

PARTITION INDEX SHEET

- SHEET 1 - PARTITION INDEX AND GENERAL PARTITION OUTLINE
- SHEET 2 - PARCEL 1 DETAIL AND NORTH PART OF UNSURVEYED PARCEL 2
- SHEET 3 - PARCEL 3 DETAIL AND SOUTH PART OF UNSURVEYED PARCEL 2
- SHEET 4 - LEGAL DESCRIPTION
- SHEET 5 - THE OWNER'S DECLARATION, SURVEYOR'S CERTIFICATE, NARRATIVE AND APPROVALS

RECEIVED BY
 Umatilla County Surveyor
 Date: 11/10/22
 Rec'd By: CT
 No: 22-127-6

OFFICE OF COUNTY RECORDS

REGISTERED PROFESSIONAL LAND SURVEYOR
Stephen K. Haddock
 OREGON
 JULY 9, 2001
 STEPHEN K. HADDOCK
 56295LS
 RENEWS 6-30-23

Stephen K. Haddock
 THIS IS A TRUE AND EXACT COPY

State of Oregon 2022-7490209
 County of Umatilla 11/09/2022 03:06:04 PM
 REC-DE-PP
 Pgs=1 \$5.00 \$11.00 \$10.00 \$10.00 \$60.00 \$120.00
 \$24.00
 00005266202274902090010011
 Office of County Records
Steve Churchill UMATILLA COUNTY

PARTITION PLAT FOR Mr Jake Madison Madison Ranches Land 3, LLC 73710 Highway 207 Echo, OR 97826		PROJECT DATE: January 2022	
		Project No. 21-30	SCALE: 1" = 1000'
LOCATION: S1, T2N, R27E & S25, S35, AND S36, T3N, R27E, W.M., UMATILLA COUNTY, OREGON.		WITNESS TREE SURVEYING Stephen K. Haddock, PLS, CFedS P.O. Box G Pilot Rock, Oregon 97868 (541) 443-2922	

PARTITION PLAT 2022 - 26
 Located in the N1/2 of Section 1, T2N, R27E, W.M., and Sections 25, 35, and 36, T3N, R27E, W.M., Umatilla County, State of Oregon.

SHEET 2 OF 5

LEGEND

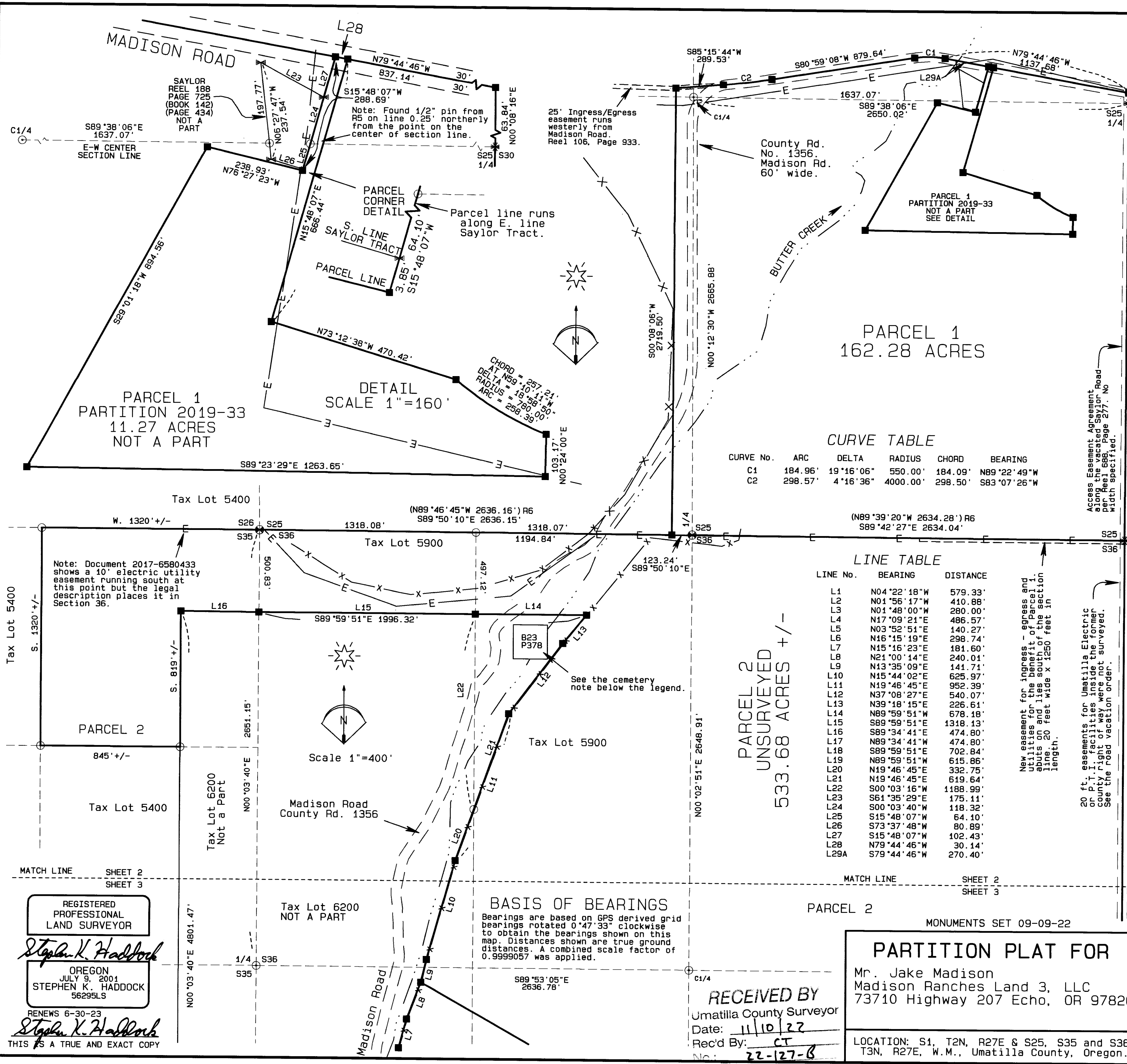
- SET A 5/8" x 24" IRON REBAR W/ A 1 1/8" ORANGE PLASTIC CAP STAMPED WTS AND 56295LS
- ⋈ FOUND 1/2" IRON PIN FROM SURVEY 90-052-A
- FOUND 5/8" IRON REBAR WITH ORANGE PLASTIC CAP FROM SURVEYS R9, R10, R11 AND R12
- ⊗ FOUND GLO BRASS CAP BY OTIS GOULD
- ⊛ FOUND BRASS CAP BY EDWARDS, SURVEYS 90-52-A AND 90-53-A
- COMPUTED POINT
- OVERHEAD POWER
- UNDERGROUND POWER
- IRRIGATION DITCH
- R1 GLO CONTRACT #83 DATED JULY 22, 1859 BY DAVID P. THOMPSON
- R2 GLO CONTRACT #93 DATED SEPTEMBER 11, 1860 BY EBENEZER HAFT
- R3 GROUP No. 217 DATED JANUARY 26, 1938 BY OTIS O. GOULD
- R4 COUNTY SURVEY 82-115-A
- R5 COUNTY SURVEY 90-52-A
- R6 COUNTY SURVEY 90-53-A
- R7 COUNTY SURVEY 91-34-C
- R8 COUNTY SURVEY 09-68-C
- R9 COUNTY SURVEY 13-555-C
- R10 COUNTY SURVEY 13-556-C
- R11 COUNTY SURVEY 13-557-C
- R12 COUNTY SURVEY 19-127-B
- R13 COUNTY SURVEY 21-072-B

CEMETERY NOTE:

The one acre described in deed Book 23, Page 378 is described as being so located as to include and cover the cemetery. The Assessor's map shows this tract as lying within the boundary of Tax Lot 6200 but the deed says that it lies somewhere in the NW1/4 of Section 36. Long time area resident Kent Madison told me that the state came years ago and transferred the remains to another cemetery. The legal description calls this tract to be an exception to tax lot 5900. However, I have been unable to find any evidence of the burial site and therefore cannot locate the boundary of this tract.

OFFICE OF COUNTY RECORDS

State of Oregon
 County of Umatilla
 REC-DE-PP
 2022-7490209
 11/09/2022 03:06:04 PM
 Pgs=1 \$5.00 \$11.00 \$10.00 \$10.00 \$60.00 \$120.00
 \$24.00
 00005266202274902090010011
 Office of County Records
John Churchill UMATILLA COUNTY



CURVE TABLE

CURVE No.	ARC	DELTA	RADIUS	CHORD	BEARING
C1	184.96'	19°16'06"	550.00'	184.09'	N89°22'49"W
C2	298.57'	4°16'36"	4000.00'	298.50'	S83°07'26"W

LINE TABLE

LINE No.	BEARING	DISTANCE
L1	N04°22'18"W	579.33'
L2	N01°56'17"W	410.88'
L3	N01°48'00"W	280.00'
L4	N17°09'21"E	486.57'
L5	N03°52'51"E	140.27'
L6	N16°15'19"E	298.74'
L7	N15°16'23"E	181.60'
L8	N21°00'14"E	240.01'
L9	N13°35'09"E	141.71'
L10	N15°44'02"E	625.97'
L11	N19°46'45"E	952.39'
L12	N37°08'27"E	540.07'
L13	N39°18'15"E	226.61'
L14	N89°59'51"W	678.18'
L15	S89°59'51"E	1318.13'
L16	S89°34'41"E	474.80'
L17	N89°34'41"W	474.80'
L18	S89°59'51"E	702.84'
L19	N89°59'51"W	615.86'
L20	N19°46'45"E	332.75'
L21	N19°46'45"E	619.64'
L22	S00°03'16"W	1188.99'
L23	S61°35'29"E	175.11'
L24	S00°03'40"W	118.32'
L25	S15°48'07"W	64.10'
L26	S73°37'48"W	80.89'
L27	S15°48'07"W	102.43'
L28	N79°44'46"W	30.14'
L29A	S79°44'46"W	270.40'

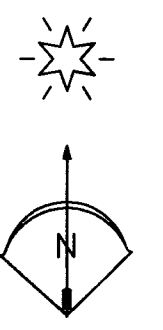
BASIS OF BEARINGS
 Bearings are based on GPS derived grid bearings rotated 0°47'33" clockwise to obtain the bearings shown on this map. Distances shown are true ground distances. A combined scale factor of 0.9999057 was applied.

REGISTERED PROFESSIONAL LAND SURVEYOR
Stephen K. Haddock
 OREGON
 JULY 9, 2001
 STEPHEN K. HADDOCK
 56295LS
 RENEWS 6-30-23
Stephen K. Haddock
 THIS IS A TRUE AND EXACT COPY

RECEIVED BY
 Umatilla County Surveyor
 Date: 11/10/22
 Rec'd By: CT
 No: 22-127-B

PARTITION PLAT FOR
 Mr. Jake Madison
 Madison Ranches Land 3, LLC
 73710 Highway 207 Echo, OR 97826
 LOCATION: S1, T2N, R27E & S25, S35 and S36, T3N, R27E, W.M., Umatilla County, Oregon.

PROJECT DATE: January 2022
 Project No. 21-30 SCALE: 1" = 400'
WITNESS TREE SURVEYING
 Stephen K. Haddock, PLS, CFedS
 P.O. Box G
 Pilot Rock, Oregon 97868
 (541) 443-2922



LEGEND

- SET A 5/8" x 24" IRON REBAR W/ A 1/8" ORANGE PLASTIC CAP STAMPED WTS AND 56295LS
- ✕ FOUND 1/2" IRON PIN FROM SURVEY 90-052-A
- FOUND 5/8" IRON REBAR WITH ORANGE PLASTIC CAP FROM SURVEYS R9, R10, AND R11
- ⊙ FOUND GLO BRASS CAP BY OTIS GOULD
- * FOUND BRASS CAP BY EDWARDS, SURVEYS 90-52-A AND 90-53-A
- ▲ PIVOT CENTER TOWER
- COMPUTED POINT
- E— OVERHEAD POWER
- LE— UNDERGROUND POWER
- IRRIGATION DITCH
- R1 GLO CONTRACT #83 DATED JULY 22, 1859 BY DAVID P. THOMPSON
- R2 GLO CONTRACT #93 DATED SEPTEMBER 11, 1860 BY EBENEZER HAFT
- R3 GROUP No. 217 DATED JANUARY 26, 1938 BY OTIS O. GOULD
- R4 COUNTY SURVEY 82-115-A
- R5 COUNTY SURVEY 90-52-A
- R6 COUNTY SURVEY 90-53-A
- R7 COUNTY SURVEY 91-34-C
- R8 COUNTY SURVEY 09-68-C
- R9 COUNTY SURVEY 13-555-C
- R10 COUNTY SURVEY 13-556-C
- R11 COUNTY SURVEY 13-557-C
- R12 COUNTY SURVEY 19-127-B
- R13 COUNTY SURVEY 21-072-B

OFFICE OF COUNTY RECORDS

State of Oregon
 County of Umatilla
 REC-DE-PP
 Pgs=1 \$5.00 \$11.00 \$10.00 \$10.00 \$60.00 \$120.00
 \$24.00
 00005266202274902080010011
 Office of County Records
John Churchill
 UMATILLA COUNTY

LINE TABLE

LINE No.	BEARING	DISTANCE
L1	N04°22'18"W	579.33'
L2	N01°56'17"W	410.88'
L3	N01°48'00"W	280.00'
L4	N17°09'21"E	486.57'
L5	N03°52'51"E	140.27'
L6	N16°15'19"E	298.74'
L7	N15°16'23"E	181.60'
L8	N21°00'14"E	240.01'
L9	N13°35'09"E	141.71'
L10	N15°44'02"E	625.97'
L11	N19°46'45"E	952.39'
L12	N37°08'27"E	540.07'
L13	N39°18'15"E	226.61'
L14	N89°59'51"W	678.18'
L15	S89°59'51"E	1318.13'
L16	S89°34'41"E	474.80'
L17	N89°34'41"W	474.80'
L18	S89°59'51"E	702.84'
L19	N89°59'51"W	615.86'
L20	N19°46'45"E	332.75'
L21	N19°46'45"E	619.64'
L22	S00°03'16"W	1188.99'
L23	S61°35'29"E	175.11'
L24	S00°03'40"W	118.32'
L25	S15°48'07"W	64.10'
L26	S73°37'48"W	80.89'
L27	S15°48'07"W	102.43'
L28	N79°44'46"W	30.14'
L29	N87°36'33"E	76.73'
L30	N77°39'54"E	115.14'
L31	N61°55'23"E	31.20'
L32	N88°08'12"E	66.50'
L33	S89°59'52"E	17.64'
L34	N89°59'51"W	69.12'

L35	S05°46'51"W	149.29'
L36	S27°46'25"W	238.89'
L37	S80°04'31"W	457.91'
L38	N26°11'38"W	87.75'
L39	N00°45'35"E	360.15'
L40	N00°45'35"E	442.91'
L41	N89°07'28"E	417.27'
L42	N05°46'51"E	259.14'
L43	N69°08'18"E	324.04'
L44	N20°37'52"W	408.44'
L45	S88°18'00"W	379.90'

BASIS OF BEARINGS

Bearings are based on GPS derived grid bearings rotated 0°47'33" clockwise to obtain the bearings shown on this map. Distances shown are true ground distances.

20 ft. easements for Umatilla Electric and P.T.I. facilities inside the former county right of way were not surveyed. See vacation ordinance.

Note: Except for new measurements of parcels 1 and 3, all dimensions are both recorded and measured taken from my prior surveys as shown in the legend.

Note: In the event the pivot center tower is moved this point is to remain fixed.

PARCEL 3
160.00' ACRES

PARCEL 2
UNSURVEYED
533.68 ACRES +/-

Access Easement along existing road. No width specified. See CV070901 and Reel 630, Page 275.

20' easement to Umatilla Electric Reel 322, Page 485 & Reel 530, Page 275.

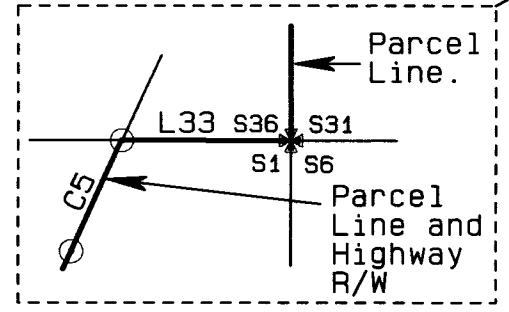
20' Electric Easement Reel 292 Page 1399

Easement for irrigation ditch. 7' wide centered on existing ditch. Approximate location shown. Deed Book 127, Page 608. Also, water rights agreement Reel 185, Page 874.

Umatilla Electric Easement. 20' wide. Reel 295, Page 8

Access Easement along existing road. No width specified. See CV070901.

Electric Easement Book 120, Page 522. Exact location not specified.



CURVE TABLE

CURVES C1 AND C2 ARE SHOWN ON SHEET 2.

CURVE No.	ARC	DELTA	RADIUS	CHORD	BEARING
C1	184.96'	19°16'06"	550.00'	184.09'	N89°22'49"W
C2	298.57'	4°16'36"	4000.00'	298.50'	S83°07'26"W
C3	283.34'	101°27'52"	160.00'	247.74'	N40°08'36"W
C4	54.73'	6°05'19"	515.00'	54.70'	N87°49'52"W
C5	4.44'	0°01'20"	11488.92'	4.44'	N24°22'23"E
C6	948.37'	41°30'45"	1308.94'	927.76'	N01°52'36"E

RECEIVED BY
 Umatilla County Surveyor
 Date: 11/10/22
 Rec'd By: CT
 No: 22-127-B

PARTITION PLAT FOR
 Mr. Jake Madison
 Madison Ranches Land 3, LLC
 73710 Highway 207 Echo, OR 97826

LOCATION: S1, T2N, R27E & S25, S35 and S36, T3N, R27E, W.M., Umatilla County, Oregon.

PROJECT DATE: January 2022

Project No. 21-30 SCALE: 1" = 400'

WITNESS TREE SURVEYING
 Stephen K. Haddock, PLS, CFedS
 P.O. Box 6
 Pilot Rock, Oregon 97868
 (541) 443-2922

REGISTERED PROFESSIONAL LAND SURVEYOR

Stephen K. Haddock
 OREGON
 JULY 9, 2001
 STEPHEN K. HADDOCK
 56295LS
 RENEWS 6-30-23

Stephen K. Haddock
 THIS IS A TRUE AND EXACT COPY

MONUMENTS SET 09-09-22

LEGAL DESCRIPTION

PARTITION PLAT 2022 - 26

Located in the N1/2 of Section 1, T2N, R27E, W.M., and Sections 25, 35, and 36, T3N, R27E, W.M., Umatilla County, State of Oregon.

SHEET 4 OF 5

TOWNSHIP 3 NORTH, RANGE 27 E.W.M.

A parcel of land located in Sections 25, 35, and 36, Township 3 North, Range 27 East, Willamette Meridian, and in the North Half of the Northeast Quarter of Section 1, Township 2 North, Range 27 East, Willamette Meridian, Umatilla County, Oregon, said parcel being more particularly described as the unsurveyed Parcel 2 of Partition Plat 2019-33 as said plat was recorded on December 20, 2019 as instrument number 2019-6950129 in the Office of County Records of Umatilla County, Oregon.
TOGETHER WITH: All that portion of the North Half of the Northwest Quarter of Section 1, Township 2 North, Range 27 East of the Willamette Meridian, Umatilla County, State of Oregon, more particularly described as follows: Beginning at the Northwest Corner of said Section 1, thence along the west line of said Section 1, South 0°00'08" East a distance of 1358.44 feet; thence North 87°36'33" East a distance of 76.73 feet; thence North 77°39'54" East a distance of 115.14 feet; thence North 89°48'03" east a distance of 721.04 feet; thence North 61°55'23" east a distance of 31.20 feet; thence South 89°42'36" East a distance of 1700.52 feet to a point on the north-south centerline of said of said Section 1; thence along said centerline, North 0°02'14" West a distance of 1321.94 feet to the North One Quarter Corner of said Section 1; thence along the north line of said Section 1, North 89°59'51" West a distance of 69.12 feet to the Southeast corner of Parcel 3, Partition Plat 2019-33 according to the official plat thereof recorded on December 20th, 2019 as instrument number 2019-6950129, record of plats, Umatilla County, Oregon; thence South 05°46'51" West a distance of 149.29 feet; thence South 27°46'25" West a distance of 238.89 feet; thence South 80°4'31" West a distance of 457.91 feet; thence North 26°11'38" West a distance of 87.75 feet; thence North 00°45'35" East a distance of 360.15' feet; to the Southwest corner of Parcel 3 of said Partition Plat 2019-33 hereinbefore described; said point being on the north line of said Section 1; thence along said north line to the point of beginning, North 89°59'51" West a distance of 1956.91 feet.

SUBJECT TO the rights of the public in County Road Number 1356 (Madison Road) and existing water rights of way and utilities.

ALL LOCATED IN THE COUNTY OF UMATILLA AND STATE OF OREGON.

SUBJECT TO: Reservations, including the terms and provisions thereof, contained in the deed recorded September 15, 1906, in Book 52, Page 391, Umatilla County deed records. (Reserved by the Union Pacific Railway Company.)

SUBJECT TO: Easement, including the terms and provisions thereof conveyed to Umatilla Electric Cooperative Association, by the document recorded April 14, 1938, in Book 120, Page 514 of the Umatilla County, Oregon, deed records. (Affects the SE1/4 of Section 36, T3N, R27E and the NE1/4 NE1/4 of Section 1, T2N, R27E)

SUBJECT TO: Easement, including the terms and provisions thereof, conveyed to Umatilla Electric Cooperative Association by the document recorded April 15, 1938 in Book 120, Page 530 of the Umatilla County, Oregon, deed records. (Affects the SE1/4 of Section 25 and the N1/2 of Section 36, T3N, R27E)

SUBJECT TO: Right of Way for irrigation ditch purposes, including the terms and provisions thereof, conveyed to Inland Empire Bank by the document recorded on May 15, 1926 in Book 127, Page 608 of the Umatilla County, Oregon, deed records. (Approximate location shown on sheet 3.)

SUBJECT TO: Easement, including the terms and provisions thereof, conveyed to Umatilla Electric Cooperative Association by the document recorded April 14, 1938 in Book 120, Page 522 of the Umatilla County, Oregon, deed records. (Affects the NE1/4 of Section 1, T2N, R27E)

SUBJECT TO: Reservations, including the terms and provisions thereof, contained in the deed recorded October 23, 1944, in Book 172, Page 50, Umatilla County deed records. (Reserved by the State of Oregon.)

SUBJECT TO: Easement, including the terms and provisions thereof, conveyed to Umatilla Electric Cooperative Association by the document recorded April 29, 1959 in Book 254, Page 111 of the Umatilla County, Oregon, deed records. (Affects the NE1/4 of Section 25, T3N, R27E)

SUBJECT TO: Easement, including the terms and provisions thereof, conveyed to Umatilla Electric Cooperative Association by the document recorded March 20, 1961 in Book 262, Page 509 of the Umatilla County, Oregon, deed records. (Affects the N1/2 of Section 36, T3N, R27E)

SUBJECT TO: Easement for right of way purposes conveyed to John F. and Nellie G. Madison by the document recorded February 9, 1972 in Book 319, Page 164 of the Umatilla County Oregon, deed records. (Follows the existing road over and across the N1/2 of the SE1/4 of Section 25, T3N, R27E)

SUBJECT TO: Easement for ingress and egress conveyed to John F. Madison, et. ux. by the bargain and sale deed recorded October 20, 1983 in Reel 106, Page 933 of the Umatilla County, Oregon, deed records. (Affects Section 25, T3N, R27E.)

SUBJECT TO: Water Rights Agreement, including the terms and provisions thereof by document recorded October 26, 1989 in Reel 185, Page 874 Office of Umatilla County records. (Affects Section 1, T2N, R27E and Section 36, T3N, R27E.)

SUBJECT TO: Easement and joint use agreement, including the terms and provisions thereof by document recorded April 22, 1992 in Reel 219, Page 236 Office of the Umatilla County, Oregon, records. (Affects S1/2 of the NE1/4 of Section 25, T3N, R27E.)

SUBJECT TO: Water Use Agreement, including the terms and provisions thereof disclosed in memorandum recorded June 29, 1993 in Reel 237, Page 1152, Office of Umatilla County records.

SUBJECT TO: Easements over and across the premises formerly included within the boundaries of County Road No. 3196, now vacated, including but not limited to those disclosed in vacation order No. RD96-001 recorded January 23, 1996 in Reel 283, Page 1466, Office of Umatilla County records. Order discloses two 20 foot easements centered 10' on each side of the utility for Umatilla Electric and P.T.I. Communications.

SUBJECT TO: Easement, including the terms and provisions thereof conveyed to Umatilla Electric Cooperative Association in document recorded June 29, 1996 in Reel 292, Page 1399, Office of Umatilla County Records. (Affects a portion of the N. 20 feet of the N1/2 of the NW1/4 of Section 1, T2N, R27E.)

SUBJECT TO: Easement, including the terms and provisions thereof conveyed to Umatilla Electric Cooperative Association in document recorded August 6, 1996 in Reel 295, Page 8, Office of Umatilla County Records. (Along the North 20 feet of the NE1/4 of the NE1/4 of Section 1, T2N, R27E, west of the highway.)

SUBJECT TO: Easement, including the terms and provisions thereof conveyed to Umatilla Electric Cooperative Association in document recorded January 20, 1998 in Reel 322, Page 482, Office of Umatilla County Records. (Affects the SW1/4 of Section 36, T3N, R27E.)

SUBJECT TO: Water Reuse Agreement, including the terms and provisions thereof contained in memorandum recorded March 10, 1998 in Reel 325, Page 321, Office of Umatilla County records.

SUBJECT TO: Conditions and Easements, including the terms and provisions thereof contained under stipulated General Judgement of the Dissolution of Marriage filed July 7, 2009 as Case No. CV070901 in the State Circuit Court for Umatilla County, Oregon.

SUBJECT TO: Grant of easement and Easement Agreement, together with the terms and provisions thereof disclosed in document recorded February 22, 2006 as instrument No. 2006-4960481, amended by Instrument No. 2008-5390563 recorded July 11, 2008 and further amended by Instrument No. 2012-5910176 recorded April 25, 2012, Office of Umatilla County Records. Along with the Acknowledgement and Non-disturbance Agreement, including the terms and provisions thereof, disclosed in Instrument No. 2008-5390624 recorded on July 15, 2008 and in Instrument No. 2011-5850202 recorded on November 21, 2011, Office of Umatilla County Records.

SUBJECT TO: Water Allocation Agreement, including the terms and provisions thereof contained in memorandum recorded May 22, 2007 in Instrument No. 2007-5190774, Office of Umatilla County Records.

SUBJECT TO: Covenant Not to Sue, including the terms and provisions thereof, recorded September 3, 2008 in Instrument No. 2008-5410639, Office of Umatilla County Records.

SUBJECT TO: Water Development, Delivery and Water Right Purchase Agreement, including the terms and provisions thereof, disclosed in memorandum recorded October 19, 2011 as Instrument No. 2011-5830759 and amended by Instrument No. 2016-6510286 recorded on November 17, 2016 in the Office of County Records.

SUBJECT TO: Covenant Not to Sell Separately, including the terms and provisions thereof, recorded July 21, 2014, as Instrument No. 2014-6190148, Office of Umatilla County Records.

SUBJECT TO: Easements for Ingress, egress, and utility purposes, including the terms and provisions thereof, contained in deed recorded June 2, 2015 as Instrument No. 2015-6300275, and re-recorded on October 5, 2016 as instrument No. 2016-6490666, Office of Umatilla County Records.

SUBJECT TO: Covenant Not to Sue, including the terms and provisions thereof, recorded May 10, 2017 as Instrument No. 2017-6570734, Office of Umatilla County Records.

SUBJECT TO: Easement, including the terms and provisions thereof, conveyed to Umatilla Electric Cooperative by Instrument No. 2017-6580433 recorded May 30, 2017, Office of Umatilla County Records.

SUBJECT TO: Access Easement Agreement, including the terms and provisions thereof, recorded July 17, 2019, as Instrument No. 2019-6880277, Office of Umatilla County Records.

SUBJECT TO: Irrevocable consent agreement, including the terms and provisions thereof, Recorded on December 20, 2019 as Instrument No. 2019-6950130, Office of Umatilla County Records.

SUBJECT TO: Covenant Not to Sue, including the terms and provisions thereof, recorded December 20, 2019 as Instrument No. 2019-6950131, Office of Umatilla County Records.

SUBJECT TO: Covenant Not to Sue, including the terms and provisions thereof, recorded December 20, 2019 as Instrument No. 2019-6950132, Office of Umatilla County Records.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Stephen K. Haddock

OREGON
JULY 9, 2001
STEPHEN K. HADDOCK
56295LS

RENEWS 6-30-23

Stephen K. Haddock

THIS IS A TRUE AND EXACT COPY

OFFICE OF COUNTY RECORDS

State of Oregon 2022-7490209
County of Umatilla 11/09/2022 03:06:04 PM
REC-DE-PP

Pgs=1 \$5.00 \$11.00 \$10.00 \$10.00 \$60.00 \$120.00
\$24.00



Office of County Records
John Churchill UMATILLA COUNTY

PARTITION PLAT FOR

Mr. Jake Madison
Madison Ranches Land 3, LLC
73710 Highway 207 Echo, OR 97826

LOCATION: S1, T2N, R27E & S25, S35 and S36,
T3N, R27E, W.M., Umatilla County, Oregon.

PROJECT DATE: January 2022

Project No. 21-30

SCALE: 1" = 400'

WITNESS TREE SURVEYING

Stephen K. Haddock, PLS, CFedS
P.O. Box G
Pilot Rock, Oregon 97868
(541) 443-2922

RECEIVED BY

Umatilla County Surveyor

Date: 11/10/22

Rec'd By: CS

No: 22-127-6

WATER RIGHTS

The lands partitioned hereby lie within the boundaries of the Columbia Improvement District and are subject to all easements, levies, and assessments thereof. Additional water rights also exist.

PARTITION PLAT 2022 - 26

Located in the N1/2 of Section 1, T2N, R27E.W.M., and Sections 25, 35, and 36, T3N, R27E.W.M., Umatilla County, State of Oregon.

SHEET 5 OF 5

APPROVALS
UMATILLA COUNTY PLANNING

This plat is approved this

8th day of November 2022.

Robert T Waldner

COUNTY PLANNING DIRECTOR

UMATILLA COUNTY TAX COLLECTOR

Taxes are paid in full this

8 day of November 2022.

Richard Reynolds

UMATILLA COUNTY TAX COLLECTOR

COUNTY SURVEYOR

This plat is examined and approved this

7 day of November 2022.

David H Kline

UMATILLA COUNTY SURVEYOR

COLUMBIA IMPROVEMENT DISTRICT

This plat is approved this

24th day of October 2022.

Mad Wagner

AUTHORIZED REPRESENTATIVE COLUMBIA IMPROVEMENT DISTRICT

OWNER'S DECLARATION

We, Madison Ranches Land 3, LLC, an Oregon limited liability company, J&H Madison, LLC, an Oregon limited liability company, and M Madison, LLC an Oregon limited liability company, owners of the lands described hereon and partitioned hereby, do hereby declare that we have caused this plat to be prepared and this land to be partitioned in accordance with Oregon Revised Statutes Chapter 92 and the subdivision ordinance of Umatilla County. We do also acknowledge the existing easements and water rights appurtenant to the lands shown hereon. We do also hereby dedicate the new ingress, egress, and utilities easement for the benefit of Parcel 1 as shown on and further described on Sheet 2 of this partition plat.

Madison Ranches Land 3, LLC - by Jake Madison, Member

J&H Madison, LLC - by Jake Madison, Member

M Madison, LLC - by Mike Madison, Member

NARRATIVE

This plat was prepared at the request of Mr. Jake Madison. The purpose of the plat is to partition the two farm parcels from the land described and shown hereon.

This partition is the culmination of a series of boundary changes incidental to the continued operation of the farm. Those changes can be traced through surveys R9 to R13 listed in the legend. One additional boundary adjustment in the NE1/4 of the NE1/4 of Section 35 was processed under ORS92.060 (8) and consequently has no record of survey and no monuments were set. Due to that situation, Parcel 2 of this partition remains unsurveyed. The dimensions of the exterior boundary of this partition are both measured and record based on the surveys cited above. The GPS control point for this series of surveys has remained stable and in good condition so that all of the survey control ties were made and monuments set from the same point over the life of the project.

This partition was performed using a Trimble R8S RTK GPS base/rover pair.

State of: Oregon
County of: Umatilla

On this 24 Day of October 2022, the above named individuals appeared personally before me and are known to me to be the identical individuals who executed the plat dedication and acknowledged that they did so freely and voluntarily.

Before me: Amy French

Printed name: Amy French
Notary Public for Oregon

Commission number: 1024527

My commission expires: 05/16/2026

Surveyor's Certificate

I, Stephen K. Haddock, a Registered Professional Land Surveyor in the State of Oregon, do hereby depose and say that I have correctly surveyed and marked with legal monuments the lands as shown hereon and do say that the initial point of this partition is the Southeast Corner of Section 36 which is marked with a 2 3/8" brass cap set by Denny Edwards in survey 90-053-A.

REGISTERED PROFESSIONAL LAND SURVEYOR

Stephen K. Haddock

OREGON JULY 9, 2004 STEPHEN K. HADDOCK 56295LS

RENEWS 6-30-23

Stephen K. Haddock
THIS IS A TRUE AND EXACT COPY

RECEIVED BY

Umatilla County Surveyor
Date: 11/10/22
Rec'd By: CT
No: 22-127-B

PARTITION PLAT FOR

Mr. Jake Madison
Madison Ranches Land 3, LLC
73710 Highway 207 Echo, OR 97826

LOCATION: S1, T2N, R27E & S25, S35 and S36, T3N, R27E, W.M., Umatilla County, Oregon.

PROJECT DATE: January 2022

Project No. 21-30

SCALE: 1" = 400'

WITNESS TREE SURVEYING

Stephen K. Haddock, PLS, CFedS
P.O. Box G
Pilot Rock, Oregon 97868
(541) 443-2922

OFFICE OF COUNTY RECORDS

State of Oregon 2022-7490209
County of Umatilla 11/09/2022 03:06:04 PM
REC-DE-PP
Pgs=1 \$5.00 \$11.00 \$10.00 \$10.00 \$60.00 \$120.00



Office of County Records
Stephen Churchill
UMATILLA COUNTY