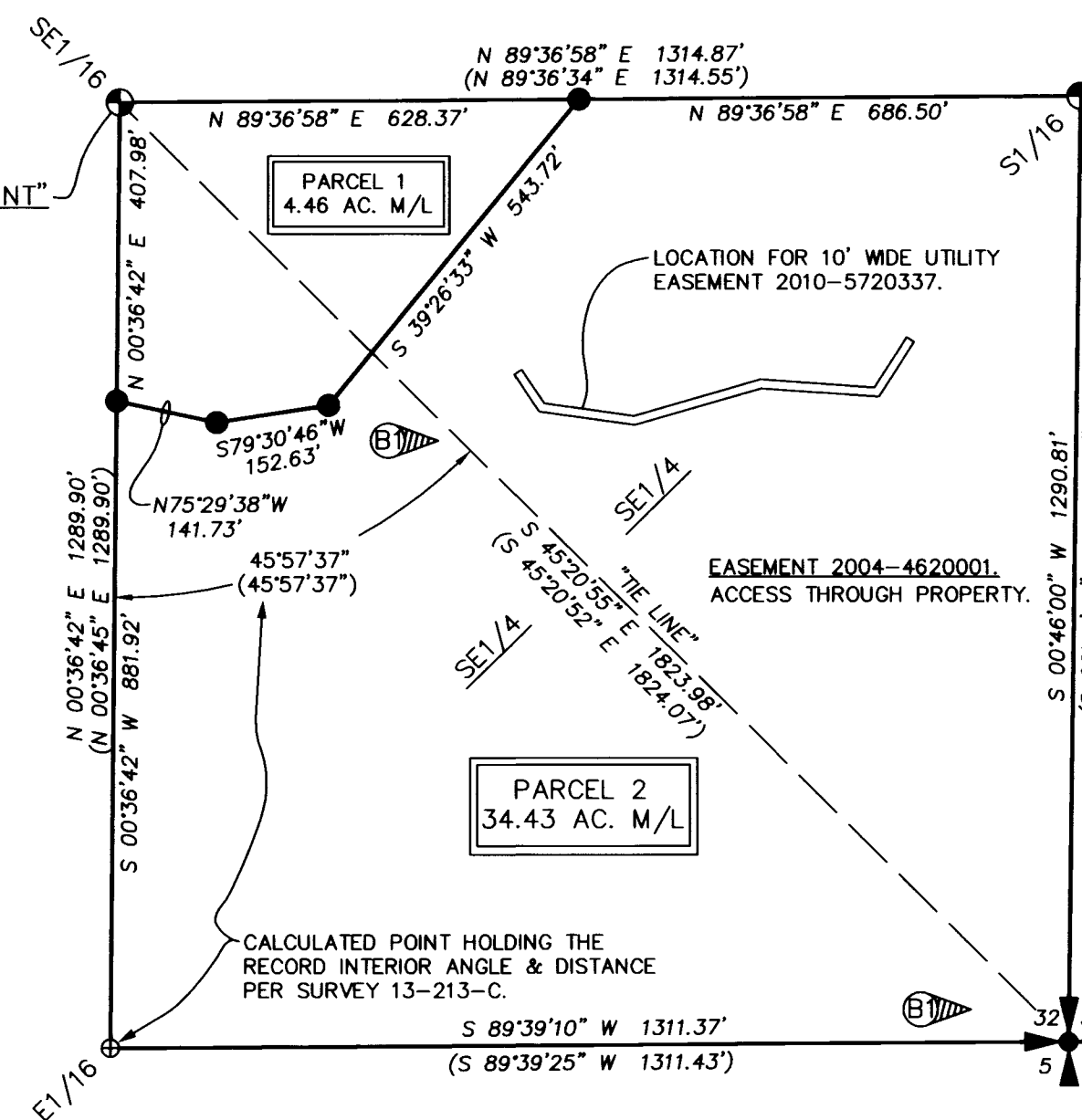




SCALE: 1"=60 FEET
 0 30 60 120

"BASIS OF BEARINGS" IS A GEODETIC GPS
 OBSERVATION TAKEN 1175' WEST OF THE
 SOUTHEAST CORNER OF SECTION 32.
 ROTATE COUNTER-CLOCKWISE 1.61937778' &
 SCALE 0.99976041 (C.F.) TO OBTAIN GRID
 BEARINGS AND DISTANCES.

LOCATION DIAGRAM. NO SCALE.



APPROVALS

EXAMINED AND APPROVED THIS
 15TH DAY OF August, 2024.

LAND PARTITION APPROVAL NO. LD-4N-1007-22
 Robert T Waldner
 UMATILLA COUNTY PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 14 DAY
 OF August, 2024.
 Umatilla County Surveyor

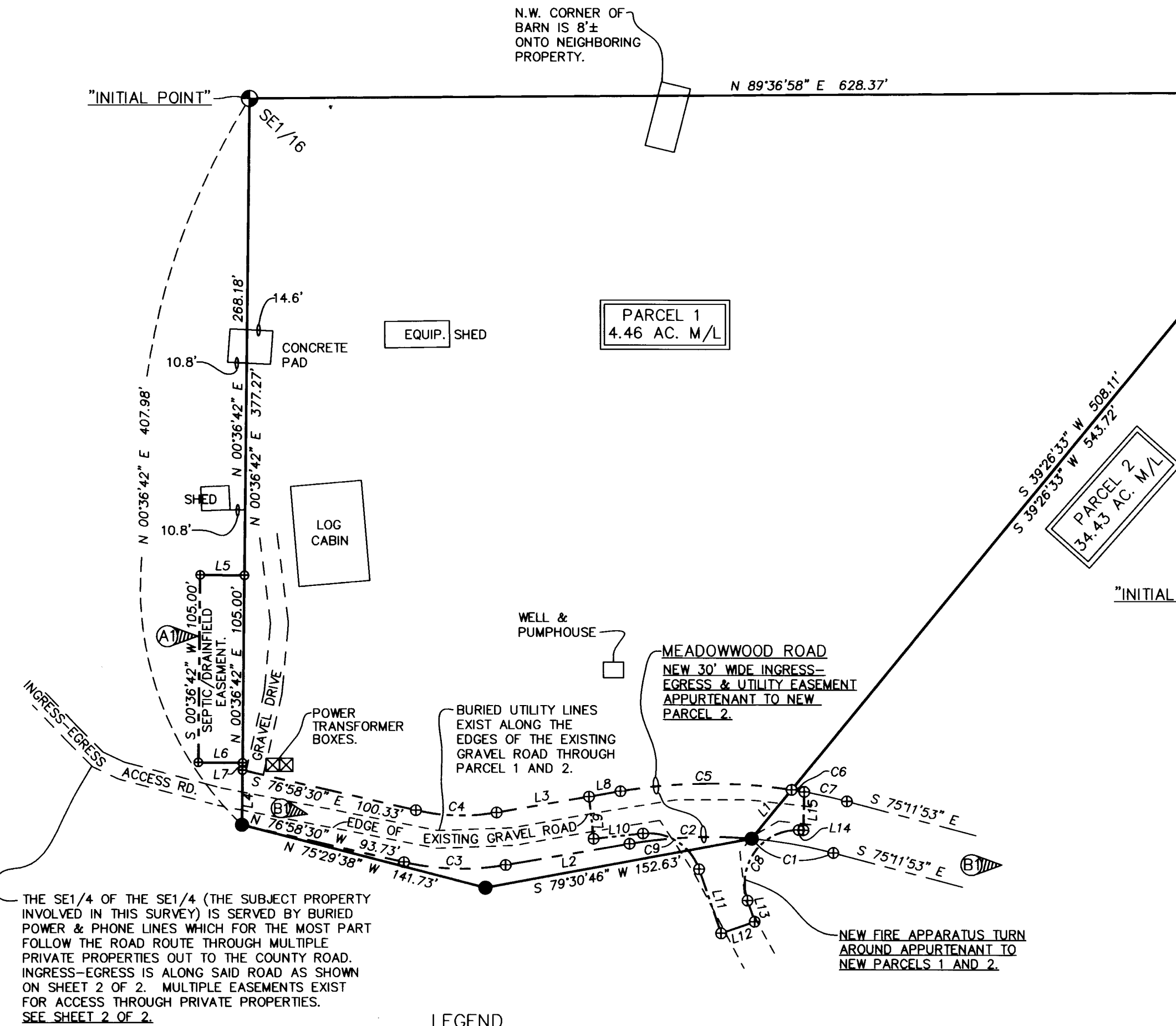
TAXES ARE PAID IN FULL, THIS 15 DAY
 OF August, 2024.
 Rachael Reynolds
 UMATILLA COUNTY TAX COLLECTOR/
 UMATILLA COUNTY ASSESSOR

RECORDING INFORMATION
 UMATILLA COUNTY OFFICE OF RECORDS:

State of Oregon 2024-0005678
 County of Umatilla REC-DE-PP 08/15/2024 03:04:27 PM
 Pgs=1 \$5.00 \$11.00 \$10.00 \$10.00 \$60.00 \$120.00
 \$24.00



Office of County Records
 Jan Churchill UMATILLA COUNTY



THE SE1/4 OF THE SE1/4 (THE SUBJECT PROPERTY INVOLVED IN THIS SURVEY) IS SERVED BY BURIED POWER & PHONE LINES WHICH FOR THE MOST PART FOLLOW THE ROAD ROUTE THROUGH MULTIPLE PRIVATE PROPERTIES OUT TO THE COUNTY ROAD. INGRESS-EGRESS IS ALONG SAID ROAD AS SHOWN ON SHEET 2 OF 2. MULTIPLE EASEMENTS EXIST FOR ACCESS THROUGH PRIVATE PROPERTIES. SEE SHEET 2 OF 2.

LEGEND

- SET 5/8"x30" IRON REBAR WITH 1 1/4" BLUE PLASTIC CAP MARKED "WELLS SURVEYING PLS 54657."
- ⊕ FOUND SECTION CORNER BRASS CAP PER SURVEY NO. 91-75-C.
- ⊕ FOUND 2 1/2" ALUMINUM CAP ON REBAR PER SURVEY NO. 13-213-C.
- ⊕ CALCULATED POINT. NOTHING FOUND OR SET.
- (XOX) RECORD DIMENSION PER SURVEY NO. 13-213-C.
- (A) EXISTING 25' WIDE BY 105' LONG SEPTIC TANK AND DRAINFIELD EASEMENT APPURTENANT TO NEW PARCEL 1, TO COVER EXISTING SEPTIC TANK AND DRAINFIELD LINES WHICH WERE MISTAKENLY INSTALLED ON NEIGHBORING PROPERTY AND LOCATED BY THE PROPERTY OWNER. INSTRUMENT NO. 2022-7380314.
- (B) EXISTING 10' WIDE INGRESS-EGRESS EASEMENT APPURTENANT TO NEIGHBORING PROPERTIES. INSTRUMENT NO. 2022-7380312. NON-PLOTTABLE EASEMENT AS THERE ARE NO DIMENSIONS. THIS EASEMENT MOST LIKELY FOLLOWS THE EXISTING GRAVEL ROAD THROUGH THE PROPERTY.

| LINE NO. | BEARING | DISTANCE |
|----------|---------------|----------|
| L1 | S 39°26'33" W | 35.61' |
| L2 | S 80°12'22" W | 70.87' |
| L3 | N 80°12'22" E | 52.82' |
| L4 | N 00°36'42" E | 30.72' |
| L5 | N 89°23'18" W | 25.00' |
| L6 | S 89°23'18" E | 25.00' |
| L7 | N 00°36'42" E | 4.08' |
| L8 | N 80°12'22" E | 18.05' |
| L9 | S 06°11'13" E | 23.84' |
| L10 | N 83°48'47" E | 28.07' |
| L11 | S 18°57'45" E | 38.05' |
| L12 | N 71°02'15" E | 20.00' |
| L13 | N 18°57'45" W | 12.55' |
| L14 | S 88°39'54" E | 2.57' |
| L15 | N 01°20'06" E | 21.48' |

CURVE TABLE

| NO | DELTA | RADIUS | LENGTH | CHORD | CHORD BRG |
|----|------------|---------|--------|--------|---------------|
| C1 | 9°56'43" | 270.00' | 46.87' | 46.81' | S 80°10'14" E |
| C2 | 14°39'03" | 270.00' | 69.04' | 68.85' | N 87°31'53" E |
| C3 | 22°49'08" | 145.00' | 57.75' | 57.37' | N 88°23'04" W |
| C4 | 22°49'08" | 115.00' | 45.80' | 45.50' | N 88°23'04" W |
| C5 | 18°30'52" | 300.00' | 96.94' | 96.52' | N 89°27'47" E |
| C6 | 1°22'45" | 300.00' | 7.22' | 7.22' | S 80°35'24" E |
| C7 | 4°42'09" | 300.00' | 24.62' | 24.61' | S 77°32'57" E |
| C8 | 110°17'50" | 30.00' | 57.75' | 49.24' | N 36°11'11" E |
| C9 | 77°13'28" | 30.00' | 40.43' | 37.44' | S 57°34'29" E |

NOTE:
 INITIAL SURVEY MADE IN JUNE-JULY 2021.
 NEW EASEMENTS A1, B1, C1, C2, & C3 CREATED IN 2022.
 FIRE APPARATUS EASEMENT SURVEYED AND ADDED AUGUST 2023.
 PROPERTY CORNERS SET JULY 31, 2024.

I CERTIFY THIS IS A TRUE AND EXACT COPY OF SHEET 1 OF 2 OF PARTITION PLAT NO. 2024-

Jason M. Wells, PLS

RECEIVED BY
 Umatilla County Surveyor
 Date: 8/30/24
 Rec'd By: CT
 No: 24-074-B

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
 PENDELTON, OR 97801
 PHONE: (541) 276-6362

DATE: 08/21 DR. BY: JMW
 CK. BY: JPW NO: 21-1791

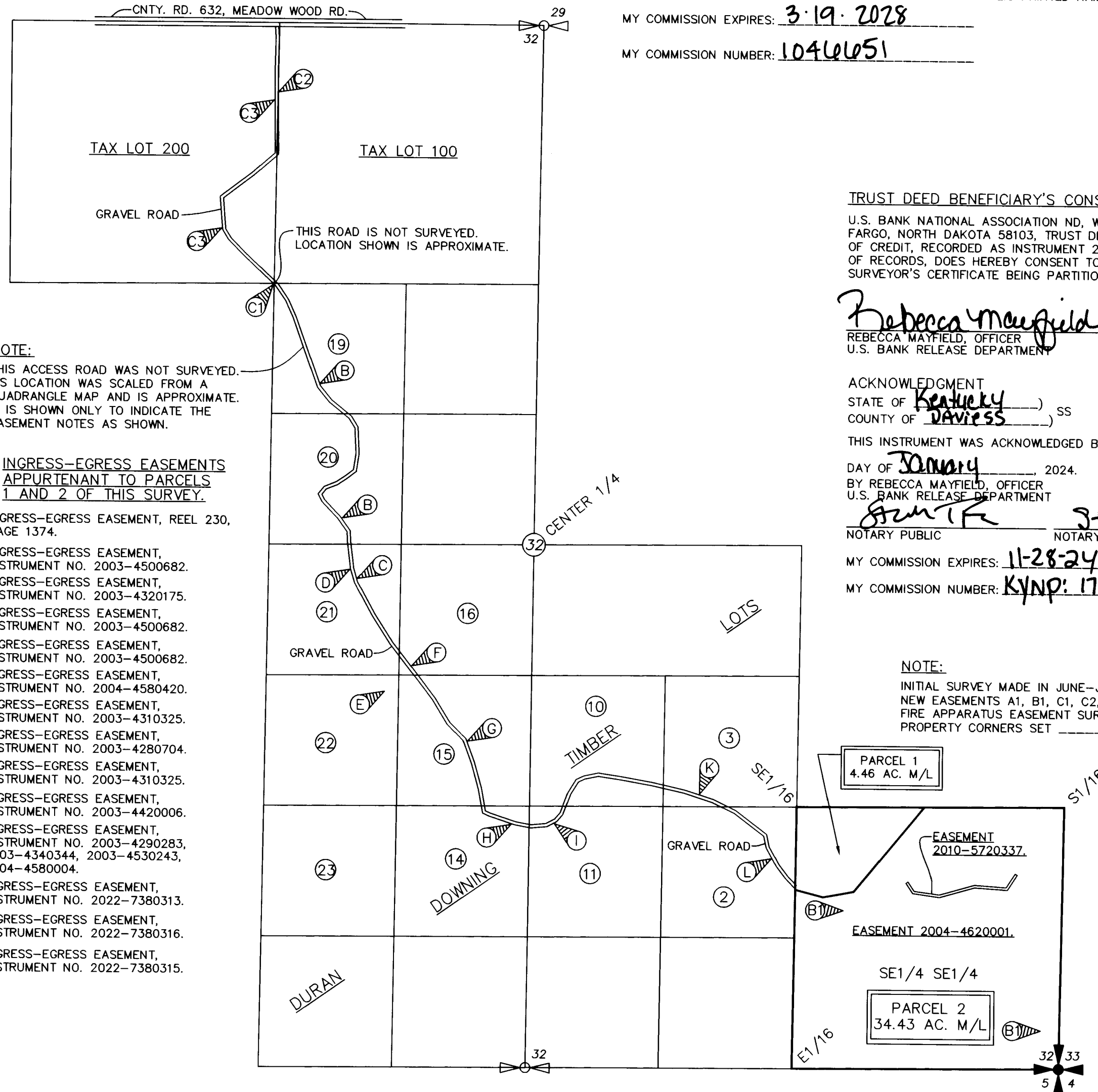
PROJECT: \NHEILMANPP2021ROT

PARTITION PLAT FOR:
 HEILMAN

LOCATED IN SE1/4 SE1/4 SECTION 32,
 TOWNSHIP 4 NORTH, RANGE 37 EAST, W.M.,
 UMATILLA COUNTY, OREGON.



ACCESS ROAD & EASEMENT LOCATIONS. NO SCALE.



NOTE:
 THIS ACCESS ROAD WAS NOT SURVEYED.
 ITS LOCATION WAS SCALED FROM A
 QUADRANGLE MAP AND IS APPROXIMATE.
 IT IS SHOWN ONLY TO INDICATE THE
 EASEMENT NOTES AS SHOWN.

**INGRESS-EGRESS EASEMENTS
 APPURTENANT TO PARCELS
 1 AND 2 OF THIS SURVEY.**

- (B)** INGRESS-EGRESS EASEMENT, REEL 230, PAGE 1374.
- (C)** INGRESS-EGRESS EASEMENT, INSTRUMENT NO. 2003-4500682.
- (D)** INGRESS-EGRESS EASEMENT, INSTRUMENT NO. 2003-4320175.
- (E)** INGRESS-EGRESS EASEMENT, INSTRUMENT NO. 2003-4500682.
- (F)** INGRESS-EGRESS EASEMENT, INSTRUMENT NO. 2003-4500682.
- (G)** INGRESS-EGRESS EASEMENT, INSTRUMENT NO. 2004-4580420.
- (H)** INGRESS-EGRESS EASEMENT, INSTRUMENT NO. 2003-4310325.
- (I)** INGRESS-EGRESS EASEMENT, INSTRUMENT NO. 2003-4280704.
- (J)** INGRESS-EGRESS EASEMENT, INSTRUMENT NO. 2003-4310325.
- (K)** INGRESS-EGRESS EASEMENT, INSTRUMENT NO. 2003-4420006.
- (L)** INGRESS-EGRESS EASEMENT, INSTRUMENT NO. 2003-4290283, 2003-4340344, 2003-4530243, 2004-4580004.
- (C1)** INGRESS-EGRESS EASEMENT, INSTRUMENT NO. 2022-7380313.
- (C2)** INGRESS-EGRESS EASEMENT, INSTRUMENT NO. 2022-7380316.
- (C3)** INGRESS-EGRESS EASEMENT, INSTRUMENT NO. 2022-7380315.

OWNERS DECLARATION

WE, ALAN M. AND NAN L. HEILMAN, OWNERS OF THE LANDS INVOLVED IN THIS PARTITION, ACKNOWLEDGE THAT WE HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED AND THE LAND PARTITIONED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED AND THE UMATILLA COUNTY DEVELOPMENT ORDINANCES. WE HEREBY DESIGNATE THE NEW 30' WIDE INGRESS-EGRESS, UTILITY, AND FIRE TRUCK TURN AROUND EASEMENT FOR PUBLIC UTILITIES AND PUBLIC SERVICES ONLY. THE EASEMENT IS NOT INTENDED TO BE OPEN FOR GENERAL PUBLIC INGRESS-EGRESS. WE FURTHER ACKNOWLEDGE ALL EXISTING EASEMENTS AND ENCUMBRANCES AFFECTING THE PROPERTY IN THIS PARTITION WHETHER SHOWN HEREIN OR RECORDED IN LEGAL DOCUMENTS.

Alan M. Heilman ALAN M. HEILMAN, OWNER
Nan L. Heilman NAN L. HEILMAN, OWNER

ACKNOWLEDGMENT
 STATE OF OREGON)
 COUNTY OF UMATILLA) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

THIS 5th DAY OF August, 2024.

BY ALAN M. AND NAN L. HEILMAN
Martina Jo Wilson Martina Jo Wilson
 NOTARY PUBLIC FOR THE STATE OF OREGON NOTARY PUBLIC PRINTED NAME

MY COMMISSION EXPIRES: 3-19-2028

MY COMMISSION NUMBER: 1046651

TRUST DEED BENEFICIARY'S CONSENT

U.S. BANK NATIONAL ASSOCIATION ND, WHOSE ADDRESS IS 4325 17TH AVENUE SW, FARGO, NORTH DAKOTA 58103, TRUST DEED BENEFICIARY UNDER TRUST DEED LINE OF CREDIT, RECORDED AS INSTRUMENT 2010-5710288, UMATILLA COUNTY OFFICE OF RECORDS, DOES HEREBY CONSENT TO THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE BEING PARTITIONED AS DEPICTED HEREIN.

Rebecca Mayfield
 REBECCA MAYFIELD, OFFICER
 U.S. BANK RELEASE DEPARTMENT

ACKNOWLEDGMENT
 STATE OF Kentucky)
 COUNTY OF Daviess) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31st
 DAY OF January, 2024.

BY REBECCA MAYFIELD, OFFICER
 U.S. BANK RELEASE DEPARTMENT
Starla Brown Starla Brown
 NOTARY PUBLIC NOTARY PUBLIC PRINTED NAME

MY COMMISSION EXPIRES: 11-28-24

MY COMMISSION NUMBER: KYNP: 17928

NOTE:
 INITIAL SURVEY MADE IN JUNE-JULY 2021.
 NEW EASEMENTS A1, B1, C1, C2, & C3 CREATED IN 2022.
 FIRE APPARATUS EASEMENT SURVEYED AND ADDED AUGUST 2023.
 PROPERTY CORNERS SET

SURVEYORS CERTIFICATE & NARRATIVE

THIS SURVEY WAS MADE AT THE REQUEST OF ALAN & NAN HEILMAN TO PARTITION OFF A PARCEL OF LAND CONTAINING AN EXISTING HOUSE FROM A 40 +/- ACRE PARCEL OF LAND. THE OVERALL BOUNDARY OF THE 40 ACRE PARCEL WAS SURVEYED PREVIOUSLY IN SURVEY NO. 13-213-C.

BECAUSE OF MULTIPLE ISSUES, THIS PARTITION TOOK MULTIPLE YEARS TO MEET ALL OF THE CRITERIA TO GET UMATILLA COUNTY PLANNING APPROVAL. THE EASEMENT AND ENCUMBRANCE REPORT AS NOTED WAS OBTAINED IN MAY OF 2021, AND THE SURVEY WAS COMMENCED IN JUNE OF 2021. ALL TITLE WORK, EASEMENTS, AND ENCUMBRANCES OCCURRING AFTER MAY OF 2021 WHICH MAY AFFECT THE PROPERTY ARE UNKNOWN AND ARE NOT ADDRESSED HEREIN, WITH THE EXCEPTION OF THE INGRESS-EGRESS, AND SEPTIC/DRAINFIELD EASEMENTS BEING DEPICTED ON SHEET 1 AND LABELED AS "A1" AND "B1", AND THE INGRESS-EGRESS EASEMENTS DEPICTED ON SHEET 2 AND LABELED AS "C1", "C2", & "C3" ALL CIRCA 2022.

I HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, PARCEL 1 OF THIS PARTITION PLAT. PARCEL 2 IS PARTLY SURVEYED AS SHOWN.

REAL PROPERTY DESCRIPTION

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 37 EAST, WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON. TOGETHER WITH AND SUBJECT TO ALL ENCUMBRANCES, EASEMENTS, WATER, AND ROAD RIGHTS OF WAY.
 WARRANTY DEED RECORDED AS INSTRUMENT NO. 2005-4760214, UMATILLA COUNTY DEED RECORDS.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
Jason M. Wells
 OREGON
 NOVEMBER 29, 2010
 JASON M. WELLS
 54657PLS

RENEWS 8/30/24
6:30:26

State of Oregon
 County of Umatilla
 REC-DE-PP
 2024-0005678
 08/15/2024 03:04:27 PM
 Pgs=1 \$5.00 \$11.00 \$10.00 \$10.00 \$60.00 \$120.00
 \$24.00



Office of County Records
John Churchill UMATILLA COUNTY

EASEMENTS AND ENCUMBRANCES

EASEMENT AND ENCUMBRANCES FOUND IN OWNERSHIP & ENCUMBRANCE REPORT BY PIONEER TITLE COMPANY, ORDER NO. 102876, DATED MAY 25, 2021.

2. EASEMENT FOR INGRESS-EGRESS GRANTED TO ROBERT CARTER. CORRECTED INSTRUMENT NO. 2004-4620001, UMATILLA COUNTY RECORDS.
3. EASEMENT TO UMATILLA ELECTRIC COOPERATIVE, INSTRUMENT NO. 2010-5720337, UMATILLA COUNTY RECORDS.
4. LINE OF CREDIT DEED TRUST TO US BANK NATIONAL ASSOCIATION, INSTRUMENT NO. 2010-5710288.

THE FOLLOWING LIST OF INGRESS-EGRESS EASEMENTS FROM THE SURVEYED LAND TO THE COUNTY ROAD.

- REEL 230, PAGE 1374.
- INSTRUMENT NO. 2003-4280704.
- INSTRUMENT NO. 2003-4290283.
- INSTRUMENT NO. 2003-4310325.
- INSTRUMENT NO. 2003-4320175.
- INSTRUMENT NO. 2003-4340344.
- INSTRUMENT NO. 2003-4420006.
- INSTRUMENT NO. 2003-4500682.
- INSTRUMENT NO. 2003-4530243.
- INSTRUMENT NO. 2004-4580004.
- INSTRUMENT NO. 2004-4580420.

THE FOLLOWING EASEMENTS GRANTED IN 2022 WHILE THIS PARTITION SURVEY WAS BEING MADE.
 INSTRUMENT NO. 2022-7380312.
 INSTRUMENT NO. 2022-7380314.

I CERTIFY THIS IS A TRUE AND EXACT COPY OF SHEET 2 OF 2 OF PARTITION PLAT NO. 2024-

Jason M. Wells
 JASON M. WELLS, PLS

RECEIVED BY
 Umatilla County Surveyor
 Date: 8/30/24
 Recd By: CT
 No.: 24-074-8

| | | |
|---|-------------|------------------------------------|
| WELLS SURVEYING 200 SE HAILEY SUITE 108 P.O. BOX 1696 PENDLETON, OR 97801 PHONE: (541) 276-6362 | | PROJECT: \NHEILMANPP2021ROT |
| DATE: 08/21 | DR. BY: JMW | PARTITION PLAT FOR: HEILMAN |
| CK. BY: JPW | NO: 21-1791 | |
| LOCATED IN SE1/4 SE1/4 SECTION 32, TOWNSHIP 4 NORTH, RANGE 37 EAST, W.M., UMATILLA COUNTY, OREGON. | | |