

# LAND PARTITION PLAT NO. 18-08

SITUATED IN GOVERNMENT LOTS 2 AND 3 OF SECTION 4 AND IN THE NE1/4 AND THE SE1/4 SECTION 5, T.15S., R.45E., W.M., MALHEUR COUNTY, OREGON SURVEYED JUNE 7, 2018

## BASIS OF BEARINGS

SURVEY NO. 15-45-0010  
THE I-84 CENTERLINE BETWEEN STATIONS 17+87.66 AND 55+41.68 BEARS S.44°25'04"E., AS SHOWN

## LEGEND

- FOUND 1 1/2" GALV. IRON PIPE WITH ATTACHED 2 1/2" BRASS CAP MARKED AS SHOWN
- FOUND 2 1/2" O.S.H.D. BRASS DISK MONUMENT SET IN CONCRETE
- FOUND 5/8" IRON PIN WITH ATTACHED ALUMINUM O.S.H.D. CAP
- FOUND 5/8" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "HANLEY ENGR PLUS 1817" FROM SURVEY NO. 15-45-0010
- FOUND UNRECORDED 5/8" IRON PIN WITH NO CAP, WHICH WAS ACCEPTED ON SURVEY NO. 15-45-0010
- FOUND 1/2" IRON PIN WITH NO CAP FROM UNRECORDED SURVEY BY RONALD M. BLAKLEY DATED APRIL 17, 1968
- SET 5/8"x30" IRON PIN WITH ATTACHED YELLOW PLASTIC CAP MARKED "BENCHMARK SURVEYING"
- ( ) DEED RECORD BEARING AND DISTANCE
- [ ] RECORD BEARING AND DISTANCE FROM SURVEY NO. 15-45-0010
- P- OVERHEAD POWER LINE
- [XX] NUMBER SHOWN CORRESPONDS WITH NUMBERED EASEMENT REFERENCES ON SHEET 2
- SFMF MONUMENT SEARCHED FOR NOT FOUND

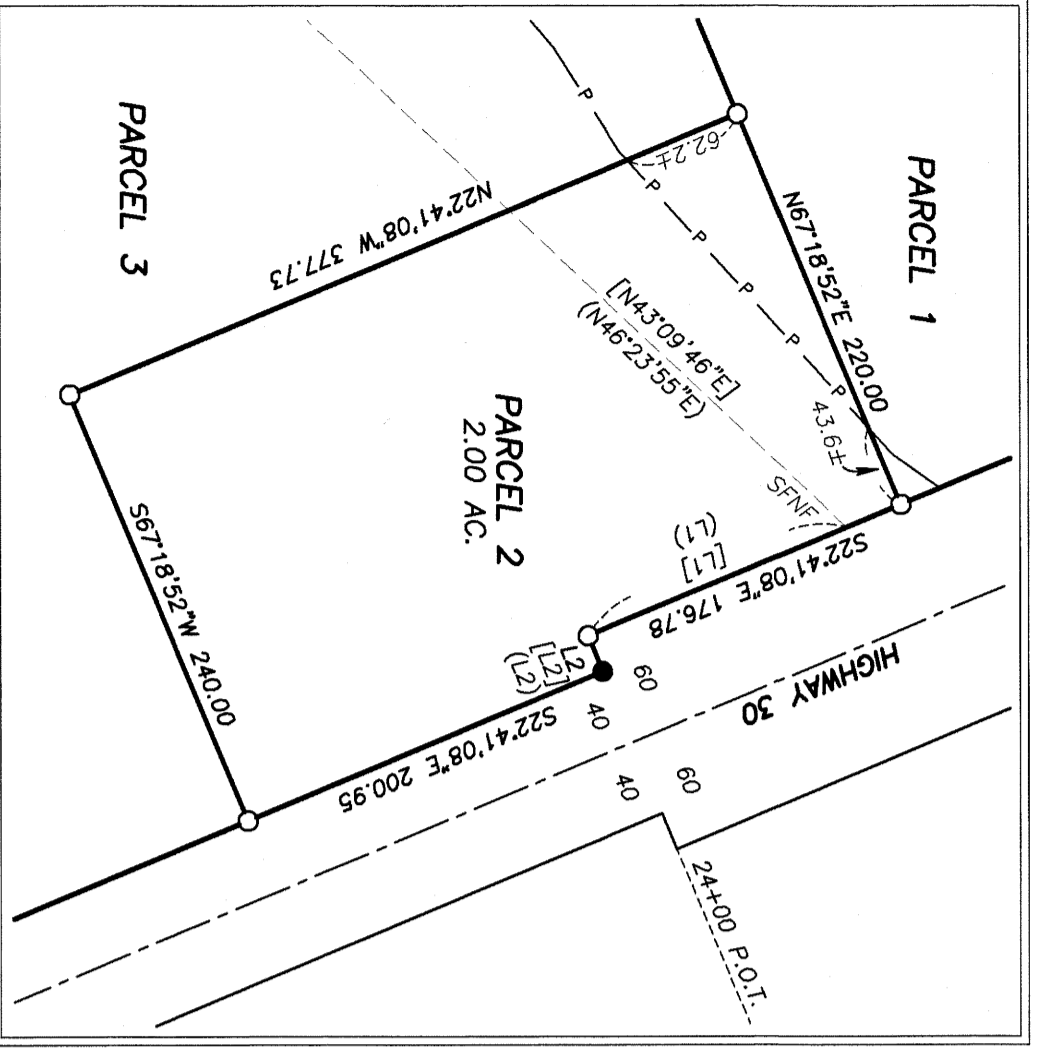
| LINE | BEARING     | DIST.  |
|------|-------------|--------|
| [L1] | S22°41'08"E | 146.31 |
| [L1] | S19°37'05"E | 144.97 |
| [L2] | N67°18'52"E | 20.00  |
| [L2] | N70°22'55"E | 20.00  |
| [L3] | N86°46'21"E | 170.83 |
| [L4] | N27°37'19"E | 95.02  |
| [L4] | N29°56'23"E | 95.02  |
| [L5] | S40°36'03"W | 157.37 |
| [L5] | S43°00'07"E | 154.37 |
| [L6] | N55°44'21"W | 143.17 |
| [L6] | N52°08'39"W | 154.37 |

**INITIAL POINT**  
POINT BEING S.02°55'39"E., 2294.15 FT. (DEED RECORD: 2292.70 FT. SOUTH) AND N87°04'21"E., 531.35 FT. (DEED RECORD: 539.74 FT. EAST) FROM THE NORTHWEST CORNER SECTION 4, T.15S., R.45E.

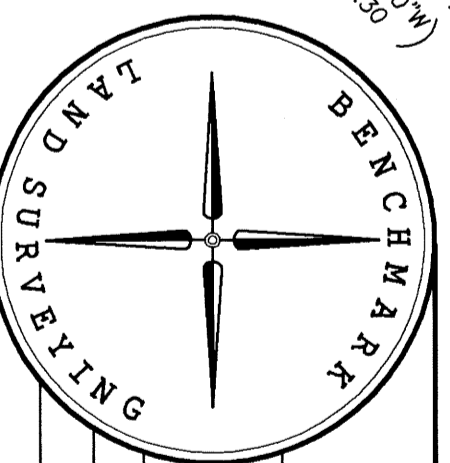


## DETAIL

SCALE: 1"=100'



**NOTES:**  
1. FOUND BENT 1/2" IRON PIN FROM UNRECORDED SURVEY BY RONALD M. BLAKLEY DATED APRIL 17, 1968. SPIN POINT IS 0.70 FT. NORTH AND 0.66 FT. EAST OF CORNER



**CERTIFICATE OF MALHEUR COUNTY RECORDER**  
STATE OF OREGON  
COUNTY OF MALHEUR

MALHEUR COUNTY, OR 2018-3035  
PARTITION PL 08/14/2018 03:06 PM  
Cht-1 Pgs=2 Total: \$112.00

00051052201800030350020020

PLAT CAR: B  
SLIDE: 106

REGISTERED PROFESSIONAL LAND SURVEYOR  
OREGON  
JASON L. HAINFIELD  
NOVEMBER 30, 2007  
#69454  
EXPIRES: 6/30/2019

MALHEUR COUNTY SURVEYOR  
(ORS 209.250)  
BY: *Jason L. Hainfield*  
RECEIVED: 7/23/2018  
FILED: 8/14/2018  
SURVEY NO: 15-45-0015  
DWC NO: B-01672

BENCHMARK LAND SURVEYING  
217 N. CANYON BLVD., JOHN DAY, OREGON  
1207 DEXEY AVE., BAKER CITY, OREGON  
541-575-1251 ~ 541-523-5852

LAND PARTITION  
SITUATED IN GOVERNMENT LOTS 2 AND 3 OF SECTION 4 AND IN THE NE1/4 AND THE SE1/4 SECTION 5, T.15S., R.45E., W.M., MALHEUR COUNTY, OREGON

HUNTINGTON TRAVEL PLAZA LLC.  
SURVEYED FOR  
SURVEYED BY JH & ETH  
DRAWN BY: JH  
SCALE: 1"=200'  
SHEET 1 OF 2

Tab B slide 104

# LAND PARTITION PLAT NO. 18-108

SITUATED IN GOVERNMENT LOTS 2 AND 3 OF SECTION 4 AND IN THE NE1/4 AND THE SE1/4 SECTION 5, T.15S., R.45E., W.M., MALHEUR COUNTY, OREGON SURVEYED JUNE 7, 2018

## NARRATIVE

THIS LAND PARTITION WAS PERFORMED AT THE REQUEST OF YOUSUF ALEMUDDIN ON BEHALF OF HUNTINGTON TRAVEL PLAZA LLC., WITH THE PURPOSE OF PARTITIONING THAT CERTAIN PROPERTY DESCRIBED IN DEED NO. 2018-2563 INTO THREE PARCELS.

A SEARCH WAS MADE OF THE AVAILABLE RECORDS. THE NORTHWEST CORNER OF SECTION 4 WAS RECONSTRUCTED IN 1990 BY JAMES HANLEY, PLS. A MONUMENTATION SHEET IS ON FILE WITH THE COUNTY SURVEYOR'S OFFICE. IN 2005, TOM HANLEY, PLS. PERFORMED A BOUNDARY SURVEY OF THE SUBJECT PROPERTY RECORDED AS SURVEY NO. 15-45-0010. MR. HANLEY'S WORK REVEALS THAT A SURVEY MADE FOR CLAYDE RAMSEY BY RONALD M. BLAKELY, DATED APRIL 17, 1968, NO RECORD OF THIS SURVEY COULD BE FOUND, SO I CONTACTED MR. HANLEY WHO PROVIDED A COPY FROM HIS PRIVATE RECORDS. BEARINGS AND DISTANCES FROM SAID SURVEY MATCH DEED RECORD BEARINGS AND DISTANCES FOR TRACT 1.

FIELD MEASUREMENTS WERE MADE TO RECOVER MONUMENTS FROM SURVEY NO. 15-45-0010 AND FROM O.S.H.D. DRAWING NO. 88-4-20. I FOUND ONE OF THE PINS FROM SURVEY NO. 15-45-0010 ON THE WEST RIGHT OF WAY LINE OF HIGHWAY NO. 30 BARELY MANICLED. I REMOVED THE PIN AND SET A NEW PIN IN THE RECORD POSITION. I ALSO FOUND ONE OF THE 1/2" PINS FROM THE UNRECORDED BLAKELY SURVEY WHICH FALLS EAST OF THE EAST RIGHT OF WAY LINE OF 84' BOUNDARY ON THE NORTH LINE OF TRACT 1. I ACCEPT ALL OTHER FOUND MONUMENTS, AS SHOWN HEREON.

NEW MONUMENTS WERE SET IN ACCORDANCE WITH THE EVIDENCE FOUND, AND AT LOCATIONS APPROVED BY MR. ALEMUDDIN.

## SURVEYOR'S CERTIFICATE

I, JASON L. HATFIELD, PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE PARCELS OF THIS PARTITION, BEING SITUATED IN MALHEUR COUNTY, OREGON, DESCRIBED AS FOLLOWS:

TWP. 15 S., R. 45 E., W.M.:

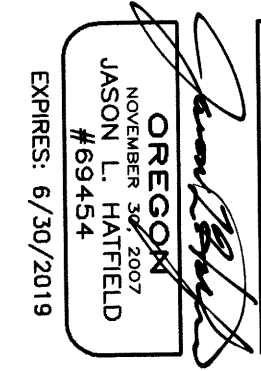
TRACT 1  
NE1/4/SET1/4 OF SECTION 5, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE INITIAL POINT OF THIS LAND PARTITION, SAID POINT BEING S.02.35.39"E., 2294.15 FEET (RECORD: 2297.70 FEET SOUTH), AND N.87°04'21"E., 531.35 FEET (RECORD: 559.74 FEET WEST) FROM THE NORTHWEST CORNER OF SAID SECTION 4, SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF OLD OREGON TRAIL HIGHWAY (U.S. HIGHWAY 30);  
THENCE S.22°41'08"E., 1273.22 FEET (RECORD: S.19°18'15"E., 1275.84 FEET) ALONG SAID WESTERLY RIGHT OF WAY LINE;  
THENCE S.45°35'19"W., 190.50 FEET (RECORD: S.48°49'30"W., 187.30 FEET) ALONG THE NORTHERLY BOUNDARY OF AN ACCESS ROAD TO U.S. HIGHWAY INTERSTATE 84 (FORMERLY INTERSTATE 80 NORTH);  
THENCE N.68°38'00"W., 219.38 FEET (RECORD: N.65°22'55"W., 219.47 FEET) ALONG SAID ACCESS ROAD BOUNDARY;  
THENCE N.5°20'58"W., 405.96 FEET (RECORD: N.5°10'05"W., 406.03 FEET) TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY INTERSTATE 84;  
THENCE N.44°25'04"W., 689.81 FEET (RECORD: N.41°08'05"W., 690.00 FEET) ALONG SAID EASTERLY RIGHT OF WAY LINE;  
THENCE N.43°09'46"E., 858.30 FEET (RECORD: N.46°23'55"E., 857.00 FEET) TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF OLD OREGON TRAIL HIGHWAY (U.S. HIGHWAY 30);  
THENCE S.22°41'08"E., 146.31 FEET (RECORD: S.19°37'05"E., 144.97 FEET) ALONG SAID WESTERLY RIGHT OF WAY LINE;  
THENCE N.67°18'52"E., 20.00 FEET (RECORD: N.70°22'55"E., 20.00 FEET) ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

TRACT II  
THAT PORTION OF GOVERNMENT LOTS 2 AND 3 OF SECTION 4 AND THE SE1/4/NE1/4 AND NE1/4/SE1/4 OF SECTION 5 LYING WEST OF THE OLD OREGON TRAIL HIGHWAY (HIGHWAY NO. 30) RIGHT OF WAY, AS COMPLETED BY DEED RECORDED JULY 20, 1922 IN BOOK 21, PAGE 267; DEED RECORDED APRIL 7, 1938 IN BOOK 109, PAGE 284 AND DEED RECORDED APRIL 23, 1965 IN BOOK 129, INSTRUMENT NO. 64273 AND LYING EAST OF U.S. HIGHWAY INTERSTATE 84 (FORMERLY INTERSTATE 80 NORTH), AS COMPLETED IN ACTION NO. 10199E AND LYING NORTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:  
COMMENCING AT THE INITIAL POINT OF THIS LAND PARTITION, SAID POINT BEING S.02°35'39"E., 2294.15 FEET (RECORD: 2297.70 FEET SOUTH), AND N.87°04'21"E., 531.35 FEET (RECORD: 559.74 FEET EAST) FROM THE NORTHWEST CORNER OF SAID SECTION 4, SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF OLD OREGON TRAIL HIGHWAY (U.S. HIGHWAY 30);  
THENCE S.67°18'52"W., 20.00 FEET (RECORD: S.70°22'55"W., 20.00 FEET);  
THENCE S.67°18'52"W., 146.31 FEET (RECORD: N.19°37'05"W., 144.97 FEET) TO THE TRUE POINT OF BEGINNING;  
THENCE S.43°09'46"E., 858.30 FEET (RECORD: S.46°23'55"W., 857.00 FEET) TO THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY INTERSTATE 84 (FORMERLY INTERSTATE 80) AND THE TERMINUS OF THE HEREIN DESCRIBED LINE.

THIS PARTITION CONTAINS 51.28 ACRES.

## REFERENCES

RECORD MAP OF SURVEY NO. S. 15-45-0010 AND 15-45-0013  
DEED RECORD INSTRUMENT NOS 2017-4681 & 2018-2563  
DEED RECORD BOOK 21 PAGE 267  
BOOK 109 PAGES 284-287  
BOOK 129 PAGE



PRELIMINARY TITLE REPORT ORDER NO. 32891  
O.S.H.D. DRAWING NO. 4B-13-2  
O.S.H.D. DRAWING NO. 8B-4-20  
UNRECORDED SURVEY FOR CLAYDE RAMSEY BY RONALD M. BLAKELY, P.E. DATED APRIL 17, 1968

## SUBJECT TO THE FOLLOWING:

- RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF STREETS, ROADS OR HIGHWAYS.
- A PRIVATE UTILITY EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF. RECORDED NOVEMBER 8, 1949 IN BOOK 80, PAGE 229, DEED RECORDS OF MALHEUR COUNTY, OREGON. IN FAVOR OF SALT LAKE PIPELINE COMPANY. SAID EASEMENT BEING 33 FEET IN WIDTH. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- ASSIGNMENT AND ASSUMPTION OF RIGHT OF WAY RECORDED JUNE 26, 2013, AS INSTRUMENT NO. 2013-3002, OFFICIAL RECORDS, MALHEUR COUNTY, OREGON. GRANTEE: CHEVRON PIPE LINE COMPANY, A DELAWARE CORPORATION. GRANTEE: TESORO LOGISTICS NORTHWEST PIPELINE LLC, A DELAWARE LIMITED LIABILITY COMPANY.
- A PRIVATE UTILITY EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF. RECORDED APRIL 21, 1950, IN BOOK 82, PAGE 173, DEED RECORDS OF MALHEUR COUNTY, OREGON. IN FAVOR OF SALT LAKE PIPELINE COMPANY. SAID EASEMENT BEING 16.5 FEET IN WIDTH. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- ASSIGNMENT AND ASSUMPTION OF RIGHT OF WAY RECORDED JUNE 26, 2013, AS INSTRUMENT NO. 2013-3002, OFFICIAL RECORDS, MALHEUR COUNTY, OREGON. GRANTEE: CHEVRON PIPE LINE COMPANY, A DELAWARE CORPORATION. GRANTEE: TESORO LOGISTICS NORTHWEST PIPELINE LLC, A DELAWARE LIMITED LIABILITY COMPANY.
- A PRIVATE UTILITY EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF. RECORDED JANUARY 9, 1956, IN BOOK 102, PAGE 268, INSTRUMENT NO. 968, DEED RECORDS. IN FAVOR OF PACIFIC NORTHWEST PIPELINE CORPORATION. AMENDMENT RECORDED MAY 8, 1986, INSTRUMENT NO. 86-5381, OFFICIAL RECORDS. SAID EASEMENT BEING 75 FEET IN WIDTH. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- LIMITED ACCESS PROVISIONS AND RESERVATIONS CONTAINED IN DEED TO THE STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION RECORDED APRIL 7, 1958, BOOK 109, PAGE 286, INSTRUMENT NO. 1165, OFFICIAL RECORDS OF MALHEUR COUNTY, OREGON.
- LIMITED ACCESS PROVISIONS AND RESERVATIONS CONTAINED IN ACTION NO. 10199-E, TO THE STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION FILED MAY 20, 1966, DEED RECORDS OF MALHEUR COUNTY, OREGON.
- RESERVATIONS AND RESTRICTIONS AS CONTAINED IN DEED FROM THE STATE OF OREGON HIGHWAY COMMISSION, RECORDED OCTOBER 17, 1966, BOOK 134, PAGE 132, INSTRUMENT NO. 78256, OFFICIAL RECORDS.
- A PRIVATE POWER LINE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF. RECORDED JANUARY 22, 1971, AS INSTRUMENT NO. 116881, OFFICIAL RECORDS OF MALHEUR COUNTY, OREGON. IN FAVOR OF IDAHO POWER COMPANY. NO EASEMENT WIDTH SPECIFIED. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- PRIVATE POWER LINE EASEMENTS IN FAVOR OF IDAHO POWER COMPANY, A CORP., AS FOLLOWS:  
A) RECORDED FEBRUARY 26, 1985, AS INSTRUMENT NO. 85-128726, OFFICIAL RECORDS, SITUATED IN THE SW1/4NW1/4 SECTION 4. SAID EASEMENT BEING 10 FEET IN WIDTH. APPROXIMATE LOCATION SHOWN.  
B) RECORDED JANUARY 8, 1988, AS INSTRUMENT NO. 88-15586, OFFICIAL RECORDS, SITUATED ACROSS THE SW1/4NW1/4 SECTION 4 AND THE SE1/4NE1/4 SECTION 5. SAID EASEMENT BEING 10 FEET IN WIDTH. APPROXIMATE LOCATION SHOWN.
- PRIVATE EASEMENT AND MAINTENANCE AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED APRIL 12, 1991, AS INSTRUMENT NO. 91-2182, OFFICIAL RECORDS OF MALHEUR COUNTY, OREGON. BETWEEN LEWIS GAY, GRANITOR AND FAREWELL BEND, INC. ET AL, GRANVEES. NOTE: THIS EASEMENT IS NOT SHOWN, AS IT PLOTS EAST OF HIGHWAY 30.
- A PRIVATE UTILITY EASEMENT (UNDERGROUND POWER LINES) CREATED BY INSTRUMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED JUNE 12, 2003, AS INSTRUMENT NO. 2003-4749, IN FAVOR OF IDAHO POWER COMPANY. SAID EASEMENT BEING 20 FEET WIDE, AS SHOWN HEREON.
- RESERVATIONS AND RESTRICTIONS AS CONTAINED IN DEED TO OREGON STATE HIGHWAY COMMISSION, RECORDED IN BOOK 109, PAGES 284, 286 AND 351, DEED RECORDS.
- PRIVATE COMMUNICATION RIGHT OF WAY AGREEMENT IN FAVOR OF WORLDCOM NETWORK SERVICES, INC. RECORDED AUGUST 16, 1996, AS INSTRUMENT NO. 96-6004, OFFICIAL RECORDS OF MALHEUR COUNTY, OREGON. SAID EASEMENT BEING 10 FEET IN WIDTH. NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.
- A PRIVATE UTILITY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED FEBRUARY 27, 1991 AS INSTRUMENT NO. 91-1142, DEED RECORDS OF MALHEUR COUNTY, OREGON. SAID EASEMENT BEING 20 FEET WIDE, THE APPROXIMATE LOCATION OF WHICH IS SHOWN HEREON.
- EASEMENTS, RIGHTS OF WAY AND RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

## APPROVALS

APPROVED THIS 14th DAY OF August, 2018.  
*Yousuf AleMuDdin*  
MALHEUR COUNTY SURVEYOR

APPROVED THIS 14th DAY OF August, 2018  
*Andrew J. Wolf*  
MALHEUR COUNTY PLANNING DIRECTOR

ALL AD VALOREM AND SPECIAL ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.  
*Michelle Hollen*  
MALHEUR COUNTY ASSESSOR  
DATE: 8-14-18

## DECLARATION

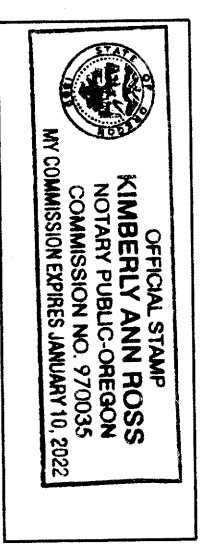
KNOW ALL PEOPLE BY THESE PRESENTS THAT HUNTINGTON TRAVEL PLAZA LLC, AN OREGON LIMITED LIABILITY COMPANY, DOES HEREBY DECLARE THAT SAID COMPANY IS THE OWNER OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAS CAUSED THE SAME TO BE PARTITIONED INTO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS SHOWN HEREON.

*Yousuf AleMuDdin*  
YOUSUF ALEMUDDIN, MANAGER

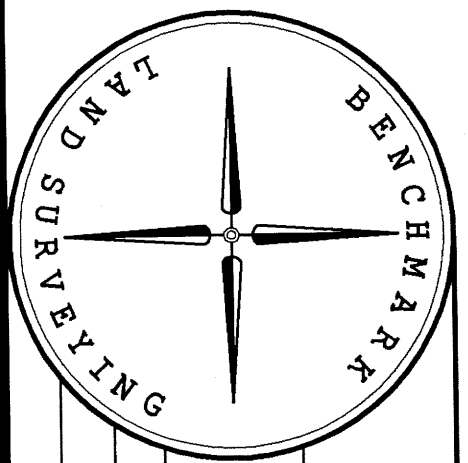
## ACKNOWLEDGMENT

STATE OF OREGON }  
COUNTY OF MALHEUR } SS  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON August 14, 2018,  
BY YOUSUF ALEMUDDIN

*Kimberly Ann Ross*  
NOTARY PUBLIC FOR OREGON  
MY COMMISSION EXPIRES 01/14/2022



MALHEUR COUNTY SURVEYOR  
(ORS 209.250)  
BY: *Jason Edward*  
RECEIVED: 7/25/2018  
FILED: 8/14/2018  
SURVEY NO. 15-45-0015  
DWG NO. 18-01672



BENCHMARK LAND SURVEYING  
217 N. CANYON BLVD., JOHN DAY, OREGON  
1207 DEMEX AVE., BAKER CITY, OREGON  
541-575-1251 ~ 541-523-5852

SITUATED IN GOVERNMENT LOTS 2 AND 3 OF SECTION 4 AND IN THE NE1/4 AND THE SE1/4 SECTION 5, T.15S., R.45E., W.M., MALHEUR COUNTY, OREGON

LAND PARTITION  
HUNTINGTON TRAVEL PLAZA LLC.

|              |           |              |
|--------------|-----------|--------------|
| SURVEYED FOR | JLH & ETH | 6/7/2018     |
| SURVEYED BY  | JLH & ETH |              |
| DRAWN BY:    | JLH       | SHEET 2 OF 2 |