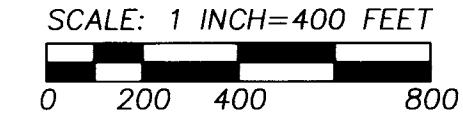
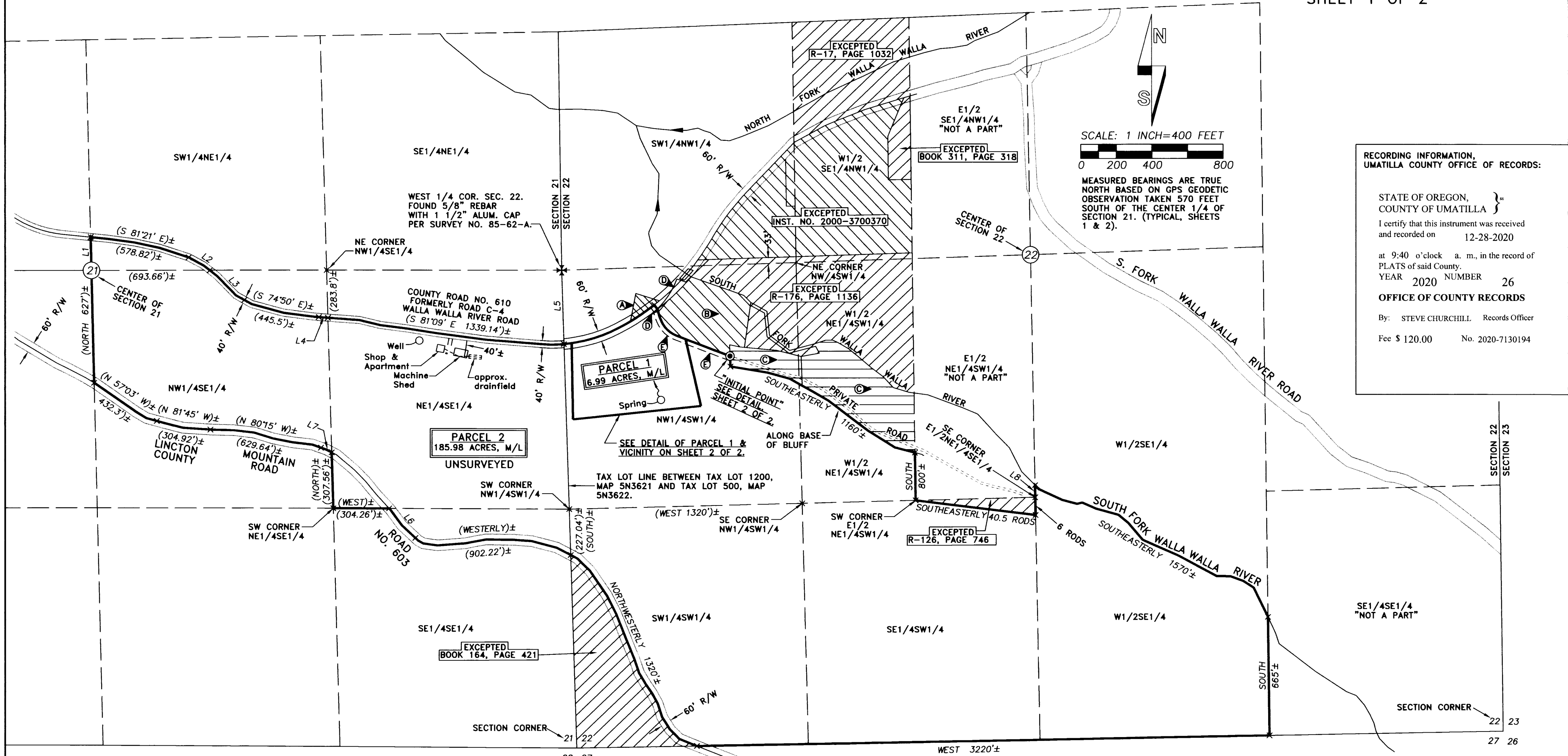


PARTITION PLAT NO. 2020-26

SITUATED IN THE EAST HALF OF SECTION 21 AND IN SECTION 22, TOWNSHIP 5 NORTH, RANGE 36 EAST, W.M., UMATILLA COUNTY, OREGON.

NOVEMBER, 2020
SHEET 1 OF 2

NOTE:
HATCHED AREAS ARE EXCEPTED FROM RECORD DESCRIPTION RECORDED IN INSTRUMENT NO. 2014-6130966, UMATILLA COUNTY OFFICE OF RECORDS. SEE RECORD DESCRIPTION ON SHEET 2 OF 2.



MEASURED BEARINGS ARE TRUE NORTH BASED ON GPS GEODETIC OBSERVATION TAKEN 570 FEET SOUTH OF THE CENTER 1/4 OF SECTION 21. (TYPICAL, SHEETS 1 & 2).

RECORDING INFORMATION,
UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON,
COUNTY OF UMATILLA }
I certify that this instrument was received and recorded on 12-28-2020 at 9:40 o'clock a. m., in the record of PLATS of said County. YEAR 2020 NUMBER 26

OFFICE OF COUNTY RECORDS
By: STEVE CHURCHILL Records Officer
Fee \$ 120.00 No. 2020-7130194

NOTES:

- Ⓐ - EXCEPTED, R-51, PAGE 1250, SEE RECORD SURVEY 00-226-C.
- Ⓑ - EXCEPTED, R-246, PAGE 837, SEE RECORD SURVEY NO. 97-161-C FOR RECORD DIMENSIONS.
- Ⓒ - EXCEPTED, R-126, PAGE 746, SEE RECORD SURVEY NO. 97-161-C FOR ADDITIONAL INFORMATION.
- Ⓓ - EXCEPTED FOR NEW COUNTY RIGHT-OF-WAY, R-169, PAGES 786 & 1781. SEE RECORD SURVEY NO. 13-237-B.
- Ⓔ - EXISTING 25' ROADWAY EASEMENT, R-234, PAGE 937.

LEGEND

- × - MAPPING POINT FOR DIMENSIONING.
- ⊙ - "INITIAL POINT". FOUND 5/8 BY 30" REBAR WITH YELLOW PLASTIC CAP FROM SURVEY NO. 97-161-C. SEE SHEET 2 OF 2 FOR EXPANDED VIEW.
- (XOX)± - INDICATES RECORD DIMENSION FROM DEED DESCRIPTION, INSTRUMENT NO. 2014-6130966, UMATILLA COUNTY OFFICE OF RECORDS.

NO.	BEARING	DISTANCE	RECORD
L1	(NORTH)	165.66'±	
L2	(S 55°52' E	132'±	
L3	(S 44°32' E	224.4'±	
L4	(S 81°09' E	51.48'±	
L5	S 01°42' E	413.3'±	(SOUTH 489.72'±)
L6	(NORTHWESTERLY	194.04'±	
L7	(N 54°40' W	66'±	
L8	NORTH	70'±	

ENCUMBRANCES DISCLOSED BY AMENDED PRELIMINARY TITLE REPORT PREPARED BY AMERTITLE, 287 N. COLUMBIA, MILTON FREEWATER, OREGON, DATED DECEMBER 20, 2013, REPORT NO. 3, TITLE NO. 0073169:

ROADWAY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED APRIL 23, 1993, IN REEL 234, PAGE 937, UMATILLA COUNTY MICROFILM RECORDS. SURVEYOR'S NOTE: SHOWN ON SHEET 2 OF 2.

COVENANT NOT TO SELL SEPARATELY, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED MAY 19, 2000, AS INSTRUMENT NO. 2000-3700185, UMATILLA COUNTY MICROFILM RECORDS.

I CERTIFY THIS IS A TRUE AND EXACT COPY OF SHEET 1 OF 2 OF PARTITION PLAT NO. 2020-26.
William R. Wells
WILLIAM R. WELLS, PLS

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

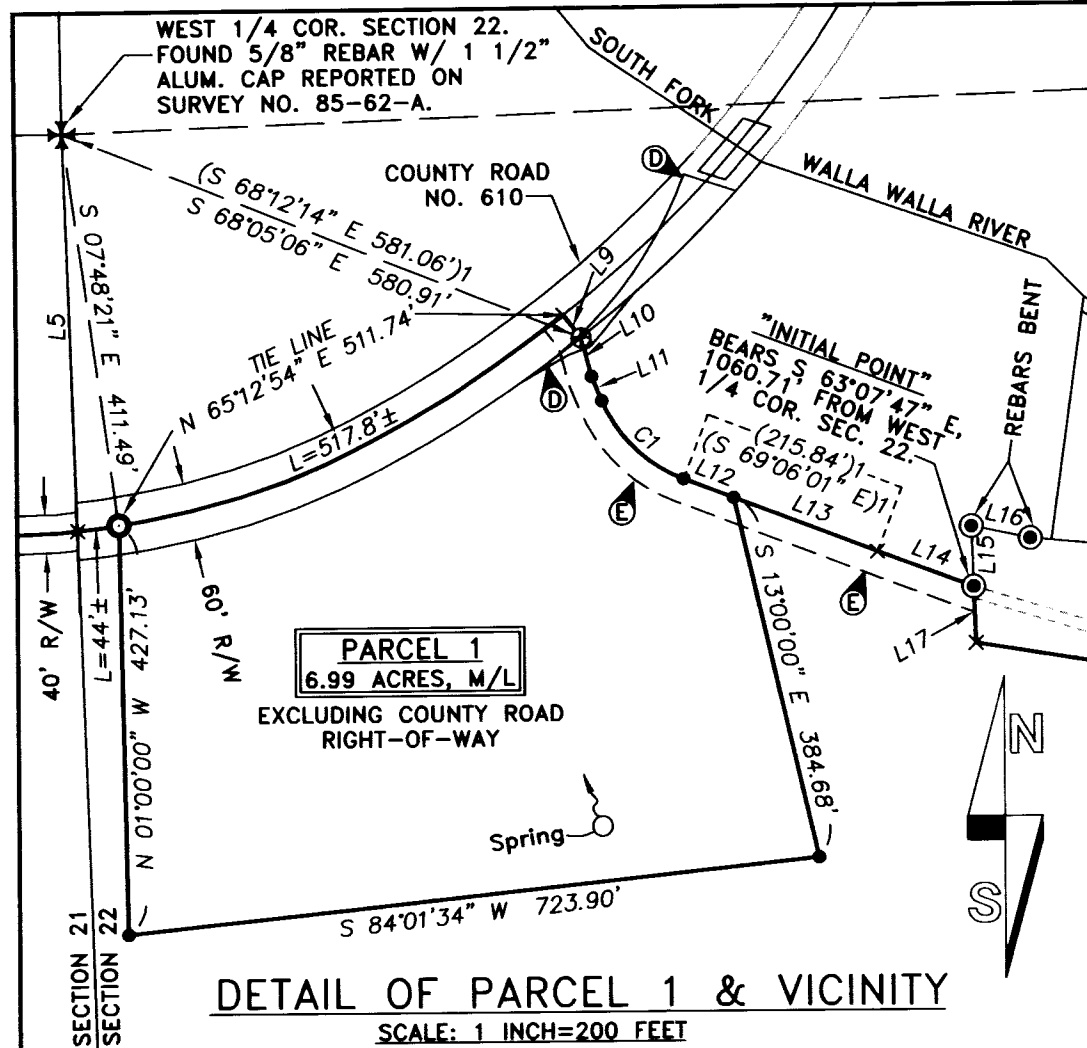
WELLS SURVEYING
200 SE HAILEY SUITE 108
P.O. BOX 1696
PENDLETON, OR 97801
PHONE: (541) 276-6362

DATE: 11/20	DR. BY: WRW
CK. BY: WRW	NO: 20-1758

PROJECT: \RENNEPPS1
PARTITION PLAT FOR:
LINCTON MOUNTAIN PROPERTY LLC
SITUATED IN THE EAST HALF OF SECTION 21 AND IN SECTION 22, TOWNSHIP 5 NORTH, RANGE 36 EAST, W.M., UMATILLA COUNTY, OREGON.

Umatilla County Surveyor
Date: 12/31/20
By: ct
20-114-8

SITUATED IN THE EAST HALF OF SECTION 21 AND IN SECTION 22, TOWNSHIP 5 NORTH, RANGE 36 EAST, W.M., UMATILLA COUNTY, OREGON. NOVEMBER, 2020 SHEET 2 OF 2



SURVEYOR'S CERTIFICATE & NARRATIVE:

THIS LAND PARTITION WAS MADE AT THE REQUEST OF GARY RENNE, MEMBER OF LINCTON MOUNTAIN PROPERTY, LLC. TO PARTITION PARCEL 1 OFF OF A LARGER TRACT DESCRIBED IN RECORD DESCRIPTION, PARCEL 1 IS MONUMENTED AS SHOWN ON PLAT SHEET 2 OF 2...

I NOTE THAT THE ADDITIONAL COUNTY ROAD RIGHT-OF-WAY ACQUIRED FOR THE DOROTHY BRIDGE REPLACEMENT IN 1988 WAS NOT CONSIDERED IN SURVEY NO. 97-161-C. I HAVE APPROXIMATELY SHOWN THE ADDITIONAL COUNTY RIGHT-OF-WAY ACQUIRED BY DEED IN 1988...

TO SURVEY AND MONUMENT THE BOUNDARIES OF PARCEL 1, I HELD THE VISUAL CENTERLINE OF THE COUNTY ROAD ON THE NORTH AND MONUMENTS FOUND FROM SURVEY NO. 97-161-C ON THE NORTHEAST SIDE...

THE SURVEY FOR PARCEL 1 WAS MADE WITH TRIMBLE GEODETIC GPS RECEIVERS BY REAL TIME KINEMATIC METHODS, AND WITH A TRIMBLE S-6 TOTAL STATION...

I CERTIFY THAT I HAVE CORRECTLY SHOWN, SURVEYED AND MONUMENTED PARCEL 1 AND HAVE MAPPED UNSURVEYED PARCEL 2 OF THIS PARTITION PLAT IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED.

RECORD DESCRIPTION TAKEN FROM STATUTORY WARRANTY DEED FROM TED W. REID TO RENNE EXCHANGE BX131205 OR, LLC, AN OREGON LIMITED LIABILITY COMPANY...

TOWNSHIP 5 NORTH, RANGE 36, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON:

SECTIONS 21 AND 22:

BEGINNING AT THE CENTER OF SECTION 21 AND THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION: THENCE NORTH 165.66 FEET TO THE CENTER OF WALLA WALLA RIVER ROAD ALSO KNOWN AS COUNTY ROAD NO. C-4...

TOWNSHIP 5 NORTH, RANGE 36, EAST OF THE WILLAMETTE MERIDIAN.

SECTION 22:

WEST HALF OF SOUTHEAST QUARTER OF NORTHWEST QUARTER. WEST HALF OF NORTHEAST QUARTER OF SOUTHWEST QUARTER. SOUTH HALF OF SOUTHWEST QUARTER.

SURVEYOR'S CERTIFICATE & NARRATIVE, CONTINUED.....

EXCEPTING FROM THE PREVIOUSLY DESCRIBED TRACTS, THE FOLLOWING:

THAT TRACT CONVEYED TO OTTO FALCONER, ET UX, BE DEED RECORDED IN MICROFILM R-17, PAGE 1032, UMATILLA COUNTY RECORDS.

THAT TRACT CONVEYED TO B & M FARMS, INC., BY DEED RECORDED IN BOOK 311, PAGE 318, DEED RECORDS.

THAT TRACT CONVEYED TO JOHN D. WILCOX, ET UX, BE DEED RECORDED IN MICROFILM R-176, PAGE 1136, UMATILLA COUNTY RECORDS.

THAT TRACT CONVEYED TO WALLACE BULLOCK, ET UX, BY DEED RECORDED IN MICROFILM R-51, PAGE 1250, UMATILLA COUNTY RECORDS.

THAT TRACT CONVEYED TO CHARLES L. PIKE, ET UX, BY DEED RECORDED IN MICROFILM R-246, PAGE 837, UMATILLA COUNTY RECORDS.

THAT TRACT CONVEYED TO UMATILLA COUNTY BY DEEDS RECORDED IN MICROFILM R-169, PAGES 786, 790 AND 794, UMATILLA COUNTY RECORDS.

THAT TRACT CONVEYED TO KATHARINA VONDERAHE BY DEED RECORDED IN BOOK 164, PAGE 421, DEED RECORDS.

THAT TRACT CONVEYED TO RONALD DRENNAN, ET UX, BY DEED RECORDED IN MICROFILM R-126, PAGE 746, UMATILLA COUNTY RECORDS.

THAT TRACT CONVEYED TO MERLE WEISSENFLOH, TRUSTEE, BY DEED RECORDED IN MICROFILM DOCUMENT NO. 2000-3700370, OFFICE OF COUNTY RECORDS.

ALL BEING EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON. ALSO EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE COUNTY ROAD RIGHT OF WAYS.

December 16, 2020 DATE

Willa R. Wells WILLIAM R. WELLS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR

Willa R. Wells

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

APPROVALS

EXAMINED AND APPROVED THIS 28th DAY OF DECEMBER, 2020

LAND PARTITION APPROVAL NO. LD-SN-878-20

Robert T. Waldner UMATILLA COUNTY PLANNING DIRECTOR

EXAMINED AND APPROVED THIS

22 DAY OF December, 2020

David H. Wells UMATILLA COUNTY SURVEYOR

ALL AD VALOREM TAXES AND ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED, THIS

23rd DAY OF December, 2020

Rachael Reynolds by Kristin 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 12-28-2020

at 9:40 o'clock a. m., in the record of PLATS of said County. YEAR 2020 NUMBER 26

OFFICE OF COUNTY RECORDS

By: STEVE CHURCHILL Records Officer

Fee \$ 120.00 No. 2020-7130194

LEGEND

- x - MAPPING POINT FOR DIMENSIONING.
o - FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP FROM SURVEY FROM SURVEY NO. 97-161-C.
o - FOUND RAILROAD SPIKE STAMPED "PLS 2360" FROM SURVEY NO. 97-161-C. SURVEY NO. 97-161-C CALLS FOR A 5/8" REBAR.

Table with columns: LINE NO., BEARING, DISTANCE, RECORD. Lists survey points L5 through L17 with bearings and distances.

Table with columns: NO., DELTA, RADIUS, LENGTH, CHORD, CHORD BRG. Lists curve data for C1.

NOTES:

- o - EXCEPTED FOR ACQUIRED COUNTY RIGHT-OF-WAY, R-169, PAGES 786 & 1781. SEE RECORD SURVEY NO. 13-237-B.
o - EXISTING 25' ROADWAY EASEMENT, R-234, PAGE 937.

OWNER'S DECLARATION

LINCTON MOUNTAIN PROPERTY, LLC, AS FEE OWNER OF THE LANDS CONTAINED IN THIS PARTITION PLAT, DOES HEREBY ACKNOWLEDGE THIS PARTITION PLAT WAS PREPARED WITH ITS KNOWLEDGE AND CONSENT IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED AND APPLICABLE PORTIONS OF THE UMATILLA COUNTY DEVELOPMENT ORDINANCE.

LINCTON MOUNTAIN PROPERTY, LLC,

By Gary L. Renne, member GARY L. RENNE, MEMBER

ACKNOWLEDGMENT

STATE OF OREGON)
) SS
COUNTY OF UMATILLA)

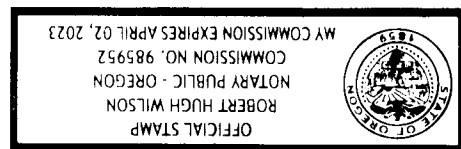
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21 DAY OF December, 2020.

BY GARY L. RENNE

NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: 4/2/23

MY COMMISSION NUMBER: 985952



I CERTIFY THIS IS A TRUE AND EXACT COPY OF

SHEET 2 OF 2 OF PARTITION PLAT NO. 2020-26

Willa R. Wells WILLIAM R. WELLS, PLS

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

DATE: 11/20 DR. BY: WRW
CK. BY: WRW NO: 20-1758

PROJECT: \RENNEPPS1

PARTITION PLAT FOR:
LINCTON MOUNTAIN
PROPERTY LLC

SITUATED IN THE EAST HALF OF SECTION 21 AND IN SECTION 22, TOWNSHIP 5 NORTH, RANGE 36 EAST, W.M., UMATILLA COUNTY, OREGON.