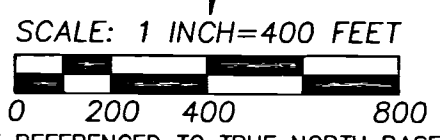


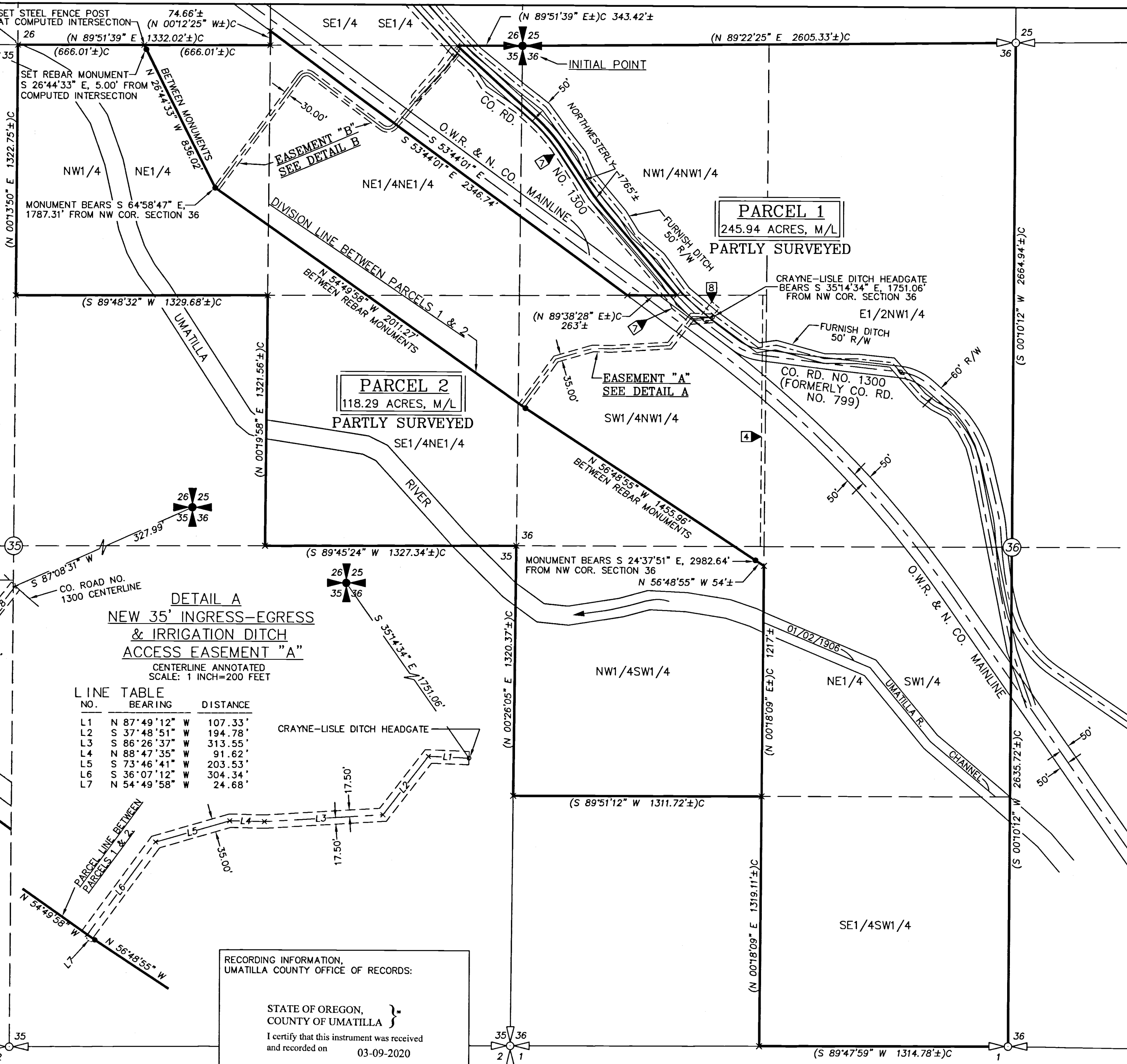
**PARTITION PLAT NO. 2020-08**  
**SHEET 1 OF 2**

SITUATED IN THE SE1/4SE1/4 OF SECTION 26, THE NE1/4 OF SECTION 35 AND THE WEST 1/2 OF SECTION 36, T3N., R29E., W.M., UMATILLA COUNTY, OREGON. NOVEMBER, 2019



**LEGEND**

- FOUND SECTION CORNER FROM SURVEY NO. 92-65-C. 2 1/2 BRASS CAP ON GALV. IRON PIPE.
- SECTION OR 1/4 SECTION CORNER OF RECORD, REPORTED ON SURVEY NO. 11-038-C, NOT VISITED.
- INDICATES COMPUTED CENTER OF SECTION, NO MONUMENT SET OR FOUND.
- SET 5/8 BY 24" REBAR WITH 1 1/4" RED PLASTIC CAP MARKED "OR PLS 1106 WA PLS 17372".
- COMPUTED POINT ONLY, NOT SET OR FOUND.
- APPROXIMATE DIMENSION COMPUTED FROM RECORD SURVEY NO. 11-038-C.
- INDICATES LOCATION OF RECORD ENCUMBRANCE. SEE SHEET 2 OF 2.



**DETAIL A**  
**NEW 35' INGRESS-EGRESS & IRRIGATION DITCH ACCESS EASEMENT "A"**

CENTERLINE ANNOTATED SCALE: 1 INCH=200 FEET

LINE NO.	BEARING	DISTANCE
L1	N 87°49'12" W	107.33'
L2	S 37°48'51" W	194.78'
L3	S 86°26'37" W	313.55'
L4	N 88°47'35" W	91.62'
L5	S 73°46'41" W	203.53'
L6	S 36°07'12" W	304.34'
L7	N 54°49'58" W	24.68'

**DETAIL B**  
**NEW 30' INGRESS-EGRESS EASEMENT "B"**

CENTERLINE ANNOTATED SCALE: 1 INCH=200 FEET

LINE NO.	BEARING	DISTANCE
L8	S 37°47'15" W	134.36'
L9	S 42°14'01" W	187.06'
L10	S 39°37'35" W	103.37'
L11	S 39°37'35" W	100.17'
L12	S 39°37'35" W	9.26'
L13	S 54°49'58" E	7.10'

**CURVE TABLE**

NO	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG
C1	87°01'39"	50.00'	75.95'	68.85'	N 83°08'24" E
C2	90°16'32"	45.00'	70.90'	63.79'	S 81°30'58" W

RECORDING INFORMATION, UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON, COUNTY OF UMATILLA }  
 I certify that this instrument was received and recorded on 03-09-2020

at 4:09 o'clock p. m., in the record of PLATS of said County.  
 YEAR 2020 NUMBER 08  
**OFFICE OF COUNTY RECORDS**  
 By: STEVE CHURCHILL Records Officer  
 Fee \$ 120.00 No. 2020-6980332

REGISTERED PROFESSIONAL LAND SURVEYOR

*Willi 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: 11/19 DR. BY: WRW  
 CK. BY: WRW NO: 19-1730

PROJECT:  
 PARTITION PLAT FOR:  
 RAMOS & WEST

SITUATED IN THE SE1/4SE1/4 OF SECTION 26, THE NE1/4 OF SECTION 35 AND THE WEST 1/2 OF SECTION 36, T3N., R29E., W.M., UMATILLA COUNTY, OREGON.

**RECEIVED BY**  
 Umatilla County Surveyor  
 Date: 3/12/20  
 Rec'd By: CT  
 No.: 20-021-5

I CERTIFY THIS IS A TRUE AND EXACT COPY OF SHEET 1 OF 2 OF PARTITION PLAT NO. 2020-08  
*Willi R. Wells*  
 WILLIAM R. WELLS, PLS

PARTITION PLAT NO. 2020-08  
SHEET 2 OF 2

SITUATED IN THE SE1/4SE1/4 OF SECTION 26, THE NE1/4 OF SECTION 35 AND THE WEST 1/2 OF SECTION 36, T3N., R29E., W.M., UMATILLA COUNTY, OREGON. NOVEMBER, 2019

**SURVEYOR'S CERTIFICATE & NARRATIVE:**

THIS LAND PARTITION EXHIBIT AND PARTIAL SURVEY WAS MADE AT THE REQUEST OF THE WEST TRUSTS AND MR. SAMUEL J. "COKE" RAMOS. THE PURPOSE OF THE WORK IS TO PARTITION REVISED TAX LOT 10700, ASSESSOR MAP NO. 3N 29 INTO TWO PARCELS. REVISED TAX LOT 10700 WAS RECENTLY CREATED BY UMATILLA COUNTY PROPERTY LINE ADJUSTMENT #LD-3N-216-19.

THE OVERALL BOUNDARY IS UNMONUMENTED EXCEPT FOR THOSE SECTION AND ONE-QUARTER SECTION CORNERS RECOVERED OR REESTABLISHED AND MONUMENTED ON SURVEY NO. 92-065-C AND 11-038-C. I USED REPORTED DIMENSIONS FROM SURVEY NO. 11-038-C TO COMPUTED APPROXIMATE SECTION BREAKDOWN DIMENSIONS SHOWN. THE DIVISION LINE BETWEEN NEW PARCELS 1 AND 2 IS SURVEYED AS SHOWN ON SHEET 1 OF 2. THE TWO NEW EASEMENTS WERE SURVEYED BUT WERE NOT MONUMENTED.

THE SURVEY WAS MADE WITH TRIMBLE GEODETIC GPS RECEIVERS BY REAL TIME KINEMATIC METHODS. CONTROLLING CORNERS AND NEW MONUMENTS SET WERE VERIFIED BY REDUNDANT OBSERVATIONS.

I CERTIFY THAT I HAVE CORRECTLY SHOWN, SURVEYED AND MONUMENTED PARCELS 1 AND 2 OF THIS PARTITION PLAT IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED. I HEREBY DESIGNATE THE NORTHWEST CORNER OF SECTION 36, A 2 1/2 INCH BRASS CAP ON 1 1/4 INCH GALVANIZED IRON PIPE AS THE "INITIAL POINT" FOR THIS PARTITION.

**REAL PROPERTY DESCRIPTION:**

THE EAST HALF OF THE NORTHWEST QUARTER AND ALL THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER LYING NORTH AND EAST OF THE CENTER OF THE CHANNEL OF THE UMATILLA RIVER AS IT WAS LOCATED ON JANUARY 2ND, 1906 IN SECTION 36, TOWNSHIP 3 NORTH RANGE 29, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON;

EXCEPTING THEREFROM THAT PORTION LYING WITHIN COUNTY ROAD NO. 1300 AND THE RAILROAD RIGHT-OF-WAY; AND TOGETHER WITH ALL THE TENEMENTS, HEREDITAMENTS AND APPURTENANCES THEREUNTO BELONGING OR IN ANYWISE APPERTAINING, INCLUDING WITHOUT LIMIT, ALL WATER AND WATER RIGHTS, DITCHES AND DITCH RIGHTS APPURTENANT THERETO, OR USED OR HELD FOR USE IN CONNECTION THEREWITH, AND HOWEVER EVIDENCED OR MANIFESTED.

ALSO TOGETHER WITH, THE FOLLOWING DESCRIBED LANDS:

TOWNSHIP 3 NORTH, RANGE 29 EAST, W.M., UMATILLA COUNTY, OREGON:

SECTION 26: THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER LYING SOUTH AND WEST OF THE SOUTHERLY RIGHT-OF-WAY LINE OF THE OREGON WASHINGTON RAILROAD AND NAVIGATION COMPANY'S MAINLINE TRACK.

SECTION 35: THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND SOUTHEAST QUARTER OF THE NORTHEAST QUARTER.

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER LYING SOUTH AND WEST OF THE SOUTHERLY RIGHT-OF-WAY LINE OF THE OREGON WASHINGTON RAILROAD AND NAVIGATION COMPANY'S MAINLINE TRACK.

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER LYING NORTH AND EAST OF THE CENTERLINE OF COUNTY ROAD NO. 1300, (FORMERLY KNOWN AS COUNTY ROAD NO. 799), EXCEPTING THEREFROM THE RIGHT-OF-WAY OF COUNTY ROAD NO. 1300 AND THE FURNISH DITCH.

SECTION 36: THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER.

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER LYING SOUTH AND WEST OF THE SOUTHERLY RIGHT-OF-WAY LINE OF THE OREGON WASHINGTON RAILROAD AND NAVIGATION COMPANY'S MAINLINE TRACK.

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER WHICH LIES SOUTHERLY AND WESTERLY OF THE CHANNEL OF THE UMATILLA RIVER AS THE SAME EXISTED ON JANUARY 2, 1906.

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, EXCEPTING THEREFROM THE RIGHT-OF-WAY OF COUNTY ROAD NO. 1300, (FORMERLY KNOWN AS COUNTY ROAD NO. 799), THE RIGHT-OF-WAY OF THE FURNISH DITCH AND THE RIGHT-OF-WAY OF THE OREGON WASHINGTON RAILROAD AND NAVIGATION COMPANY'S MAINLINE TRACK.

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER LYING NORTH AND EAST OF THE CENTERLINE OF COUNTY ROAD NO. 1300, (FORMERLY KNOWN AS COUNTY ROAD NO. 799), EXCEPTING THE RIGHT-OF-WAY OF COUNTY ROAD NO. 1300 AND THE FURNISH DITCH.

10 February 2020  
DATE

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

RECEIVED BY  
Umatilla County Surveyor  
Date: 3/12/20  
Filed By: CT  
No.: 20-021-B

**OWNER'S DECLARATION**

SAMUEL J. RAMOS, OWNER, DO HEREBY ACKNOWLEDGE THIS PARTITION PLAT WAS PREPARED WITH MY KNOWLEDGE AND CONSENT IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED AND APPLICABLE PORTIONS OF THE UMATILLA COUNTY DEVELOPMENT ORDINANCE.

I HEREBY DESIGNATE THE 35.00 FOOT WIDE EASEMENT OVER AND ACROSS THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36 AS A NEW 35.00 FOOT WIDE PRIVATE EASEMENT FOR INGRESS-EGRESS AND IRRIGATION DITCH OPERATION AND MAINTENANCE. THIS EASEMENT IS OVER AND ACROSS NEW PARCEL 1 AND IS SUBJECT TO THE RIGHT-OF-WAYS OF THE FURNISH DITCH, COUNTY ROAD NO. 1300 AND THE OREGON WASHINGTON RAILROAD AND NAVIGATION COMPANY. THIS EASEMENT IS APPURTENANT TO NEW PARCEL 2. THIS EASEMENT IS IDENTIFIED AS EASEMENT "A" AND IS DEPICTED ON SHEET 1 OF 2 ON DETAIL A. CHANGES IN THE METHOD OF IRRIGATION MAY OCCUR IN THE FUTURE. IN THE EVENT THE EXISTING DITCH IS NO LONGER REQUIRED TO DELIVER IRRIGATION WATER TO NEW PARCEL 2, THIS PRIVATE EASEMENT MAY BE TERMINATED BY RECORDING A TERMINATION OF USE DOCUMENT, SIGNED AND ACKNOWLEDGED BY THE OWNERS OF NEW PARCELS 1 AND 2, IN THE OFFICE OF UMATILLA COUNTY RECORDS.

I HEREBY DESIGNATE THE 30.00 FOOT WIDE EASEMENT OVER AND ACROSS THE NORTH HALF OF SECTION 35 AS A NEW 30.00 FOOT WIDE PRIVATE EASEMENT FOR INGRESS-EGRESS TO NEW PARCEL 2. THIS EASEMENT IS OVER AND ACROSS NEW PARCEL 1 AND IS SUBJECT TO THE RIGHT-OF-WAY OF THE OREGON WASHINGTON RAILROAD AND NAVIGATION COMPANY. THE EASEMENT IS APPURTENANT TO NEW PARCEL 2. THIS EASEMENT IS IDENTIFIED AS EASEMENT "B" AND IS DEPICTED ON SHEET 1 OF 2 ON DETAIL B.

Samuel J. Ramos  
SAMUEL J. RAMOS, OWNER

**ACKNOWLEDGMENT**

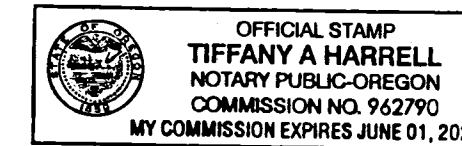
STATE OF OREGON )  
COUNTY OF UMATILLA ) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME  
ON 12th of February, 2020.  
BY SAMUEL J. RAMOS

Judith Ann Harrell  
NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: \_\_\_\_\_

MY COMMISSION NUMBER: \_\_\_\_\_



ENCUMBRANCES DISCLOSED BY OWNERSHIP & ENCUMBRANCE REPORT BY PIONEER TITLE COMPANY, 109 SW COURT AVENUE, PENDLETON, OREGON. ORDER NO. 99447, DATED JUNE 17, 2019:

- 4 EASEMENT FOR PRIVATE ROAD PURPOSES, INCLUDING THE TERMS AND PROVISIONS THEREOF, CONTAINED IN DEED.  
GRANTEE: CLAUDE SLOAN  
RECORDED AUGUST 26, 1908, BOOK 57, PAGE 298, DEED RECORDS.  
NOTE: 20' RIGHT-OF-WAY ALONG EAST LINE OF SW1/4NW1/4 OF SECTION 36. NO ROADWAY EXISTS, BELIEVED EXTINGUISHED BY MERGER.
- 7 EASEMENT FOR DITCH PURPOSES, INCLUDING THE TERMS AND PROVISIONS THEREOF,  
GRANTEE: CHARLES JOSEPH RAMOS, ETAL  
RECORDED OCTOBER 25, 1994, MICROFILM REEL 261, PAGE 1680, OFFICE OF UMATILLA COUNTY RECORDS.  
NOTE: CRAYNE-LISLE DITCH EASEMENT.
- 8 PERPETUAL EASEMENT FOR CHECK STRUCTURE NO. 1, INCLUDING THE TERMS AND PROVISIONS THEREOF,  
AND PROVISIONS THEREOF,  
BETWEEN: STANFIELD IRRIGATION DISTRICT AND USA, BUREAU OF RECLAMATION.  
RECORDED FEBRUARY 24, 1998, MICROFILM REEL 324, PAGE 0458, OFFICE OF UMATILLA COUNTY RECORDS.  
NOTE: SHOWN FOR GENERAL INFORMATION ONLY, EASEMENT IS 100 FEET WIDE.  
NOTE:  
THE RIGHTS OF THE FURNISH DITCH COMPANY WERE QUITCLAIMED TO THE STANFIELD IRRIGATION DISTRICT BY QUIT CLAIM DEED RECORDED AT BOOK 147, PAGE 231, DEED RECORDS FOR THE FOLLOWING DESCRIBED LANDS:  
T3N., R29E., W.M.:  
NE1/4SW1/4, S1/2 NW1/4 & NW1/4NW1/4 OF SECTION 36.  
THE NE1/4NE1/4 OF SECTION 35.  
THE S1/2SE1/4 OF SECTION 26.

**APPROVALS**

EXAMINED AND APPROVED THIS  
9TH DAY OF MARCH, 2020.

LAND PARTITION APPROVAL NO. LD-3N-219-19  
Robert T. Waldner  
UMATILLA COUNTY PLANNING DIRECTOR

EXAMINED AND APPROVED THIS  
12 DAY OF Feb, 2020.

STANFIELD IRRIGATION DISTRICT  
909 Kopas  
EXAMINED AND APPROVED THIS  
12 DAY OF Feb, 2020.  
David H. Clark  
UMATILLA COUNTY SURVEYOR

ALL AD VALOREM TAXES AND ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED, THIS  
19 DAY OF Feb, 2020.

Bethnie King  
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 03-09-2020

at 4:09 o'clock p. m., in the record of PLATS of said County.  
YEAR 2020 NUMBER 08

OFFICE OF COUNTY RECORDS

By: STEVE CHURCHILL Records Officer

Fee \$ 120.00 No. 2020-6980332

I CERTIFY THIS IS A TRUE AND EXACT COPY OF  
2020-08  
SHEET 2 OF 2 OF PARTITION PLAT NO. 2020-

William R. Wells  
WILLIAM R. WELLS, PLS

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

DATE: 11/19 DR. BY: WRW  
CK. BY: WRW NO: 19-1730

PROJECT:  
PARTITION PLAT FOR:  
RAMOS & WEST

SITUATED IN THE SE1/4SE1/4 OF SECTION 26, THE NE1/4 OF SECTION 35 AND THE WEST 1/2 OF SECTION 36, T3N., R29E., W.M., UMATILLA COUNTY, OREGON.