

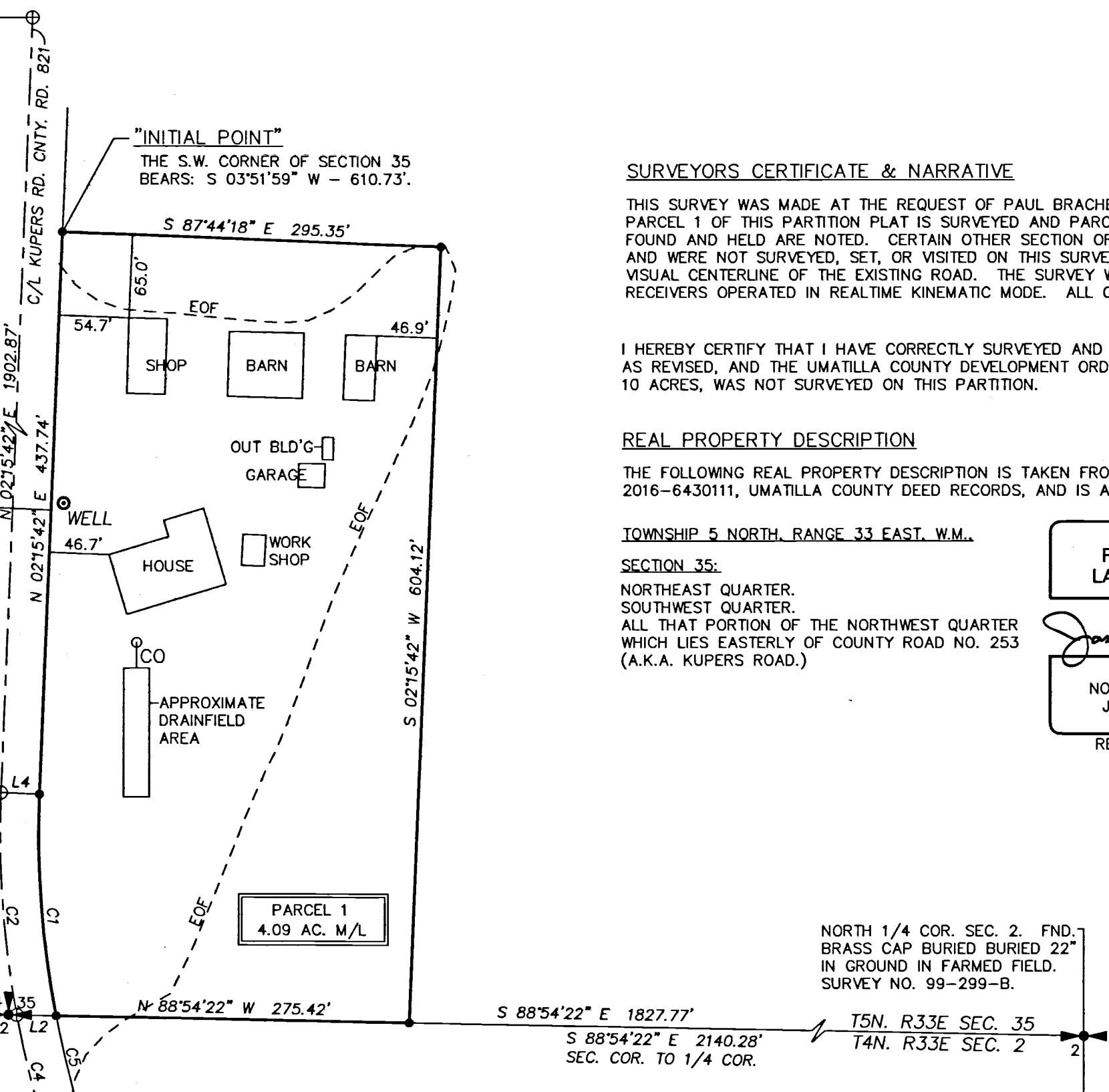
PARTITION PLAT NO. 2018-05

LOCATED IN SECTION 35, TOWNSHIP 5 NORTH, RANGE 33 EAST, W.M., UMATILLA COUNTY, OREGON. MARCH, 2018.



SCALE: 1"=100 FEET
0 50 100 200

"BASIS OF BEARINGS" ARE TRUE BASED ON A POINT LOCATED 318' EAST OF THE SOUTHWEST CORNER OF SEC. 35. ROTATE COUNTER-CLOCKWISE 1.30451833' & SCALE .99988219 (C.F.) TO OBTAIN GRID BEARINGS AND DISTANCES.



SURVEYORS CERTIFICATE & NARRATIVE

THIS SURVEY WAS MADE AT THE REQUEST OF PAUL BRACHER TO PARTITION A HOUSE AREA OFF OF A LARGER FARM TRACT AS SHOWN. PARCEL 1 OF THIS PARTITION PLAT IS SURVEYED AND PARCEL 2 BEING LARGER THAN 10 ACRES IS UNSURVEYED. ALL MONUMENTS FOUND AND HELD ARE NOTED. CERTAIN OTHER SECTION OR QUARTER SECTION CORNERS ARE SHOWN FOR LOCATION PURPOSES ONLY AND WERE NOT SURVEYED, SET, OR VISITED ON THIS SURVEY. THE LOCATION OF KUPERS ROAD WAS FOUND BY HOLDING TIES TO THE VISUAL CENTERLINE OF THE EXISTING ROAD. THE SURVEY WAS MADE WITH A ONE PERSON CREW USING A TRIMBLE 5700 SERIES GPS RECEIVERS OPERATED IN REALTIME KINEMATIC MODE. ALL CONTROLLING TIES AND MONUMENTS SET WERE VERIFIED BY DOUBLE 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 ORDINANCES, PARCEL 1 OF THIS PARTITION PLAT. PARCEL 2, BEING ABOVE 10 ACRES, WAS NOT SURVEYED ON THIS PARTITION.

REAL PROPERTY DESCRIPTION

THE FOLLOWING REAL PROPERTY DESCRIPTION IS TAKEN FROM EXHIBIT "A" OF BARGAIN AND SALES DEED RECORDED AS INSTRUMENT NO. 2016-6430111, UMATILLA COUNTY DEED RECORDS, AND IS A PORTION OF TRACT IV DESCRIBED AS FOLLOWS:

TOWNSHIP 5 NORTH, RANGE 33 EAST, W.M.

SECTION 35:
NORTHEAST QUARTER.
SOUTHWEST QUARTER.
ALL THAT PORTION OF THE NORTHWEST QUARTER WHICH LIES EASTERLY OF COUNTY ROAD NO. 253 (A.K.A. KUPERS ROAD.)

REGISTERED PROFESSIONAL LAND SURVEYOR

JASON M. WELLS
OREGON
NOVEMBER 29, 2010
JASON M. WELLS
54657PLS
RENEWS 6/30/18

OWNERS DECLARATION

WE, PAUL W. BRACHER & FRIDAY BRACHER, HUSBAND & WIFE, OWNERS, ACKNOWLEDGE THAT WE 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. WE FURTHERMORE ACKNOWLEDGE ANY EASEMENTS & ENCUMBRANCES AFFECTING THE PROPERTY IN THIS PARTITION.

PAUL W. BRACHER, OWNER
FRIDAY BRACHER, OWNER

ACKNOWLEDGMENT

STATE OF OREGON) SS
COUNTY OF UMATILLA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

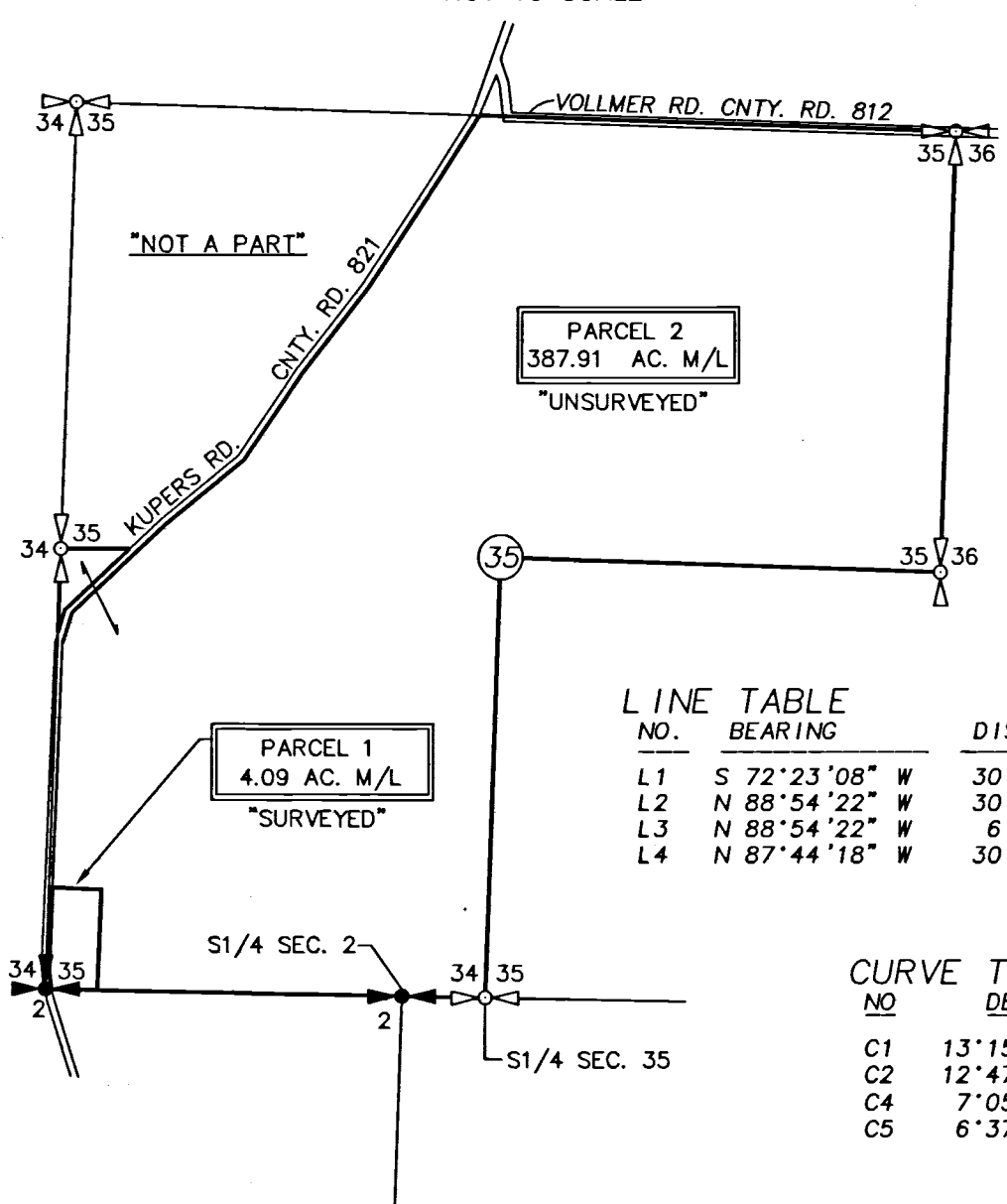
THIS 11th DAY OF May, 2018.
BY PAUL W. BRACHER & FRIDAY BRACHER, OWNERS

TRAVIS M. DIEHL
NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: 6/18/21

MY COMMISSION NUMBER: 963370

LOCATION DIAGRAM
NOT TO SCALE



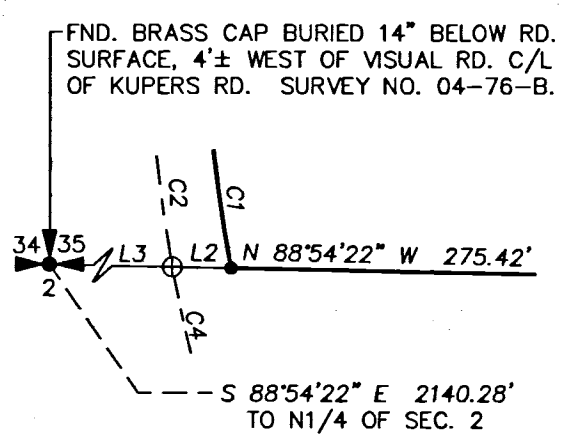
LINE TABLE

NO.	BEARING	DISTANCE
L1	S 72°23'08" W	30.00'
L2	N 88°54'22" W	30.65'
L3	N 88°54'22" W	6.44'
L4	N 87°44'18" W	30.00'

CURVE TABLE

NO	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG
C1	13°15'27"	750.00'	173.54'	173.15'	N 04°22'01" W
C2	12°47'09"	780.00'	174.06'	173.70'	N 04°07'53" W
C4	7°05'25"	780.00'	96.52'	96.46'	N 14°04'09" W
C5	6°37'07"	750.00'	86.64'	86.59'	N 14°18'18" W

DETAIL. NO SCALE.



LEGEND

- SECTION OR QUARTER CORNER SHOWN FOR LOCATION PURPOSES ONLY. NOT VISITED ON THIS SURVEY.
- FOUND SECTION OR QUARTER SECTION CORNER AS NOTED.
- SET 5/8" X 30" IRON REBAR WITH BLUE PLASTIC CAP STAMPED "WELLS SURVEYING 54657PLS."
- CALCULATED POINT ONLY. NOTHING FOUND OR SET.
- OHP OVERHEAD POWER LINE.
- EOF EDGE OF FARMED FIELD.
- WELL WATER WELL.
- POWER POLE.
- SEPTIC TANK.

APPROVALS

EXAMINED AND APPROVED THIS 14th DAY OF MAY, 2018.
LD-5N-858-18
LAND PARTITION APPROVAL NO. LUD-223-18

Robert T. Waldner
UMATILLA COUNTY PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 10 DAY

OF May, 2018.

David H. Wells
UMATILLA COUNTY SURVEYOR

TAXES ARE PAID IN FULL, THIS 11 DAY

OF May, 2018.

Bettina Enright by Richard Reynolds
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 05-16-2018

at 11:27 o'clock a. m., in the record of PLATS of said County.
YEAR 2018 NUMBER 05

OFFICE OF COUNTY RECORDS

By: STEVE CHURCHILL Records Officer

Fee \$ 80.00 No. 2018-6720144

RECEIVED BY

Umatilla County Surveyor
Date: 5/17/18
Rec'd By: CT
No.: 18-047-B

I CERTIFY THIS IS AN EXACT COPY OF PARTITION PLAT NO. 2018-05.

Jason M. Wells
JASON M. WELLS (PLS)

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

PROJECT: \BRACHERPP2018BROT

PARTITION PLAT FOR:
PAUL & FRIDAY BRACHER

LOCATED IN SECTION 35, T5N, R33E, W.M., UMATILLA COUNTY, OREGON.

DATE: 03/18 DR. BY: JMW
CK. BY: DMT NO: 18-1688