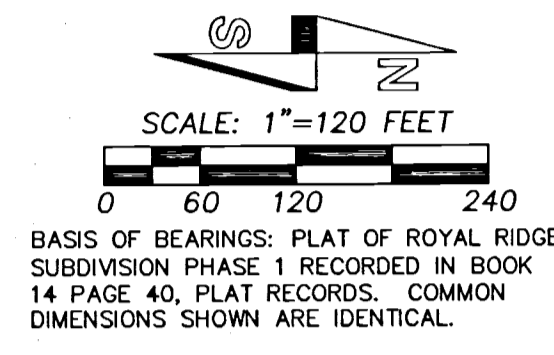


**PARTITION PLAT NO. 2017-17**

A PARTITION OF LOT 28 OF ROYAL RIDGE SUBDIVISION PHASE 1, LOCATED IN THE EAST HALF OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON.



"Terminus" Point for boundary line agreement between R.E. Lorren, Et., Al, and Blue Mountain Area Education District recorded at Book 286, Page 235, Deed Records, and "Point of Beginning" for Boundary agreement between Pelett and Simpson recorded at reel 404, Page 0371, Office of County Records.



**FUTURE DEDICATION LAND AREA**  
 AREA OF LOT 28 TO BE DEDICATED TO THE CITY OF PENDLETON AND TO THE USE OF THE PUBLIC FOR ROAD, STREET, AND/OR PUBLIC UTILITIES AT A FUTURE DATE BY DEDICATION DEED.  
 AREA CONTAINED = 3275 SF.

**PARCEL 2 (PORTION OF LOT 28)**  
 111435 SF  
 (25.58 ACRES)

RECORD CURVE DATA FOR SPIRAL CURVE ON CENTERLINE:  
 7° CURVE RIGHT, TOTAL DELTA=36°51'06"  
 Ts=475.00, 2 400' SPIRALS, S=14', a=1.75.

- LEGEND**
- - FOUND MONUMENT AS REPORTED ON ROYAL RIDGE SUBDIVISION PHASE 1.
  - ⊕ - CALCULATED POINT ONLY. NOTHING FOUND OR SET.
  - ◆ - SET 5/8"x30" IRON REBAR WITH 1 1/4" BLUE PLASTIC CAP MARKED "WELLS SURVEYING 54657PLS."
  - ▨ - LAND TO BE DEDICATED TO THE CITY OF PENDLETON FOR PUBLIC USE AS STATED.

**OWNERS DECLARATION**

WE, WAYNE R. SIMPSON & NANCY V. SIMPSON, OWNERS, DO HEREBY ACKNOWLEDGE THAT WE HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED AND THIS LAND PARTITIONED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE UMATILLA COUNTY DEVELOPMENT ORDINANCES. WE FURTHER ACKNOWLEDGE THE EASEMENTS AND ENCUMBRANCES IF ANY, AFFECTING THE PROPERTY IN THIS PLAT.

WE WILL AT A FUTURE DATE, DEDICATED TO THE CITY OF PENDLETON, AN OREGON MUNICIPAL CORPORATION, AND TO THE USE OF THE PUBLIC FOR ROAD, STREET, AND/OR UTILITY PURPOSES, BY DEDICATION DEED, THE LAND AS DEPICTED AND SHOWN AS THE FUTURE DEDICATION LAND AREA OF THIS PARTITION PLAT.

*Wayne R. Simpson*      *Nancy V. Simpson*  
 WAYNE R. SIMPSON, OWNER      NANCY V. SIMPSON, OWNER

**ACKNOWLEDGMENT**  
 STATE OF OREGON)  
 COUNTY OF UMATILLA) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON  
 THIS 3<sup>rd</sup> DAY OF November, 2017.  
 BY WAYNE R. SIMPSON, & NANCY V. SIMPSON, OWNERS

*Travis M. Dault*  
 NOTARY PUBLIC FOR THE STATE OF OREGON  
 MY COMMISSION EXPIRES: 06/18/2021  
 MY COMMISSION NUMBER: 963390

**LINE TABLE**

NO.	BEARING	DISTANCE
L3	S 07°54'20" E	53.84'
L4	N 71°37'41" W	40.26'
L29	N 55°26'37" W	33.04'
L30	N 55°26'37" W	33.04'
L36	S 09°46'38" W	77.60'
L37	S 09°46'38" W	91.45'
L38	N 87°04'27" W	30.03'

**CURVE TABLE**

NO.	DELTA	RADIUS
C1	8°50'37"	763.51'
C31	40' INSIDE OFFSET SPIRAL CURVE	
C34	4°05'46"	320.00'
C35	4°19'57"	350.00'

**SURVEYORS CERTIFICATE & NARRATIVE**

THIS SURVEY WAS MADE AT THE REQUEST OF WAYNE SIMPSON TO PARTITION A PORTION OF LOT 28 OF ROYAL RIDGE SUBDIVISION PHASE 1 AS SHOWN. THE OVERALL BOUNDARY WAS PREVIOUSLY SURVEYED.

THIS SURVEY WAS MADE WITH A TRIMBLE R8 OPERATED OVER THE OREGON REALTIME GPS NETWORK.

I HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS, IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE UMATILLA COUNTY DEVELOPMENT ORDINANCES, PARCEL 1 OF THIS PARTITION PLAT. PARCEL 2, WAS PREVIOUSLY SURVEYED IN ROYAL RIDGE SUBDIVISION PHASE 1.

**REAL PROPERTY DESCRIPTION**

LOT 28, ROYAL RIDGE SUBDIVISION PHASE 1, RECORDED IN BOOK 14, PAGE 40, UMATILLA COUNTY PLAT RECORDS.

I CERTIFY THIS IS AN EXACT COPY OF PARTITION PLAT NO. 2017-17

*Jason M. Wells*  
 JASON M. WELLS, PLS

LENGTH	LONG CHORD
117.85'	S 00°07'47" W 117.73'
134.78'	S 18°05'51" W 134.78'
22.88'	S 07°43'45" W 22.87'
26.46'	N 07°36'40" E 26.46'

REGISTERED PROFESSIONAL LAND SURVEYOR

*Jason M. Wells*  
 OREGON  
 NOVEMBER 29, 2010  
 JASON M. WELLS  
 54657PLS  
 RENEWS 6/30/18

**APPROVALS**

**CITY OF PENDLETON PLANNER**  
 THE ACCOMPANYING PLAT IS HEREBY APPROVED THIS DAY  
31 DAY OF OCTOBER, 2017.  
*Jason Cough*  
 PENDLETON CITY PLANNER

**CITY OF PENDLETON SURVEYOR**  
 THE ACCOMPANYING PLAT IS HEREBY APPROVED THIS DAY  
31 DAY OF October, 2017.  
*[Signature]*  
 CITY OF PENDLETON SURVEYOR

**UMATILLA COUNTY SURVEYOR**  
 I CERTIFY I HAVE EXAMINED THE ACCOMPANYING PLAT, THAT IT COMPLIES WITH THE LAWS OF THE STATE OF OREGON, WITH REFERENCE TO THE FILING AND RECORDING OF SUCH PLATS, AND THEREFORE APPROVE SAID PLAT.  
 DATED THIS 6 DAY OF November, 2017.  
*David H. Keller*  
 UMATILLA COUNTY SURVEYOR

**UMATILLA COUNTY TAX COLLECTOR**  
 TAXES ARE PAID IN FULL, THIS 7 DAY  
 OF November, 2017.  
*Bottina King*  
 COUNTY TAX COLLECTOR

**RECEIVED BY**  
 Umatilla County Surveyor  
 Date: 11/17/17  
 Rec'd By: CT  
 No.: 17-123-B

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

STATE OF OREGON, }  
 COUNTY OF UMATILLA }  
 I certify that this instrument was received and recorded on 11/07/2017  
 at 2:35 o'clock p.m., in the record of PLATS of said County.  
 YEAR 2017 NUMBER 17  
**OFFICE OF COUNTY RECORDS**  
 By: David A. Stuvland      Records Officer  
 Fee \$ 80.00      No. 2017-6650027

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

DATE: 08/17      DR. BY: JMW  
 CK. BY: WRW      NO: 17-1662

**PROJECT:** \WSIMPSONPP2017  
**PARTITION PLAT FOR:**  
 WAYNE SIMPSON

LOCATED IN THE EAST HALF OF SECTION 4 TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON.



# AFFIDAVIT OF CORRECTION

COPY

I, Jason M. Wells, Oregon Professional Land Surveyor No. 54657PLS, being duly sworn, depose and say that I am the surveyor who surveyed the property as depicted and filed as Umatilla County Partition Plat No. 2017-17.

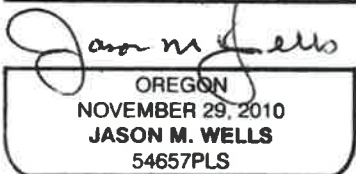
The following corrections to said Partition Plat are necessary and are as follows:

A "preliminary" property line adjustment was made in 2005 by William R. Wells, PLS No. 1106, between Tax Lots 3200 (Lot 28 of Royal Ridge Subdivision Phase I), and Tax Lot 1600 (Lot 27 of Royal Ridge Subdivision Phase I), and a strip of property was deeded from Lot 28 to Lot 27. The deed is recorded as Instrument No. 2005-4850552, Umatilla County Deed Records, and is included in this Affidavit and marked Exhibit "A". However, Wells' records indicate that the property line adjustment survey was never recorded because the property line adjustment process was not totally completed. The City of Pendleton, who would have authorized the property line adjustment, has no record for a property line adjustment. A search at the Umatilla County Surveyors Office does not produce a recorded survey map. A survey map marked "preliminary" in the signature portion of William R. Wells' registration stamp was recovered in Pioneer Title Company, Pendleton, Oregon, File No. 76762. Also, a deed for a new 5' wide utility easement granted to the City of Pendleton, as depicted in Exhibit "B", included herein, was prepared and recorded as Instrument No. 2005-4830697. It is unclear who prepared and recorded either of the deeds.

Exhibit "B" is a copy of a portion of the unrecorded "preliminary" property line adjustment survey and depicts a strip of property to be removed from Lot 28 and attached to Lot 27. The deed recorded as Instrument No. 2005-4850552, deeds this strip of property (415 S.F.), from Lot 28 to Lot 27. My survey does not depict this and shows only the original line and dimensions to it, not the new line as shown in Exhibit "B". Because of this the acreage of Lot 28 is also in error and should read 1,113,720 S.F. or 25.57 acres.

The present fee owners of the property materially affected by this affidavit are as follows:

Wayne R. Simpson and Nancy V. Simpson.



RENEWS: 6:30:18

*Jason M. Wells*  
Jason M. Wells  
Oregon Professional Land Survey No. 54657PLS

ACKNOWLEDGMENT

State of Oregon)

SS

County of Umatilla)

This affidavit was acknowledged before me on this 15 day of November, 2017  
By Jason M. Wells.

Tracie M Diehl  
Notary Public for the State of Oregon



My Commission expires: June 18, 2021  
My Commission number: 963370

I, David H. Krumbein, Umatilla County Surveyor, do hereby certify that this Affidavit of Correction has been examined by me and that it complies with requirements of ORS Chapter 92.170.

David H Krumbein  
David H. Krumbein, Umatilla County Surveyor.

After recording return to grantee herein. Until a change is requested send all tax statements to grantee herein.

GRANTEE'S NAME AND ADDRESS:  
GEORGE E. BONBRIGHT  
PO BOX 98  
PENDLETON, OR 97801

EXHIBIT "A"

RECEIVED

JUL 20 2005

UMATILLA COUNTY RECORDS

WARRANTY DEED -- STATUTORY FORM  
(INDIVIDUAL or CORPORATION)

WAYNE R. SIMPSON and NANCY V. SIMPSON Grantor,

conveys and warrants to:

GEORGE E. BONBRIGHT and HEIDI L. BONBRIGHT, husband and wife, Grantee,

the following described real property free of encumbrances except as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

Encumbrances: none. See attached Exhibit "A" for permitted exceptions.

The true consideration for this conveyance is \$51,000.00. However, if the actual consideration consists of or includes other property or other value given or promised, such other property or value is the whole/part of the consideration.

\*\*2005-2006 TAXES WHICH ARE A LIEN BUT NOT YET DUE AND PAYABLE. THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

If grantor is a corporation, this has been signed by authority of the Board of Directors.

Dated this 6<sup>th</sup> day of July, 2005.

GRANTOR(S):

Wayne R. Simpson  
WAYNE R. SIMPSON  
Nancy V. Simpson  
NANCY V. SIMPSON

STATE OF OREGON, County of Umatilla ) ss.

This instrument was acknowledged before me on July 6<sup>th</sup>, 2005, by WAYNE R. SIMPSON and NANCY V. SIMPSON

Vanessa Rueppel  
Notary Public for Oregon

My commission expires: 2.25.09



GRANTOR'S NAME AND ADDRESS:  
WAYNE R. SIMPSON  
510 SW 37TH  
PENDLETON, OR 97801

State of Oregon )  
County of Umatilla )

This instrument was received and recorded on

07-20-05 at 11:00

in the record of instrument code type DE-LD

Instrument Number 2005-4850552  
Fee 31.00

Office of County Records

James Hampshire  
Records Officer

(7)

**Exhibit "A"****Tract I:**

Lot 27, ROYAL RIDGE SUBDIVISION, PHASE I, an Addition to the City of Pendleton, Umatilla County, Oregon.

**Tract II:**

A part of Lot 28, ROYAL RIDGE SUBDIVISION, PHASE I, an Addition to the City of Pendleton, Umatilla County, Oregon, described as beginning at the Northwest corner of Lot 27, Royal Ridge Subdivision, Phase I, said point being a corner common with said Lot 28 and being located on the East right-of-way line of N.W. 23rd Street; thence South  $64^{\circ}42'59''$  East, along the lot line common to said Lots 28 and 27, a distance of 103.78 feet to an angle point in said common boundary; thence North  $09^{\circ}46'38''$  East, along the lot line common with said Lots 28 and 27, a distance of 4.15 feet; thence North  $64^{\circ}42'59''$  West, parallel with the South line of said Lot 28, a distance of 103.78 feet; thence South  $09^{\circ}46'38''$  West, a distance of 4.15 feet to the point of beginning.

**Exceptions**

1. Easements shown on the Plat for Royal Ridge Subdivision, Phase I  
Recorded : April 24, 2002 in Book 14, Page 40, Plat Records.
2. Restrictive and Protective Covenants, including the terms and provisions thereof, contained in Declaration  
Recorded : April 25, 2002 in Instrument No. 2002-4110399, Office of Umatilla County Records.
3. Easement for utility purposes, including the terms and provisions thereof  
Grantee : City of Pendleton  
Recorded : June 17, 2005 in Instrument No. 2005-4830697, Office of Umatilla County Records. (Affects Tract II only)

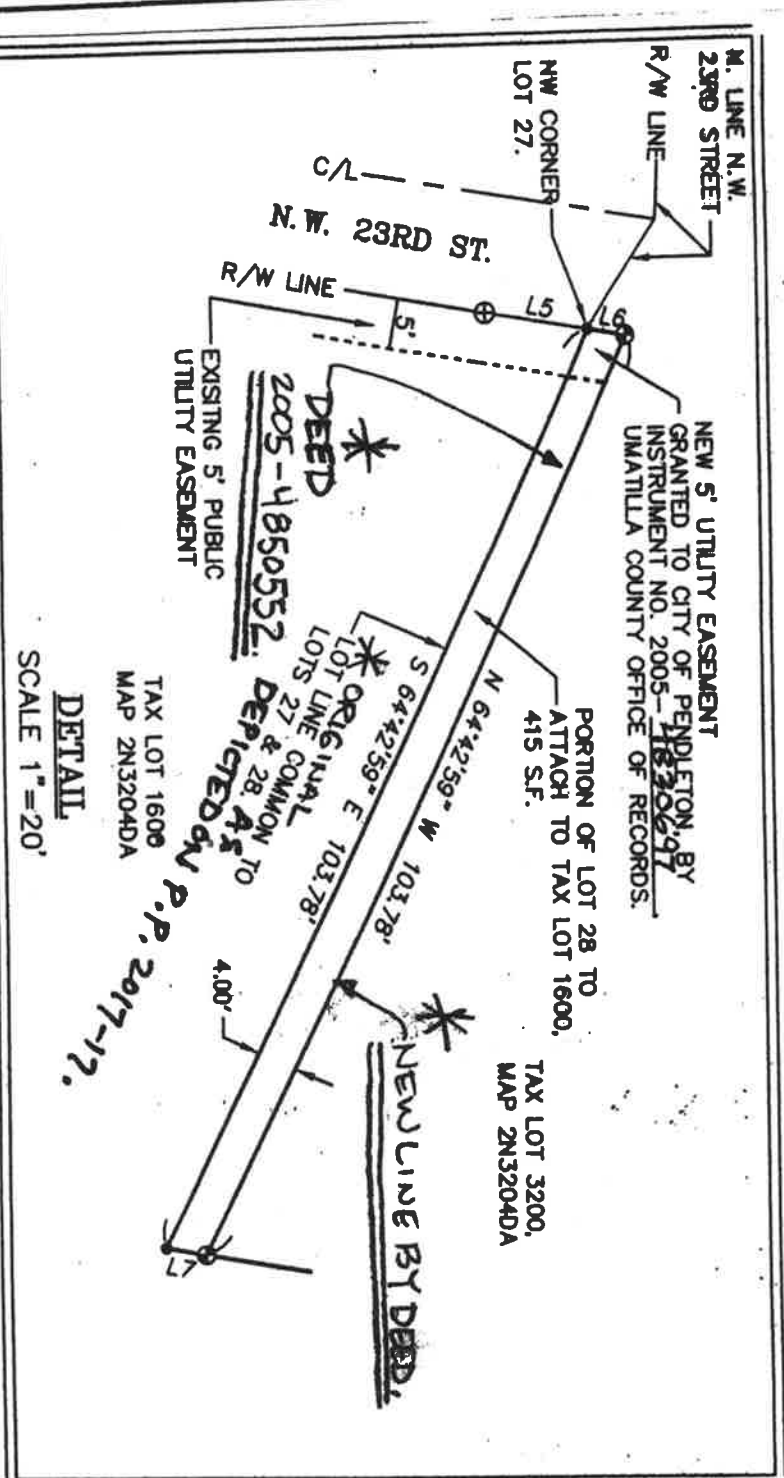
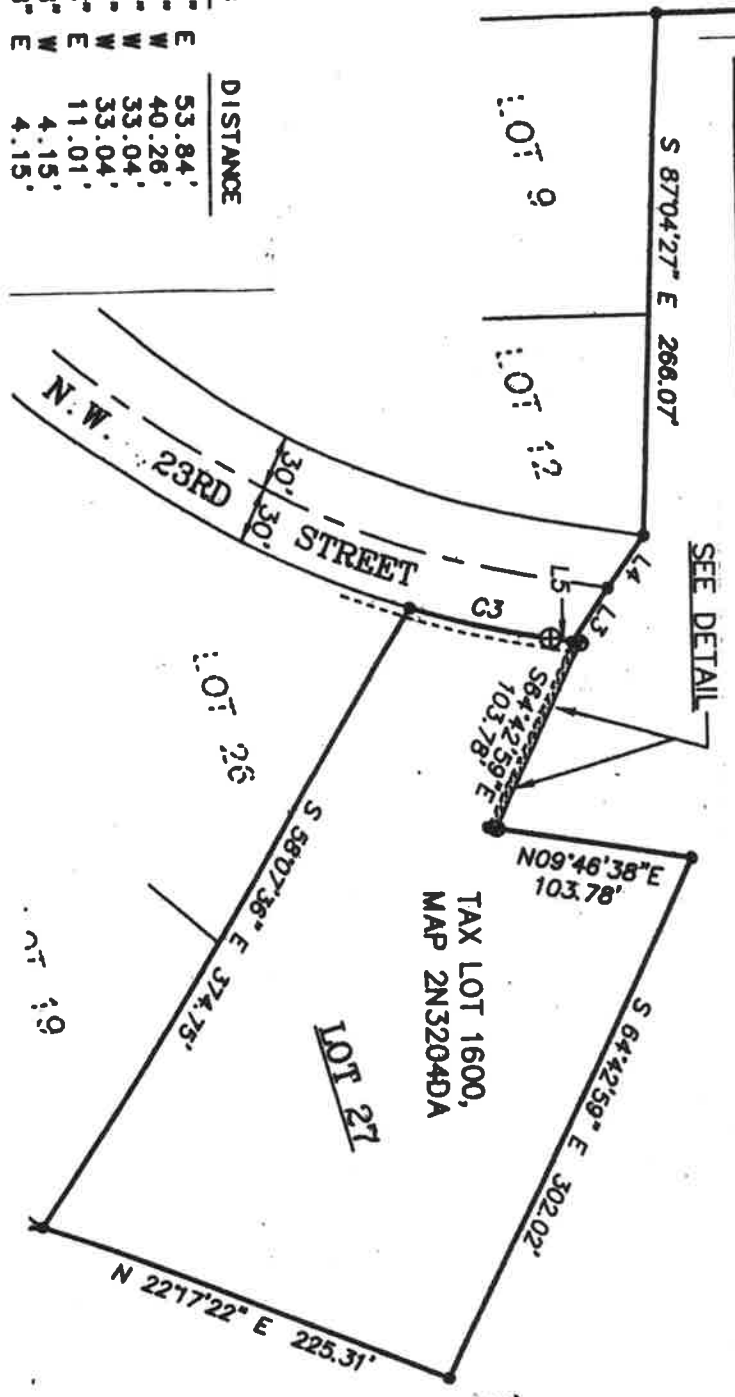
# EXHIBIT B

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	LONG CHORD
C1	8.50'37"	763.51'	117.85'	S 00°07'47" W 117.73'
C2	40' INSIDE OFFSET	SPIRAL CURVE	134.78'	S 18°05'31" W 134.78'
C3	7.53'01"	530.00'	72.93'	N 13°43'09" E 72.87'

LINE TABLE

NO.	BEARING	DISTANCE
L1	S 07°54'20" E	53.84'
L2	N 71°37'41" W	40.26'
L3	N 55°26'37" W	33.04'
L4	N 55°26'37" W	33.04'
L5	N 09°46'38" E	11.01'
L6	S 09°46'38" E	4.15'
L7	N 09°46'38" E	4.15'



LOT 28  
 RYAL RIDGE  
 SUBDIVISION  
 PHASE 1

TAX LOT 3200,  
 MAP 2N3204DA  
 (LOT 28 SPLIT INTO TWO  
 LOTS FOR MAPPING PURPOSE)

State of Oregon  
 County of Umatilla



Instrument received  
 and recorded on  
 11/16/2017 10:05:56 AM

In the record of instrument  
 code type DE-AFF

Instrument number 2017-8850294  
 Fee \$86.00

Office of County Records

*Steve Churchill*

Records Officer  
 1072749 P5