

OWNERS DECLARATION

WE, JURNECKA PROPERTIES LLC, OWNER OF THE LAND INVOLVED IN THIS PARTITION, 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 CITY OF PENDLETON DEVELOPMENT ORDINANCES. WE FURTHER ACKNOWLEDGE ALL EASEMENTS AND ENCUMBRANCES OF RECORD WHETHER SHOWN ON THIS PLAT OR CONTAINED WITHIN RECORDED DOCUMENTS, AND ALSO ACKNOWLEDGE EASEMENTS MAY NOT EXIST FOR UTILITIES CONTAINED WITHIN THE PROPERTY.

Jan S. Jurnecka
 JAN S. JURNECKA, MEMBER

ACKNOWLEDGMENT

STATE OF California)
 COUNTY OF Santa Cruz)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

THIS 26 DAY OF July, 2021.

BY JAN S. JURNECKA

NOTARY PUBLIC FOR THE STATE OF California

MY COMMISSION EXPIRES: Oct 21 2024

MY COMMISSION NUMBER: 2335108

SURVEY RELATED EASEMENTS AND ENCUMBRANCES

SURVEY RELATED EXCEPTIONS AS LISTED IN PRELIMINARY TITLE REPORT BY PIONEER TITLE COMPANY, ORDER NO. 102075, DATED JANUARY 22, 2021.

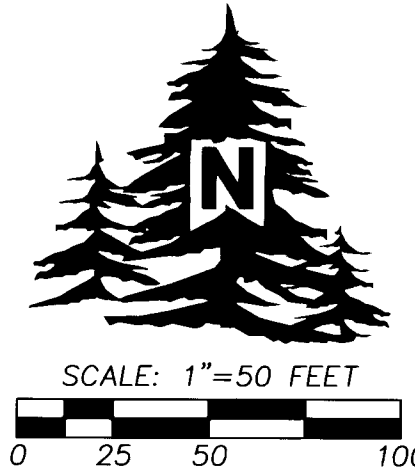
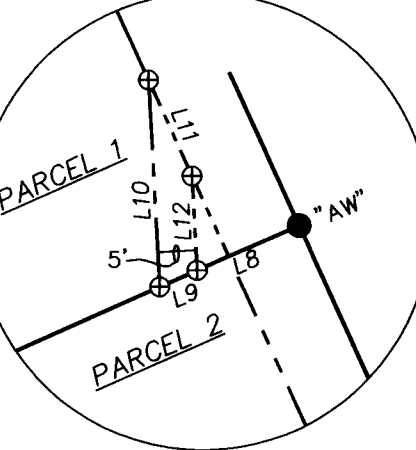
4. EASEMENT FOR ACCESS PURPOSES DATED JUNE 14, 1982. MICROFILM REEL 88, PAGE 584, UMATILLA COUNTY RECORDS. DOES NOT AFFECT THIS PROPERTY.
5. CONDITIONS & RESTRICTIONS IN DEED DATED JANUARY 31, 1996, MICROFILM REEL 284, PAGE 549, UMATILLA COUNTY RECORDS. SEE LISTED BELOW.
 1. EASEMENT FOR SANITARY SEWER LINE, BOOK 287, PAGE 602. N/A.
 2. ACCESS RESTRICTIONS, BOOK 287, PAGE 602. SHOWN.
 3. 20' ROAD EASEMENT REEL 88, PAGE 584. N/A.
 4. 20' EASEMENT, BOOK 74, PAGE 252. N/A.
 5. 25' EASEMENT, BOOK 118, PAGE 25. N/A.
 6. 30' EASEMENT, BOOK 1, PAGE 29. N/A.
 7. UNRECORDED LEASE, CUMMINS REALTY TO CUMMINS NORTHWEST INC, DATED NOVEMBER 2, 1987.
 8. RIGHT TO MAINTAIN SIGN PURSUANT TO LEASE TO MEADOW OUTDOOR ADVERTISING DATED JUNE 10, 1987. BLANKET TYPE. NOT DEFINED.
6. EASEMENT FOR INGRESS-EGRESS DATED APRIL 21, 1997. MICROFILM REEL 308, PAGE 1215, UMATILLA COUNTY RECORDS. SHOWN.
7. CONDITIONS AND RESTRICTIONS, CITY OF PENDLETON ORDINANCE NO. 3565, DATED SEPTEMBER 23, 1997, MICROFILM REEL 316, PAGE 791, UMATILLA COUNTY RECORDS.
8. DEVELOPMENT AGREEMENT, CITY OF PENDLETON AND CUMMINS NORTHWEST INC., DATED DECEMBER 19, 1997, MICROFILM REEL 321, PAGE 147, UMATILLA COUNTY RECORDS.
9. LEASE, JURNECKA TO CUMMINS NORTHWEST INC., RECORDED MAY 31, 2001, INSTRUMENT NO. 2001-3900061, UMATILLA COUNTY RECORDS.

FND. 1/2" REBAR AS REPORTED ON SURVEY NO. 89-100-C. THIS MONUMENT IS SET AT THE NORTHERLY PROJECTION OF THE WESTERLY BOUNDARY OF RESERVATION ADDITION, BASED ON A LINE EXTENDED NORTHERLY FROM RB NO. 2 MONUMENT THROUGH RB NO. 1 MONUMENT. THE LINE ALSO REPRESENTS THE WESTERLY LINE OF S.W. 23RD STREET. PARTITION PLAT NO. 2000-43 CALCULATES A NEW POSITION FOR THE 1/2" REBAR 3'+/- AWAY WHICH IS IN ERROR.

THE RIGHT OF WAY LINES OF S.W. COURT PL. WERE NOT DETERMINED ON THIS SURVEY. HOWEVER, PARCEL 1 DOES NOT APPEAR TO HAVE INGRESS-EGRESS ACCESS TO S.W. COURT PL.

THE EASTERLY PROPERTY LINE OF PARCELS 1 & 2 FALLS IN THE EXISTING SIDEWALK. NEW 10' WIDE P.U.E. SEE LEGEND.

BLDG CORNER IS 4.5' FROM PROPERTY LINE.



"BASIS OF BEARINGS" AS SHOWN PER SURVEY NO. 89-100-C.

"DETAIL" NO SCALE
 NEW 5' WIDE PUBLIC UTILITY EASEMENT APPURTENANT TO NEW PARCEL 2.

NO.	BEARING	DISTANCE
L1	N 65°15'15" E	30.05'
(L1)	N 65°10'07" E	30.00' W
L2	S 24°22'42" E	2.84'
(L2)	S 24°48'19" E	2.87' W
L3	N 24°47'51" W	50.00'
(L3)	N 24°47'51" W	50.00'
L4	S 24°53'43" E	39.95'
(L4)	S 24°56'21" E	40.00'
L5	S 64°38'10" W	29.45'
(L5)	S 64°43'04" W	29.52'
L6	S 78°10'02" W	10.78'
L7	S 78°06'27" W	16.10'
L6+L7	S 78°07'53" W	26.88'
(L6+L7)	S 78°03'06" W	26.89'
L8	S 66°01'02" W	14.49'
L9	S 66°01'02" W	5.34'
L10	N 03°21'10" W	26.89'
L11	S 24°47'51" E	13.68'
L12	S 03°21'10" E	12.28'

CALCULATED POSITION FOR RB NO. 1 STONE PER SURVEY NO. 89-100-C, HOLDING RECORD ANGLES AND DISTANCES FROM FOUND MONUMENTS FROM SAID SURVEY. STONE IS NOW GONE. RESET WITH 2 3/8" BRASS CAP ON 1-1/4"x30" GALVANIZED IRON PIPE MARKED:

RB NO 1
 2021
 PLS 54657

LEGEND

- SET 5/8"x30" IRON REBAR WITH 1 1/4" BLUE PLASTIC CAP MARKED "WELLS SURVEYING PLS 54657" OR 1-3/4" ALUMINUM WASHER "AW" STAMPED "WELLS SURVEYING PLS 54657" IN DRILL HOLE FILLED WITH LEAD IN CONCRETE SIDEWALK AS NOTED.
- FOUND OR SET MONUMENT AS NOTED.
- FOUND 1-1/2" ALUMINUM CAP ON REBAR FOR HIGHWAY RIGHT OF WAY MONUMENTS AS REPORTED ON SURVEY NO. 89-100-C.
- ◆ FOUND 5/8" REBAR PER SURVEY NO. S-19-B.
- (XOX) RECORD DIMENSION PER SURVEY NO. 89-100-C, AND DESCRIPTION CONTAINED IN PRELIMINARY TITLE REPORT BY PIONEER TITLE CO., ORDER NO. 102075, DATED JANUARY 22, 2021. ALSO REEL 308, PAGE 1208.
- (XOX)W RECORD DIMENSION PER SURVEY NO. S-19-B.
- (XOX)D RECORD DIMENSION PER DEED REEL 308, PAGES 1209-1210.
- DD DRIVEWAY DROP.
- X—X— EXISTING FENCE LINE.
- POWER POLE. MOST POLES HAVE DROPS INDICATING BIURED POWER.
- SV POWER SERVICE METER ON BUILDING.
- G NATURAL GAS METER CONNECTION.
- W WATER METER □T TELEPHONE PEDISTAL OR VAULT
- EP EDGE OF PAVEMENT DD DRIVEWAY DROP
- OHP OVERHEAD POWER LINE P&C OVERHEAD POWER LINE & COMMUNICATION LINE
- INDICATES CONCRETE
- (A) NEW 10' WIDE PUBLIC UTILITY EASEMENT FOR EXISTING AND FUTURE UTILITIES. WESTERLY LINE OF EASEMENT IS PARALLEL WITH THE EASTERLY PROPERTY LINE AND EXTENDS THROUGH BOTH NEW PARCELS.

NOTE: I FIND NO RECORD EASEMENT INFORMATION FOR ANY OF THE UTILITIES WHICH EXIST WITHIN THE BOUNDARIES OF THIS PROPERTY.

SURVEYORS CERTIFICATE & NARRATIVE

THIS SURVEY WAS MADE AT THE REQUEST OF JAN JURNECKA, A MEMBER OF THE LLC WHICH OWNS THE THE PROPERTY CONTAINED WITHIN THIS PARTITION PLAT. THE PROPERTY DESCRIPTION CONTAINED WITHIN THE MENTIONED TITLE REPORT BY PIONEER TITLE COMPANY IS BASED ON SURVEY NO. 89-100-C, AND IT WAS HELD FOR THE BASIS OF BEARINGS FOR THIS SURVEY AS SHOWN. DEED REEL 308, PAGES 1209 AND 1210 ALSO CONTAIN A PORTION OF THE PROPERTY DESCRIPTION EXCEPT THE BEARING BASE IS DIFFERENT. I HELD THE RECORD INTERIOR ANGLES PER SAID DEED AS SHOWN. MONUMENTS FROM SAID SURVEY NO. 89-100-C WERE FOUND AND ARE NOTED. THE EASTERLY LINES OF THE PARCELS FALL WITHIN THE EXISTING SIDEWALK AS NOTED.

I HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS PARCELS 1 AND 2 OF THIS PARTITION PLAT IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE UMATILLA COUNTY AND CITY OF PENDLETON DEVELOPMENT ORDINANCES.

REAL PROPERTY DESCRIPTION

THAT TRACT OF LAND CONTAINED IN PRELIMINARY TITLE REPORT ORDER NO. 102075, DATED JANUARY 22, 2021 BY PIONEER TITLE COMPANY, PENDLETON, OREGON. TRACT ALSO DESCRIBED IN DEED REEL 308, PAGES 1209 AND 1210, UMATILLA COUNTY DEED RECORDS.

Jason M. Wells
 JASON M. WELLS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR

Jason M. Wells

OREGON
 NOVEMBER 29, 2010
 JASON M. WELLS
 54657PLS
 RENEWS 6/30/22

PARTITION PLAT NO. 2021-22
 A PARTITION OF CERTAIN TAX LOTS OR PORTIONS OF TAX LOTS 101, 200, 2702, AND 2703, ASSESSOR MAP NO. 2N3209DA, LOCATED IN THE NE1/4 OF THE SE1/4 OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., CITY OF PENDLETON, UMATILLA COUNTY, OREGON. JUNE, 2021.

RECEIVED L.
 Umatilla County Surveyor
 Date: 8/23/21
 By: CT
 No.: 21-093-B

APPROVALS

EXAMINED AND APPROVED THIS 3rd DAY OF August, 2021.
Ryan D. Bluff
 CITY OF PENDLETON PLANNING COMMISSION PRESIDENT

EXAMINED AND APPROVED THIS 30th DAY OF July, 2021.
Rebecca Cross
 CITY OF PENDLETON PLANNER

EXAMINED AND APPROVED THIS 11 DAY OF August, 2021.
David H. Hildebrand
 UMATILLA COUNTY SURVEYOR

TAXES ARE PAID IN FULL, THIS 18 DAY OF August, 2021.
Rebecca Cross
 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 08-18-2021 at 1:02 o'clock p. m., in the record of PLATS of said County.
 YEAR 2021 NUMBER 22
OFFICE OF COUNTY RECORDS
 By: STEVE CHURCHILL Records Officer
 Fee \$ 120.00 No. 2021-7270097

I CERTIFY THIS IS A TRUE AND EXACT COPY OF PARTITION PLAT NO. 2021-22.
Jason M. Wells
 JASON M. WELLS, PLS

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

DATE: 06/21 DR. BY: JMW
 CK. BY: JPW NO: 21-1790

PROJECT: JURNECKA2021ROT

PARTITION PLAT FOR:
 JURNECKA PROPERTIES LLC.

LOCATED IN THE SE1/4 SECTION 9, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON.