

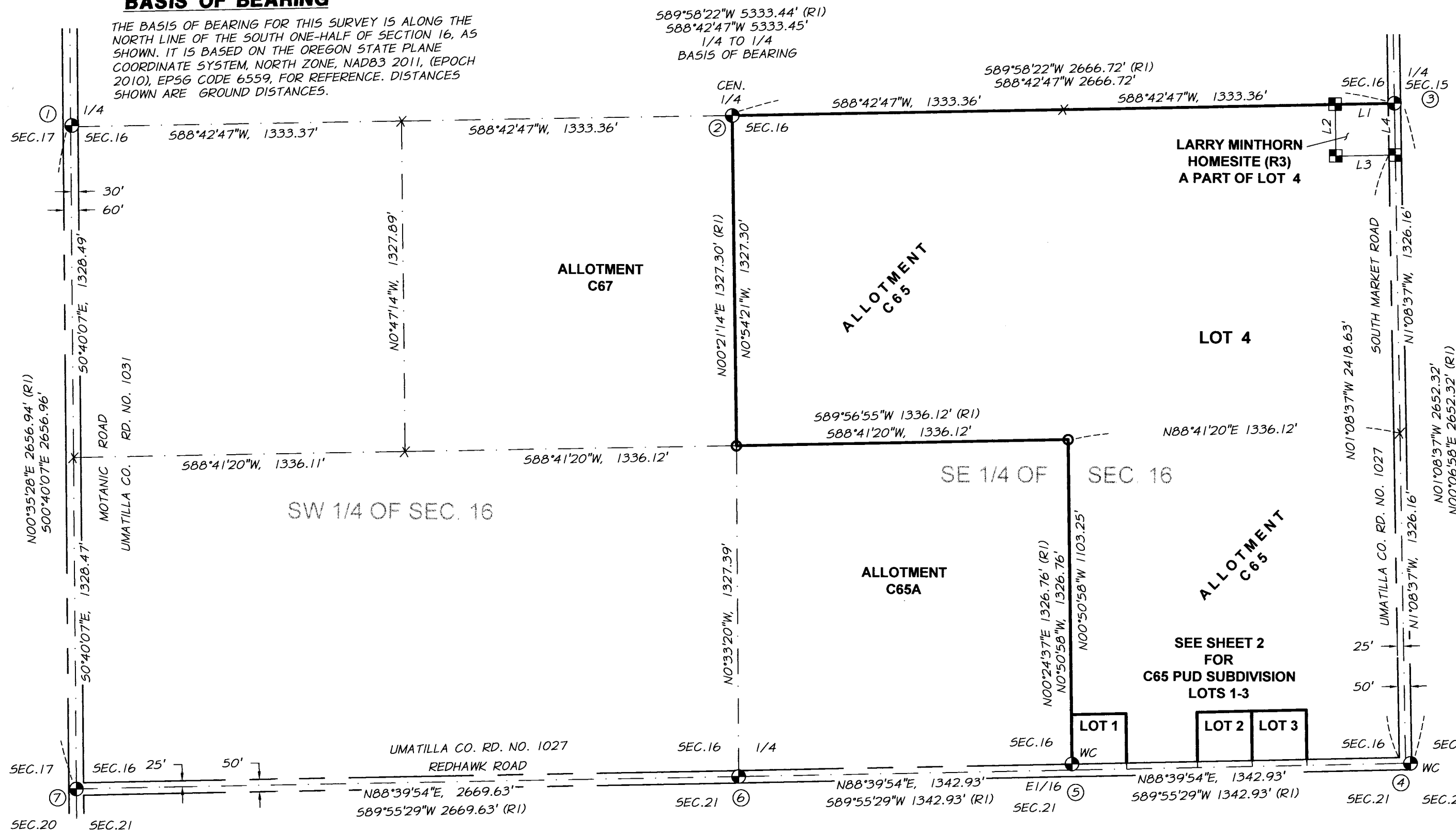
# C65 PLANNED UNIT DEVELOPMENT SUBDIVISION

A SUBDIVISION OF ALLOTMENT NUMBER C65 LOCATED WITHIN THE SOUTHEAST ONE-QUARTER OF SECTION 16 IN TOWNSHIP 1 NORTH, RANGE 33 EAST, WILLAMETTE MERIDIAN, CONFEDERATED TRIBES OF THE UMATILLA INDIAN RESERVATION, UMATILLA COUNTY, OREGON

## BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS ALONG THE NORTH LINE OF THE SOUTH ONE-HALF OF SECTION 16, AS SHOWN. IT IS BASED ON THE OREGON STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 2011, (EPOCH 2010), EPSG CODE 6559, FOR REFERENCE. DISTANCES SHOWN ARE GROUND DISTANCES.

589°58'22"W 5333.44' (R1)  
588°42'47"W 5333.45'  
1/4 TO 1/4  
BASIS OF BEARING



## SURVEY NARRATIVE

THIS SURVEY WAS DONE AT THE REQUEST OF THE CONFEDERATED TRIBES OF THE UMATILLA INDIAN RESERVATION (CTUIR) IN CONJUNCTION WITH THE BUREAU OF INDIAN AFFAIRS, UMATILLA AGENCY (BIA) FOR THE PURPOSE OF CREATING THE C65 PLANNED UNIT DEVELOPMENT (PUD) SUBDIVISION, A SUBDIVISION OF ALLOTMENT C65. THREE NEW 1 ACRE LOTS ARE BEING CREATED BY THIS PUD, AND THE REMAINDER OF C65 IS LOT 4. THE MONUMENT RECOVERY FOR THIS SURVEY INCLUDED THE MONUMENTS MARKING THE EXTERIOR BOUNDARY OF C65, AS WELL AS THE OTHER PUBLIC LAND CORNERS MARKING THE SOUTH ONE-HALF OF SECTION 16, AS SHOWN ON UMATILLA COUNTY RECORD OF SURVEY 05-125-B (R1). THE MONUMENTS AND WITNESS CORNERS FROM (R1) WERE FOUND TO FIT WELL WITH THE RECORDS CALLS. FOR THE PURPOSES OF THIS PUD THE NORTH LINE OF SAID SOUTH ONE-HALF OF SECTION 16 WAS USED AS THE BASIS OF BEARING FOR THIS SURVEY, ROTATED TO THE OREGON STATE PLANE COORDINATE SYSTEM, NORTH ZONE NAD83 (2011), EPSG CODE 6559 FOR REFERENCE. DISTANCES SHOWN ARE GROUND DISTANCES. THE FOUND MONUMENTS MARKING THE EXTERIOR BOUNDARY OF ALLOTMENT C65 WERE RECOVERED AND HELD, AS SHOWN. MONUMENTS FROM (R2), THE LUCY MINTHORN HOMESITE WERE SEARCHED FOR BUT NOT FOUND. SEE THE MONUMENT NOTE ON SHEET 2 FOR THE DETAILS. THE LOCATION OF LOTS 1, 2 AND 3 OF THIS SUBDIVISION WERE PLACED AT THE DIRECTION OF THE LAND OWNERS, THE CTUIR, AND THE BIA. ALL DIMENSIONS SHOWN ARE TO THE TRUE POINT, WHEN COMPUTED FROM WITNESS CORNERS.

THE EXISTING COUNTY ROAD RIGHTS OF WAY ARE USED FOR INGRESS AND EGRESS TO ALL FOUR LOTS. NO NEW EASEMENTS ARE CREATED BY THIS PUD. DUAL FREQUENCY TRIMBLE MODEL R12 GPS RECEIVERS IN RTK MODE WITH AN AVERAGE HORIZONTAL ACCURACY OF 8MM + 1 PPM AND AN AVERAGE VERTICAL ACCURACY OF 15MM + 1 PPM WERE USED TO COMPLETE THIS SURVEY. WE DID NOT OBSERVE ANY VISIBLE ENCROACHMENTS ON LOTS 1, 2 OR 3 OF THIS SUBDIVISION. EXISTING FENCES SHOWN APPEAR TO BE FENCES OF CONVENIENCE.

## REFERENCE MATERIALS

UMATILLA COUNTY, BLM & BIA SURVEY RECORDS:

- R1. CS 05-125-B, JUNE, 2005, BY WELLS
- R2. CS 83-112-AX, 1983, BY KRUMBEIN
- R3. CS 82-84-AX, AUGUST 17, 1982, BY WELLS
- R4. RECORD OF SURVEY No. 382 "OLD BOOK OF SURVEYS" NOV. 25, 1913, BY KIMBRELL
- R5. CS 04-123-C, JUNE, 2004, BY WELLS
- R6. REDFIELD ALLOTMENT SURVEY PLAT, TIN, R33E, W.M. C.E. REDFIELD, U.S. INDIAN SERVICE SURVEYOR, 1917-1920
- R7. GLO PLAT & FIELD NOTES CONTRACT NO. 107, SEPT. 21, 1864 BY DANIEL CHAPLIN
- R8. GLO PLAT & FIELD NOTES CONTRACT NO. 145, APRIL 23, 1871 BY Z. F. MOODY
- R9. GLO PLAT & FIELD NOTES SPECIAL CONTRACT, MAY 4, 1887 BY CURRIN AND NOLAN
- R10. LAND CORNER RECORD IN33E L-09 05-125-B JUNE 2005
- R11. LAND CORNER RECORD IN33E L-11 05-125-B JUNE 2005
- R12. LAND CORNER RECORD IN33E N-11 05-125-B JUNE 2005
- R13. TSR UM 65C

## FOUND MONUMENTS RECOVERED MARCH 3 2021

- ① FOUND 2-1/2" BRASS CAP - SET BY WELLS, (R1), MONUMENT IS 0.6' BELOW GRAVEL, AT CENTERLINE OF MOTANIC ROAD. SEE MON. RECORD (R10). MONUMENT HELD FOR THIS SURVEY.
- ② FOUND 1-1/4" YELLOW PLASTIC CAP ON 5/8" REBAR - SET BY WELLS, (R1), MONUMENT IS 0.4' BELOW GROUND, IN PLOWED FIELD WITH WITNESS POST. SEE MON. RECORD (R11). MONUMENT HELD FOR THIS SURVEY.
- ③ FOUND 1-1/2" ALUMINUM CAP SET BY WELLS, (R3), MONUMENT IS 0.5' BELOW GRAVEL, 2.5' WEST OF CENTERLINE OF SOUTH MARKET ROAD. MONUMENT HELD FOR THIS SURVEY.
- ④ FOUND 2-1/2" BRASS CAP, WITNESS CORNER (WC) TO THE SOUTHEAST CORNER OF SEC. 16, SET BY C.E. REDFIELD, SHOWN ON (R1). WC BEARS N89°04'36"E, 20.00' FROM SECTION CORNER LOCATION (TRUE POINT). USED WC TO COMPUTE TRUE POINT, TRUE POINT HELD FOR THIS SURVEY. ALL DIMENSIONS SHOWN TO TRUE POINT.
- ⑤ FOUND 1-1/4" YELLOW PLASTIC CAP ON 5/8" REBAR, WITNESS CORNER (WC) SET BY WELLS (R1), WITH WITNESS POST. WC BEARS N00°50'58"W, 22.00' FROM 1/16 CORNER LOCATION (TRUE POINT). USED WC TO COMPUTE TRUE POINT, TRUE POINT HELD FOR THIS SURVEY. ALL DIMENSIONS SHOWN TO TRUE POINT.
- ⑥ FOUND 2-1/2" BRASS CAP SET BY WELLS (R1), MONUMENT IS 0.7' BELOW GRAVEL, 9' SOUTH OF CENTERLINE OF REDHAWK ROAD. SEE MON. RECORD (R12). MONUMENT HELD FOR THIS SURVEY.
- ⑦ FOUND 1" SQUARE SHAFT, SHOWN AND HELD ON (R1) & (R3), 0.5' BELOW GRAVEL NEAR INTERSECTION OF MOTANIC AND REDHAWK ROADS. MONUMENT HELD FOR THIS SURVEY.

Parcel Line Table

Line #	Length	Direction	
L1	238.45'	S88° 42' 47"W	589°58'45"W 238.71' (R3)
L2	208.71'	S0° 56' 03"E	500°07'21"W 208.71' (R3)
L3	239.21'	N88° 42' 47"E	N89°58'45"E 238.71' (R3)
L4	208.71'	N1° 08' 37"W	N00°07'21"E 208.71' (R3)

## EXACT COPY STATEMENT

I, MICHAEL B. POSADA, OREGON REGISTERED LAND SURVEYOR NO. 2849LS, DO HEREBY STATE THAT THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL THEREOF, SAID ORIGINAL WAS PREPARED AND SIGNED BY ME ON THE 14<sup>TH</sup> DAY OF JULY, 2021.

*Michael B. Posada*  
MICHAEL B. POSADA, PLS 2849LS

## LEGEND

- FOUND 5/8" REBAR, FROM (R3), CAP MISSING
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP FROM (R1), HELD FOR THIS SURVEY
- X COMPUTED POSITION NOTHING FOUND OR SET
- SET 5/8" X 30" REBAR WITH 1/2" ALUMINUM CAP, MARKED "APA OR 2849, UNLESS NOTED OTHERWISE
- ⊗ ⊕ FOUND MONUMENT - SEE FOUND MONUMENT REFERENCES FOR DESCRIPTION
- SECTION OR QUARTER SECTION LINE
- ADJACENT PROPERTY LINE
- BOUNDARY / LOT LINE
- EASEMENT OR RIGHT OF WAY LINE CL
- RIGHT OF WAY LINE
- WC WITNESS CORNER



SURVEYOR: ANDERSON PERRY & ASSOCIATES, INC.  
1901 N. FIR STREET  
LA GRANDE, OREGON 97850  
1-541-963-8309

REGISTERED PROFESSIONAL LAND SURVEYOR

*Michael B. Posada*  
OREGON  
JAN. 20, 1998  
MICHAEL B. POSADA  
02849 LS  
EXPIRES 12-31-2022

FILING INFORMATION,  
UMATILLA COUNTY SURVEYOR'S OFFICE

RECEIVED BY  
Umatilla County Surveyor  
Date: 7/27/21  
Rec'd By: CT  
No.: 21-079-B

C65 PUD SUBDIVISION IN THE  
SE 1/4 SEC. 16, T.1N., R.33E., W.M. UMATILLA  
INDIAN RESERVATION, UMATILLA CO. OREGON

CTUIR		46411 TIMINE WAY PENDLETON, OREGON 97801	
SCALE:	1" = 400'	<p>anderson perry &amp; associates, inc. engineering surveying natural resources</p>	SHEET <b>1/3</b>
DATE:	JULY 14, 2021		
JOB NO.	152-205		

# C65 PLANNED UNIT DEVELOPMENT SUBDIVISION

A SUBDIVISION OF ALLOTMENT NUMBER C65 LOCATED WITHIN THE SOUTHEAST ONE-QUARTER OF SECTION 16 IN TOWNSHIP 1 NORTH, RANGE 33 EAST, WILLAMETTE MERIDIAN, CONFEDERATED TRIBES OF THE UMATILLA INDIAN RESERVATION, UMATILLA COUNTY, OREGON

1/4 SEC. 15  
SEC. 16

### MONUMENT NOTE

MONUMENTS FROM THE HOMESITE SURVEY FOR LUCY MINTHORN, UMATILLA COUNTY SURVEY 83-112-AX (R2) WERE SEARCHED FOR, BUT NOT FOUND. THE LOCATION OF LOT 3, WHICH IS THE LUCY MINTHORN HOMESITE (R2), WAS PLACED AT THE DIRECTION OF CHARLOTTE K. MINTHORN, THE CURRENT OWNER. THE LOCATION OF LOT 3 UTILIZES THE ESTABLISHED REDHAWK ROAD RIGHT OF WAY WIDTH OF 50', CENTERED ON THE SOUTH LINE OF SECTION 16, (25' OF WHICH IS NORTH OF THE SECTION LINE, AS SHOWN). THE OLD LEGAL DESCRIPTION FROM (R2) APPEARS TO HONOR A 30' WIDE RIGHT OF WAY WIDTH NORTHERLY OF THE SOUTH LINE OF SECTION 16 AND THE TIE TO THE SOUTHEAST CORNER OF SECTION 16 SHOWN ON (R2) DOES NOT APPEAR TO FIT THAT PHYSICAL LOCATION OR THE IMPROVEMENTS.

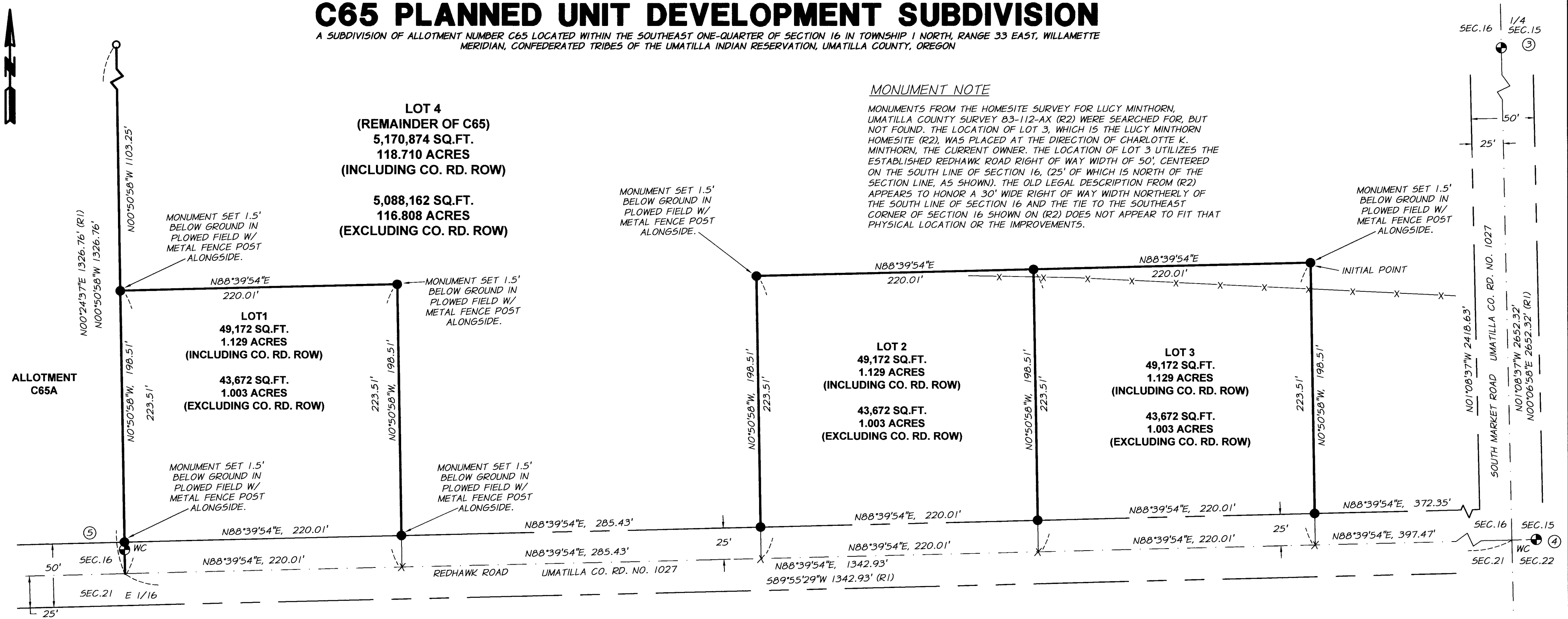
**LOT 4  
(REMAINDER OF C65)**  
5,170,874 SQ.FT.  
118.710 ACRES  
(INCLUDING CO. RD. ROW)  
  
5,088,162 SQ.FT.  
116.808 ACRES  
(EXCLUDING CO. RD. ROW)

**LOT 1**  
49,172 SQ.FT.  
1.129 ACRES  
(INCLUDING CO. RD. ROW)  
  
43,672 SQ.FT.  
1.003 ACRES  
(EXCLUDING CO. RD. ROW)

**LOT 2**  
49,172 SQ.FT.  
1.129 ACRES  
(INCLUDING CO. RD. ROW)  
  
43,672 SQ.FT.  
1.003 ACRES  
(EXCLUDING CO. RD. ROW)

**LOT 3**  
49,172 SQ.FT.  
1.129 ACRES  
(INCLUDING CO. RD. ROW)  
  
43,672 SQ.FT.  
1.003 ACRES  
(EXCLUDING CO. RD. ROW)

ALLOTMENT  
C65A



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*Michael B. Posada*  
MICHAEL B. POSADA, PLS 2849LS

### LEGEND

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- ⊗ FOUND MONUMENT - SEE FOUND MONUMENT REFERENCES FOR DESCRIPTION
- SECTION OR QUARTER SECTION LINE
- - - ADJACENT PROPERTY LINE
- BOUNDARY / LOT LINE
- - - EASEMENT OR RIGHT OF WAY LINE CL
- - - RIGHT OF WAY LINE
- x-x-x-x- EXISTING WIRE FENCE
- WC WITNESS CORNER

FILING INFORMATION,  
UMATILLA COUNTY SURVEYOR'S OFFICE

### RECEIVED BY

Umatilla County Surveyor  
Date: 7/27/21  
Rec'd By: CT  
No.: 21-079-8

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Michael B. Posada*

OREGON  
JAN. 20, 1998  
MICHAEL B. POSADA  
02849 LS  
EXPIRES 12-31-2022



SURVEYOR: ANDERSON PERRY &  
ASSOCIATES, INC.  
1901 N. FIR STREET  
LA GRANDE, OREGON 97850  
1-541-963-8309

**C65 PUD SUBDIVISION IN THE  
SE 1/4 SEC. 16, T.1N., R.33E., W.M. UMATILLA  
INDIAN RESERVATION, UMATILLA CO. OREGON**

CTUIR		46411 TIMMINE WAY PENDLETON, OREGON 97801	
SCALE: 1" = 60'		SHEET	
DATE: JULY 14, 2021		2/3	
JOB NO. 152-205			

# C65 PLANNED UNIT DEVELOPMENT SUBDIVISION

A SUBDIVISION OF ALLOTMENT NUMBER C65 LOCATED WITHIN THE SOUTHEAST ONE-QUARTER OF SECTION 16 IN TOWNSHIP 1 NORTH, RANGE 33 EAST, WILLAMETTE MERIDIAN, CONFEDERATED TRIBES OF THE UMATILLA INDIAN RESERVATION, UMATILLA COUNTY, OREGON

## OWNER'S CERTIFICATE

I, MICHAEL T. JACKSON, SUPERINTENDENT OF THE UMATILLA AGENCY, BUREAU OF INDIAN AFFAIRS, TRUSTEE OF THE ESTATE OF LUCY PEEPS MINTHORN, AND PURSUANT TO THE FINAL PROBATE DECISION ORDER, DATED JUNE 28, 2000, FOR PROBATE NUMBER IP 5A 161 N 99, I DO HEREBY SAY, THAT AS TRUSTEE OF THE LANDS REPRESENTED ON THE ANNEXED PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, THAT THE SURVEYOR SIGNING THE ACCOMPANYING CERTIFICATE WAS ENGAGED BY ME AND THAT THE ACCOMPANYING PLAT IS THE REPRESENTATION OF THE SURVEY PERFORMED AT MY REQUEST AND IN ACCORDANCE WITH SAID FINAL PROBATE DECISION ORDER.

  
MICHAEL T. JACKSON, SUPERINTENDENT OF THE UMATILLA AGENCY, BUREAU OF INDIAN AFFAIRS.

## ACKNOWLEDGEMENT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 16th DAY OF July, 2021, BY MICHAEL T. JACKSON, SUPERINTENDENT AND TRUSTEE



  
NOTARY SIGNATURE  
Dora Christine Sigo  
NOTARY PUBLIC PRINTED NAME

STATE OF Oregon  
COUNTY OF Umatilla  
COMMISSION NO. 992646  
MY COMMISSION EXPIRES November 3, 2023

## SURVEYOR'S CERTIFICATE

I, MICHAEL B. POSADA, OREGON REGISTERED LAND SURVEYOR NO. 2849, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED IN ACCORDANCE WITH NORMAL STANDARDS OF PROFESSIONAL CARE THE LANDS REPRESENTED ON THE ANNEXED PLAT OF THE C65 PLANNED UNIT DEVELOPMENT SUBDIVISION AND THAT THE EXTERIOR BOUNDARY AND THE LOT LINES OF SAID SUBDIVISION ARE MARKED BY EXISTING SURVEY MONUMENTS AS DESCRIBED HEREON. I FURTHER DEPOSE AND SAY THAT I HAVE DESIGNATED THE NORTHEAST CORNER OF LOT 3 AS THE INITIAL POINT OF THIS SUBDIVISION AND THAT THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION OF THE LANDS REPRESENTED ON THIS SUBDIVISION PLAT:


A PARCEL OF LAND LOCATED IN THE SOUTH ONE-HALF OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 33 EAST OF THE WILLAMETTE MERIDIAN AND BEING THE CONFEDERATED TRIBES OF THE UMATILLA INDIAN RESERVATION, ALLOTMENT NUMBER C65, UMATILLA COUNTY, OREGON, HELD IN TRUST BY THE UNITED STATES OF AMERICA, BUREAU OF INDIAN AFFAIRS. SAID ALLOTMENT NUMBER C65 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER AND THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 33 EAST OF THE WILLAMETTE MERIDIAN.

SUBJECT TO: THE RIGHTS OF WAY OF REDHAWK ROAD (UMATILLA COUNTY ROAD NUMBER 1027) AND SOUTH MARKET ROAD (UMATILLA COUNTY ROAD NUMBER 1027).

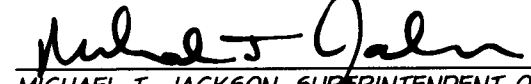
CONTAINING 5,318,432 SQUARE FEET OR 122.094 ACRES (INCLUDING THE COUNTY ROAD RIGHTS OF WAY).

REGISTERED PROFESSIONAL LAND SURVEYOR

  
OREGON  
JAN. 20, 1998  
MICHAEL B. POSADA  
02849 LS  
EXPIRES 12-31-2022

## ACCEPTANCE CERTIFICATE

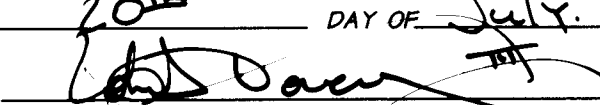
I, MICHAEL T. JACKSON, DO HEREBY CERTIFY THAT I AM THE SUPERINTENDENT FOR THE UMATILLA AGENCY OF THE BUREAU OF INDIAN AFFAIRS. MICHAEL B. POSADA, OREGON LAND SURVEYOR 2849, WHO SUBSCRIBED TO THE FOREGOING AFFIDAVIT, WAS EMPLOYED BY THE ME AS PROJECT SURVEYOR, AND WAS DIRECTED BY ME TO SURVEY THE LOCATION OF THE C65 PLANNED UNIT DEVELOPMENT SUBDIVISION AND TO PREPARE THIS MAP; THAT THE LOCATION OF SAID SUBDIVISION IS ACCURATELY DEPICTED ON THIS MAP; THAT SUCH SURVEY AS REPRESENTED ON THIS MAP HAS BEEN ADOPTED BY ME AS THE DEFINITE LOCATION OF SAID SUBDIVISION AND THAT THIS MAP IS ACCEPTED FOR FILING WITH THE SECRETARY OF THE INTERIOR OR HIS DULY AUTHORIZED REPRESENTATIVE AS PART OF THE APPROVAL FOR SAID SUBDIVISION.

  
MICHAEL T. JACKSON, SUPERINTENDENT OF THE UMATILLA AGENCY, BUREAU OF INDIAN AFFAIRS  
7/16/2021  
DATE

## APPROVALS

### TRIBAL PLANNING OFFICE

CERTIFIED AS IN COMPLIANCE WITH THE C.T.U.I.R. COMPREHENSIVE PLAN, AND LAND DEVELOPMENT CODE, THIS

16th DAY OF July, 2021.  
  
JOHN DAVID TOVEY, III TRIBAL PLANNING DIRECTOR

### LAND PROTECTION PLANNING COMMISSION

THIS PLANNED UNIT DEVELOPMENT APPROVED BY THE LAND PROTECTION PLANNING COMMISSION OF THE CONFEDERATED TRIBES OF THE UMATILLA INDIAN RESERVATION THIS 16 DAY OF July, 2021.

  
CHAIR, LAND PROTECTION PLANNING COMMISSION

## EXACT COPY STATEMENT

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MICHAEL B. POSADA, PLS 2849LS

FILING INFORMATION,  
UMATILLA COUNTY SURVEYOR'S OFFICE

RECEIVED BY  
Umatilla County Surveyor  
Date: 7/27/21  
Rec'd By: GT  
No.: 21-079-6

**C65 PUD SUBDIVISION IN THE  
SE 1/4 SEC. 16, T.1N., R.33E., W.M. UMATILLA  
INDIAN RESERVATION, UMATILLA CO. OREGON**

CTUIR 46411 TIMMINE WAY  
PENDLETON, OREGON 97801

SCALE: N/A	 <b>anderson perry &amp; associates, inc.</b> <small>engineering surveying natural resources</small>	SHEET
DATE: JULY 14, 2021		<b>3/3</b>
JOB NO. 152-205		