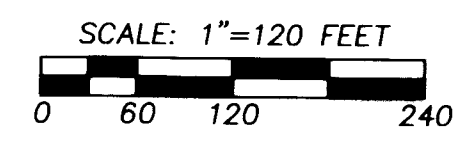
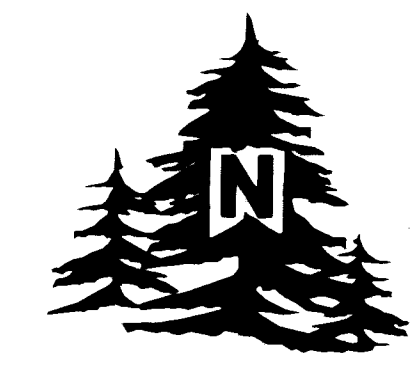


142

# PARTITION PLAT NO. 2016-16 SHEET 1 OF 2

LOCATED IN THE EAST HALF OF SECTION 24, AND THE NORTH  
NORTH HALF OF SECTION 25, TOWNSHIP 5 NORTH, RANGE  
30 EAST, W.M., UMATILLA COUNTY, OREGON.  
MARCH, 2016.

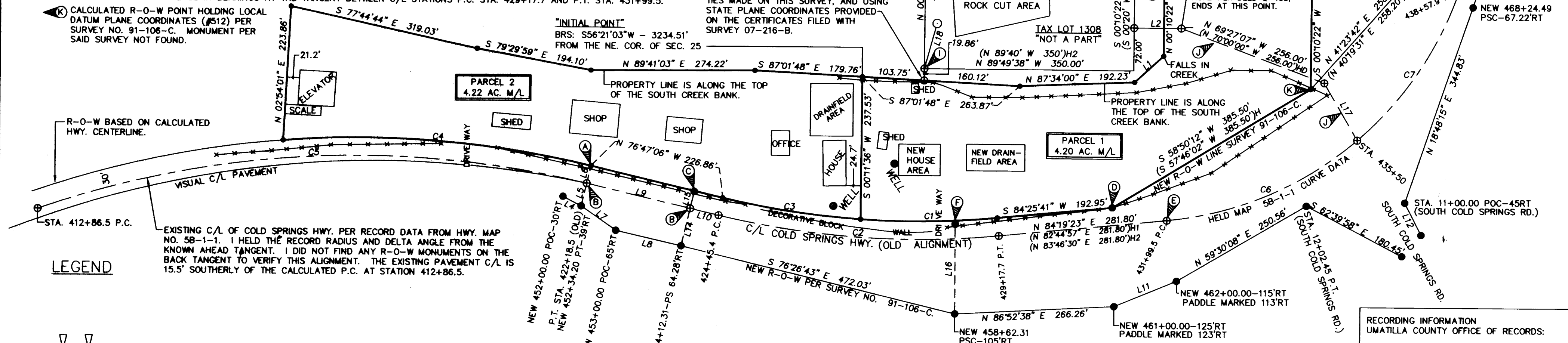


"BASIS OF BEARINGS" A POINT 2996' WEST OF  
THE NORTHEAST CORNER OF SECTION 25.  
ROTATE COUNTER-CLOCKWISE 1.05873783° AND  
SCALE 0.99993727(C.F.) ABOUT THIS POINT TO  
OBTAIN GRID BEARINGS AND DISTANCES.

## NOTE TABLE

- (A) FND. 5/8" SLICK PIN WITH YELLOW PLASTIC CAP REFERENCE POINT AT OFFSET STA. 422+18.5 P.T. BY ODOT PER SURVEY NO. 91-106-C. THE NORTHERLY R-O-W LINE WAS DETERMINED BY OFFSETTING THE CALCULATED HIGHWAY C/L THE RECORD DISTANCE OF 30' FROM CENTERLINE. MEASUREMENTS SHOWN ARE TO THE TRUE R-O-W MONUMENT SET ON THIS SURVEY. REFERENCE MONUMENT BEARS S 13°17'12" W - 1.03'.
- (B) CALCULATED HIGHWAY C/L AT RECORD PROPORTIONAL DISTANCE BETWEEN FOUND REFERENCE MONUMENTS ON EACH SIDE OF CENTERLINE PER SURVEY NO. 91-106-C.
- (C) FND. 5/8" SLICK PIN WITH YELLOW PLASTIC CAP REFERENCE POINT AT OFFSET STA. 454+12.31 P.S. BY ODOT PER SURVEY NO. 91-106-C. HELD TO CALCULATED HIGHWAY C/L. THE TRUE NORTHERLY R-O-W LINE BEARS N 13°13'09" E - 0.93' FROM THIS REFERENCE MONUMENT.
- (D) FOUND 1 1/2" ALUM. CAP HWY MONUMENT 8" BELOW CONCRETE AT METAL HWY FENCE ANGLE POST, (#9998) PER SURVEY NO. 91-106-C. I HOLD THIS MONUMENT AS THE INTERSECTION POINT OF THE OLD NORTHERLY R-O-W ALIGNMENT WITH THE NEW NORTHERLY R-O-W AS SHOWN ON SAID SURVEY. WHEN OFFSETTING THE CALCULATED OLD C/L ALIGNMENT 30' NORTHERLY, THE INTERSECTION POINT WITH THE NEW R-O-W LINE OBTAINED HOLDING THIS MONUMENT BEARS N 58°50'12" E - 0.82'.
- (E) CALCULATED C/L STA. 431+99.5 P.C. ON THE OLD ALIGNMENT HOLDING THE RECORD DELTA ANGLE FROM CURVE (C2), AND THE RECORD TANGENT DISTANCE FROM P.T. TO P.C. PER HIGHWAY MAP NO. 58-1-1, CIRCA 1934.
- (F) FND. 5/8" SLICK PIN WITH YELLOW PLASTIC CAP REFERENCE POINT AT NEW C/L OFFSET STA. 458+62.31. TRUE R-O-W LINE BEARS N 00°16'00" E - 5.7'.
- (G) CALCULATED R-O-W POINT HOLDING LOCAL DATUM PLANE COORDINATES (#514) PER SURVEY NO. 91-106-C. HOLDING RECORD CURVE DATA FOR C6 AND C7 PER HWY. MAP 58-1-1 AS SHOWN, THIS POINT MISSES THE P.T. CURVE RADIAL AT C/L STA. 438+57.9. CL STA. 438+57.9 P.T. BRS: N18°28'59"E, 0.48' & S71°31'01"E, 81.52'.
- (H) THE APPROXIMATE LOCATION OF THE QUARRY SITE PER HIGHWAY ACQUISITION QUITCLAIM DEED Q-453, AND HIGHWAY MAP 1R-1-1532. THIS DEED STATES THE POINT OF BEGINNING AS A POINT ON THE NORTH-SOUTH CENTERLINE OF SECTION 25, 1810 FEET SOUTH AND 2550 FEET WEST OF THE NORTHEAST CORNER OF SECTION 25. THIS IS AN AMBIGUOUS CALL. THE LOCATION OF THE PROPERTY VARIES UP TO 50' +/- DEPENDING ON WHETHER YOU HOLD DUE SOUTH AND DUE WEST, OR WEST ALONG THE SECTION LINE AND DUE WEST, OR SOUTH ALONG THE SECTION LINE AND WEST PARALLEL WITH THE EAST-WEST CENTERLINE OF THE SECTION OR WEST PERPENDICULAR TO THE EAST LINE OF THE SECTION. PER THE QUARRY TRACT DESCRIPTION, THE STATE WOULD HAVE HAD TO SUBDIVIDE SECTION 25 TO GET THE NORTH-SOUTH CENTERLINE OF THE SECTION. MAP 58-1-1 CIRCA 1934 IS THE MAP OF THE ERA AND IT INDICATES THE STATE FINDING A FENCE POST AT THE NORTHEAST CORNER, AND THE WEST QUARTER CORNER OF SECTION 25. THIS IS NOT ENOUGH INFORMATION TO SUBDIVIDE THE SECTION. SECTION 25 WAS SUBDIVIDED IN SURVEY 07-216-B. HOLDING THIS INFORMATION, IT IS QUITE CLEAR BASED ON THE STATES DISTANCES THAT THEY IN FACT DID NOT SUBDIVIDE THE SECTION, AND WERE ONLY APPROXIMATING THE NORTH-SOUTH CENTERLINE OF THE SECTION. IN ALL OF THE MAPS OF THE QUARRY SITE, THE SOUTH SIDE OF THE SITE IS SHOWN NORTH OF THE SOUTH BANK OF COLD SPRINGS CREEK. IN TALKING WITH THE OWNER OF THE PROPERTY IN THE 50+ YEARS THEY HAVE BEEN AROUND THERE, THE CREEK HAS NEVER MOVED. THE CLOSEST REPRESENTATION PLACING THE SOUTH LINE OF THE QUARRY SITE NORTH OF THE SOUTH CREEK BANK IS TO GO SOUTHERLY 1810 FEET ALONG THE EAST LINE OF THE SECTION AND GO 2550 FEET WESTERLY PARALLEL WITH THE EAST-WEST CENTERLINE OF THE SECTION WHICH IS WHAT I HAVE DONE TO SHOW THE APPROXIMATE LOCATION ON THIS SURVEY. HOWEVER, THE DISTANCE WESTERLY TO THE NORTH-SOUTH CENTERLINE OF THE SECTION IS 45 FEET +/- LONGER THAN INDICATED IN DEED Q-453. SEE NOTE "I".
- (I) POINT OF BEGINNING FOR QUARRY TRACT PER DEED Q-453. POINT BEARS S00°02'51"E-1810.00', & N89°17'14"W-2590.59' FROM THE NORTHEAST CORNER OF SECTION 25. POINT IS ON THE N/S CENTERLINE OF THE SECTION AS SUBDIVIDED IN SURVEY 07-216-B.
- (J) C/L OF 10' WIDE HAUL ROAD AS DESCRIBED IN DEED Q-453. AS SHOWN THE TERMINUS POINT OF THE ROAD IS 79' +/- EASTERLY OF THE EAST LINE OF THE QUARRY TRACT. THIS WOULD INDICATE THAT THE STATES APPROXIMATION OF THE NORTH-SOUTH C/L OF THE SECTION IS 79 FEET EASTERLY. I LAID THE C/L OUT HOLDING RECORD ANGLES FROM HWY. MAP 1R-1-1532, AND DEED Q-453. THE DIFFERENCE IN BEARINGS BETWEEN THIS SURVEY AND SAID HWY. MAP AND DEED IS 00°32'53" AND CAN BE FOUND BY COMPARING THE DIFFERENCE IN BEARINGS AT THE TANGENT BETWEEN C/L STATIONS P.C. STA. 429+17.7 AND P.T. STA. 431+99.5.
- (K) CALCULATED R-O-W POINT HOLDING LOCAL DATUM PLANE COORDINATES (#512) PER SURVEY NO. 91-106-C. MONUMENT PER SAID SURVEY NOT FOUND.

POINT ON THE WEST LINE OF THE NE1/4 SECTION 25 WAS COMPLETELY SURVEYED AND SUBDIVIDED IN SURVEY 07-216-B. THIS POINT IS CALCULATED FROM CERTAIN TIES MADE ON THIS SURVEY, AND USING STATE PLANE COORDINATES PROVIDED ON THE CERTIFICATES FILED WITH SURVEY 07-216-B.



## LEGEND

- SECTION OR QUARTER CORNER SHOWN FOR LOCATION PURPOSES ONLY. NOT VISITED ON THIS SURVEY.
- FOUND SECTION OR QUARTER SECTION CORNER.
- SET 5/8" X 30" IRON REBAR WITH BLUE PLASTIC CAP STAMPED "WELLS SURVEYING 54857PLS."
- SET 3/4" BRASS WASHER STAMPED "PLS 54657" IN CONCRETE FENCE ANGLE POST. SEE NOTE D.
- FOUND R-O-W OR REFERENCE MONUMENT PER SURVEY 91-106-C.
- FOUND 3/4" SLICK PIN, 20" ABOVE GROUND LEVEL BENT AND LEANING DOWNHILL. ORIGIN UNKNOWN. BASED ON EXISTING MAPS AND DESCRIPTIONS OF THE QUARRY SITE, IT IS NOT PROBABLE THAT THIS IS A CORNER OF THE QUARRY AS IT IS TO FAR OUT OF POSITION.
- CALCULATED POINT ONLY. NOTHING FOUND OR SET.
- (XOX) RECORD DIMENSION PER SURVEY NO. 07-216-B.
- (XOX)H RECORD DIMENSION PER SURVEY NO. 91-106-C.
- (XOX)H1 RECORD DIMENSION PER HIGHWAY MAP NO. 58-1-1, CIRCA 1934.
- (XOX)H2 RECORD DIMENSION PER HIGHWAY ACQUISITION QUITCLAIM DEED Q-453.
- (XOX)HD RECORD DIMENSION PER HIGHWAY MAP NO. 1R-1-1532, CIRCA 1936.
- WELL WATER WELL
- FENCE

LINE NO.	BEARING	DISTANCE
L1	N 47°24'24" E	65.15'
L2	N 89°49'38" E	78.98'
L4	S 62°28'08" E	34.61'
L5	N 13°17'12" E	38.97'
L6	N 13°17'12" E	30.00'
L7	S 55°14'31" E	70.76'
L8	S 77°05'39" E	112.31'
L9	S 76°47'06" E	178.07'
L9	S 77°50'08" E	178.11' )H
L9+L10	S 76°47'06" E	226.90'
(L9+L10	S 78°21'36" E	226.90' )H1
L10	S 76°47'06" E	48.83'
L11	N 67°23'44" E	113.00'
L12	N 27°03'54" W	60.58'
L13	N 71°27'00" W	60.08'
L14	N 13°13'09" E	64.34'
L15	N 13°13'09" E	29.07'
(L14+L15	N 13°13'09" E	93.41'
(L14+L15	N 00°16'00" W	93.32' )H
L16	N 00°16'00" W	150.15'
(L16	N 00°16'00" W	150.00' )H
L17	N 30°27'07" W	110.10'
(L17	N 31°00'00" W	110.10' )HD
(L17	N 31°00'00" W	110.10' )H2
L18	N 15°23'35" E	78.69'

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG
C1	9°21'11"	1402.51'	228.95'	228.69'	S 88°59'59" W
C2	18°53'30"	1432.51'	472.33'	470.19'	N 86°13'51" W
(C2	18°53'30"	1432.5'	472.3'		)H1
C3	9°32'19"	1402.51'	233.49'	233.22'	N 81°33'16" W
C4	17°49'58"	1667.11'	518.87'	516.78'	S 85°42'05" E
C5	32°37'00"	1637.11'	931.97'	919.42'	N 86°54'24" E
(C5	32°37'00"	1637.1'	932.0'		)H1
C6	35°02'55"	572.96'	350.50'	345.05'	S 66°47'56" W
(C6	35°02'55"	572.96'	350.50'		)H1
C7	30°47'29"	572.96'	307.92'	304.22'	S 33°52'44" W
(C7	30°47'29"	572.96'	307.90'		)H1
(C6+C7	65°50'24"	572.96'	658.4'		(10' CURVE C/L) HELD )H1
(C6+C7	65°50'30"	572.96'			(10' CURVE C/L) )H2

I CERTIFY THIS IS AN EXACT COPY OF SHEET 1 OF 2 OF PARTITION PLAT NO. 2016-16

*Jason M. Wells*  
JASON M. WELLS PLS

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON  
NOVEMBER 29, 2010  
JASON M. WELLS  
54857PLS  
RENEWS 6/30/18

WELLS SURVEYING  
200 SE HAILEY SUITE 108  
P.O. BOX 1696  
PENDLETON, OR 97801  
PHONE: (541) 276-6362

DATE: 03/16 DR. BY: JMW  
CK. BY: DMT NO: 16-1594

RECORDING INFORMATION  
UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON,  
COUNTY OF UMATILLA }  
I certify that this instrument was received and recorded  
ON November 29, 2016  
at 10:43 o'clock Am., in the record of  
PLATS of said County.  
YEAR NUMBER Slide  
2016 16

OFFICE OF COUNTY RECORDS

By: ...David A. Stuvland...Records Officer  
Fees \$ 78.00 No. 2016-6510648

PROJECT: \BRACHERPP2016ROTNEW  
PARTITION PLAT FOR:  
CLIFF & JUDY BRACHER

LOCATED IN THE EAST HALF OF SEC. 24  
AND THE NORTH HALF OF SEC. 25,  
T5N, R30E, W.M., UMATILLA COUNTY, OR.

RECEIVED BY  
Umatilla County Surveyor  
Date: 12/6/16  
Rec'd By: CT  
No.: 16-109-B

**PARTITION PLAT NO. 2016-16**  
**SHEET 2 OF 2**

LOCATED IN THE EAST HALF OF SECTION 24, AND THE NORTH  
NORTH HALF OF SECTION 25, TOWNSHIP 5 NORTH, RANGE  
30 EAST, W.M., UMATILLA COUNTY, OREGON.  
MARCH, 2016.

**OWNERS DECLARATION**

I, CLIFFORD C. BRACHER, OWNER, DO HEREBY ACKNOWLEDGE THAT I  
HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED AND THIS  
LAND PARTITIONED IN ACCORDANCE WITH ORS CHAPTER 92, AS  
REVISED, AND THE UMATILLA COUNTY DEVELOPMENT ORDINANCES.  
I FURTHERMORE ACKNOWLEDGE THE EASEMENTS & ENCUMBRANCES  
AFFECTING THE PROPERTY IN THIS PARTITION.

*Clifford C. Bracher*  
CLIFFORD C. BRACHER, OWNER

**ACKNOWLEDGMENT**

STATE OF OREGON) SS  
COUNTY OF UMATILLA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

THIS 28 DAY OF Sept, 2016.  
BY CLIFFORD C. BRACHER, OWNER

*Traic M. Diehl*  
NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: 6-27-17

MY COMMISSION NUMBER: 479427

**OWNERS DECLARATION**

I, JUDITH K. BRACHER, OWNER, DO HEREBY ACKNOWLEDGE THAT I  
HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED AND THIS  
LAND PARTITIONED IN ACCORDANCE WITH ORS CHAPTER 92, AS  
REVISED, AND THE UMATILLA COUNTY DEVELOPMENT ORDINANCES.  
I FURTHERMORE ACKNOWLEDGE THE EASEMENTS & ENCUMBRANCES  
AFFECTING THE PROPERTY IN THIS PARTITION.

*Judith K. Bracher*  
JUDITH K. BRACHER, OWNER

**ACKNOWLEDGMENT**

STATE OF OREGON) SS  
COUNTY OF UMATILLA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

THIS 28 DAY OF Sept, 2016.  
BY JUDITH K. BRACHER, OWNER

*Traic M. Diehl*  
NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: 6/27/17

MY COMMISSION NUMBER: 479427

**SURVEYORS CERTIFICATE & NARRATIVE**

THIS SURVEY WAS MADE AT THE REQUEST OF CLIFF BRACHER TO PARTITION TWO SMALLER HOUSE PROPERTIES OFF OF A LARGER  
TRACT OF LAND. PARCELS 1 AND 2 ARE SURVEYED AND PARCEL 3 THE REMAINDER IS UNSURVEYED. ALL MONUMENTS FOUND  
AND HELD ARE NOTED. AS SHOWN THE SOUTHERLY BOUNDARY OF PARCELS 1 AND 2 IS THE NORTHERLY RIGHT OF WAY LINE OF  
OF COLD SPRINGS HIGHWAY. THE COLD SPRINGS BRIDGE WAS REPLACED IN THE EARLY 1990'S AND NEW RIGHT OF WAY WAS  
ACQUIRED AS SHOWN ON SURVEY NO. 91-106-C, ALONG WITH A NEW CENTERLINE ALIGNMENT ALONG A PORTION OF THE SURVEYED  
PARCELS. I RECREATED THE OLD ALIGNMENT HOLDING MONUMENTS FOUND FROM SURVEY NO. 91-106-C. SEE NOTE TABLE FOR  
FURTHER DETAILS. THIS SURVEY WAS MADE WITH A TWO PERSON CREW USING A TRIMBLE 5700 SERIES GPS RECEIVERS OPERATED  
IN REAL TIME KINEMATIC MODE.

I HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS, IN ACCORDANCE WITH ORS CHAPTER 92,  
AS REVISED, AND THE UMATILLA COUNTY DEVELOPMENT ORDINANCES, PARCEL 1 AND PARCEL 2 OF THIS PARTITION PLAT. PARCEL 3,  
BEING ABOVE 10 ACRES, WAS NOT SURVEYED ON THIS PARTITION, ALTHOUGH SURVEY NO. 07-106-B MONUMENTED SEVERAL CORNERS  
ON THE BOUNDARY OF PARCEL 3. THESE MONUMENTS ARE SHOWN IN THE LOCATION DIAGRAM.

**REAL PROPERTY DESCRIPTION**

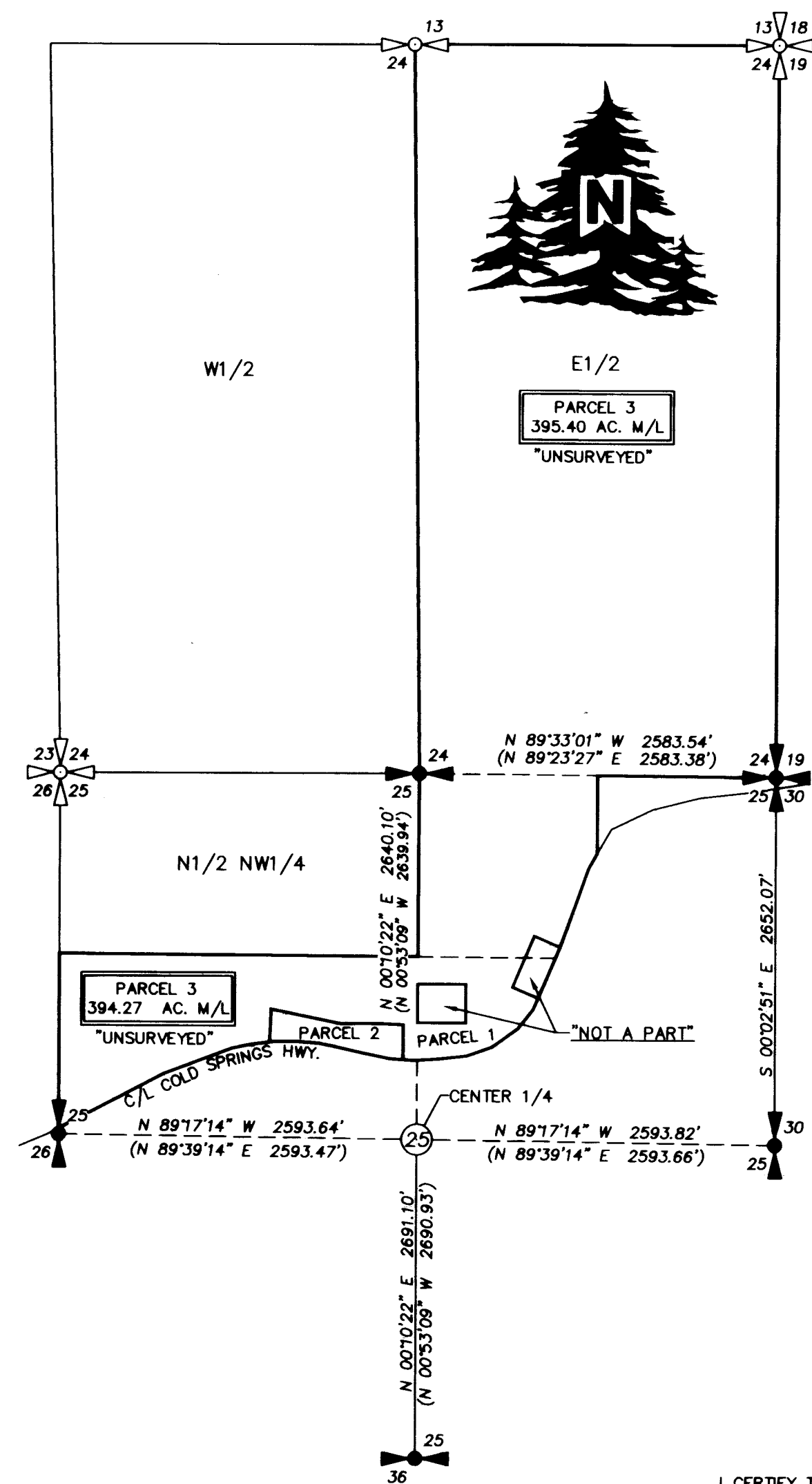
THE FOLLOWING REAL PROPERTY DESCRIPTION IS TAKEN FROM EXHIBIT "A" OF BARGAIN AND SALES DEED RECORDED AS INSTRUMENT NO.  
2016-6380737, UMATILLA COUNTY DEED RECORDS, DESCRIBED AS FOLLOWS:

TOWNSHIP 5 NORTH, RANGE 30 EAST, W.M.,

TRACT 1.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Jason M. Wells*  
OREGON  
NOVEMBER 29, 2010  
JASON M. WELLS  
54857PLS  
RENEWS 6/30/18

**LOCATION DIAGRAM**  
NOT TO SCALE



**APPROVALS**

EXAMINED AND APPROVED THIS  
28<sup>th</sup> DAY OF November, 2016.

LAND PARTITION APPROVAL NO. \_\_\_\_\_  
*Jeff Marshall*  
UMATILLA COUNTY PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 20 DAY  
OF September, 2016.

*David H. Kle*  
UMATILLA COUNTY SURVEYOR

TAXES ARE PAID IN FULL, THIS 28 DAY

OF Sept, 2016.

*Bettina*  
UMATILLA COUNTY TAX COLLECTOR

**RECORDING INFORMATION**  
UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON, )  
COUNTY OF UMATILLA )  
I certify that this instrument was received and  
recorded  
ON November 29, 2016  
at 10:43 o'clock Am., in the record of  
PLATS of said County.  
YEAR NUMBER Slide  
2016 16

**OFFICE OF COUNTY RECORDS**

By: ...David A. Stuvland...Records Officer

Fees \$ 78.00 No. 2016-6510648

I CERTIFY THIS IS AN EXACT COPY OF SHEET 2 OF 2 OF PARTITION PLAT NO. 2016-16

*Jason M. Wells*  
JASON M. WELLS PLS

RECEIVED BY  
Umatilla County Surveyor  
Date: 12/6/16  
Rec'd By: CT  
No.: 16-109-15

WELLS SURVEYING  
200 SE HAILEY SUITE 108  
P.O. BOX 1696  
PENDLETON, OR 97801  
PHONE: (541) 276-6362

DATE: 03/16	DR. BY: JMW
CK BY: DMT	NO: 16-1594

PROJECT: \BRACHERPP2016ROTNEW  
PARTITION PLAT FOR:  
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LOCATED IN THE EAST HALF OF SEC. 24  
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