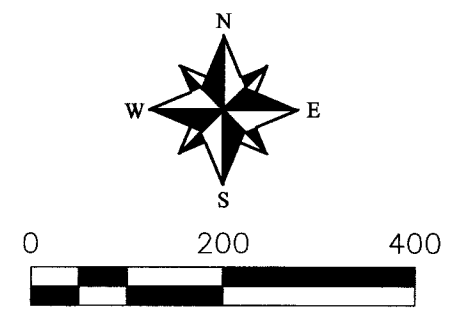


LEGEND & ABBREVIATIONS

- SECTION LINE
- RIGHT-OF-WAY CENTERLINE
- RIGHT-OF-WAY BOUNDARY
- EASEMENT BOUNDARY
- PARCEL BOUNDARY
- FOUND MONUMENT AS NOTED
- FOUND 5/8" IRON REBAR WITH PLASTIC CAP PER R1
- FOUND 5/8" IRON REBAR WITH PLASTIC CAP PER R2
- COMPUTED POSITION ONLY
- FOUND 5/8" IRON REBAR PER COUNTY SURVEY NO. 21-147-B
- SET 5/8" X 30" IRON REBAR WITH PLASTIC CAP STAMPED "WA19619 OR02820" OR AS NOTED

BASIS OF BEARINGS

OREGON STATE PLANE, NORTH ZONE, NAD83 BEARING OF S89°15'39"W BETWEEN THE MONUMENTS MARKING THE SOUTHEAST AND SOUTHWEST CORNERS OF THE SOUTHWEST QUARTER OF SECTION 18. GROUND DISTANCES SHOWN; TO ACHIEVE GRID DISTANCE MULTIPLY BY 0.999960155178



PARTITION PLAT 2022-07

LOCATED IN THE SW 1/4 OF THE SE 1/4 AND THE SE 1/4 OF THE SW 1/4 OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, BEING A PARTITION OF PARCEL 3 OF PARTITION PLAT 2000-18, AS ADJUSTED BY COUNTY SURVEY 21-147-B, RECORDS OF UMATILLA COUNTY, OREGON.

REFERENCE DOCUMENTS

- R1: PARTITION PLAT 2000-18 (BY WELLS FOR MCCLANNAHAN, 2000)
- R2: COLUMBIA VIEW ESTATES PH. 3, PLAT BK. 15 PG. 19 (BY TOMKINS FOR COX, 2006)
- R3: COUNTY SURVEY 98-101-C (BY WELLS FOR UMATILLA COUNTY, 1998)
- 4. TAX PARCEL MAP 5N2818
- 5. WARRANTY DEED 2019-6840104
- 6. COUNTY SURVEY 21-147-B (BY FLOWERS FOR MONTE VISTA HOMES, 2021)

SURVEY NARRATIVE

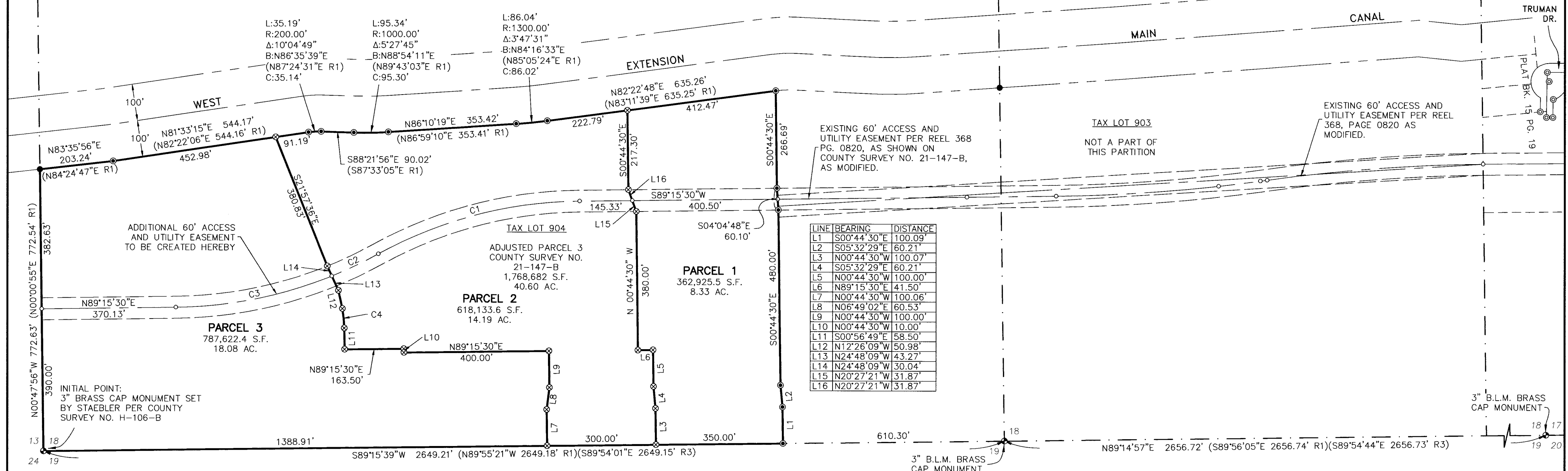
THIS SURVEY WAS PERFORMED AT THE REQUEST OF MITCHELL L. MCCLANNAHAN TO PARTITION PARCEL 3 OF UMATILLA COUNTY PARTITION PLAT 2000-18, WHICH WAS CONVEYED TO VELMA JEAN MCCLANNAHAN AND MITCHELL L. MCCLANNAHAN VIA WARRANTY DEED, UMATILLA COUNTY INSTRUMENT NO. 2019-6840104, AND ADJUSTED TO THE CURRENT BOUNDARY BY COUNTY SURVEY NO. 21-147-B. ALL CORNERS OF THE PARCELS WERE FOUND AS SHOWN ON SAID PARTITION PLAT AND SURVEY, AND WERE MEASURED WITH RTK GPS METHODS USING TRIMBLE R6 RECEIVERS, HAVING STANDARD ERRORS OF 8MM + 1 PPM. THE MONUMENTS SHOWN WERE VISITED IN MARCH, 2021.

CURVE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	579.85'	1181.56'	28°07'05"	N75°10'50"E	574.05'
C2	142.14'	1186.22'	6°51'56"	S64°32'07"W	142.05'
C3	440.78'	1186.22'	21°17'25"	N78°36'48"E	438.25'
C4	53.27'	453.50'	6°43'48"	N05°50'56"W	53.24'

NOTES

1: SEE SHEET 2 FOR OWNER'S DECLARATION, ACKNOWLEDGEMENT AND APPROVALS

(S00°00'00"E 123.45' R1) RECORD DIMENSION PER SURVEY AS NOTED IN "REFERENCE DOCUMENTS"



PARCEL LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, BEING A PORTION OF PARCEL 3 OF PARTITION PLAT 2000-18, RECORDS OF UMATILLA COUNTY SURVEYOR, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A BRASS CAP MONUMENT MARKING THE SOUTHWEST CORNER OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 18, WHICH IS THE SOUTHWEST CORNER OF SAID PARCEL 3, AND RUNNING THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER AND ALSO THE WEST LINE OF SAID PARCEL 3, N00°47'56"W A DISTANCE OF 772.63 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 3, THENCE ALONG THE NORTH LINE OF SAID PARCEL 3 BY THE FOLLOWING COURSES AND DISTANCES:

N83°35'56"E A DISTANCE OF 203.24 FEET; THENCE N81°33'15"E A DISTANCE OF 544.17 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 35.19 FEET, WITH A RADIUS OF 200.00 FEET, WITH A CHORD BEARING OF N86°35'39"E, WITH A CHORD LENGTH OF 35.14 FEET; THENCE S88°21'56"E A DISTANCE OF 90.02 FEET; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 95.34 FEET, WITH A RADIUS OF 1000.00 FEET, WITH A CHORD BEARING OF N88°54'11"E, WITH A CHORD LENGTH OF 95.30 FEET;

THENCE N86°10'19"E A DISTANCE OF 353.42 FEET; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 86.04 FEET, WITH A RADIUS OF 1300.00 FEET, WITH A CHORD BEARING OF N84°16'33"E, WITH A CHORD LENGTH OF 86.02 FEET; THENCE N82°22'48"E A DISTANCE OF 635.26 FEET;

THENCE LEAVING SAID NORTH LINE OF PARCEL 3 AND RUNNING S00°44'30"E A DISTANCE OF 266.69 FEET; THENCE S04°04'48"E A DISTANCE OF 60.10 FEET; THENCE S00°44'30"E A DISTANCE OF 480.00 FEET; THENCE S05°32'29"E A DISTANCE OF 60.21 FEET; THENCE S00°44'30"E A DISTANCE OF 100.09 FEET TO A POINT IN THE SOUTH LINE OF SAID PARCEL 3, WHICH POINT IS ALSO IN THE SOUTH LINE OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 18;

THENCE ALONG SAID SOUTH LINE OF PARCEL 3 AND THE SOUTH LINE OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER, S89°15'39"W A DISTANCE OF 2038.91 FEET TO THE POINT OF BEGINNING;

HAVING AN AREA OF 1,768,681 SQUARE FEET, 40.60 ACRES, MORE OR LESS;

SITUATED IN THE CITY AND COUNTY OF UMATILLA, STATE OF OREGON.

STATE OF OREGON, COUNTY OF UMATILLA }
I certify that this instrument was received and recorded on 03-04-2022

at 3:30 o'clock p. m., in the record of PLATS of said County.
YEAR 2022 NUMBER 07
OFFICE OF COUNTY RECORDS
By: STEVE CHURCHILL Records Officer
Fee \$ 120.00 No. 2022-7370357

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CORRECTLY SHOWN PARCELS 1, 2, AND 3 OF THE PARTITION PLAT IN ACCORDANCE WITH ORS CHAPTER 92 AS REVISED AND THE CITY OF UMATILLA DEVELOPMENT ORDINANCE. THE BOUNDARIES OF THE PARCELS ARE MONUMENTED AS SHOWN.

THIS PARTITION SURVEY WAS MADE AT THE REQUEST OF MITCHELL MCCLANNAHAN OWNER AND MCSUM LLC FUTURE SUBDIVIDER.
Greg E. Flowers
GREG E. FLOWERS, PLS

RECEIVED BY
Umatilla County Surveyor
Date: 3/9/22
Rec'd By: *CT*
No.: 22-024-B

REGISTERED PROFESSIONAL LAND SURVEYOR

Greg E. Flowers
OREGON
JUNE 30, 1997
GREG E. FLOWERS
02820LS
RENEWS 12/31/2023
2/24/2022

I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND EXACT COPY OF THE ORIGINAL
Greg E. Flowers
GREG E. FLOWERS, PLS NO. 2820



PBS Engineering and Environmental Inc.
5 N Colville St, Ste 200
Walla Walla, WA 99362
509.956.3026
pbsusa.com

CLIENT: MCSUM LLC	PROJECT NO.: 67804.000
SURVEYOR: GREG E. FLOWERS	DATE: 2/22/2022
CALC BY: GEF	DRAWN BY: GEF
SECTION: 18	TOWNSHIP: 5 NORTH
CITY: UMATILLA	COUNTY: UMATILLA
RANGE: 28 EAST	SHEET 1 OF 2

PARTITION PLAT 2022-06 07
 LOCATED IN THE SW 1/4 OF THE SE 1/4 AND THE SE 1/4 OF THE SW 1/4 OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON. BEING A PARTITION OF PARCEL 3 OF PARTITION PLAT 2000-18, AS ADJUSTED BY COUNTY SURVEY 21-147-B, RECORDS OF UMATILLA COUNTY, OREGON.

OWNER'S DECLARATION

I, MITCHELL L. MCCLANAHAN, OWNER OF THE LANDS SHOWN HEREON, DO HEREBY ACKNOWLEDGE THAT I HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED AND SURVEYED IN ACCORDANCE WITH O.R.S. CHAPTER 9, AS REVISED AND THE APPLICABLE CITY OF UMATILLA DEVELOPMENT ORDINANCES. I FURTHERMORE ACKNOWLEDGE THE EASEMENT AND ENCUMBRANCES AFFECTING THE PROPERTY.

Mitchell L. McClannahan
 (SIGNER) DATE 3/1/22

APPROVALS

TAX COLLECTOR
 TAXES ARE PAID IN FULL THIS 4 DAY OF March, 2022
Reichard Reynolds
 UMATILLA COUNTY TAX COLLECTOR

UMATILLA CITY PLANNER
 EXAMINED AND APPROVED THIS 3 DAY OF March, 2022
JFS
 CITY OF UMATILLA PLANNING DIRECTOR

UMATILLA COUNTY SURVEYOR
 EXAMINED AND APPROVED THIS 1 DAY OF March, 2022
David H. Hill
 UMATILLA COUNTY SURVEYOR

WEST EXTENSION IRRIGATION DISTRICT
 EXAMINED AND APPROVED THIS 3 DAY OF March, 2022
Reynolds J. Bridgewater
 WEST EXTENSION IRRIGATION DISTRICT

ACKNOWLEDGEMENT


STATE OF Oregon
 COUNTY OF Umatilla
 BEFORE ME THIS 1st DAY OF March, 2022, APPEARED Mitchell L. McClannahan, TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING PARTITION PLAT OF LAND TO BE A FREE AND VOLUNTARY ACT AND DEED.

WITNES MY HAND AND SEAL THIS 1st DAY OF March, 2022
M. Blaszczak
 NOTARY PUBLIC FOR THE STATE OF Oregon
 RESIDING IN Stanford
 MY COMMISSION EXPIRES 4/30/22
 MY COMMISSION NUMBER 974189

RECEIVED BY
 Umatilla County Surveyor
 Date: 3/9/22
 Rec'd By: CT
 No.: 22-024-B

STATE OF OREGON, }
 COUNTY OF UMATILLA }
 I certify that this instrument was received and recorded on 03-04-2022
 at 3:15 o'clock p.m., in the record of PLATS of said County.
 YEAR 2022 NUMBER 06
OFFICE OF COUNTY RECORDS
 By: STEVE CHURCHILL Records Officer
 Fee \$ 120.00 No. 2022-7370354

REGISTERED PROFESSIONAL LAND SURVEYOR
Greg E. Flowers
 OREGON
 JUNE 30, 1997
 GREG E. FLOWERS
 02820LS
 RENEWS 12/31/2023
2/24/2022
 I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND EXACT COPY OF THE ORIGINAL
Greg E. Flowers
 GREG E. FLOWERS, PLS NO. 2820

 PBS Engineering and Environmental Inc. 5 N Colville St, Ste 200 Walla Walla, WA 99362 509.956.3026 pbsusa.com	CLIENT: MCSUM LLC	PROJECT NO.: 67804.000	
	SURVEYOR: GREG E. FLOWERS	DATE: 2/22/2022	
	CALC BY: GEF	DRAWN BY: GEF	SCALE: 1" = 200'
	SECTION: 18	TOWNSHIP: 5 NORTH	RANGE: 28 EAST
	CITY: UMATILLA	COUNTY: UMATILLA	SHEET <u>2</u> OF <u>2</u>