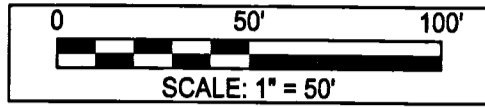


PARTITION PLAT NO. 2018-02
 within the SE1/4, the NE1/4, Section 10,
 Township 4 N., Range 28 E., W.M.,
 Umatilla County, Oregon



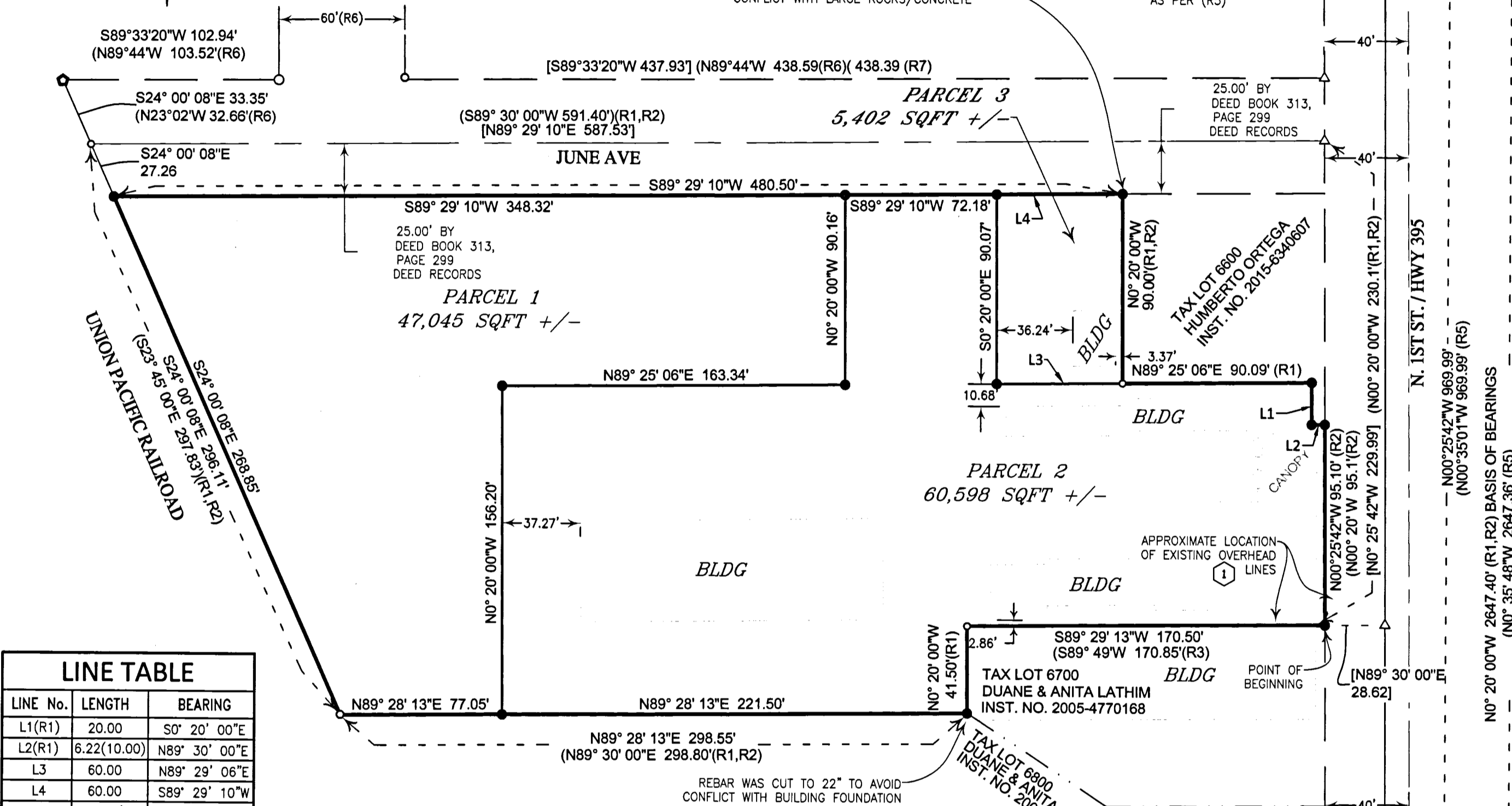
THIS IS AN EXACT COPY:

Lance Clark King
LANCE CLARK KING

REBAR WAS CUT TO 22" TO AVOID
 CONFLICT WITH LARGE ROCKS/CONCRETE

FOUND 5/8" IRON BAR AND
 BRASS CAP IN MONUMENT WELL
 NW CORNER SECTION 10

FOUND 5/8" IRON BAR
 WITH YELLOW PLASTIC
 CAP MARKED L.S. 951
 AS PER (R5)



SURVEYOR'S NARRATIVE & CERTIFICATE

THIS SURVEY WAS MADE AT THE REQUEST OF BARRY BUEHLER, REPRESENTATIVE OF BBSP PROPERTIES LLC FOR THE PURPOSE OF PARTITIONING A PARCEL OF LAND AS DESCRIBED IN STATUTORY WARRANTY DEED INSTRUMENT No. 2014-6210418.

CONTROL FOR THIS SURVEY IS FROM FOUND MONUMENTS AS SHOWN ON THE MAP. THE BASIS OF BEARING FOR THIS SURVEY IS ALONG THE EAST SECTION LINE OF SECTION 10, T4N, R28E, W.M., UMATILLA COUNTY OREGON BETWEEN FOUND MONUMENTS AS SHOWN ON HEREON.

THIS PARCEL WAS SURVEYED IN JUNE OF 1970 BY RALPH THOMPSON, FOR J.E. DICKENS. THE SURVEY FOLLOWS AND MATCHES THE DEED, IT APPEARS THAT GREAT CARE WAS TAKEN IN THE DEVELOPMENT OF THIS PARCEL TO RECOGNIZE THESE LINES FOR THE PLACEMENT OF IMPROVEMENTS.

THE COMMENCING POINT FOR THIS PARCEL IS THE EAST 1/4 OF SECTION 10, I INITIALLY CALCULATED THE BOUNDARY OF THIS PARCEL COMMENCING AT THIS LOCATION, FOLLOWING THE DEED AND RECORD OF SURVEY G-030-AX WHICH AGREE IN DATA, DOING THIS ALLOWED ME TO RECOVER FOUR OF THE MONUMENTS WHICH FIT VERY WELL WITH RECORD DATA, WELL ENOUGH THAT THE REESTABLISHMENT OF MISSING MONUMENTS COULD LIKELY BE DONE USING RECORD DATA, HOWEVER, ADDITIONAL DOCUMENTS DESCRIBING EXCEPTIONS AND RE-SURVEYS OF THE RIGHT OF WAY LINE NEEDED TO BE ACCOUNTED FOR.

A PORTION OF THE EAST LINE OF THIS PARCEL WAS ESTABLISHED ALONG THE HIGHWAY RIGHT OF WAY PER RECORD OF SURVEY NO. 17-012-B BY AND FOR ODOT, THE REMAINING EASTERN LINES WERE ESTABLISHED USING RECORD DISTANCES AND ANGLES AS SHOWN. THAT PORTION OF THE EAST LINE SHOWN TO BE 6.22' X 20.00' APPEARS AS WRITTEN IN THE DEED OF THE SUBJECT PARCEL TO BE 10.00' X 20.00' AND INTERIORLY WITHIN THE SUBJECT PARCEL BASED ON THE EXCEPTION TO THE ODOT RIGHT OF WAY, AFTER COMPARING THE ADJOINING DEED INST. NO. 2015-6340607 IT IS CLEAR THAT IT FALLS AS DRAFTED HERE.

THE NORTHERN LINE OF THIS PARCEL WAS ESTABLISHED BY HOLDING THE FOUND 1/2" REBAR ALONG THE RAIL ROAD RIGHT OF WAY AT THE CENTERLINE OF JUNE AVENUE AND CONNECTING IT WITH A RECORD LOCATION NORTH OF THE FOUND 1/2" REBAR AND THE SOUTHWEST CORNER OF TAX LOT 6600, I THEN OFFSET THAT LINE 25' SOUTH AS PER DEED IN BOOK 313, PAGE 299.

THE WEST LINE OF THIS PARCEL WAS RETRACED BETWEEN THE TWO FOUND 1/2" REBARS AND THE 25' OFFSET LINE AS SHOWN. THE SOUTHERN LINE OF THIS PARCEL WAS RETRACED BETWEEN THE FOUND 1/2" REBAR ALONG THE RAIL ROAD RIGHT OF WAY AND AT A RECORD DISTANCE AND ANGLE SOUTH OF THE FOUND 1/2" REBAR AT THE NORTHWEST CORNER OF TAX LOT 6700 AS SHOWN.

THE COMMON BOUNDARY BETWEEN THIS PARCEL AND TAX LOT 6700 WAS ESTABLISHED BETWEEN THE FOUND 1/2" REBAR AT THE NORTHWEST CORNER OF TAX LOT 6700 AND A POINT AT RECORD DISTANCE NORTH OF THE EAST 1/4 CORNER AND ALONG THE RIGHT OF WAY AS SHOWN. THE FINAL BOUNDARY SOLUTION FIT THE USAGE LINE VERY WELL WHICH IN SOME CASES ARE VERY NEAR TO BUILDINGS BUILT NEARLY ON THE LINE AND RETAINING WALLS BUILT ON THE LINE.

THE LOCATION OF THE INTERIOR LINES CREATING THE NEW PARCELS AS SHOWN WERE SELECTED BY MR. BUEHLER.

I LANCE C. KING A REGISTERED PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MONUMENTED THE BOUNDARIES OF PARCELS 1, 2 AND 3 IN ACCORDANCE WITH ORS CHAPTER 92 THAT THE POINT OF BEGINNING IS AS SHOWN ON THE MAP AND IS WITHIN ACCORDANCE WITH THE REQUIREMENTS OF ORS 92.060(1), I CERTIFY THAT THE FIRST MONUMENT ESTABLISHING OR REESTABLISHING A BOUNDARY MONUMENT WAS PLACED ON 2/6/2017, THAT THE ADJOINING PROPERTY AND ALL PROPERTY ACCESSED IN THIS SURVEY WAS DONE IN ACCORDANCE WITH ORS 672.047, THAT THE SURVEY WAS MADE BY ME OR UNDER MY DIRECTION, THAT THE MONUMENTS ARE AS SHOWN AND THAT THIS MAP IS A TRUE AND ACCURATE REPRESENTATION OF SAID SURVEY.

THE LAND BEING PARTITIONED IS DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT 25 FEET S 89° 30' W OF THE QUARTER CORNER COMMON TO SECTIONS 10 AND 11, TOWNSHIP 4 NORTH, RANGE 28 EAST, OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON;
 THENCE N 00° 20' W 384.9 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION;
 THENCE N 00° 20' W 230.1 FEET TO A POINT;
 THENCE S 89° 30' W 591.40 FEET TO A POINT ON THE EAST LINE OF THE UNION PACIFIC RIGHT OF WAY;
 THENCE S 23° 45' E ALONG SAID UNION PACIFIC RIGHT OF WAY LINE, 297.83 FEET;
 THENCE N 89° 30' E 298.8 FEET TO A POINT;
 THENCE N 00° 20' W 41.5 FEET TO A POINT;
 THENCE N 89° 30' E 174 FEET TO THE POINT OF BEGINNING;
 ALSO EXCEPTING THEREFROM THAT TRACT OF LAND CONVEYED TO THE STATE OF OREGON, BY DEED RECORDED IN BOOK 180, PAGE 612, DEED RECORDS, UMATILLA COUNTY, OREGON;
 ALSO EXCEPTING THEREFROM, FROM A POINT 25 FEET S 89° 30' W OF THE QUARTER CORNER COMMON TO SAID SECTIONS 10 AND 11;
 THENCE N 00° 20' W 500 FEET TO THE POINT OF BEGINNING;
 THENCE N 00° 20' W 90 FEET TO A POINT;
 THENCE S 89° 30' E 100 FEET;
 THENCE S 00° 20' E 90 FEET TO A POINT;
 THENCE N 89° 30' E 100 FEET TO THE POINT OF BEGINNING;
 ALSO EXCEPTING, BEGINNING AT THE SOUTHEAST CORNER OF THE TRACT LAST ABOVE DESCRIBED;
 THENCE IN A WESTERLY DIRECTION ALONG THE SOUTH BOUNDARY LINE OF SAID TRACT, 10 FEET;
 THENCE AT RIGHT ANGLES IN A SOUTHERLY DIRECTION, 20 FEET;
 THENCE AT RIGHT ANGLES IN AN EASTERLY DIRECTION, 10 FEET;
 THENCE AT RIGHT ANGLES IN A NORTHERLY DIRECTION, 20 FEET TO THE POINT OF BEGINNING;
 ALSO EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE STREET RIGHT OF WAYS, INCLUDING, BUT NOT LIMITED TO THAT TRACT OF LAND CONVEYED TO THE CITY OF HERMISTON FOR STREET PURPOSES, BY DEED RECORDED IN BOOK 313, PAGE 299 DEED RECORDS, UMATILLA COUNTY, OREGON.

LINE No.	LENGTH	BEARING
L1(R1)	20.00	S0° 20' 00"E
L2(R1)	6.22(10.00)	N89° 30' 00"E
L3	60.00	N89° 29' 06"E
L4	60.00	S89° 29' 10"W
L5	12.02'	N89° 34' 18"E

APPROVALS:
UMATILLA COUNTY SURVEYOR
 Approved this 21 DAY OF Feb, 2018
David H. H. H.
 UMATILLA COUNTY SURVEYOR

HERMISTON CITY PLANNING COMMISSION
 Approved this 20 DAY OF Feb, 2018
Ruth Ann A. G.
 CHAIRMAN

HERMISTON IRRIGATION DISTRICT
 Approved this 7 DAY OF Feb, 2018
Annette Kirkpatrick
 MANAGER

UMATILLA COUNTY TAX COLLECTOR
 TAXES ARE PAID IN FULL
 Approved this 21st DAY OF Feb, 2018
Beth Ann Ernest by Kristin Shamand
 UMATILLA COUNTY TAX COLLECTOR
 deputy

OWNER'S DECLARATION:
 KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED, AM THE OWNER OF THE LANDS AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE CAUSED THE SAME TO BE PARTITIONED AND SURVEYED IN ACCORDANCE WITH ORS CHAPTER 92. WE ACKNOWLEDGE THE FOLLOWING EASEMENTS:
 ① BLANKET EASEMENT TO PACIFIC POWER AND LIGHT CO., BOOK 185, PAGE 589, UMATILLA COUNTY RECORDS, EXISTS ON THIS PROPERTY.
 ② BLANKET RIGHT OF ENTRY AGREEMENT TO CHARTER COMMUNICATIONS, INSTRUMENT No. 2005-4860367, UMATILLA COUNTY RECORDS, EXISTS ON THIS PROPERTY.

Barry Buehler, manager
 BARRY BUEHLER, REPRESENTATIVE OF BBSP PROPERTIES, LLC
 STATE OF OREGON } s.s.
 COUNTY OF UMATILLA }
 BEFORE ME THIS 12th DAY OF February, 2018 APPEARED BARRY BUEHLER, REPRESENTATIVE AND ACKNOWLEDGED THE FOREGOING DECLARATION.

Mike D. Young
 NOTARY PUBLIC FOR OREGON
Mike D. Young
 PRINTED NAME
 COMMISSION NO. _____
 MY COMMISSION EXPIRES 2/7/2021

- LEGEND**
- PARTITION BOUNDARY
 - - - SECTIONAL LINE (SEC.)
 - - - RIGHT-OF-WAY (ROW)
 - - - NEW PARTITION LINE
 - - - CENTERLINE (CL)
 - - - TAX LOT LINES
 - - - EXISTING BUILDINGS
 - () DATA OF RECORD
 - [] CALCULATED DISTANCE
 - ⊕ MONUMENT AS NOTED
 - FND. 5/8 IRON BAR AS NOTED
 - FND. 1/2 IRON BAR AS NOTED
 - △ CALCULATED POINT
 - FOUND 3/4" IRON ROD
 - SET 5/8"x30" IRON REBAR WITH RED PLASTIC CAP MARKED PLS 61420

NOTE:
 ① BLANKET EASEMENT TO PACIFIC POWER AND LIGHT CO., BOOK 185, PAGE 589, UMATILLA COUNTY RECORDS, EXISTS ON THIS PROPERTY.
 ② BLANKET RIGHT OF ENTRY AGREEMENT TO CHARTER COMMUNICATIONS, INSTRUMENT No. 2005-4860367, UMATILLA COUNTY RECORDS, EXISTS ON THIS PROPERTY.

- RECORDS OF REFERENCE**
- R1 STATUTORY WARRANTY DEED, DATED 10-1-2014, FILED UNDER INSTRUMENT No. 2014-6210418 UMATILLA COUNTY RECORDS.
 - R2 SURVEY FOR J.E. DICKENS, BY RALPH THOMPSON, FILED UNDER COUNTY SURVEY No. G-030-AX.
 - R3 SURVEY FOR DEL BROWN, BY EDWARDS SURVEYING, FILED UNDER COUNTY SURVEY No. J-11-AX.
 - R4 SURVEY FOR RAMONA GILBERT, BY EDWARDS SURVEYING, FILED UNDER COUNTY SURVEY No. 89-34-A.
 - R5 SURVEY FOR OREGON DEPARTMENT OF TRANSPORTATION, FILED UNDER COUNTY SURVEY No. 17-012-B.
 - R6 CAMPBELL-TILLER ADDITION, BY GEORGE CHICHA, BOOK 6, PAGE 25, UMATILLA COUNTY PLAT RECORD.
 - R7 SURVEY FOR VINCE ALLEMAN, BY EDWARDS SURVEYING, FILED UNDER COUNTY SURVEY No. M-100-AX.
 - R8 HELLER ADDITION, A REPLAT OF BLOCK C OF THE CAMPBELL-TILLER ADDITION BY R.V. MCKINNIS ENGINEERING, BOOK 14, PAGE 26

RECEIVED BY
 Umatilla County Surveyor
 Date: 2/27/18
 Rec'd By: CT
 No.: 18-011-B

REGISTERED PROFESSIONAL LAND SURVEYOR
Lance Clark King
OREGON
MAY 10, 2011
LANCE CLARK KING
61420

RENEWS: 6/30/2019

STATE OF OREGON, }
 COUNTY OF UMATILLA }
 I certify that this instrument was received and recorded on 02-21-2018
 at 4:27 o'clock p. m., in the record of PLATS of said County.
 YEAR 2018 NUMBER 02
OFFICE OF COUNTY RECORDS
 By: STEVE CHURCHILL Records Officer
 Fee \$ 80.00 No. 2018-6680808

SURVEY FOR:
BBSP PROPERTIES, LLC

CK3, LLC
 CIVIL-STRUCTURAL-ELECTRICAL ENGINEERING,
 SURVEYING & PLANNING

ONTARIO HERMISTON
 368 SW 5TH AVE. 945 W. ORCHARD AVE.
 ONTARIO, OR 97914 HERMISTON, OR 97838
 PHONE (541) 889-5411 PHONE (541) 567-2345
 FAX (541) 889-2074 FAX (541) 567-2305
 WEB: CK3LLC.NET

CHECKED BY: LCK	FIELDBOOK No.:	0-315	PAGE(S):	31-40
DRAWN BY: RWF	DWG FILE No.:	B-1245		
APPROVED BY: LCK	FILENAME:	VO17036.dwg	JOB No.:	VO17036
DATE: 2/7/2018	DATE REVISED:		SHEET: 1 of 1	