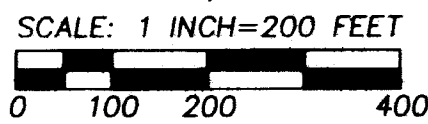


PARTITION PLAT NO. 2017-06
SHEET 1 OF 2
SITUATED IN SECTIONS 27, 28 & 34, T4N., R31E., W.M.
UMATILLA COUNTY, OREGON.

LEGEND

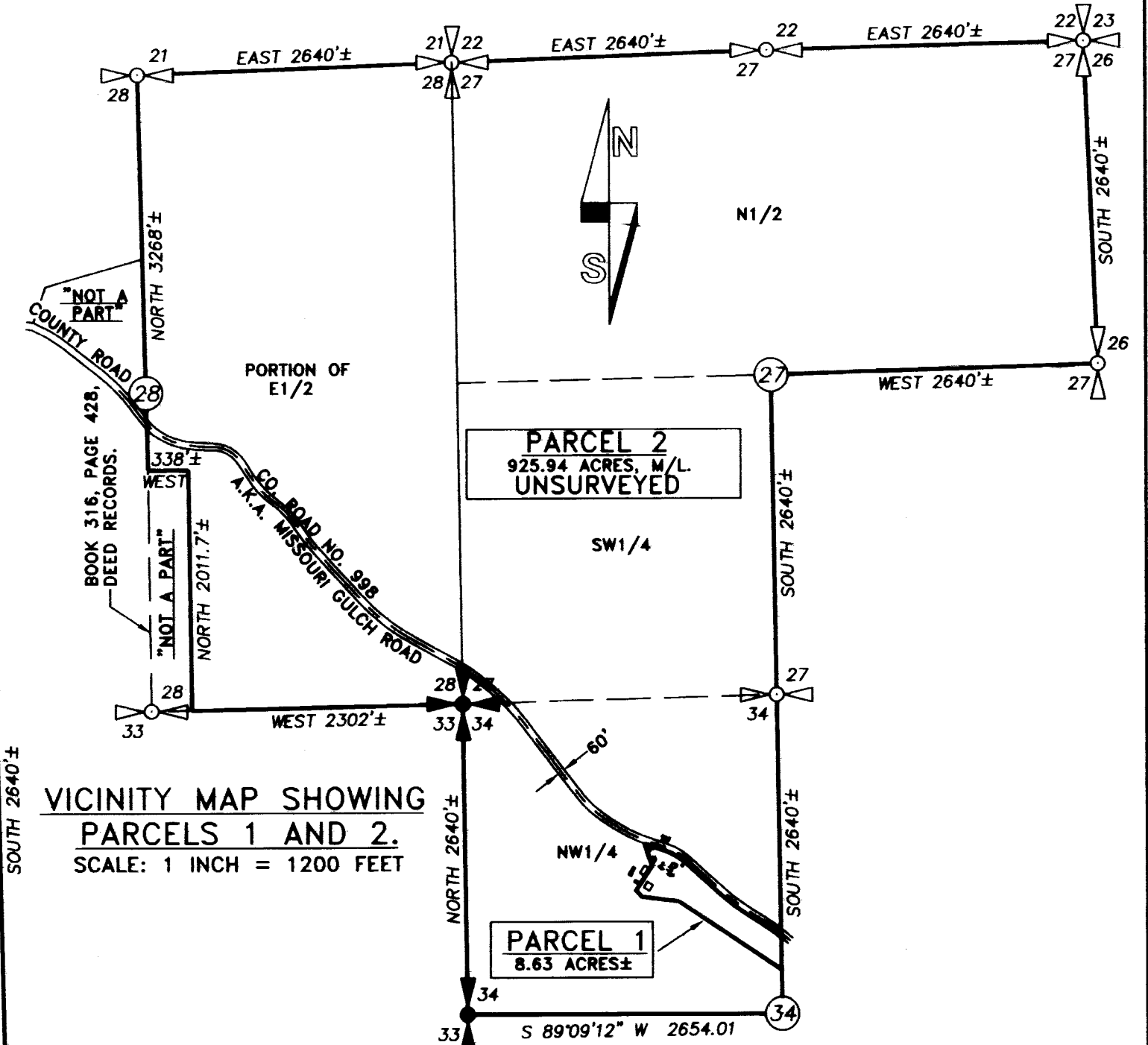
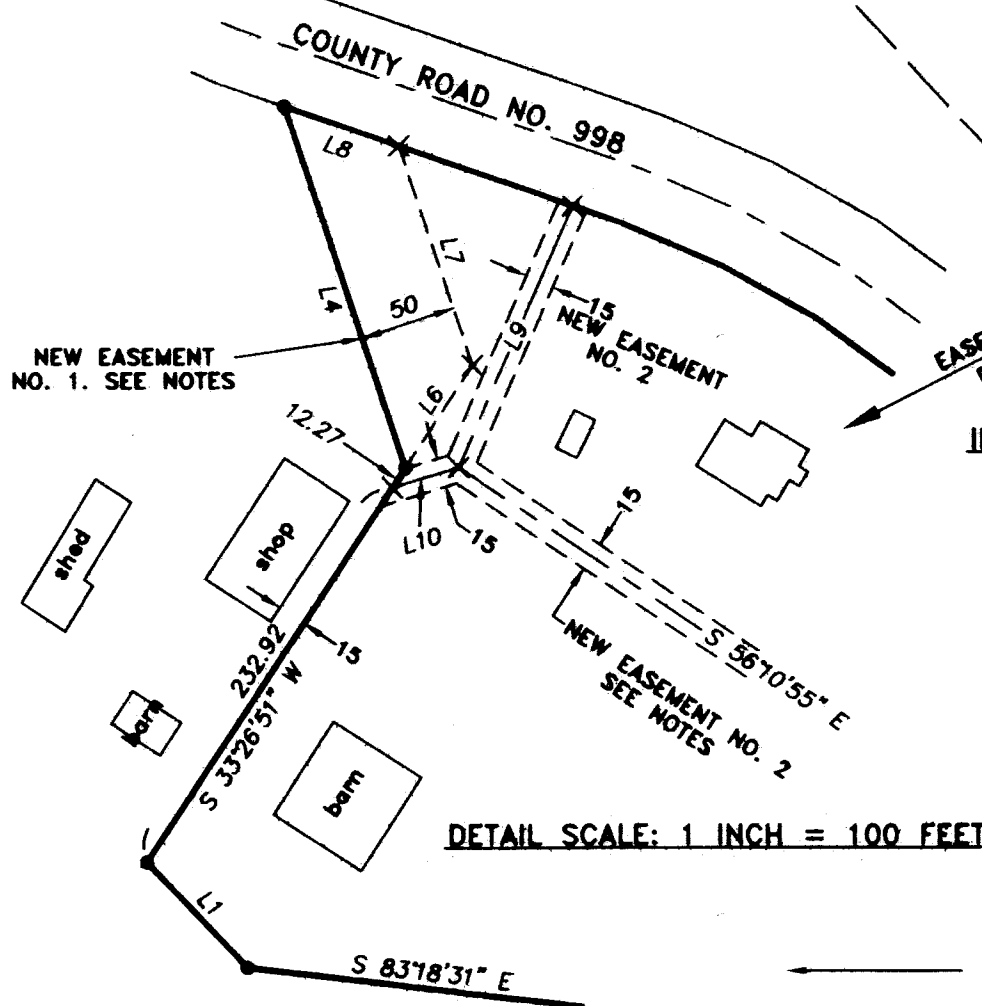
- FOUND SECTION OR 1/4 SECTION CORNER AS NOTED.
- SECTION OR 1/4 SECTION CORNER DESIGNATION. NOT VISITED ON THIS SURVEY.
- SET 5/8" BY 30" REBAR WITH 1 1/4" RED PLASTIC CAP MARKED "OR PLS 1106 WA PLS 17372". SET STEEL FENCE POST WITHIN 1 FOOT OF EACH REBAR.
- CALCULATED POINT ONLY, NOT SET OR FOUND.
- RECORD DIMENSION FROM SURVEY NO. M-108-B.
- INDICATES NEW EASEMENT LINE.



MEASURED BEARINGS SHOWN ARE OREGON STATE PLANE GRID BEARINGS, NORTH ZONE, BASED ON GPS OBSERVATION TAKEN 135 FEET WEST OF THE SW CORNER OF SECTION 27. SAME BEARING BASE AS SURVEY NO. M-108-B.

LINE NO.	BEARING	DISTANCE
L1	S 43°36'42" E	75.99
L2	S 56°21'29" E	69 M/L
L3	NORTHWESTERLY	67 M/L
L4	S 18°19'59" E	198.54
L5	S 33°26'51" W	245.19
L6	N 33°26'51" E	63.64
L7	N 18°19'59" W	120.80
L8	N 70°49'51" W	65.03
L9	N 23°43'46" E	150 M/L
L10	S 73°07'49" W	36.16

(N 00°43'30" W 2599.53
N 00°43'58" W 2599.34



VICINITY MAP SHOWING PARCELS 1 AND 2.
SCALE: 1 INCH = 1200 FEET

NEW EASEMENT NOTES:

NEW EASEMENT NO. 1 IS A 50 FOOT WIDE INGRESS-EGRESS & UTILITY EASEMENT RESERVED FROM PARCEL 1 & APPURTENANT TO PARCEL 2. THIS EASEMENT IS FOR INGRESS-EGRESS & UTILITIES TO SERVE BOTH PARCELS 1 & 2.

NEW EASEMENT NO. 2 IS A 15 FOOT WIDE UTILITY & INGRESS-EGRESS EASEMENT RESERVED FROM PARCEL 1 & APPURTENANT TO PARCEL 2. THIS EASEMENT IS FOR RECONSTRUCTION, OPERATION & MAINTENANCE OF EXISTING OVERHEAD POWER LINES OF UMATILLA ELECTRIC COOPERATIVE ASSOCIATION AND OTHER OVERHEAD UTILITIES SERVING BOTH PARCELS 1 & 2.

NEW EASEMENT NO. 3 IS A 20 FOOT WIDE UTILITY & INGRESS-EGRESS EASEMENT ACROSS BOTH PARCELS 1 & 2. THIS EASEMENT IS FOR RECONSTRUCTION, OPERATION & MAINTENANCE OF EXISTING OVERHEAD POWER LINES OF UMATILLA ELECTRIC COOPERATIVE ASSOCIATION AND OTHER OVERHEAD UTILITIES SERVING BOTH PARCELS 1 & 2.

RECORDING INFORMATION, UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON, }
COUNTY OF UMATILLA }
I certify that this instrument was received and recorded on 04-17-2017
at 3:43 o'clock p.m., in the record of PLATS of said County.
YEAR 2017 NUMBER 06
OFFICE OF COUNTY RECORDS
By: Steve Churchill Records Officer
Fee \$ 78 No. 2017-6570046

RECEIVED BY
Umatilla County Surveyor
Date: 4/18/17
Rec'd By: CT
No.: 17-054-B

REGISTERED PROFESSIONAL LAND SURVEYOR
Will R. Wells
OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106
RENEWS 6/30/18

WELLS SURVEYING
200 SE HAILEY SUITE 108
P.O. BOX 1696
PENDLETON, OR 97801
PHONE: (541) 276-6362
DATE: 02/17 DR. BY: WRW
CK. BY: WRW NO: 16-1618

PROJECT: \SFRASER2017ROT
PARTITION PLAT FOR:
SAMUEL E. FRASER &
NEUSA B. FRASER 2011 TRUST
IN SECTIONS 27, 28 & 34
T4N., R31E., W.M.,
UMATILLA COUNTY, OREGON

I CERTIFY THIS IS AN EXACT COPY OF SHEET 2 OF 2
OF PARTITION PLAT NO. 2017-06
Will R. Wells
WILLIAM R. WELLS, PLS

NOTE:
FOUND A 5/8" REBAR AT THE CALLED CENTER 1/4 CORNER POSITION PER SURVEY M-108-B, AND A 1/2" BRASS CAP MONUMENT 35.1' SOUTH & 15.8' WEST OF REBAR. BRASS CAP STAMPED "C1/4 S34, PLS933 1976"

PARTITION PLAT NO. 2017-06
SHEET 2 OF 2

SITUATED IN SECTIONS 27, 28 & 34, T4N., R31E., W.M.
UMATILLA COUNTY, OREGON.

OWNERS DECLARATION & EASEMENT DESIGNATION

SAMUEL E. FRASER AND NEUSA B. FRASER, TRUSTEES OF THE SAMUEL AND NEUSA FRASER 2011 TRUST, AS RESTATED FEBRUARY 23, 2012, AND ANY AMENDMENTS THERETO, AS OWNERS, DO HEREBY ACKNOWLEDGE THAT WE HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED AND PARTITIONED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED AND THE UMATILLA COUNTY DEVELOPMENT ORDINANCE.

WE HEREBY DESIGNATE NEW EASEMENT NO.S 1, 2 AND 3 FOR THE PURPOSES INDICATED IN "NEW EASEMENT NOTES" ON SHEET 1 OF 2. WIDTHS AND LOCATION OF SAID EASEMENTS ARE SHOWN ON SHEET 1 OF 2.

Samuel E. Fraser Trustee Neusa Fraser Trustee
SAMUEL E. FRASER, TRUSTEE NEUSA B. FRASER, TRUSTEE

ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS 30th DAY OF March, 2017
BY SAMUEL E. FRASER

Mina Akh
NOTARY PUBLIC FOR Los Angeles, California
MY COMMISSION EXPIRES: 12-31-2017
MY COMMISSION NUMBER: 2050814

ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS 30th DAY OF March, 2017
BY NEUSA B. FRASER

Mina Akh
NOTARY PUBLIC FOR Los Angeles, California
MY COMMISSION EXPIRES: 12-31-2017
MY COMMISSION NUMBER: 2050814

SURVEYORS CERTIFICATE & NARRATIVE

THIS SURVEY FOR PARTITION WAS MADE AT THE REQUEST OF SAMUEL FRASER TO PARTITION AN EXISTING HOUSE AND CERTAIN OUTBUILDINGS FROM A LARGER FARM TRACT.

I RECOVERED AND USED MONUMENTS DEPICTED ON SHEET 1 OF 2 FOR SURVEY CONTROL FOR THIS PARTITION. THE MONUMENTS USED WERE ESTABLISHED ON SURVEY NO. M-108-B. THE SURVEY WAS MADE WITH TRIMBLE GEODETIC GPS RECEIVERS OPERATED IN REAL TIME KINEMATIC MODE. CONTROL MONUMENTS TIED AND NEW MONUMENTS SET WERE VERIFIED BY REDUNDANT OBSERVATIONS.

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 ORDINANCE, THE LANDS SHOWN ON THE ACCOMPANYING PLAT. PARCEL 1 IS MONUMENTED WITH REBAR MONUMENTS AS SHOWN ON SHEET 1 OF 2. PARCEL 2, BEING OVER 10 ACRES IN SIZE IS UNMONUMENTED EXCEPT FOR CERTAIN MONUMENTS FROM SURVEY NO. M-108-B.

REAL PROPERTY DESCRIPTION

THE FOLLOWING REAL PROPERTY DESCRIPTION IS TAKEN FROM STATUTORY WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 2014-6200284, UMATILLA COUNTY OFFICE OF RECORDS, TRACT II:

TOWNSHIP 4 NORTH, RANGE 31 EAST, W.M.
SECTION 27: THE NORTH HALF AND THE SOUTHWEST QUARTER.
SECTION 28: THE EAST HALF, EXCEPTING THEREFROM THAT TRACT OF LAND CONVEYED TO SWEN WESTERSUND, ETUX, BY CORRECTION DEED RECORDED IN BOOK 316, PAGE 428, DEED RECORDS.
SECTION 34: THE NORTHWEST QUARTER.
EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE COUNTY ROAD RIGHT-OF-WAY.
SUBJECT TO EASEMENTS AND ENCUMBRANCES OF RECORD.

Willi R. Wells
WILLIAM R. WELLS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR

Willi R. Wells

OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106
RENEWS 6/30/18

APPROVALS

EXAMINED AND APPROVED THIS
14 DAY OF April, 2017.

LAND PARTITION APPROVAL NO. LD-4N-996-16
Leah Mallett
UMATILLA COUNTY PLANNING DIRECTOR

EXAMINED AND APPROVED THIS
6 DAY OF April, 2017.

David H. Wells
UMATILLA COUNTY SURVEYOR

TAXES ARE PAID IN FULL, THIS
16 DAY OF April, 2017.

Bottina Gungor
UMATILLA COUNTY TAX COLLECTOR

RECORDING INFORMATION,
UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON,)
COUNTY OF UMATILLA)SS
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Umatilla County Surveyor
Date: 4/18/17
Rec'd By: CT
No.: 17-054-8

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OF PARTITION PLAT NO. 2017-06

Willi R. Wells
WILLIAM R. WELLS, PLS

WELLS SURVEYING
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