

BEARINGS ARE TRUE NORTH BASED ON GPS GEODETIC OBSERVATION TAKEN 450 FEET EAST OF THE SOUTH 1/4 CORNER OF SECTION 25. MEASURED DISTANCES ARE GROUND DISTANCES.

APPROXIMATE CHANNEL AND LEVEE RIGHT-OF-WAY CONSTRUCTION LINE, PLOTTED FROM CORPS OF ENGINEERS MAP WW-35-48/2, DATED DECEMBER 13, 1949.

LINE NO.	BEARING	DISTANCE	RECORD
L1	N 89°16'19" E	244.94'	
L2	S 00°12'49" E	5.40'	
L3	S 89°22'57" W	32.25'	(EAST 32.25')1
L4	S 00°38'55" E	66.00'	(NORTH 66')D1
L5	N 89°21'05" E	330.00'	(EAST 330')D1
L6	N 00°38'55" W	66.00'	(SOUTH 66')D1
L7	S 00°23'33" E	30.00'	
L8	N 89°16'21" E	20.00'	
L9	S 89°16'21" W	20.00'	
L10	S 00°23'33" E	30.00'	
L11	N 38°16'02" W	35.36'	
L12	N 05°53'40" E	42.16'	
L13	N 86°24'08" W	67.07'	
L14	S 89°09'49" W	151.02'	
L15	S 00°43'39" E	30.00'	
L16	N 00°43'39" W	10.00'	
L17	N 00°00'41" W	18.45'	

JAMES LARSON
INST. NO. 2012-5890217,
OFFICE OF COUNTY RECORDS.

RECORDING INFORMATION,
UMATILLA COUNTY OFFICE OF RECORDS:

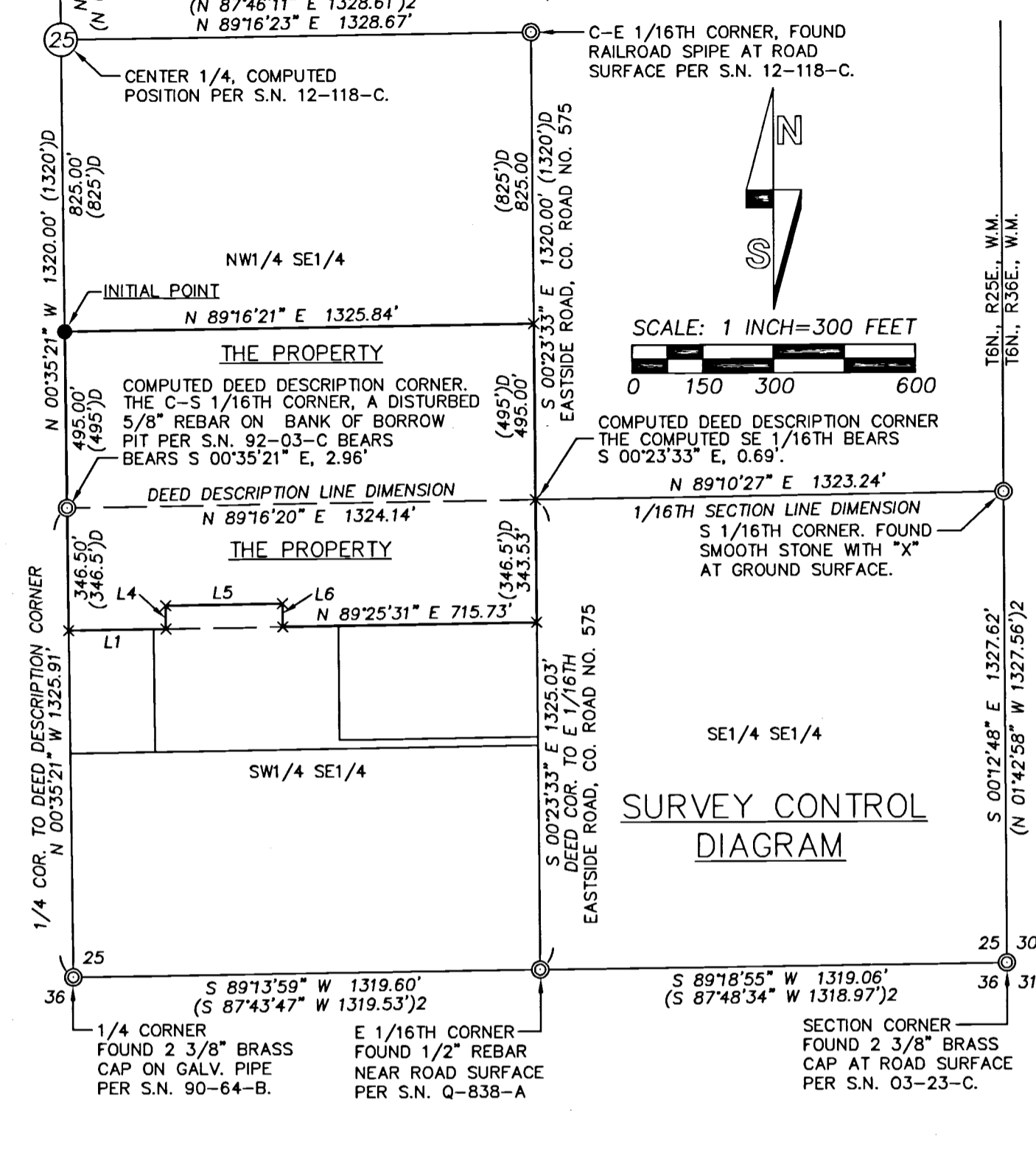
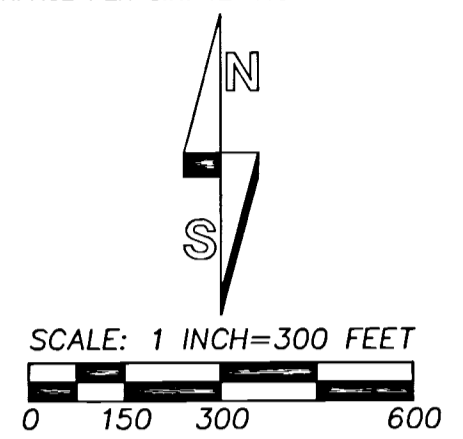
STATE OF OREGON,
COUNTY OF UMATILLA }
I certify that this instrument was received
and recorded on 12-07-2018

at 11:22 o'clock a. m., in the record of
PLATS of said County.
YEAR 2018 NUMBER 21
OFFICE OF COUNTY RECORDS

By: STEVE CHURCHILL Records Officer

Fee \$ 120.00 No. 2018-6800180

PARTITION PLAT NO. 2018-21
SHEET 1 OF 2
SITUATED IN THE SE 1/4 OF SECTION 25,
T6N., R35E., W.M., UMATILLA COUNTY, OREGON.
OCTOBER, 2018



- FOUND MONUMENT NOTES FOR MONUMENTS NOT DESCRIBED ON FACE OF MAP.**
- "A" COMPUTED DEED DESCRIPTION CORNER. FROM DEED DESCRIPTION CORNER, A BENT 5/8" REBAR MONUMENTING THE C-S 1/16TH CORNER BEARS S 00°35'21" E, 2.96'.
 - "B" FOUND 5/8" REBAR DRIVEN AT AN ANGLE, CALLED ON S.N. 18-066-AX, TIED POINT OF ENTRY INTO GROUND. A LOOSELY SET 1" O.D. PIPE, PROJECTING 2 1/2" ABOVE GROUND, BEARS N 66°21'W, 0.2'.
 - "C" FOUND LOOSELY SET 5/8" REBAR, PER S.N. 18-066-AX, TIED POINT OF ENTRY INTO GROUND. THERE IS A SECTION OF PIPE DRIVEN OVER THE REBAR. THIS REBAR IS BELIEVED TO HAVE BEEN DISTURBED, (MOVED), SINCE IT'S ESTABLISHMENT. REBAR BEARS N 18°35' W, 1.8' FROM NEW MONUMENT SET.
 - "D" FOUND BENT 5/8" REBAR, PER S.N. 18-066-AX, TIED POINT OF ENTRY INTO GROUND. SET NEW REBAR WITH CAP N 89°21'05" E, 0.43' FROM BENT REBAR TO PRESERVE RECORD DISTANCE OF 330.00' FOR LINE.
 - "E" FOUND BENT 5/8" REBAR, PER S.N. 18-066-AX, TIED POINT OF ENTRY INTO GROUND.
 - "F" FOUND 5/8" REBAR, BELIEVED FROM S.N. 18-066-AX, HELD FOR EAST-WEST LINE. MONUMENT IS S 89°25'31" W, 2.00' FROM WEST RIGHT-OF-WAY LINE OF EASTSIDE ROAD PER THIS SURVEY AND 2.7' SOUTH OF FENCE CORNER.

RECEIVED BY
Umatilla County Surveyor
Date: 12/19/18
Filed By: CT
No.: 18-118-B

I CERTIFY THIS IS A TRUE AND EXACT COPY OF
SHEET 1 OF 2 OF PARTITION PLAT NO. 2018-21
William R. Wells
WILLIAM R. WELLS, PLS

REGISTERED
PROFESSIONAL
LAND SURVEYOR

William R. Wells

OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106
RENEWS 6/30/20

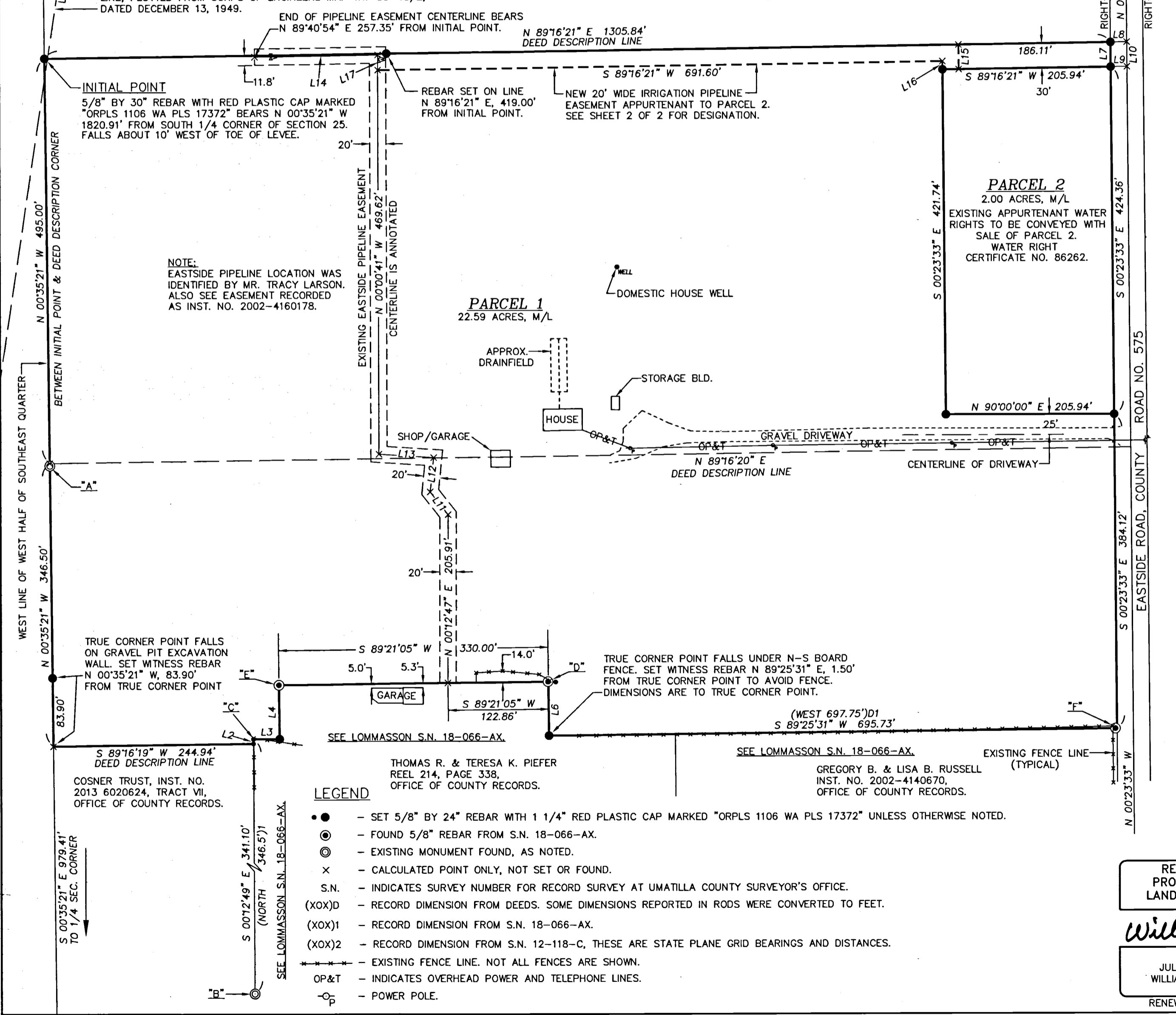
WELLS SURVEYING
200 SE HAILEY SUITE 108
P.O. BOX 1696
PENDLETON, OR 97801
PHONE: (541) 276-6362

DATE: 07/18 DR. BY: WRW
CK. BY: WRW NO: 17-1658

PROJECT: \T LARSON ROT FINAL

LAND PARTITION FOR:
TRACY LARSON

SITUATED IN THE SE 1/4
OF SECTION 25, T6N., R35E., W.M.,
UMATILLA COUNTY, OREGON



- LEGEND**
- - SET 5/8" BY 24" REBAR WITH 1 1/4" RED PLASTIC CAP MARKED "ORPLS 1106 WA PLS 17372" UNLESS OTHERWISE NOTED.
 - ⊙ - FOUND 5/8" REBAR FROM S.N. 18-066-AX.
 - ⊙ - EXISTING MONUMENT FOUND, AS NOTED.
 - x - CALCULATED POINT ONLY, NOT SET OR FOUND.
 - S.N. - INDICATES SURVEY NUMBER FOR RECORD SURVEY AT UMATILLA COUNTY SURVEYOR'S OFFICE.
 - (XOX)D - RECORD DIMENSION FROM DEEDS. SOME DIMENSIONS REPORTED IN RODS WERE CONVERTED TO FEET.
 - (XOX)1 - RECORD DIMENSION FROM S.N. 18-066-AX.
 - (XOX)2 - RECORD DIMENSION FROM S.N. 12-118-C, THESE ARE STATE PLANE GRID BEARINGS AND DISTANCES.
 - — — — — EXISTING FENCE LINE. NOT ALL FENCES ARE SHOWN.
 - OP&T - INDICATES OVERHEAD POWER AND TELEPHONE LINES.
 - ⊖ - POWER POLE.

SEE LOMMASSON S.N. 18-066-AX.
COSNER TRUST, INST. NO. 2013 6020624, TRACT VII, OFFICE OF COUNTY RECORDS.
THOMAS R. & TERESA K. PIEFER REEL 214, PAGE 338, OFFICE OF COUNTY RECORDS.
GREGORY B. & LISA B. RUSSELL INST. NO. 2002-4140670, OFFICE OF COUNTY RECORDS.

SURVEYOR'S CERTIFICATE & NARRATIVE:

THIS PARTITION SURVEY WAS MADE AT THE REQUEST OF TRACY LARSON TO PARTITION 2.00 ACRES FROM A LARGER TRACT. THE RECORD DESCRIPTION FOR THE LARSON TRACT IS DESCRIBED IN INSTRUMENT NO. 2011-5840443. THE TRACT IS SITUATED IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 25, T6N., R35E., W.M.

RESEARCH OF DEED DESCRIPTIONS FOR TRACTS IN THE VICINITY INDICATE DEED DESCRIPTIONS WERE WRITTEN ASSUMING FORTY ACRE ALIQUOT PARTS IN THE WEST HALF OF THE SOUTHEAST QUARTER, (SIDES 1320 BY 1320 FEET). A DETAILED ABSTRACT OF TITLE WAS PREPARED FOR THE PARTITIONED TRACT AND ADJOINING TRACTS. THE TITLE ABSTRACT REVEALS THE EXISTING JUNIOR-SENIOR DEED RELATIONSHIPS.

TO DETERMINE THE NORTH BOUNDARY FOR THIS PARTITION SURVEY, I HELD A LINE 825 FEET SOUTH OF THE NORTH LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER, SAID NORTH LINE BEING DEFINED BY THE COMPUTED CENTER ONE-QUARTER CORNER AND RECOVERED RAILROAD SPIKE AT THE C-E 1/16TH. THE WEST LINE OF THE TRACT WAS HELD ALONG THE NORTH-SOUTH CENTERLINE OF SECTION 25 DEFINED BY THE COMPUTED CENTER ONE-QUARTER CORNER AND THE BRASS CAP MONUMENT AT THE SOUTH ONE-QUARTER CORNER. THE EAST LINE WAS HELD ALONG THE NORTH-SOUTH CENTERLINE OF THE SOUTHEAST QUARTER DEFINED BY THE RAILROAD SPIKE AT THE C-E 1/16TH CORNER AND THE 1/2" REBAR AT THE EAST 1/16TH CORNER OF SECTION 25. THE SOUTHWEST CORNER OF THE TRACT WAS ESTABLISHED ON THE NORTH-SOUTH CENTERLINE OF SECTION 25 AT A DISTANCE OF 1666.5 FEET FROM THE COMPUTED CENTER ONE-QUARTER CORNER. THE WESTERLY PORTION OF THE SOUTH LINE WAS ESTABLISHED ON A LINE MEASURED FROM THE SOUTHWEST CORNER OF THE TRACT TO A POINT ON THE NORTH-SOUTH CENTERLINE OF THE SOUTHEAST QUARTER A DISTANCE OF 1666.5 FEET SOUTH OF THE RAILROAD SPIKE AT THE C-E 1/16TH CORNER. THE EASTERLY REMAINDER OF THE SOUTH BOUNDARY OF THE TRACT WAS LOCATED BASED ON THE MONUMENTS RECOVERED FROM THE 1969 SURVEY NO. 18-066-AX, BY LOMMASSON, THE 5/8" REBAR IDENTIFIED IN FOUND MONUMENT NOTE "F", WAS NOT SHOWN ON THE LOMMASSON SURVEY MAP, BUT IT IS SAME TYPE OF MONUMENT RECOVERED ELSEWHERE AND WAS HELD FOR THIS SURVEY. REFER TO THE SURVEY CONTROL DIAGRAM ON SHEET 1 OF 2 FOR REFERENCE.

THIS SURVEY WAS MADE BY ONE AND TWO PERSON CREWS USING RTK GPS AND CONVENTIONAL TOTAL STATION METHODS. CONTROL MONUMENT TIES AND NEW CORNERS SET WERE VERIFIED BY REDUNDANT OBSERVATIONS.

I HEREBY CERTIFY THAT I HAVE CORRECTLY SHOWN, SURVEYED AND MONUMENTED PARCELS 1 AND 2 IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED. I HEREBY DESIGNATE THE 5/8 INCH BY 30 INCH REBAR ESTABLISHED AT THE NORTHWEST CORNER OF PARCEL 1 AS THE INITIAL POINT.

REAL PROPERTY DESCRIPTION:

RECORD DESCRIPTION RECITED FROM BARGAIN AND SALE DEED RECORDED AS INSTRUMENT NO. 2011-5840443, UMATILLA COUNTY OFFICE OF RECORDS:

TOWNSHIP 6 NORTH, RANGE 35 EAST, W.M., SECTION 25.

BEGINNING AT A POINT 825 FEET SOUTH OF THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 25; THENCE WEST A DISTANCE OF 1320 FEET; THENCE SOUTH 247.5 FEET; THENCE EAST A DISTANCE OF 1320 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 25; THENCE NORTH A DISTANCE OF 247.5 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

BEGINNING AT A POINT 1072.5 FEET SOUTH OF THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 25; THENCE SOUTH 247.5 FEET; THENCE WEST A DISTANCE OF 1320 FEET; THENCE NORTH 247.5 FEET; THENCE EAST A DISTANCE OF 1320, MORE OR LESS, FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 25 AND THE POINT OF BEGINNING.

THE NORTH 21 RODS OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 25;

EXCEPTING THEREFROM, BEGINNING AT A POINT 21 RODS SOUTH OF THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 25; THENCE WEST A DISTANCE OF 43.5 RODS TO THE POINT OF BEGINNING; THENCE WEST 20 RODS; THENCE NORTH 4 RODS; THENCE EAST 20 RODS; THENCE SOUTH 4 RODS TO THE POINT OF BEGINNING.

SUBJECT TO ANY AND ALL WATER RIGHTS OF WAY AND ROADS;

ALL BEING EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

METES AND BOUNDS PERIMETER DESCRIPTION BASED ON THIS PARTITION SURVEY:

A TRACT OF LAND SITUATED IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 35 EAST, W.M., UMATILLA COUNTY, OREGON, DESCRIBED AS:

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 25, SAID POINT ALSO BEING KNOWN AS THE SOUTHWEST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 25; THENCE NORTH 00°35'21" WEST ALONG THE WEST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER A DISTANCE OF 1820.91 FEET TO A 5/8 INCH BY 30 INCH REBAR, THE INITIAL POINT FOR THIS DESCRIPTION; THENCE NORTH 89°16'21" EAST A DISTANCE OF 1305.84 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF EASTSIDE ROAD, COUNTY ROAD NO. 575; THENCE SOUTH 00°23'33" EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 838.48 FEET; THENCE SOUTH 89°25'31" WEST A DISTANCE OF 695.73 FEET; THENCE NORTH 00°38'55" WEST A DISTANCE OF 66.00 FEET; THENCE SOUTH 89°21'05" WEST A DISTANCE OF 330.00 FEET; THENCE SOUTH 00°38'55" EAST A DISTANCE OF 66.00 FEET; THENCE SOUTH 89°22'57" WEST A DISTANCE OF 32.25 FEET; THENCE SOUTH 00°12'49" EAST A DISTANCE OF 5.40 FEET; THENCE SOUTH 89°16'19" WEST A DISTANCE OF 244.94 FEET TO A POINT ON THE WEST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER; THENCE NORTH 00°35'21" WEST ALONG SAID WEST LINE A DISTANCE OF 841.50 FEET TO THE "INITIAL POINT".

10-10-18
DATE
Will R. Wells
WILLIAM R. WELLS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR

Will R. Wells

OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106
RENEWS 6/30/20

PARTITION PLAT NO. 2018-21
SHEET 2 OF 2
SITUATED IN THE SE 1/4 OF SECTION 25,
T6N., R35E., W.M., UMATILLA COUNTY, OREGON.
OCTOBER, 2018

OWNER'S DECLARATION

TRACY LARSON, OWNER, AND LOUISE V. LARSON, LIFE ESTATE HOLDER, DO HEREBY ACKNOWLEDGE THIS PARTITION PLAT WAS PREPARED WITH OUR KNOWLEDGE AND CONSENT IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED AND APPLICABLE PORTIONS OF THE UMATILLA COUNTY DEVELOPMENT ORDINANCE.

WE HEREBY DESIGNATE THE NEW 20 FOOT WIDE IRRIGATION PIPELINE EASEMENT SHOWN ON SHEET 1 OF 2 AS A NEW EASEMENT FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF IRRIGATION PIPELINE AND APPURTENANCES TO NEW PARCEL 2. THIS NEW EASEMENT IS APPURTENANT TO NEW PARCEL 2.

Tracy Larson
TRACY LARSON, OWNER

Louise V. Larson
LOUISE V. LARSON, LIFE ESTATE HOLDER

ACKNOWLEDGMENT

STATE OF OREGON) SS
COUNTY OF UMATILLA)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
ON Nov 2, 2018.
BY TRACY LARSON

Karen L. Brown
NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: 05/25/2021
MY COMMISSION NUMBER: 05/25/2021
963057

ACKNOWLEDGMENT

STATE OF OREGON) SS
COUNTY OF UMATILLA)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
ON Nov 2, 2018.
BY LOUISE V. LARSON

Karen L. Brown
NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: 05/25/2021
MY COMMISSION NUMBER: 05/25/2021
963057

RECORD ENCUMBRANCES AFFECTING LANDS CONTAINED IN THIS PARTITION:

EASEMENT FOR MAIN LINE AND LATERALS, GRANTED TO THE WALLA WALLA RIVER IRRIGATION DISTRICT, RECORDED AS INSTRUMENT NO. 2002-4160178, UMATILLA COUNTY OFFICE OF RECORDS. AFFECTS ALL OF PARTITIONED LANDS.

STATEMENT REGARDING INSTALLATION OF NEW IRRIGATION PIPELINE TO SERVICE NEW PARCEL 2:

IRRIGATION WATER WILL BE CONVEYED TO NEW PARCEL 2 BY A 2 INCH BURIED PIPELINE FROM A NEW TURNOUT IN THE EXISTING EASTSIDE PIPELINE. THE NEW PIPELINE SHALL BE CONSTRUCTED WITHIN THE NEW 20 FOOT IRRIGATION PIPELINE EASEMENT DEPICTED ON SHEET 1 OF 2.

THE PURCHASER OF NEW PARCEL 2 SHALL BE RESPONSIBLE FOR CONSTRUCTION OF THE NEW TURNOUT AND NEW IRRIGATION PIPELINE TO NEW PARCEL 2, UNDER THE DIRECTION OF THE OWNER OF NEW PARCEL 1.

RECEIVED BY
Umatilla County Surveyor
Date: 12/19/18
Rec'd By: CT
No.: 18-118-B

APPROVALS

EXAMINED AND APPROVED THIS
7TH DAY OF DECEMBER, 2018.

LAND PARTITION APPROVAL NO. LD-6N-407-17

Robert T. Uhlir
UMATILLA COUNTY PLANNING DIRECTOR

EXAMINED AND APPROVED THIS
8TH DAY OF November, 2018.

Jessie K. Smith
WALLA WALLA RIVER IRRIGATION DISTRICT

EXAMINED AND APPROVED THIS
13 DAY OF October, 2018.

David Hill
UMATILLA COUNTY SURVEYOR

ALL AD VALOREM TAXES AND ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED, THIS

13 DAY OF November, 2018.

Bettina Singh
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 12-07-2018

at 11:22 o'clock a. m., in the record of PLATS of said County.
YEAR 2018 NUMBER 21

OFFICE OF COUNTY RECORDS

By: STEVE CHURCHILL Records Officer

Fee \$ 120.00 No. 2018-6800180

I CERTIFY THIS IS A TRUE AND EXACT COPY OF SHEET 2 OF 2 OF PARTITION PLAT NO. 2018-21

Will R. Wells
WILLIAM R. WELLS, PLS

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

PROJECT:
LAND PARTITION FOR:
TRACY LARSON

SITUATED IN THE SE 1/4 OF SECTION 25, T6N., R35E., W.M., UMATILLA COUNTY, OREGON

DATE: 12/17 DR. BY: WRW
CK. BY: WRW NO: 17-1651