

SURVEYOR'S CERTIFICATE & NARRATIVE

I HEREBY CERTIFY THAT I HAVE CORRECTLY SHOWN PARCELS 1, 2 & 3 IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED AND THE UMATILLA COUNTY DEVELOPMENT ORDINANCE. THE PARCEL BOUNDARIES WERE NOT SURVEYED OR MONUMENTED AND ACREAGE IS APPROXIMATE. SURVEY DATA FROM EXISTING FILED SURVEYS AS SHOWN WERE IMPLEMENTED INTO CALCULATIONS FOR THIS PARTITION PLAT. SAID LANDS ARE LOCATED IN TOWNSHIP 6 NORTH, RANGE 33 EAST, W.M., UMATILLA COUNTY, OREGON BEING DESCRIBED AS FOLLOWS:

SECTION 14: LOTS 4, 5 AND 12 LYING WESTERLY OF BUTLER GRADE ROAD

SECTION 15: LOTS 1, 2, 3, AND 4 AND THE SOUTH HALF EXCEPTING THAT PORTION THEREOF CONVEYED TO INGHAM BY DEED INSTRUMENT NO. 2007-5140404.

SECTION 16: ALL OF SECTION 16 EXCEPTING THEREFROM THAT PORTION CONVEYED TO UMATILLA IRRIGATION COMPANY PER DEED BOOK 112, PAGE 172 ALSO EXCEPTING THAT PORTION THEREOF CONVEYED TO INGHAM BY DEED INSTRUMENT NO. 2007-5140404.

SECTION 22: THE NORTHEAST QUARTER, THE NORTHWEST QUARTER, THE SOUTHWEST QUARTER AND THE NORTH HALF OF THE SOUTHEAST QUARTER

IS BEING SUBDIVIDED INTO THREE PARCELS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:
SECTION 14: ALL THAT PORTION OF GOVERNMENT LOTS 4, 5, AND 12 LYING WESTERLY OF BUTLER GRADE ROAD.
SECTION 15: THE EAST HALF OF THE SOUTH HALF AND THE EAST HALF OF THE WEST HALF OF THE SOUTH HALF, LOTS 1 AND 2, AND THAT PORTION OF LOTS 3 AND 4, LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE CLOSING CORNER COMMON TO SECTIONS 16 AND 15 FOR WASHINGTON AS SHOWN ON SURVEY
15-101-C; THENCE N88°42'08"E ALONG THE STATE LINE A DISTANCE OF 409.74 FEET TO THE NORTHWEST CORNER OF THE INGHAM PROPERTY AS SHOWN ON SURVEY 10-114-B AND BEING THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE S02°35'37"E ALONG THE EASTERLY LINE OF SAID INGHAM PROPERTY, A DISTANCE OF 62.29 FEET; THENCE CONTINUING ALONG SAID INGHAM LINE S26°02'31"W A DISTANCE OF 573.71 FEET; THENCE CONTINUING S33°25'47"W A DISTANCE OF 550.81 FEET; THENCE S58°36'55"E A DISTANCE OF 519.18 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 4 AND THE POINT OF TERMINUS FOR THIS LINE DESCRIPTION.

SECTION 22: THE NORTHEAST QUARTER
THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER
THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER
THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER
THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER
THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER
THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER
THE NORTH HALF OF THE SOUTHEAST QUARTER

SUBJECT TO A 40.00-FOOT-WIDE EASEMENT FOR INGRESS, EGRESS, AND UTILITIES, LYING ADJACENT TO AND EASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE CLOSING CORNER COMMON TO SECTIONS 16 AND 15 FOR WASHINGTON AS SHOWN ON SURVEY
15-101-C; THENCE N88°42'08"E ALONG THE STATE LINE A DISTANCE OF 409.74 FEET TO THE NORTHWEST CORNER OF THE INGHAM PROPERTY AS SHOWN ON SURVEY 10-114-B AND BEING THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE S02°35'37"E ALONG THE EASTERLY LINE OF SAID INGHAM PROPERTY, A DISTANCE OF 62.29 FEET; THENCE CONTINUING ALONG SAID INGHAM LINE S26°02'31"W A DISTANCE OF 573.71 FEET; THENCE CONTINUING S33°25'47"W A DISTANCE OF 550.81 FEET TO THE POINT OF TERMINUS FOR THIS LINE DESCRIPTION.

CONTAINING 770.4 ACRES MORE OR LESS.

PARCEL 2:
SECTION 15: THE WEST HALF OF THE WEST HALF OF THE SOUTH HALF.
ALL OF GOVERNMENT LOT 4, EXCEPTING THEREFROM THAT PARCEL OF LAND CONVEYED TO INGHAM BY DEED INSTRUMENT 2007-5140404 AND THAT PORTION LYING EAST OF THE FOLLOWING DESCRIBED LINE:
BEGINNING AT THE SOUTHEAST CORNER OF THE INGHAM PROPERTY; THENCE S33°25'47"W A DISTANCE OF 550.81 FEET; THENCE S58°36'55"E A DISTANCE OF 519.18 FEET TO THE SOUTHEAST CORNER OF GOVERNMENT LOT 4 AND BEING THE POINT OF TERMINUS FOR THIS LINE DESCRIPTION.

SECTION 22: THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER.
THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER.
THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER.

SUBJECT TO AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES, BEING 40 FEET IN WIDTH, LYING ADJACENT TO AND PARALLEL WITH THE SOUTHERLY LINE OF THE DITCH RIGHT OF WAY AS SHOWN ON UMATILLA COUNTY SURVEY NO. 10-114-B AND COMMENCING ON THE EASTERLY BOUNDARY OF SAID PARCEL 2 AND TERMINATING ON THE WESTERLY BOUNDARY THEREOF.

TOGETHER WITH A 40.00-FOOT-WIDE EASEMENT FOR INGRESS, EGRESS, AND UTILITIES LYING ADJACENT TO AND 40 FEET EASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE CLOSING CORNER COMMON TO SECTIONS 16 AND 15 FOR WASHINGTON AS SHOWN ON SURVEY
15-101-C; THENCE N88°42'08"E ALONG THE STATE LINE A DISTANCE OF 409.74 FEET TO THE NORTHWEST CORNER OF THE INGHAM PROPERTY AS SHOWN ON SURVEY 10-114-B AND BEING THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE S02°35'37"E ALONG THE EASTERLY LINE OF SAID INGHAM PROPERTY, A DISTANCE OF 62.29 FEET; THENCE CONTINUING ALONG SAID INGHAM LINE S26°02'31"W A DISTANCE OF 573.71 FEET; THENCE CONTINUING S33°25'47"W A DISTANCE OF 550.81 FEET TO THE POINT OF TERMINUS FOR THIS LINE DESCRIPTION.

ALL BEING EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON

CONTAINING 161.6 ACRES MORE OR LESS.

PARCEL 3:
ALL OF SECTION 16 EXCEPTING THEREFROM THAT PORTION CONVEYED TO UMATILLA IRRIGATION COMPANY PER DEED BOOK 112, PAGE 72 AND THAT PORTION CONVEYED TO INGHAM BY DEED INSTRUMENT NO. 2007-5140404.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES, BEING 40 FEET IN WIDTH, LYING ADJACENT TO AND PARALLEL WITH THE SOUTHERLY LINE OF THE DITCH RIGHT OF WAY AS SHOWN ON UMATILLA COUNTY SURVEY NO. 10-114-B AND COMMENCING ON THE EASTERLY BOUNDARY OF SAID PARCEL 2 AND TERMINATING ON THE WESTERLY BOUNDARY THEREOF.

AND THAT PORTION A 40.00-FOOT-WIDE EASEMENT FOR INGRESS, EGRESS, AND UTILITIES LYING ADJACENT TO AND 40 FEET EASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE CLOSING CORNER COMMON TO SECTIONS 16 AND 15 FOR WASHINGTON AS SHOWN ON SURVEY

15-101-C; THENCE N88°42'08"E ALONG THE STATE LINE A DISTANCE OF 409.74 FEET TO THE NORTHWEST CORNER OF THE INGHAM PROPERTY AS SHOWN ON SURVEY 10-114-B AND BEING THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE S02°35'37"E ALONG THE EASTERLY LINE OF SAID INGHAM PROPERTY, A DISTANCE OF 62.29 FEET; THENCE CONTINUING ALONG SAID INGHAM LINE S26°02'31"W A DISTANCE OF 573.71 FEET; THENCE CONTINUING S33°25'47"W A DISTANCE OF 550.81 FEET TO THE POINT OF TERMINUS FOR THIS LINE DESCRIPTION.

LYING NORTHERLY OF THE EASTERLY PROLONGATION OF A LINE DRAWING PARALLEL WITH AND 40.00 FEET SOUTHERLY WHEN MEASURED AT RIGHT ANGLES FROM THE SOUTHERLY LINE OF THE DITCH RIGHT OF WAY AS SHOWN ON UMATILLA COUNTY SURVEY NO. 10-114-B

ALL BEING EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON

CONTAINING 317 ACRES MORE OR LESS.

Greg E. Flowers
GREG E. FLOWERS, PLS 02820 LS
DATE 11-7-2023

OWNER'S DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT I, RYAN KREGGER AN AUTHORIZED REPRESENTATIVE OF KREGGER FARMING ENTERPRISES LLC, DECLARE THAT WE HAVE CAUSED THESE LANDS TO BE SURVEYED AND SUBDIVIDED AS SHOWN, AND DO HEREBY DEDICATE THIS PARTITION PLAT TO UMATILLA COUNTY, OREGON.

Ryan Kregger
REPRESENTATIVE OF KREGGER FARMING ENTERPRISES LLC
DATE 11/8/2023

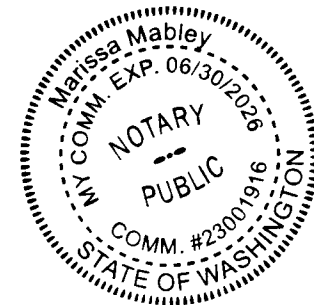
ACKNOWLEDGMENT

STATE OF Washington
COUNTY OF Walla Walla
BEFORE ME THIS 8th DAY OF November, 2023 APPEARED
Ryan Kregger REPRESENTATIVE OF KREGGER FARMING ENTERPRISES LLC, TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING PARTITION PLAT AND DEDICATION OF LAND TO BE A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 8th DAY OF November, 2023.

MY COMMISSION EXPIRES 6/30/2026

Marissa Mabley
NOTARY PUBLIC FOR THE STATE OF Washington RESIDING IN Walla Walla



PARTITION PLAT 2023-17

LOCATED IN THE WEST HALF OF THE WEST HALF OF SECTION 14, SECTION 15, SECTION 16, AND SECTION 22, TOWNSHIP 6 NORTH, RANGE 33 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

APPROVALS

UMATILLA COUNTY PLANNING DIRECTOR

THIS PARTITION IS HEREBY APPROVED THIS 1 DAY OF December, 2023.

Megan Danchevski
UMATILLA COUNTY PLANNING DIRECTOR
DATE 12/1/2023

UMATILLA COUNTY SURVEYOR

APPROVED THIS 1 DAY OF December, 2023 IN ACCORDANCE WITH THE DEVELOPMENT CODE OF UMATILLA COUNTY, OREGON.

David Krumbin
DAVID KRUMBEIN, UMATILLA COUNTY SURVEYOR
DATE

UMATILLA COUNTY TAX COLLECTOR

I HEREBY CERTIFY THAT ALL TAXES FOR THE YEAR 2023 AGAINST THE PROPERTY SHOWN HEREIN HAVE BEEN PAID.

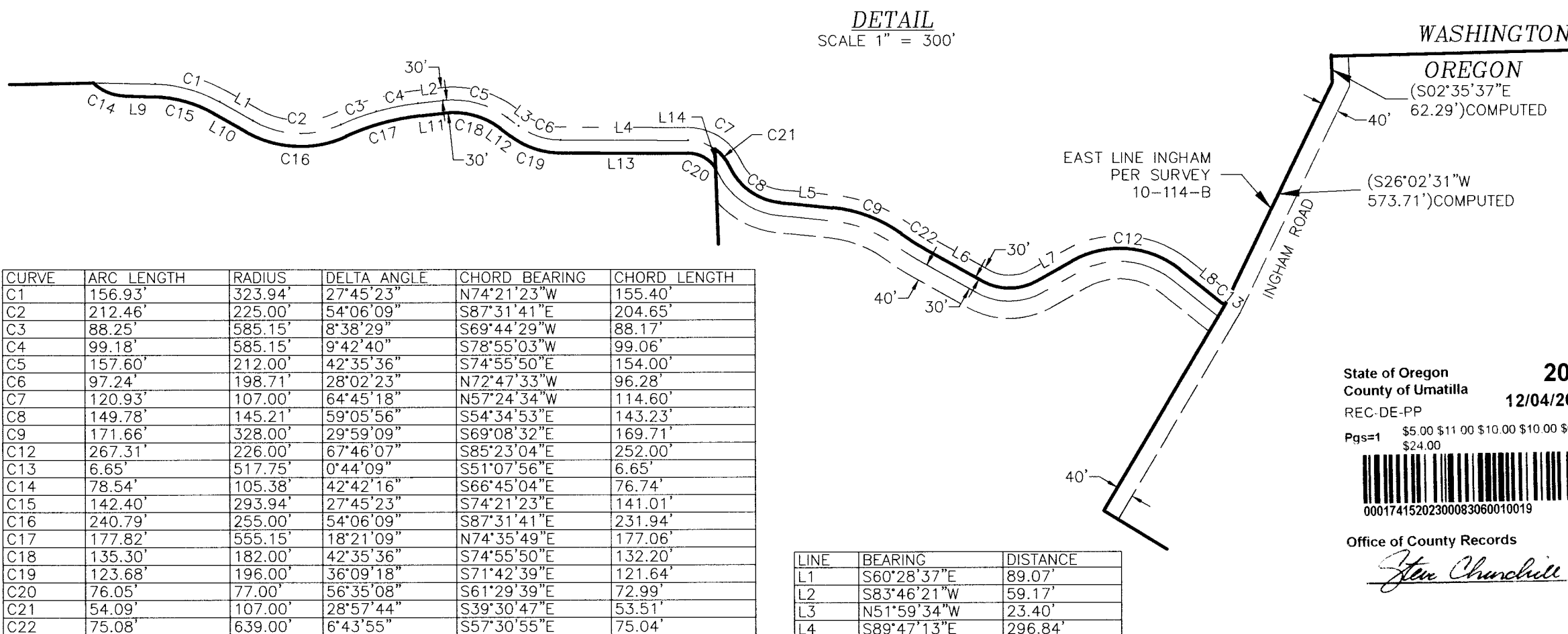
Rachael Reynolds
UMATILLA CO. TAX COLLECTOR
DATE 12/1/2023

GARDENA FARMS IRRIGATION DISTRICT

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PARTITION PLAT AND HEREBY APPROVE THE SAME TO BE FILED IN THE OFFICE OF THE COUNTY RECORDS.

THIS 20 DAY OF Nov, 2023

Director
GARDENA FARMS IRRIGATION DISTRICT



REGISTERED PROFESSIONAL LAND SURVEYOR

Greg E. Flowers
OREGON
JUNE 30, 1997
GREG E. FLOWERS
02820LS

RENEWS 12/31/25
11/7/2023

I HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL.
Greg E. Flowers
GREG E. FLOWERS, PLS 02820 LS



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

State of Oregon
County of Umatilla
REC-DE-PP
Pg#1 \$5.00 \$11.00 \$10.00 \$10.00 \$60.00 \$120.00
\$24.00
0001741520230003060010019
Office of County Records
John Churchill

RECEIVED BY
Umatilla County Surveyor
Date: 12/7/23
Rec'd By: CT
No.: 23-110-B

CLIENT: KREGGER FARMING ENTERPRISES LLC	PROJECT NO.: 67612	
SURVEYOR: GREG E. FLOWERS	DATE: 11/7/2023	
CALC BY: GEF	DRAWN BY: GEF	SCALE: 1"=600'
SECTION: 14, 15, 16 & 22	TOWNSHIP: 6 NORTH	RANGE: 33 EAST
CITY:	COUNTY: UMATILLA	SHEET 2 OF 2