

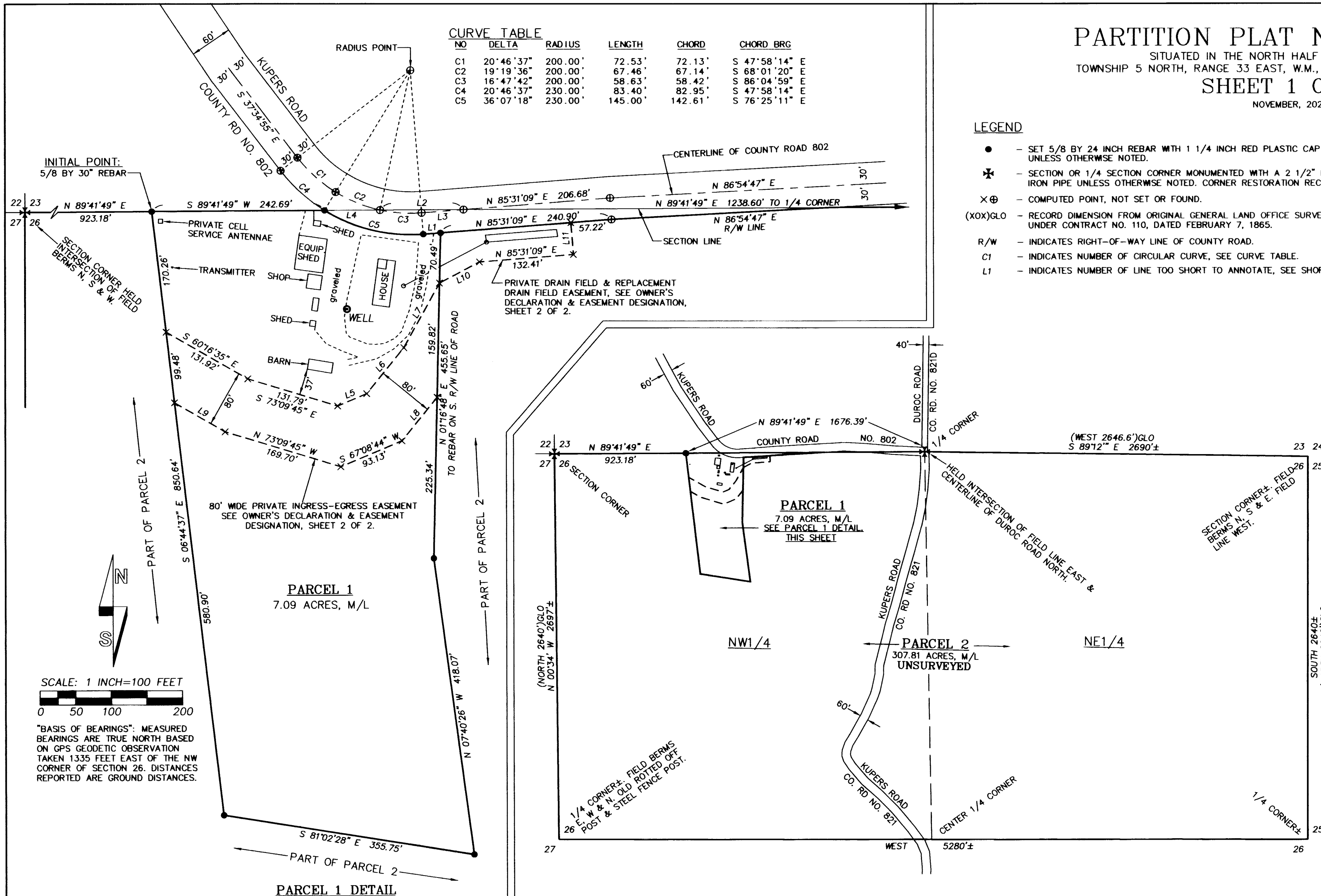
**PARTITION PLAT NO. 2023-19**  
 SITUATED IN THE NORTH HALF OF SECTION 26,  
 TOWNSHIP 5 NORTH, RANGE 33 EAST, W.M., UMATILLA COUNTY, OREGON  
**SHEET 1 OF 2**  
 NOVEMBER, 2023

**LEGEND**

- - SET 5/8 BY 24 INCH REBAR WITH 1 1/4 INCH RED PLASTIC CAP MARKED "OR PLS 1106 WA PLS 17372", UNLESS OTHERWISE NOTED.
- ✱ - SECTION OR 1/4 SECTION CORNER MONUMENTED WITH A 2 1/2" INCH BRASS CAP ON 1/1" BY 30" GALVANIZED IRON PIPE UNLESS OTHERWISE NOTED. CORNER RESTORATION RECORD FORMS FILED SEPARATELY.
- ⊕ - COMPUTED POINT, NOT SET OR FOUND.
- (XOX)GLO - RECORD DIMENSION FROM ORIGINAL GENERAL LAND OFFICE SURVEY BY ODELL & LEWIS, DEPUTY SURVEYORS UNDER CONTRACT NO. 110, DATED FEBRUARY 7, 1865.
- R/W - INDICATES RIGHT-OF-WAY LINE OF COUNTY ROAD.
- C1 - INDICATES NUMBER OF CIRCULAR CURVE, SEE CURVE TABLE.
- L1 - INDICATES NUMBER OF LINE TOO SHORT TO ANNOTATE, SEE SHORT LINE TABLE.

**CURVE TABLE**

NO	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG
C1	20°46'37"	200.00'	72.53'	72.13'	S 47°58'14" E
C2	19°19'36"	200.00'	67.46'	67.14'	S 68°01'20" E
C3	16°47'42"	200.00'	58.63'	58.42'	S 86°04'59" E
C4	20°46'37"	230.00'	83.40'	82.95'	S 47°58'14" E
C5	36°07'18"	230.00'	145.00'	142.61'	S 76°25'11" E



**SHORT LINE TABLE**

NO.	BEARING	DISTANCE
L1	S 85°31'09" W	24.41'
L2	N 89°41'49" E	117.10'
L3	N 85°31'09" E	59.00'
L4	N 89°41'49" E	78.00'
L5	N 67°08'44" E	44.29'
L6	N 39°07'45" E	82.80'
L7	N 29°04'49" E	103.51'
L8	S 39°07'45" W	78.49'
L9	N 60°16'35" W	81.83'
L10	N 62°12'42" E	63.52'
L11	N 04°28'51" W	45.00'

**REFERENCE DOCUMENTS:**

1. ORIGINAL GLO SURVEY BY ODELL & LEWIS, DEPUTY SURVEYORS, CONTRACT NO. 110, DATED FEBRUARY 7, 1865.
2. PARTITION PLAT NO. 2012-25.
3. COUNTY ROAD NOTES & PLATS.
4. RIGHT-OF-WAY MAPS OF NORTHERN PACIFIC RAILROAD.
5. 1956 AND 1980 AERIAL PHOTOGRAPHY, (FARM SERVICE AGENCY).
6. BARGAIN & SALE DEED, INST. NO. 2019-6940334, OFFICE OF RECORDS.
7. STATUS OF RECORD TITLE REPORT, AMERITITLE REPORT DATED SEPTEMBER 12, 2023, TITLE NO. 606467AM.

I CERTIFY THIS IS A TRUE AND EXACT COPY OF PARTITION PLAT NO. 2023-19

*Willi R. Wells*  
 WILLIAM R. WELLS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR

*Willi R. Wells*

OREGON  
 JULY 22, 1977  
 WILLIAM R. WELLS  
 1106  
 RENEWS 6/30/24

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

DATE: 11/23	DR. BY: WRW
CK. BY: WRW	NO: 23-1848

PROJECT: \B TIMMERMANN ROT

PARTITION PLAT FOR:  
**BILL TIMMERMANN**

SITUATED IN THE NORTH HALF OF SECTION 26, T5N., R33E., W.M., UMATILLA COUNTY, OREGON.

RECEIVED BY  
 Umatilla County Surveyor  
 Date: 12/7/23  
 Rec'd By: CT  
 No: 23-113-B

RECORDING INFORMATION,  
 UMATILLA COUNTY OFFICE OF RECORDS:

State of Oregon 2023-0008379  
 County of Umatilla 12/06/2023 10:15:30 AM  
 REC-DE-PP

Pgs=1 \$5.00 \$11.00 \$10.00 \$10.00 \$60.00 \$120.00  
 \$24.00



Office of County Records  
*John Churchill* UMATILLA COUNTY

PARTITION PLAT NO. 2023-19  
SITUATED IN THE NORTH HALF OF SECTION 26,  
TOWNSHIP 5 NORTH, RANGE 33 EAST, W.M., UMATILLA COUNTY, OREGON  
SHEET 2 OF 2  
NOVEMBER, 2023

**OWNER'S DECLARATION & EASEMENT DESIGNATION**

I, BILL TIMMERMANN, AS OWNER OF THE LANDS SHOWN IN THIS PARTITION PLAT, DO HEREBY ACKNOWLEDGE THAT 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 CODE.

I HEREBY DESIGNATE THE NEW INGRESS-EGRESS EASEMENT DEPICTED ON SHEET 1 OF 2 AS A NEW PRIVATE EASEMENT OVER AND ACROSS NEW PARCEL 1, APPURTENANT TO NEW PARCEL 2. THE PURPOSE OF THE EASEMENT IS FOR FARM EQUIPMENT AND VEHICLE ACCESS OVER AND ACROSS NEW PARCEL 1. THIS EASEMENT AREA MAY ALSO BE UTILIZED FOR PLANTING AND HARVESTING OF FARM CROPS, AT THE DISCRETION OF THE OWNER OF NEW PARCEL 2, OR THE OWNER'S HEIRS OR SUCCESSORS. REVENUE FROM ANY FARM CROPS PRODUCED WITHIN THE EASEMENT AREA SHALL BE RETAINED BY THE OWNER OF NEW PARCEL 2, OR THE OWNER'S HEIRS OR SUCCESSORS.

I HEREBY DESIGNATE THE NEW DRAIN FIELD AND REPLACEMENT DRAIN FIELD EASEMENT AS A NEW PRIVATE EASEMENT OVER AND ACROSS NEW PARCEL 2, APPURTENANT TO NEW PARCEL 1. THE OWNER OF NEW PARCEL 1, OR THE OWNER'S HEIRS OR SUCCESSORS, SHALL HAVE THE RIGHT TO ENTER UPON SAID NEW EASEMENT AREA FOR THE PURPOSE OF OPERATION, MAINTENANCE, CONSTRUCTION, OR RE-CONSTRUCTION OF THE EXISTING DRAIN FIELD SYSTEM OR A NEW REPLACEMENT DRAIN FIELD SYSTEM.

*Bill Timmermann*  
BILL TIMMERMANN, OWNER

**ACKNOWLEDGMENT**

STATE OF OREGON )  
                          ) SS  
COUNTY OF UMATILLA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4 DAY OF December, 2023,

*David Alan Stuedel*  
NOTARY PUBLIC FOR THE STATE OF OREGON

PRINTED NAME OF NOTARY PUBLIC: David Alan Stuedel

MY COMMISSION EXPIRES: June 29 2026

MY COMMISSION NUMBER: 1025585

**BLANKET ENCUMBRANCES AFFECTING PARTITIONED LANDS:**

AS DISCLOSED BY STATUS OF RECORD TITLE REPORT PREPARED BY AMERITITLE, 112 SE COURT AVE., PENDLETON, OREGON, TITLE NO. 606467AM, DATED AS OF AUGUST 30, 2023 AT 7:30 A.M.

AN OIL AND GAS LEASE FOR THE TERM THEREIN PROVIDED WITH CERTAIN COVENANTS, CONDITIONS AND PROVISIONS, TOGETHER WITH EASEMENTS, IF ANY, AS SET FORTH THEREIN.  
LESSOR: BILL TIMMERMANN, A SINGLE MAN  
LESSEE: SPRINGFIELD OIL COMPANY  
RECORDED AUGUST 11, 2006, INSTRUMENT NO. 2006-5050706, UMATILLA COUNTY OFFICE OF RECORDS.

ASSIGNMENT OF LEASE  
ASSIGNOR: SPRINGFIELD OIL COMPANY  
ASSIGNEE: SAVANT RESOURCES, LLC  
RECORDED FEBRUARY 6, 2007, INSTRUMENT NO. 2006-5050706, UMATILLA COUNTY OFFICE OF RECORDS.

ASSIGNMENT OF LEASE  
ASSIGNOR: SAVANT RESOURCES, LLC, A COLORADO LIMITED LIABILITY COMPANY  
ASSIGNEE: KURT CONSTENIUS, PAUL D. HESS AND THEODORE L. BEZZERIDES AND BETTY L. BEZZERIDES, AS JOINT TENANTS.  
RECORDED APRIL 4, 2007, INSTRUMENT NO. 2007-5170447, UMATILLA COUNTY OFFICE OF RECORDS.

ASSIGNMENT OF LEASE  
ASSIGNOR: SAVANT RESOURCES, LLC, A COLORADO LIMITED LIABILITY COMPANY  
ASSIGNEE: DELTA PETROLEUM CORPORATION AND HUSKY EXPLORATION (CRB) INC.  
RECORDED MARCH 25, 2009, INSTRUMENT NO. 2009-5490139, UMATILLA COUNTY OFFICE OF RECORDS.

ASSIGNMENT OF LEASE  
ASSIGNOR: SAVANT RESOURCES, LLC, A COLORADO LIMITED LIABILITY COMPANY  
ASSIGNEE: SR ROYALTY LLC, A COLORADO LIMITED LIABILITY COMPANY  
RECORDED MARCH 30, 2009, INSTRUMENT NO. 2009-5490345, UMATILLA COUNTY OFFICE OF RECORDS.

ASSIGNMENT OF LEASE  
ASSIGNOR: SAVANT RESOURCES, LLC, A COLORADO LIMITED LIABILITY COMPANY, DELTA PETROLEUM CORPORATION AND SR ROYALTY LLC  
ASSIGNEE: HUSKY EXPLORATION (CRB) INC.  
RECORDED DECEMBER 14, 2010, INSTRUMENT NO. 2010-5730299, UMATILLA COUNTY OFFICE OF RECORDS.

DEED OF TRUST, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO SECURE THE AMOUNT NOTED BELOW AND OTHER AMOUNTS SECURED THEREUNDER, IF ANY:  
AMOUNT: \$363,000.00  
TRUSTOR/GRANTOR: BILL TIMMERMANN, AS TO A FEE SIMPLE INTEREST  
TRUSTEE: PIONEER TITLE COMPANY  
BENEFICIARY: FIRST COMMUNITY CREDIT UNION  
DATED: APRIL 5, 2022  
RECORDED: APRIL 11, 2022, INSTRUMENT NO. 2022-7390381, UMATILLA COUNTY OFFICE OF RECORDS.

DEED OF TRUST, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO SECURE THE AMOUNT NOTED BELOW AND OTHER AMOUNTS SECURED THEREUNDER, IF ANY:  
AMOUNT: \$14,500.00  
TRUSTOR/GRANTOR: BILL TIMMERMANN, AS TO A FEE SIMPLE INTEREST  
TRUSTEE: PIONEER TITLE COMPANY OF UMATILLA  
BENEFICIARY: FIRST COMMUNITY CREDIT UNION  
DATED: SEPTEMBER 26, 2022  
RECORDED: SEPTEMBER 30, 2022, INSTRUMENT NO. 2022-7470572, UMATILLA COUNTY OFFICE OF RECORDS.

**SURVEYOR'S CERTIFICATE & NARRATIVE**

**NARRATIVE:**

THIS PARTITION SURVEY WAS MADE AT THE REQUEST OF BILL TIMMERMANN TO PARTITION A DWELLING AND CERTAIN FARM BUILDINGS FROM A LARGER FARMED PARCEL. THE DWELLING PARCEL IS PARCEL 1 AND IS SURVEYED AND MONUMENTED AS DEPICTED ON SHEET 1 OF 2. PARCEL 2 IS UNSURVEYED EXCEPT FOR ITS BOUNDARY WITH MONUMENTED PARCEL 1. THE NORTH LINE OF SECTION 26 WAS SURVEYED AND MONUMENTED BETWEEN THE NORTH ONE-QUARTER CORNER AND NORTHWEST CORNER OF THE SECTION. CORNER RECORD FORMS FOR REMONUMENTATION OF SAID ONE-QUARTER AND SECTION CORNER ARE FILED SEPARATELY FROM THIS PARTITION SURVEY. I HELD THE INTERSECTION OF FIELD BERMS NORTH, EAST AND SOUTH AS BEST REMAINING EVIDENCE OF THE NORTHWEST CORNER OF SECTION 26, WHICH WAS ORIGINALLY MARKED WITH A WOOD POST IN 1865. I HELD THE INTERSECTION OF A FIELD LINE EXTENDING EAST AND THE SOUTHERLY EXTENDED CENTERLINE OF DUROC ROAD AS BEST REMAINING EVIDENCE OF THE NORTH ONE-QUARTER CORNER OF SECTION 26, WHICH WAS ORIGINALLY ESTABLISHED AS A WOOD POST IN 1865. I CONSULTED 1956 AND 1980 AERIAL PHOTOGRAPHS AND COUNTY ROAD NOTES AND PLATS FOR KUPERS ROAD NO. 802, (FORMERLY ROAD 328), KUPERS ROAD NO. 821, (FORMERLY ROAD 253), AND DUROC ROAD 821D, (FORMERLY ROAD 410), IN MAKING MY DETERMINATION OF BEST REMAINING EVIDENCE FOR THE NORTH ONE-QUARTER CORNER AND NORTHWEST CORNERS OF SECTION 26. I TIED EXISTING FIELD FEATURES AT THE WEST ONE-QUARTER CORNER OF SECTION 26 AND AT THE NORTHEAST CORNER OF SECTION 26 AS FURTHER VERIFICATION OF REESTABLISHED POSITIONS FOR THE TWO MONUMENTED CORNERS. IRREGULAR SECTION LINES IN THIS AREA OF THE TOWNSHIP ARE THE RESULT OF 1865 GLO SURVEYORS ODELL AND LEWIS USING SHORTCUTS AND IMPROPER METHODS IN SUBDIVIDING THE TOWNSHIP.

THE SURVEY WAS MADE WITH GEODETIC GPS RECEIVERS OPERATED IN REAL TIME KINEMATIC MODE OR WITH A GEODETIC NETWORK ROVER CONNECTED TO THE OREGON REAL TIME NETWORK. CONTROLLING CORNER TIES AND MONUMENTS SET WERE VERIFIED BY REDUNDANT MEASUREMENTS.

**CERTIFICATION:**

I CERTIFY THAT I HAVE CORRECTLY SURVEYED, MONUMENTED AND MAPPED PARCELS 1 AND 2 IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND APPLICABLE PORTIONS OF THE UMATILLA COUNTY DEVELOPMENT ORDINANCES. PARCEL 1 IS MONUMENTED AS DEPICTED ON SHEET 1 OF 2. PARCEL 2 IS UNSURVEYED, EXCEPT FOR THE COMMON BOUNDARY WITH PARCEL 1.

**LEGAL DESCRIPTION:**

THE NORTH HALF OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 33 EAST, W.M., UMATILLA COUNTY, OREGON.

SUBJECT TO THE RIGHTS OF THE PUBLIC IN COUNTY ROADS.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

December 4, 2023  
DATE

*William R. Wells*  
WILLIAM R. WELLS, PLS

*William R. Wells*  
OREGON  
JULY 22, 1977  
WILLIAM R. WELLS  
1106  
RENEWS 6/30/24

I CERTIFY THIS IS A TRUE AND EXACT COPY OF PARTITION PLAT NO. 2023-19

*William R. Wells*  
WILLIAM R. WELLS, PLS

**RECEIVED BY**

Umatilla County Surveyor  
Date: 12/7/23  
Rec'd By: CT  
23-113-B

**APPROVALS**

EXAMINED AND APPROVED THIS  
6 DAY OF December, 2023

LAND PARTITION APPROVAL NO. LD-5N-908-23  
*Megan Danchevski*  
UMATILLA COUNTY PLANNING DIRECTOR

EXAMINED AND APPROVED THIS  
5 DAY OF December, 2023

*David H. Ke*  
UMATILLA COUNTY SURVEYOR

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

5 DAY OF December, 2023  
*Stephanie Reynolds*  
UMATILLA COUNTY TAX COLLECTOR

RECORDING INFORMATION,  
UMATILLA COUNTY OFFICE OF RECORDS:

State of Oregon 2023-0008379  
County of Umatilla  
REC-DE-PP 12/06/2023 10:15:30 AM  
Pg#s=1 \$5.00 \$11.00 \$10.00 \$10.00 \$60.00 \$120.00  
\$24.00



Office of County Records  
*Stephanie Reynolds* UMATILLA COUNTY

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

DATE: 11/23 DR. BY: WRW  
CK. BY: WRW NO: 23-1848

PROJECT: B TIMMERMANN S2  
PARTITION PLAT FOR:  
**BILL TIMMERMANN**

SITUATED IN THE NORTH HALF OF SECTION 26, T5N., R33E., W.M., UMATILLA COUNTY, OREGON.