

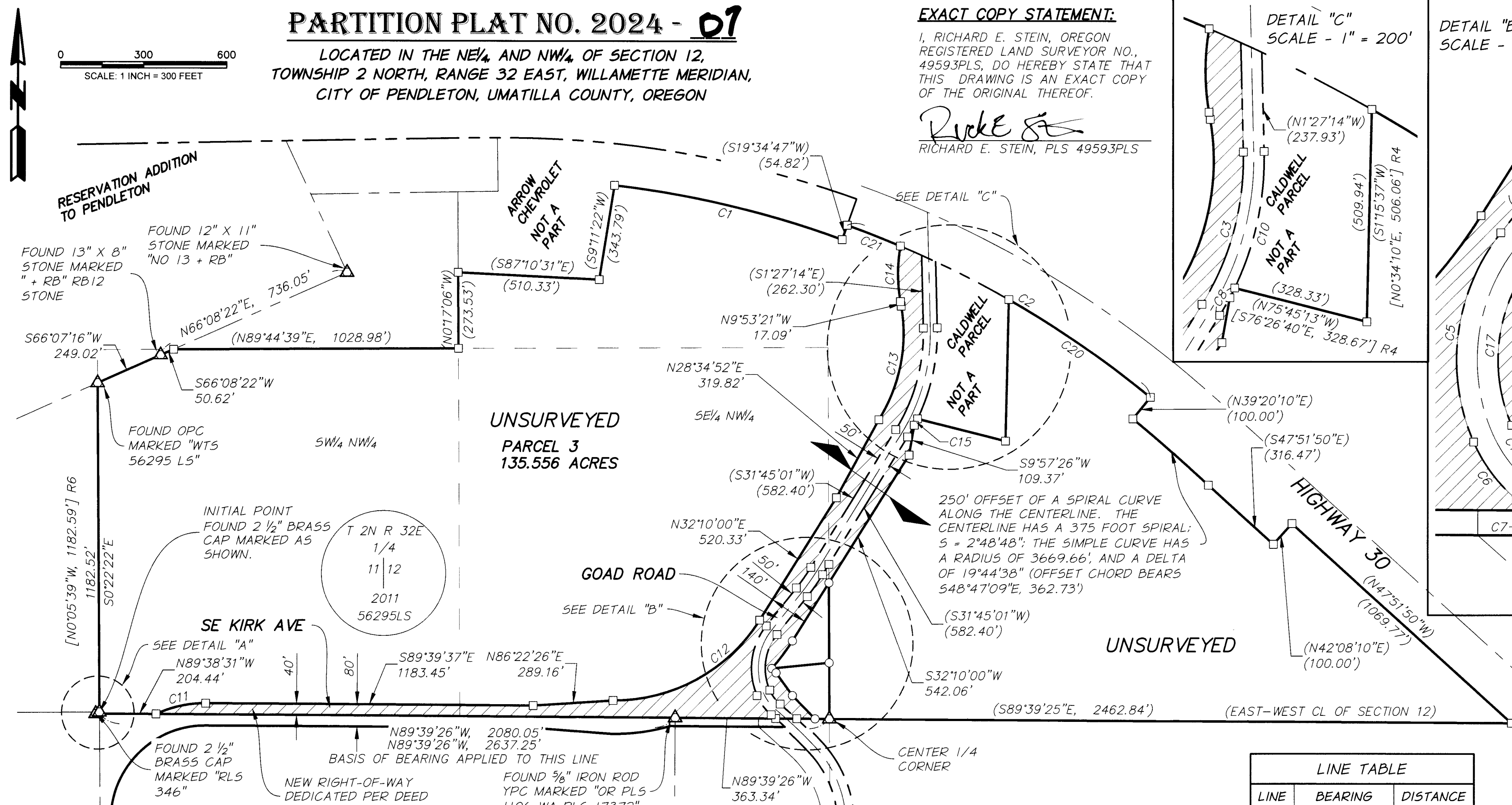
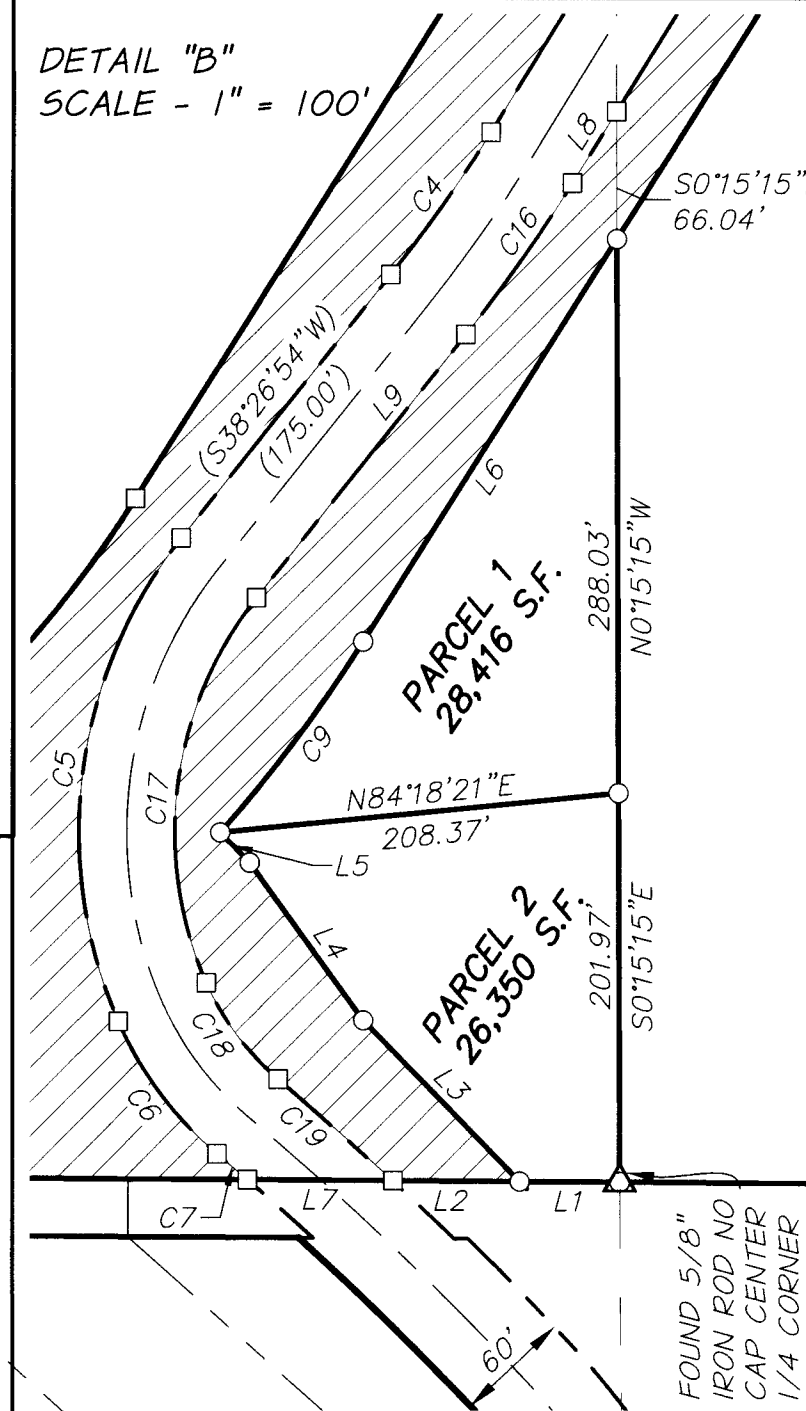
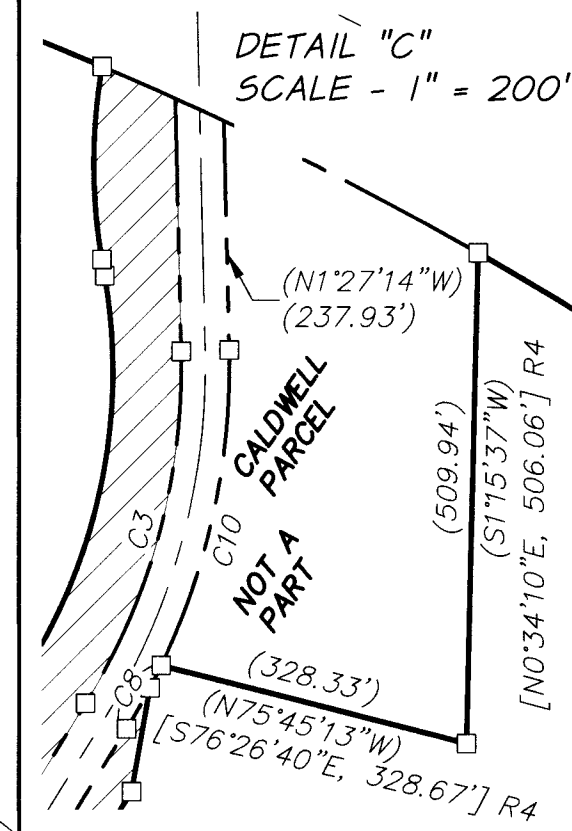
# PARTITION PLAT NO. 2024 - 07

LOCATED IN THE NE<sup>1</sup>/<sub>4</sub> AND NW<sup>1</sup>/<sub>4</sub> OF SECTION 12,  
TOWNSHIP 2 NORTH, RANGE 32 EAST, WILLAMETTE MERIDIAN,  
CITY OF PENDLETON, UMATILLA COUNTY, OREGON

## EXACT COPY STATEMENT:

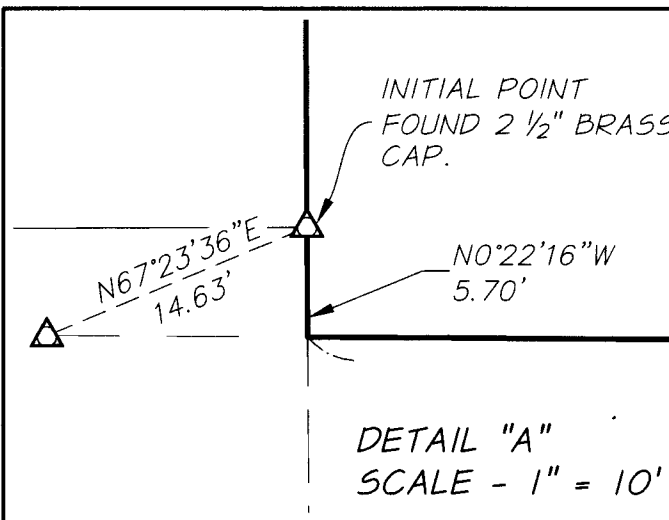
I, RICHARD E. STEIN, OREGON REGISTERED LAND SURVEYOR NO. 49593PLS, DO HEREBY STATE THAT THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL THEREOF.

*Richard E. Stein*  
RICHARD E. STEIN, PLS 49593PLS



REGISTERED PROFESSIONAL LAND SURVEYOR  
*Richard E. Stein*  
OREGON  
FEBRUARY 8, 2000  
RICHARD E. STEIN  
49593PLS  
EXPIRES: 6/30/2024

**BASIS OF BEARING**  
THIS SURVEY IS BASED ON OREGON COORDINATE REFERENCE SYSTEM - PENDLETON ZONE



CURVE #	LENGTH	RADIUS	DELTA	CHORD BEAR	CHORD DIST
C1	846.83'	3619.72'	13°24'15"	N76°47'19"W	844.90'
C2	1264.55'	3669.66'	19°44'38"	N60°32'55"W	1258.30'
C3	384.34'	663.20'	33°12'15"	S15°08'54"W	378.98'
C4	90.37'	773.04'	6°41'53"	S35°05'58"W	90.32'
C5	266.20'	245.47'	62°08'06"	S7°22'51"W	253.35'
C6	86.54'	187.53'	26°26'20"	S36°54'22"E	85.77'
C7	20.71'	1617.89'	0°44'01"	S49°45'31"E	20.71'
C8	74.79'	713.20'	6°00'30"	N28°44'46"E	74.76'
C9	124.02'	760.78'	9°20'26"	N36°50'13"E	123.89'
C10	338.53'	713.20'	27°11'45"	N12°08'39"E	335.36'
C11	184.66'	420.00'	25°11'27"	N77°44'39"E	183.17'
C12	630.28'	620.78'	58°10'23"	N61°15'11"E	603.56'
C13	425.78'	580.88'	41°59'51"	N11°06'35"E	416.31'
C14	201.14'	590.00'	19°31'57"	N0°07'22"W	200.16'
C15	26.02'	713.20'	2°05'26"	N26°47'15"E	26.02'
C16	96.22'	823.04'	6°41'53"	N35°05'58"E	96.16'
C17	211.98'	195.47'	62°08'06"	N7°22'51"E	201.74'

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEAR	CHORD DIST
C18	63.46'	137.53'	26°26'20"	N36°54'22"W	62.90'
C19	79.21'	1667.89'	2°43'16"	N48°45'54"W	79.20'
C20	621.49'	3669.66'	9°42'13"	S55°31'42"E	620.75'
C21	205.77'	3669.66'	3°12'46"	N68°48'51"W	205.75'

**LEGEND**

PROPERTY MONUMENT FOUND AS NOTED

CALCULATED POINT NOTHING FOUND OR SET

SET 5/8" X30" IRON ROD WITH ORANGE PLASTIC CAP MARKED "APA 49593PLS"

RECORD LINE

CALCULATED LINE

RIGHT-OF-WAY LINES

RIGHT-OF-WAY CENTERLINE

PROPERTY LINES

RIGHT-OF-WAY AREA DEDICATED

### MAP REFERENCES

- R1 - COUNTY SURVEY NO. 02-134-C BY ROBERTS
- R2 - ODOT MAP 8B-19-23
- R3 - PARTITION PLAT 2001-42 BY WELLS
- R4 - COUNTY SURVEY NO. Q-402-AX BY THOMPSON
- R5 - COUNTY SURVEY NO. Q-399-A BY HAYES
- R6 - COUNTY SURVEY NO. 11-092-B BY HADDOCK

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S89°39'26"E	52.13'
L2	N89°39'26"W	65.93'
L3	N44°22'39"W	116.57'
L4	N35°50'48"W	101.12'
L5	N44°22'39"W	21.96'
L6	S32°10'00"W	247.55'
L7	S89°39'26"E	75.81'
L8	N31°45'01"E	43.54'
L9	N38°26'54"E	175.00'

RECEIVED BY  
Umatilla County Surveyor  
Date: 4/4/24  
Rec'd By: CT  
No: 24-030-B

State of Oregon  
County of Umatilla  
REC-DE-PP  
Pg#s=1 \$5.00 \$11.00 \$10.00 \$10.00 \$60.00 \$120.00  
2024-0001997  
03/29/2024 03:14:21 PM  
Office of County Records  
*John Churchill*

LOCATED IN THE NE<sup>1</sup>/<sub>4</sub> AND NW<sup>1</sup>/<sub>4</sub> OF SECTION 12,  
TOWNSHIP 2 NORTH, RANGE 32 EAST, WILLAMETTE MERIDIAN,  
CITY OF PENDLETON, UMATILLA COUNTY, OREGON

CITY OF PENDLETON, 500 SW DORION AVE. PENDLETON, OR 97801

SCALE: AS SHOWN  
DATE: 03/19/2024  
JOB NO. 77-54

**anderson perry**

1901 N. FIR STREET, PO BOX 1107 • LA GRANDE, OR 97850 • (541) 963-8309

SHEET 1/2

**SURVEYOR'S CERTIFICATION**

I RICHARD E. STEIN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS, THE LAND AS SHOWN HEREON IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND CITY OF PENDLETON DEVELOPMENT ORDINANCES. I FURTHER CERTIFY THAT THE INITIAL POINT HAS BEEN IDENTIFIED AS THE EXISTING WEST ONE-QUARTER CORNER OF SECTION 12 AS SHOWN HEREON. I FURTHER CERTIFY THAT I HAVE PROVIDED THE TRACT LEGAL DESCRIPTION IN ACCORDANCE WITH ORS 92.070(1), AS SHOWN BELOW.

Richard E. Stein  
RICHARD E. STEIN  
CERTIFICATE NO. 49593PLS  
DATE 3/19/2024

**LEGAL DESCRIPTION**

A TRACT OF LAND IN THE NORTHEAST 1/4, AND NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 32 EAST, WILLAMETTE MERIDIAN, CITY OF PENDLETON, UMATILLA COUNTY, OREGON, BEING A PORTION OF BARGAIN AND SALE DEED TO SOARING G, LLC. INSTRUMENT NO. 2022-7450345 UMATILLA COUNTY RECORDS, THE DESCRIPTION IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 12; THENCE NO°22'22"W, ALONG THE WEST LINE OF SAID SECTION 12, A DISTANCE OF 1182.52 FEET TO A POINT ON THE SOUTH LINE OF THE RESERVATION ADDITION TO PENDLETON; THENCE N66°07'16"E, ALONG SAID SOUTH LINE OF RESERVATION ADDITION, 249.02 FEET TO THE RB+12 STONE; THENCE N66°08'23"E, CONTINUING ALONG SAID SOUTH LINE OF RESERVATION ADDITION, 50.62 FEET TO THE NORTH LINE OF THE SW1/4 NW1/4 OF SAID SECTION 12;

THENCE N89°44'39"E ALONG SAID NORTH LINE, 1028.98 FEET TO THE WEST LINE OF THE NE1/4 NW1/4; THENCE NO°17'09"W ALONG SAID WEST LINE, 273.53 FEET TO THE SOUTH LINE OF THE SURVEY FOR ARROW CHEVROLET AS SHOWN ON MAP OF SURVEY I-47-B; THENCE FOLLOWING SAID SOUTH LINE OF SURVEY I-47-B THE FOLLOWING THREE (3) COURSES:

- 1. 587°10'31"E, 510.33 FEET;
- 2. N9°11'22"E, 343.79 FEET;
- 3. 846.83 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3619.72 FEET AND A CENTRAL ANGLE OF 13°24'15" (CHORD BEARS 576°47'19"E, 844.90 FEET) TO THE EAST LINE OF SAID TRACT;

THENCE N19°34'47"E ALONG SAID WEST LINE, 54.82 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF HIGHWAY 30; THENCE ALONG SAID SOUTH HIGHWAY 30 RIGHT-OF-WAY THE FOLLOWING SIX (6) COURSES:

- 1. 1264.55 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3669.66 FEET AND A CENTRAL ANGLE OF 19°44'38" (CHORD BEARS 560°32'55"E, 1258.30 FEET);
- 2. 539°20'10"W, 100.00 FEET;
- 3. 250' OFFSET OF A SPIRAL CURVE ALONG THE CENTERLINE. THE CENTERLINE HAS A 375 FOOT SPIRAL; S = 2°48'48"; THE SIMPLE CURVE HAS A RADIUS OF 3669.66', AND A DELTA OF 19°44'38" (OFFSET CHORD BEARS 548°47'09"E, 362.73')
- 4. 547°51'50"E, 316.47 FEET;
- 5. N42°08'10"E, 100.00 FEET;
- 6. 547°51'50"E, 1069.77 FEET TO THE SOUTH LINE OF THE EAST-WEST CENTERLINE OF SAID SECTION 12;

THENCE N89°39'25"W ALONG SAID SOUTH LINE, 2462.84 FEET TO THE CENTER ONE-QUARTER CORNER OF SAID SECTION 12; THENCE CONTINUING ALONG SAID SOUTH LINE N89°39'26", 2637.25 FEET TO THE NORTH-SOUTH CENTERLINE OF SAID SECTION 12; THENCE NO°22'16"W ALONG SAID NORTH-SOUTH CENTERLINE 5.70 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM: THE TRACT OF LAND CONVEYED TO ARTHUR B. CALDWELL, ET UX, BY DEED RECORDED IN BOOK 274, PAGE 51 OF THE UMATILLA COUNTY DEED RECORDS.

ALSO EXCEPTING THEREFROM: ALL TRACTS OF LAND WITHIN THE GOAD ROAD RIGHT-OF-WAY BY DEED REFERENCES 2023-01068 AND 2023-01070, AND THE HIGHWAY 30 RIGHT-OF-WAY.

CONTAINING 5,959,604 SQUARE FEET, 136.814 ACRES, MORE OR LESS.

**SURVEYOR'S NARRATIVE**

PURPOSE: TO SURVEY AND MONUMENT THE PARTITION PLAT AS SHOWN HEREON.

PROCEDURE: THE SOUTH LINE WAS DETERMINED FROM FOUND MONUMENTS ON THE WEST SIDE AND CALCULATED DISTANCES ON THE EAST SIDE. THERE ARE TWO MONUMENTS FOR THE WEST ONE-QUARTER CORNER. ONE SET BY HARRIS (RLS 346) IN 1968, AND ONE SET BY HADDOCK (56295PLS) IN 2011. THE PLAT AROUND THE WATER TREATMENT PLANT AREA WAS COMPLETED BY WELLS (1106) IN 2001, WHICH USED THE 1968 CORNER. THE CORNER TO THE NORTH OF THIS ON THE SOUTH LINE OF THE RESERVATION ADDITION USED THE 2011 CORNER. I DECIDED TO USE THE EAST-WEST CENTERLINE AS USING THE 1968 CORNER AS LINE FOR THE SOUTH LINE OF THIS PARCEL. FOR THE WEST LINE OF SECTION 12, I DECIDED TO USE THE 2011 LINE AS ITS LOCATION. THE NORTH LINE IS THE SOUTH RIGHT-OF-WAY LINE OF HIGHWAY 30. THE EXISTING GOAD ROAD WAS TAKEN OUT OF THIS SURVEY AS WELL AS THE PARCEL TO ARTHUR CALDWELL ON THE EAST SIDE OF GOAD ROAD AT THE HIGHWAY.

**PARTITION PLAT NO. 2024 - 07**

LOCATED IN THE NE¼ AND NW¼ OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 32 EAST, WILLAMETTE MERIDIAN, CITY OF PENDLETON, UMATILLA COUNTY, OREGON

**OWNER'S DECLARATION & DEDICATION**

SOARING G LLC & Et. Al., OWNERS OF THE LAND BEING DIVIDED BY THIS PARTITION, DO HERE ACKNOWLEDGE THAT I HAVE CAUSED THIS PLAT TO BE PREPARED AND THE PROPERTY SUBDIVIDED AS SHOWN HEREON, IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS REVISED, AND THE CITY OF PENDLETON DEVELOPMENT ORDINANCES. I FURTHER ACKNOWLEDGE GOAD ROAD RIGHTS-OF-WAY, EASEMENTS, AND ENCUMBRANCES AFFECTING THE PROPERTY WHETHER SHOWN ON THIS PLAT OR CONTAINED WITHIN RECORDED LEGAL DOCUMENTS.

Todd A. Goad  
TODD A. GOAD, MEMBER, SOARING G LLC & Et. Al.

**ACKNOWLEDGMENT**

STATE OF Oregon  
COUNTY OF Umatilla

ON THE 25 DAY OF March, 2024, THE ABOVE NAMED TODD A. GOAD, SOARING G LLC & Et. Al., APPEARED PERSONALLY BEFORE ME AND IS KNOWN TO ME TO BE THE IDENTICAL INDIVIDUAL WHO EXECUTED THE OWNER'S DECLARATION AND ACKNOWLEDGED THAT HE DID SO FREELY AND VOLUNTARILY.

Stephanie Huffman  
NOTARY PUBLIC FOR THE STATE OF OREGON

PRINTED NAME: Stephanie Huffman

COMMISSION NUMBER: 1045944

MY COMMISSION EXPIRES: 03-05-28

**UMATILLA COUNTY COMMISSIONERS**

THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT IS APPROVED FOR FILING AND RECORDING IN THE RECORD OF PLATS OF UMATILLA COUNTY BY THE UNDERSIGNED, BY ITS ORDER.

DATED THIS 29<sup>th</sup> DAY OF March, 2024.

John Bell  
CHAIRPERSON

Celinda A. Simmons  
COMMISSIONER

[Signature]  
COMMISSIONER

**EXACT COPY STATEMENT:**

I, RICHARD E. STEIN, OREGON REGISTERED LAND SURVEYOR NO., 49593PLS, DO HEREBY STATE THAT THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL THEREOF.

Richard E. Stein  
RICHARD E. STEIN, PLS 49593PLS

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON FEBRUARY 8, 2000 RICHARD E. STEIN 49593PLS EXPIRES: 6/30/2024

RECEIVED BY Umatilla County Surveyor Date: 4/4/24 Rec'd By: CT No.: 24-030-B

State of Oregon 2024-0001997  
County of Umatilla REC-DE-PP 03/29/2024 03:14:21 PM  
Pgs=1 \$5.00 \$11.00 \$10.00 \$10.00 \$60.00 \$120.00  
\$24.00  
0002079820240019970010012  
Office of County Records  
Jim Churchill  
UMATILLA COUNTY

**APPROVALS**

**CITY OF PENDLETON PLANNING COMMISSION**

THE ACCOMPANYING PLAT IS HEREBY APPROVED

DATED THIS 21<sup>st</sup> DAY OF March, 2024.

[Signature]  
PLANNING COMMISSION PRESIDENT

[Signature]  
CITY PLANNER

**CITY OF PENDLETON SURVEYOR**

THE ACCOMPANYING PLAT IS HEREBY APPROVED

DATED THIS 20<sup>th</sup> DAY OF March, 2024.

[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 FILING AND RECORDING OF SUCH PLATS, AND THEREFORE APPROVE SAID PLAT FOR SIGNATURE BY THE COUNTY COMMISSIONERS OF THE UMATILLA COUNTY, OREGON

DATED THIS 28 DAY OF March, 2024.

[Signature]  
UMATILLA COUNTY SURVEYOR

**UMATILLA COUNTY TAX COLLECTOR**

WE, THE ASSESSOR AND THE TAX COLLECTOR OF UMATILLA COUNTY, OREGON DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TAX RECORDS RELATIVE TO THE LAND COVERED BY THE ACCOMPANYING SUBDIVISION AND THAT ALL AD/VALOREM AND SPECIAL ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.

DATED THIS 29 DAY OF March, 2024.

[Signature]  
UMATILLA COUNTY TAX COLLECTOR

LOCATED IN THE NE¼, AND NW¼, OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 32 EAST, WILLAMETTE MERIDIAN, CITY OF PENDLETON, UMATILLA COUNTY, OREGON

CITY OF PENDLETON, 500 SW DORION AVE. PENDLETON, OR 97801

SCALE: AS SHOWN		SHEET 2/2
DATE: 03/19/2024		
JOB NO. 77-54		

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