

PARTITION PLAT NO. 2014-06

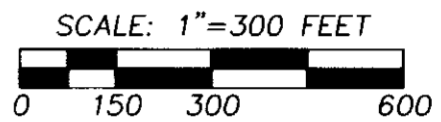
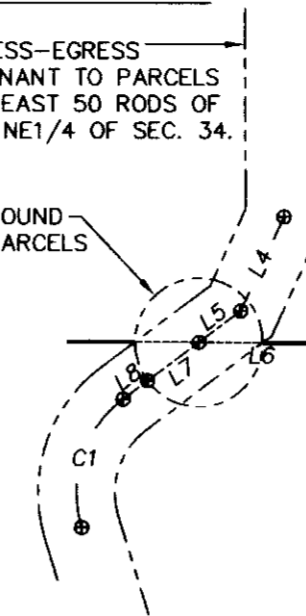
LOCATED IN THE NE1/4 OF SECTION 34, TOWNSHIP 4 NORTH, RANGE 37 EAST, W.M., UMATILLA COUNTY, OREGON.

SHEET 1 OF 2

DETAIL: NO SCALE

NEW 60' WIDE INGRESS-EGRESS EASEMENT APPURTENANT TO PARCELS 1 AND 2, AND THE EAST 50 RODS OF THE NE1/4 OF THE NE1/4 OF SEC. 34.

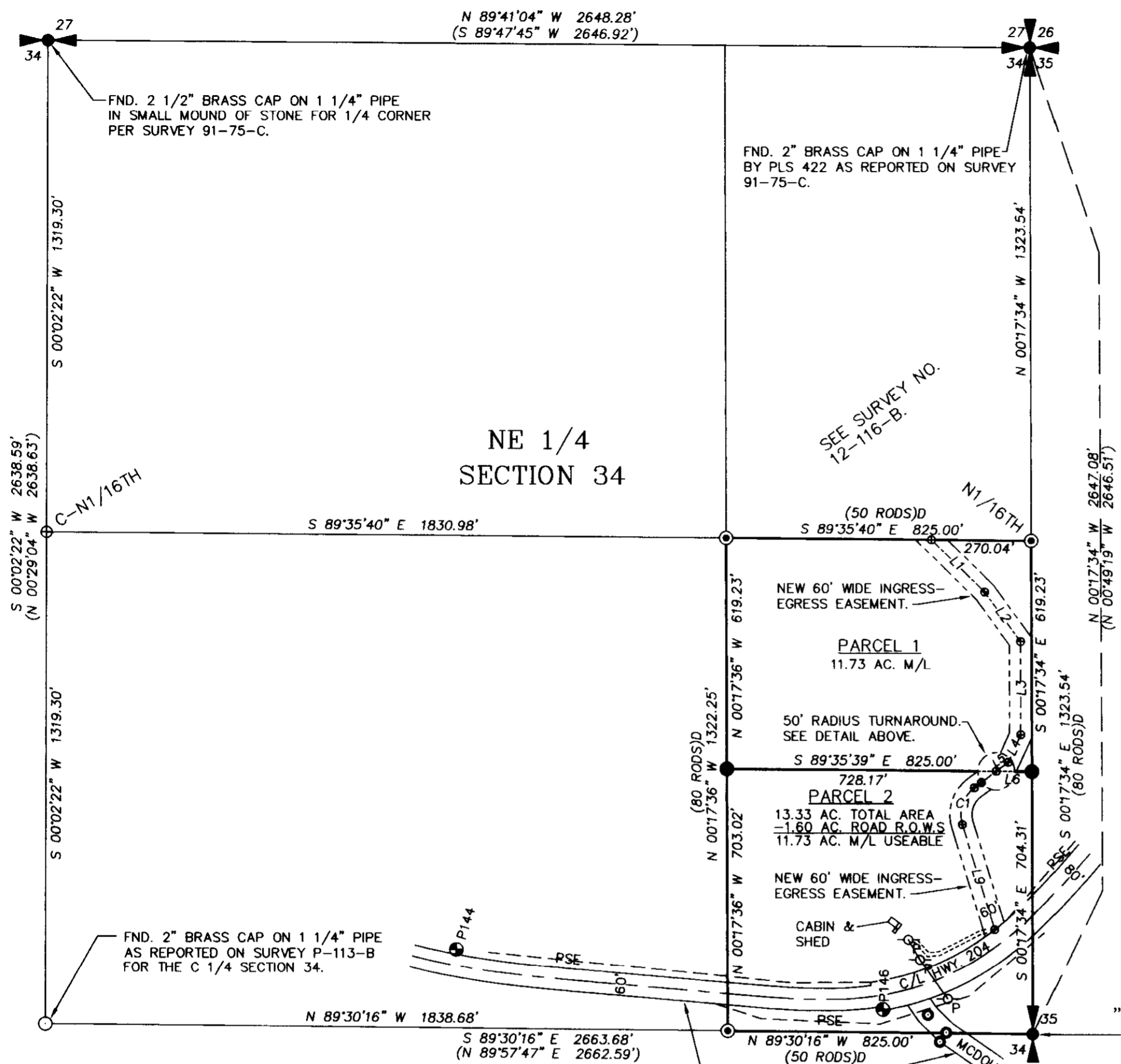
50' RADIUS TURNAROUND APPURTENANT TO PARCELS 1 AND 2.



"BASIS OF BEARINGS" BEARINGS SHOWN ARE IDENTICAL WITH THOSE REPORTED ON SURVEY NO. 12-107-B AND SURVEY NO. 12-116-B.

LEGEND

- FOUND 1/4 OR SECTION CORNER AS NOTED.
- SET 5/8"x24" IRON REBAR WITH 1 1/4" PURPLE PLASTIC CAP MARKED "WELLS SURVEYING 54657PLS."
- FOUND IRON REBAR WITH 1 1/4" PURPLE PLASTIC CAP MARKED "WELLS SURVEYING 54657PLS" AS REPORTED ON SURVEY NO. 12-107-B.
- FOUND MONUMENT AS NOTED.
- FOUND 5/8" IRON ROD WITH ODOT ALUM. CAP PER SURVEY 09-47-B.
- FOUND 5/8" REBAR WITH YELLOW CAP PER SURVEY 98-219-C.
- CALCULATED POINT ONLY. NOTHING FOUND OR SET.
- (XOX) RECORD DIMENSION PER SURVEY NO. P-113-B.
- (XOX)D RECORD DIMENSION PER INSTRUMENT NO. 2012-5890217 UMATILLA COUNTY DEED RECORDS.
- PSE- PERMANENT SLOPE EASEMENT AS SHOWN ON SURVEY 09-47-B.
- OP- UECA POWER POLE
- OP- OVERHEAD POWER LINE



CALCULATED LOCATION OF WESTON-ELGIN HWY. NO. 204 AND MCDUGALL CAMP RD. BY COORDINATES, HOLDING FOUND MONUMENTS AS SHOWN FROM SURVEYS 09-47-B, AND 98-219-C. PERMANENT SLOPE EASEMENTS EXIST ALONG HWY. 204 THROUGH THE SURVEYED PROPERTY PER INSTRUMENT NO. 2004-4670334, AND SURVEY NO. 09-47-B AS SHOWN.

"INITIAL POINT"  
FND. 2 1/2" BRASS CAP ON 1 1/4" PIPE IN SMALL MOUND OF STONE FOR 1/4 CORNER PER SURVEY 91-75-C.

NO.	BEARING	DISTANCE
L1	S 45°55'11" E	200.71'
L2	S 36°17'18" E	164.29'
L3	S 00°17'34" E	250.79'
L4	S 24°38'48" W	80.56'
L5	S 53°17'48" W	40.81'
L6	N 89°35'39" W	96.83'
L7	S 53°17'48" W	50.00'
L8	S 53°17'48" W	23.98'
L9	S 17°23'55" E	294.75'

RECEIVED BY  
Umatilla County Surveyor  
Date: 10/16/14  
Rec'd By: G. Nensley  
No.: 14-134-B

NO	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG
C1	70°41'44"	90.00'	111.05'	104.14'	S 17°56'57" W

NARRATIVE

THIS PARTITION PLAT WAS PERFORMED AT THE REQUEST OF LINDA KRUEGER TO DIVIDE A TRACT OF LAND INTO TWO SMALL PARCELS OF EQUAL USEABLE AREA AS SHOWN. THE OVERALL BOUNDARY WAS PREVIOUSLY SURVEYED BY ME AND RECORDED AS SURVEY NO. 12-107-B. THE DEED USED IS RECORDED AS INSTRUMENT NO. 2012-5890217 UMATILLA COUNTY DEED RECORDS.

RECORD CONTROLLING CORNERS FOUND AND HELD ARE SHOWN. AS NOTED THE RIGHT-OF-WAY LINES OF HIGHWAY NO. 204, AND MCDUGALL CAMP ROAD WERE CALCULATED USING THE COORDINATES PROVIDED ON SAID SURVEYS BASED ON THE COMMON MONUMENTS THAT I FOUND AND TIED AS SHOWN. THE ODOT SURVEY NO. 09-47-B DID NOT MONUMENT THE RIGHT-OF-WAY OF HIGHWAY NO. 204, OR THE PERMANENT SLOPE EASEMENTS, SO CALCULATION IS THE ONLY WAY TO COME UP WITH THE LOCATION. IT SHOULD ALSO BE NOTED THAT THE HIGHWAY CENTERLINE AS CALCULATED BY THE ODOT MAP IS NOT CENTERED IN THE RIGHT OF WAY. I DID NOT SURVEY ANY PORTION OF THE HIGHWAY RIGHT-OF-WAY LINES OR THE PERMANENT EASEMENT LINES AND THEY ARE SHOWN FOR LOCATION AND AREA PURPOSES ONLY. THE HIGHWAY R-O-W AND MCDUGALL CAMP RD. AREA IS 1.60 ACRES, AS WAS REMOVED FROM THE TOTAL ACREAGE OF PARCEL 2 TO GET THE USEABLE AREA AS SHOWN. THE PERMANENT SLOPE EASEMENTS AND THE NEW 60' WIDE EASEMENT ARE NOT COUNTED IN THE AREA.

THE SURVEY WAS MADE WITH A TWO PERSON CREW USING A TRIMBLE R8 GEODETIC GPS RECEIVER OPERATED IN REAL TIME KINEMATIC MODE USING A TRIMBLE 5700 SERIES RECEIVER AS THE BASE STATION. IN AREAS WHERE GPS SIGNAL WAS OBSCURED A LEICA TPC 803 3" TOTAL STATION WAS USED. MONUMENTS SET WERE VERIFIED BY SEPERATE OBSERVATIONS.

I CERTIFY THIS IS AN EXACT COPY OF SHEET 1 OF 2 OF PARTITION PLAT NO. 2014-06.  
Jason M. Wells PLS

REGISTERED PROFESSIONAL LAND SURVEYOR  
ORÉGON  
NOVEMBER 29, 2010  
JASON M. WELLS  
54657PLS  
RENEWS 6/30/16

WELLS SURVEYING  
920 SW FRAZER SUITE 102  
P.O. BOX 1696  
PENDLETON, OR 97801  
PHONE: (541) 276-6362

DATE: 05/14 DR. BY: JMW  
CK. BY: WRW NO: 14-1497

RECORDING INFORMATION,  
UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON, } ss  
COUNTY OF UMATILLA }  
I certify that this instrument was received and recorded  
ON October 7, 2014  
at 9:25 o'clock Am., in the record of  
PLATS of said County.  
YEAR NUMBER Slide  
2014 06

OFFICE OF COUNTY RECORDS  
By: ...Steve Churchill...Records Officer  
Fees \$ 78.00 No. 2014-6210718

PROJECT: \KrugerWestonROTPP

PARTITION PLAT FOR:  
LINDA KRUEGER

LOCATED IN THE NE1/4 OF SECTION 34, T4N, R37E, W.M., UMATILLA COUNTY, OREGON.

OWNERS DECLARATION & EASEMENT DESIGNATION

WE, LINDA L. KRUEGER, TRACY LARSON, JAMES LARSON, SCOTT LARSON, LAURA LARSON, AND LOUISE LARSON, 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. FURTHERMORE, WE HEREBY DESIGNATE THE NEW 60' WIDE INGRESS-EGRESS EASEMENT, AND THE 50' RADIUS TURN AROUND EASEMENT, APPURTENANT TO PARCELS 1 AND 2, AND THE EAST 50 RODS OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 4 NORTH, RANGE 37 EAST, W.M., UMATILLA COUNTY, OREGON.

*Linda Krueger, aka Linda Kruger, Linda L. Krueger*  
*Linda Larson Krueger*  
*Linda L. Krueger*  
 LINDA KRUEGER, OWNER, AKA LINDA KRUGER,  
 LINDA L. KRUGER, LINDA L. KRUEGER AND  
 LINDA LARSON KRUEGER AND LINDA LARSON KRUEGER

ACKNOWLEDGMENT  
 STATE OF OREGON) SS  
 COUNTY OF UMATILLA)  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON  
 THIS 29<sup>th</sup> DAY OF Sept, 2014.  
 BY LINDA L. KRUEGER, OWNER  
*Cassie A Koch*  
 NOTARY PUBLIC FOR THE STATE OF OREGON  
 MY COMMISSION EXPIRES: 12-21-14  
 MY COMMISSION NUMBER: 454214

*Tracy Larson*  
 TRACY LARSON, OWNER  
 ACKNOWLEDGMENT  
 STATE OF OREGON) SS  
 COUNTY OF UMATILLA)  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON  
 THIS 29<sup>th</sup> DAY OF Sept, 2014.  
 BY TRACY LARSON, OWNER  
*Cassie A Koch*  
 NOTARY PUBLIC FOR THE STATE OF OREGON  
 MY COMMISSION EXPIRES: 12-21-14  
 MY COMMISSION NUMBER: 454214

*Laura Larson*  
 LAURA LARSON, OWNER  
 ACKNOWLEDGMENT  
 STATE OF OREGON) SS  
 COUNTY OF UMATILLA)  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON  
 THIS 29<sup>th</sup> DAY OF Sept, 2014.  
 BY LAURA LARSON, OWNER  
*Cassie A Koch*  
 NOTARY PUBLIC FOR THE STATE OF OREGON  
 MY COMMISSION EXPIRES: 12-21-14  
 MY COMMISSION NUMBER: 454214

*James Larson*  
 JAMES LARSON, OWNER

ACKNOWLEDGMENT  
 STATE OF OREGON) SS  
 COUNTY OF UMATILLA)  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON  
 THIS 29<sup>th</sup> DAY OF Sept, 2014.  
 BY JAMES LARSON, OWNER  
*Cassie A Koch*  
 NOTARY PUBLIC FOR THE STATE OF OREGON  
 MY COMMISSION EXPIRES: 12-21-14  
 MY COMMISSION NUMBER: 454214

*Scott Larson*  
 SCOTT LARSON, OWNER  
 ACKNOWLEDGMENT  
 STATE OF OREGON) SS  
 COUNTY OF UMATILLA)  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON  
 THIS 29<sup>th</sup> DAY OF Sept, 2014.  
 BY SCOTT LARSON, OWNER  
*Cassie A Koch*  
 NOTARY PUBLIC FOR THE STATE OF OREGON  
 MY COMMISSION EXPIRES: 12-21-14  
 MY COMMISSION NUMBER: 454214

*Linda Krueger as co-personal Rep./Trustee of Laura Larson Trust*  
 LINDA KRUEGER, AS CO-PERSONAL REPRESENTATIVE/TRUSTEE OF THE  
 LAURA LARSON UNDER 65 IRREVOCABLE TRUST  
 LAURA JERRY J. LARSON ESTATE  
 DISABILITY IRREVOCABLE TRUST

ACKNOWLEDGMENT  
 STATE OF OREGON) SS  
 COUNTY OF UMATILLA)  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON  
 THIS 29<sup>th</sup> DAY OF Sept, 2014.  
 BY LINDA KRUEGER, POWER OF ATTORNEY  
*Cassie A Koch*  
 NOTARY PUBLIC FOR THE STATE OF OREGON  
 MY COMMISSION EXPIRES: 12-21-14  
 MY COMMISSION NUMBER: 454214

*Louise Larson*  
 LOUISE LARSON, LIFE ESTATE  
 ACKNOWLEDGMENT  
 STATE OF OREGON) SS  
 COUNTY OF UMATILLA)  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON  
 THIS 29<sup>th</sup> DAY OF Sept, 2014.  
 BY LOUISE LARSON, LIFE ESTATE  
*Cassie A Koch*  
 NOTARY PUBLIC FOR THE STATE OF OREGON  
 MY COMMISSION EXPIRES: 12-21-14  
 MY COMMISSION NUMBER: 454214

SURVEYORS CERTIFICATE

I CERTIFY THAT I HAVE SHOWN AND MONUMENTED PARCELS 1 AND 2 OF THIS PARTITION PLAT IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE UMATILLA COUNTY DEVELOPMENT ORDINANCES. PARCELS 1 AND 2 ARE SURVEYED AND MONUMENTED AS SHOWN ON SHEET 1 OF THIS PARTITION PLAT.

REAL PROPERTY DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 4 NORTH, RANGE 37 EAST, W.M., UMATILLA COUNTY, OREGON, DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 34, RUNNING THENCE WESTERLY 50 RODS; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID QUARTER SECTION 80 RODS; THENCE EAST 50 RODS TO THE EAST LINE THEREOF; THENCE SOUTH TO THE POINT OF BEGINNING.  
 EXCEPTING ALL ROAD RIGHT-OF-WAYS.

*Jason M. Wells*  
 JASON M. WELLS, PLS

I CERTIFY THIS IS AN EXACT COPY OF SHEET 2 OF 2 OF PARTITION PLAT NO. 2014-06.  
*Jason M. Wells*  
 JASON M. WELLS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Jason M. Wells*  
 OREGON  
 NOVEMBER 29, 2010  
 JASON M. WELLS  
 54657PLS  
 RENEWS 6/30/16

RECORDED  
 Umatilla County Surveyor  
 Date: 10/11/14  
 Recd By: G Nensley  
 14-134-B

APPROVALS

EXAMINED AND APPROVED THIS  
 6<sup>th</sup> DAY OF October, 2014.  
 LAND PARTITION APPROVAL NO. \_\_\_\_\_  
*Taf Mablatt*  
 UMATILLA COUNTY PLANNING DIRECTOR  
 EXAMINED AND APPROVED THIS 6<sup>th</sup> DAY  
 OF October, 2014.  
*David H Kline*  
 UMATILLA COUNTY SURVEYOR  
 TAXES ARE PAID IN FULL, THIS 6<sup>th</sup> DAY  
 OF October, 2014.

*Beth Walcott*  
 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 October 7, 2014  
 at 9:25 o'clock Am., in the record of  
 PLATS of said County.  
 YEAR NUMBER Slide  
 2014 06

OFFICE OF COUNTY RECORDS  
 By: ...Steve Churchill...Records Officer  
 Fees \$ 78.00 No. 2014-6210718

WELLS SURVEYING  
 920 SW FRAZER SUITE 102  
 P.O. BOX 1696  
 PENDLETON, OR 97801  
 PHONE: (541) 276-6362  
 DATE: 05/14 DR. BY: JMW  
 CK. BY: WRW NO: 14-1497

PROJECT: \KrugerWestonROTPP  
 PARTITION PLAT FOR:  
 LINDA KRUEGER  
 LOCATED IN THE NE1/4 OF SECTION 34, T4N, R37E, W.M., UMATILLA COUNTY, OREGON.