



SCALE: 1"=60 FEET
"BASIS OF BEARINGS" IS AS SHOWN.

LINE NO.	BEARING	DISTANCE
L1	S 00°09'30" E	30.00'
L2	N 04°05'28" E	30.08'
L3	N 00°25'19" E	30.00'
L4	S 84°58'14" E	15.79'
L5	SOUTH	27.31'
L6	N 04°05'28" E	19.25'
L7	N 00°09'30" W	140.00'
L8	N 89°50'30" E	15.00'
L9	N 89°50'30" E	15.00'

AREA SUMMARY

PARCEL 1
TOTAL AREA = 0.89 ACRES, MORE OR LESS.
TOTAL AREA EXCLUDING 30' WIDE STRIP FOR ROADWAY PURPOSES = 0.80 ACRES, MORE OR LESS.

PARCEL 2
TOTAL AREA = 0.46 ACRES, MORE OR LESS.
TOTAL AREA EXCLUDING 30' WIDE STRIP FOR ROADWAY PURPOSES = 0.37 ACRES, MORE OR LESS.

PARCEL 3
TOTAL AREA = 7.22 ACRES, MORE OR LESS.
TOTAL AREA EXCLUDING 30' WIDE STRIP FOR ROADWAY PURPOSES = 6.96 ACRES, MORE OR LESS.

A PARTITION OF TWO TRACTS OF LAND BEING TAX LOTS 602 AND 700, UMATILLA COUNTY ASSESSOR MAP NO. 4N3518, AND BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 4 NORTH, RANGE 35 EAST, W.M., CERTAIN PORTIONS BEING LOCATED IN THE CITY LIMITS OF ATHENA, AND WITHIN THE UMATILLA COUNTY URBAN GROWTH BOUNDARY, UMATILLA COUNTY, OREGON
JUNE, 2022.

PARTITION PLAT NO. 2022-27
SHEET 1 OF 2.

APPROVALS

EXAMINED AND APPROVED THIS
18th DAY OF October, 2022.

LAND DIVISION NO. 2022-03
Michelle Fox
CITY OF ATHENA RECORDER

EXAMINED AND APPROVED THIS
10 DAY OF November, 2022.

Daniel H. Klein
UMATILLA COUNTY SURVEYOR

TAXES ARE PAID IN FULL, THIS
10 DAY OF November, 2022.

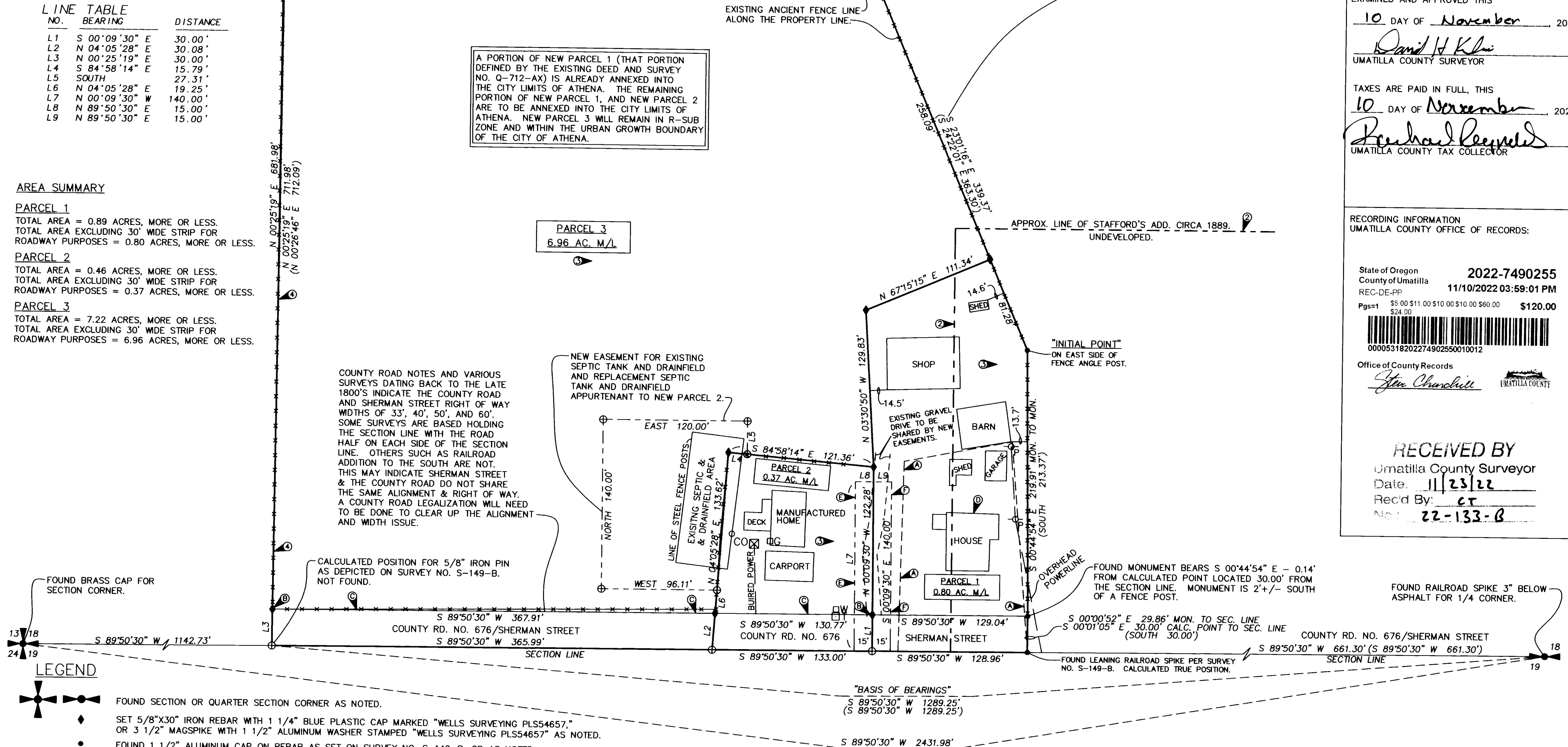
Richard Reynolds
UMATILLA COUNTY TAX COLLECTOR

RECORDING INFORMATION
UMATILLA COUNTY OFFICE OF RECORDS:

State of Oregon 2022-7490255
County of Umatilla 11/10/2022 03:59:01 PM
REC-DE-PP
Pg#1 \$5.00 \$11.00 \$10.00 \$10.00 \$60.00 \$120.00
\$24.00
00005318202274902550010012

Office of County Records
John Churchill UMATILLA COUNTY

RECEIVED BY
Umatilla County Surveyor
Date: 11/23/22
Rec'd By: CT
No: 22-133-B



LEGEND

- ◆ FOUND SECTION OR QUARTER SECTION CORNER AS NOTED.
- ◆ SET 5/8"x30" IRON REBAR WITH 1 1/4" BLUE PLASTIC CAP MARKED "WELLS SURVEYING PLS54657," OR 3 1/2" MAGSPIKE WITH 1 1/2" ALUMINUM WASHER STAMPED "WELLS SURVEYING PLS54657" AS NOTED.
- FOUND 1 1/2" ALUMINUM CAP ON REBAR AS SET ON SURVEY NO. S-149-B, OR AS NOTED.
- ⊕ CALCULATED POINT ONLY. NOTHING FOUND OR SET.
- SEPTIC TANK
- ⊖ POWER POLE ⊠ POWER TRANSFORMER
- ⊕ GAS METER ⊖ WATER METER
- ⊠ TELEPHONE OR FIBER OPTIC PEDISTAL
- EXISTING FENCE LINE
- (XOX) RECORD DIMENSION PER SURVEY NO. S-149-B, AND DEED DESCRIPTION.
- SEE NOTE TABLE ON SHEET 2.

I CERTIFY THIS IS A TRUE AND EXACT COPY OF SHEET 1 OF 2 OF PARTITION PLAT NO. 2022-27

Jason M. Wells
JASON M. WELLS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR

Jason M. Wells

OREGON
NOVEMBER 29, 2010
JASON M. WELLS
54657PLS
RENEWS 6/30/24

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

DATE: 06/22 DR. BY: JMW
CK. BY: JPW NO: 22-1820

PROJECT:
PARTITION PLAT FOR:
MATHWICH

LOCATED IN THE SW1/4 OF SEC. 18, TOWNSHIP 4 NORTH, RANGE 35 EAST, W.M., THE PROPERTY BEING LOCATED IN THE CITY OF ATHENA, AND UMATILLA COUNTY URBAN GROWTH BOUNDARY.

A PARTITION OF TWO TRACTS OF LAND BEING TAX LOTS 602 AND 700, UMATILLA COUNTY ASSESSOR MAP NO. 4N3518, AND BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 4 NORTH, RANGE 35 EAST, W.M., CERTAINS PORTIONS BEING LOCATED IN THE CITY LIMITS OF ATHENA, AND WITHIN THE UMATILLA COUNTY URBAN GROWTH BOUNDARY, UMATILLA COUNTY, OREGON
JUNE, 2022.

PARTITION PLAT NO. 2022-27
SHEET 2 OF 2.

OWNERS DECLARATION

I, JOHN I. MATHWICH, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF BEVERLY J. MATHWICH, WHO TOOK TITLE AS BEVERLY MATHWICH, DECEASED, DO HEREBY ACKNOWLEDGE THAT I HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED AND SURVEYED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE APPLICABLE CITY OF ATHENA AND UMATILLA COUNTY DEVELOPMENT ORDINANCES. FURTHER I GRANT THE NEW EASEMENTS AS SHOWN, FOR THE PURPOSES AS STATED. I FURTHER ACKNOWLEDGE ALL EXISTING EASEMENTS AND ENCUMBRANCES AFFECTING THE PROPERTY WHETHER SHOWN ON THE FACE OF THIS PLAT, OR CONTAINED IN LEGAL RECORDED DOCUMENTS.

John I. Mathwich
JOHN I. MATHWICH, PERSONAL REPRESENTATIVE

ACKNOWLEDGMENT
STATE OF OREGON) SS
COUNTY OF UMATILLA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

THIS 18th DAY OF October, 2022.

BY JOHN I. MATHWICH, PERSONAL REPRESENTATIVE

Michelle Fox
NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: 4.25.2026

MY COMMISSION NUMBER: 1023887

NOTE TABLE

SEE CORRESPONDING NOTE LETTER ON SHEET 1.

- A) EXISTING T.L. 700 PER DEED AND SURVEY NO. Q-712-AX. THE PROPERTY IS LOCATED INSIDE THE CITY LIMITS OF ATHENA.
- B) THESE MONUMENTS ARE SET 30.00' NORTHERLY ON LINE OF THE SECTION LINE. THE INTENT IS NOT TO DEFINE THE RIGHT OF WAY WIDTH OF THE COUNTY ROAD (SHERMAN STREET), BUT TO SET REFERENCE MONUMENTS FROM THE CALCULATED PROPERTY CORNERS ON THE SECTION LINE. SEE NOTE C.
- C) THE COUNTY ROAD A.K.A. SHERMAN STREET, RIGHT OF WAY WIDTH IS UNKNOWN AND HAS BEEN IN QUESTION SINCE AT LEAST 1958 IN SURVEY Q-712-AX. THIS ROAD WOULD NEED TO BE LEGALIZED BY UMATILLA COUNTY AT A CERTAIN WIDTH AND ALIGNMENT TO CLEAR UP THE DISCREPANCIES. IT IS UNCLEAR IN THE ORIGINAL ROAD NOTES FOR COUNTY ROAD NO. 42, CIRCA 1875 WHETHER THE ROAD FOLLOWED THE SECTION LINE ALTHOUGH IT APPEARS IT WAS INTENDED TO DO SO BASED ON THE STARTING POINT AT A GLO CORNER AND RUNNING EAST AT FULL MILES FOR DISTANCE. SAID ROAD NO. 42 WAS TO BE 2 RODS IN WIDTH (33'). COUNTY ROAD NO. 162 EXTENDS WEST 3/4 OF A MILE FROM THE NORTHEAST CORNER OF SECTION 19 (ON TOP OF A PORTION OF COUNTY ROAD NO. 42), AND IS STATED TO BE 40' WIDE ONCE AGAIN NOT CALLING ALONG THE SECTION LINE. STAFFORD'S ADDITION CIRCA 1889 IS LOCATED ON THE NORTH SIDE OF THE COUNTY ROAD AND IT SHOWS THE COUNTY ROAD BEING 60' WIDE WITH THE CENTERLINE BEING WITHIN 1 FOOT OF THE SECTION LINE. SURVEY NO. Q-712-AX AND S-149-B BOTH ACKNOWLEDGE PROBLEMS WITH THE WIDTH OF THE RIGHT OF WAY. THE EXISTING FENCE ALONG THE PROPERTY IN THIS SURVEY INDICATE THE FENCE WAS PLACED APPROXIMATELY 30' NORTH OF THE SECTION LINE. THE APPROXIMATE PAVING CENTERLINE IS LOCATED 9' +/- NORTH OF THE SECTION LINE. I SET WITNESS MONUMENTS 30.00' FROM THE SECTION LINE AS SHOWN, WHICH IS WHAT SURVEY NO. S-149-B DID. A STRIP 30' WIDE NORTH OF THE SECTION LINE CAN BE REMOVED FROM THE OVERALL ACREAGE TO DETERMINE THE APPROXIMATE ACREAGE EXCLUDING THE COUNTY ROAD. IN THE FUTURE WHEN THE COUNTY ROAD ALIGNMENT AND WIDTH ARE DETERMINED, THE SIDE LINES OF THE PROPERTIES CAN BE EXTENDED OR TRIMMED TO CLOSE ON THE DETERMINED NORTHERLY RIGHT OF WAY LINE.
- D) THE EXISTING HOUSE IS SERVED BY CITY WATER AND SEWER.
- E) NEW 15.00' WIDE INGRESS-EGRESS EASEMENT APPURTENANT TO NEW PARCEL 1.
- F) NEW 15.00' WIDE INGRESS-EGRESS EASEMENT APPURTENANT TO NEW PARCEL 2.

State of Oregon 2022-7490255
County of Umatilla 11/10/2022 03:59:01 PM
REC-DE-PP
Pg#1 \$5.00 \$11.00 \$10.00 \$10.00 \$60.00 \$120.00
\$24.00
00005318202274902550010012
Office of County Records
Steve Churchill UMATILLA COUNTY

RECEIVED BY
Umatilla County Surveyor
Date: 11/23/22
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NO: 22-133-B

I CERTIFY THIS IS A TRUE AND EXACT COPY OF SHEET 2 OF 2 OF PARTITION PLAT NO. 2022-27

Jason M. Wells
JASON M. WELLS, PLS

SURVEYORS CERTIFICATE AND NARRATIVE

I CERTIFY THAT I HAVE CORRECTLY SHOWN AND MARKED WITH LEGAL MONUMENTS PARCELS 1, 2, AND 3 OF THIS PARTITION PLAT IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE CITY OF ATHENA AND UMATILLA COUNTY DEVELOPMENT ORDINANCES. MONUMENTS FOUND AND ESTABLISHED ARE NOTED.

THIS SURVEY WAS MADE AT THE REQUEST OF JOHN MATHWICH, OWNER, TO ADJUST THE PROPERTY BOUNDARIES OF TAX LOTS 602 AND 700, TO TAKE IN SEVERAL OUT BUILDINGS WHICH WERE NOT ON THE ORIGINAL HOUSE LOT AS SHOWN. TWO SURVEYS OF THE PROPERTY HAVE BEEN DONE PREVIOUSLY. SURVEY NO. Q-712-AX BY WALLULIS CIRCA 1958, AND SURVEY NO. S-149-B, BY KRUMBEIN CIRCA 1981. SURVEY S-148-B CREATED THE OVERALL BOUNDARY OF TAX LOT 602 AND THE DEED DESCRIPTION. AS NOTED CERTAIN FOUND MONUMENTS ON THE GROUND FROM SURVEY NO. S-148-B, DO NOT MATCH THE MAP OR DEED DESCRIPTION DIMENSIONS. THEY DO HOWEVER, MATCH THE STATEMENT IN THE NARRATIVE STATING THE MONUMENTS WERE SET ON THE OUTSIDE OF THE EXISTING FENCE. I HOLD THE FOUND MONUMENTS AS SET AND TIED FOR THIS SURVEY. AS NOTED COUNTY ROAD NO. 676 RIGHT OF WAY WIDTH IS IN QUESTION. IN TALKING WITH THE COUNTY SURVEYOR DAVE KRUMBEIN ABOUT THIS ISSUE, IT WAS DECIDED TO HOLD A STRIP OF PROPERTY 30' NORTH OF THE SECTION LINE AS POSSIBLE RIGHT OF WAY FOR THE COUNTY ROAD. THE ROAD WILL NEED TO BE LEGALIZED TO CLEAR UP THE ALIGNMENT AND WIDTH ISSUE. ALSO, IT IS UNCLEAR WHETHER THE COUNTY ROAD SHARES THE SAME ALIGNMENT AND WIDTH AS SHERMAN STREET EVEN THOUGH THE COUNTY ROAD HAS BEEN CALLED SHERMAN STREET AND VICE VERSA.

THE SURVEY WAS MADE WITH A ONE PERSON CREW USING A LEICA GS14 REALTIME GPS RECEIVER OPERATED OVER THE OREGON REALTIME GNSS NETWORK. CONTROLLING TIES AND MONUMENTS SET WERE VERIFIED BY MULTIPLE OBSERVATIONS.

REAL PROPERTY DESCRIPTION:

TRACTS OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 4 NORTH, RANGE 35 EAST, WILLAMETTE MERIDIAN, CITY OF ATHENA, UMATILLA COUNTY, OREGON, DESCRIBED AS FOLLOWS:
THOSE TRACTS OF LAND DESCRIBED IN BOOK 252, PAGE 281, AND REEL 88, PAGE 1320, UMATILLA COUNTY DEED RECORDS.

SURVEYORS PROPERTY DESCRIPTION:

DESCRIPTION FOR THE OVERALL BOUNDARY HOLDING FOUND MONUMENTS FROM SURVEY NO. S-149-B, SEE PLAT NOTES AND NARRATIVE, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 18; THENCE SOUTH 89°50'30" WEST ALONG THE SOUTHERLY LINE OF SAID SECTION 18 A DISTANCE OF 661.30 FEET TO THE "POINT OF BEGINNING" FOR THIS DESCRIPTION; THENCE SOUTH 89°50'30" WEST CONTINUING ALONG SAID SOUTHERLY LINE A DISTANCE OF 128.96 FEET TO A POINT; THENCE SOUTH 89°50'30" WEST CONTINUING ALONG SAID SOUTHERLY LINE A DISTANCE OF 133.00 FEET TO A POINT; THENCE SOUTH 89°50'30" WEST CONTINUING ALONG SAID SOUTHERLY LINE A DISTANCE OF 365.99 FEET TO A POINT; THENCE NORTH 00°25'19" EAST A DISTANCE OF 711.98 FEET TO A POINT; THENCE SOUTH 77°06'35" EAST A DISTANCE OF 379.16 FEET TO A POINT; THENCE SOUTH 61°35'38" EAST A DISTANCE OF 133.57 FEET TO A POINT; THENCE SOUTH 23°01'16" EAST A DISTANCE OF 339.37 FEET TO A POINT; THENCE SOUTH 00°44'54" EAST A DISTANCE OF 219.77 FEET TO A POINT; THENCE SOUTH 00°44'54" EAST A DISTANCE OF 0.14 FEET TO A POINT; THENCE SOUTH 00°00'52" EAST A DISTANCE OF 29.86 FEET TO THE "POINT OF BEGINNING."

Jason M. Wells
JASON M. WELLS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR

Jason M. Wells
OREGON
NOVEMBER 29, 2010
JASON M. WELLS
54657PLS
RENEWS 6/30/24

\\mathwichPP2022ROT

WELLS SURVEYING 200 SE HAILEY SUITE 108 P.O. BOX 1696 PENDLETON, OR 97801 PHONE: (541) 276-6362		PROJECT: PARTITION PLAT FOR: MATHWICH LOCATED IN THE SW1/4 OF SEC. 18, TOWNSHIP 4 NORTH, RANGE 35 EAST, W.M., THE PROPERTY BEING LOCATED IN THE CITY OF ATHENA, AND UMATILLA COUNTY URBAN GROWTH BOUNDARY.
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