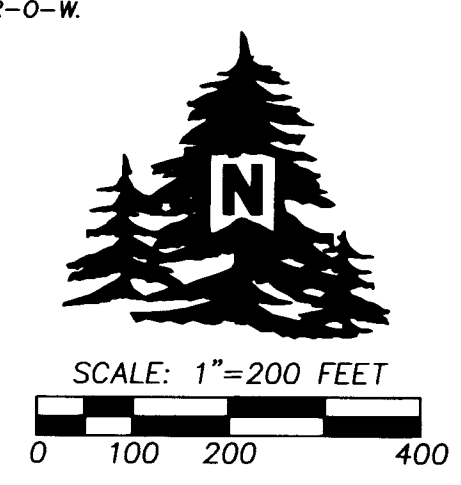
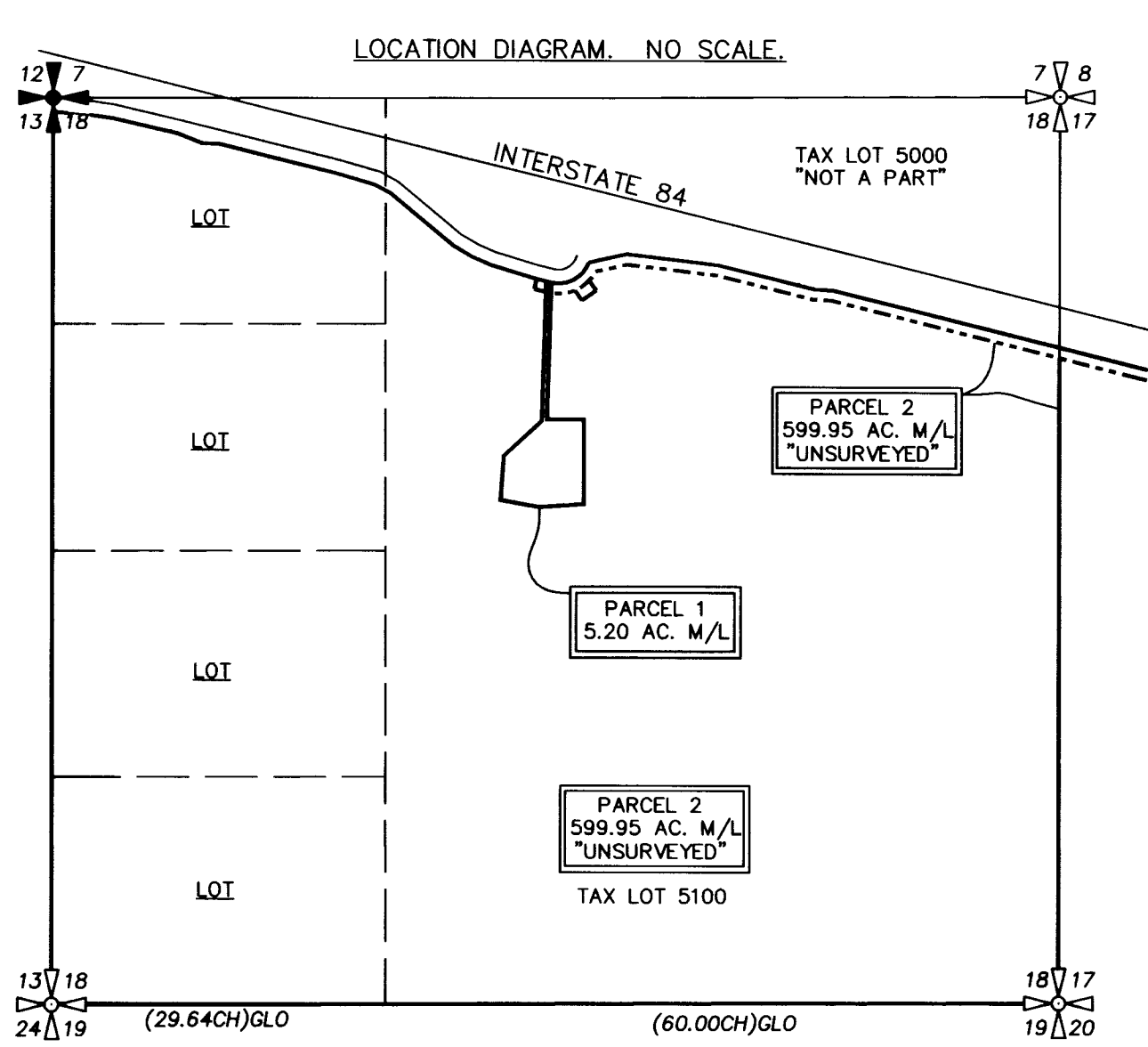
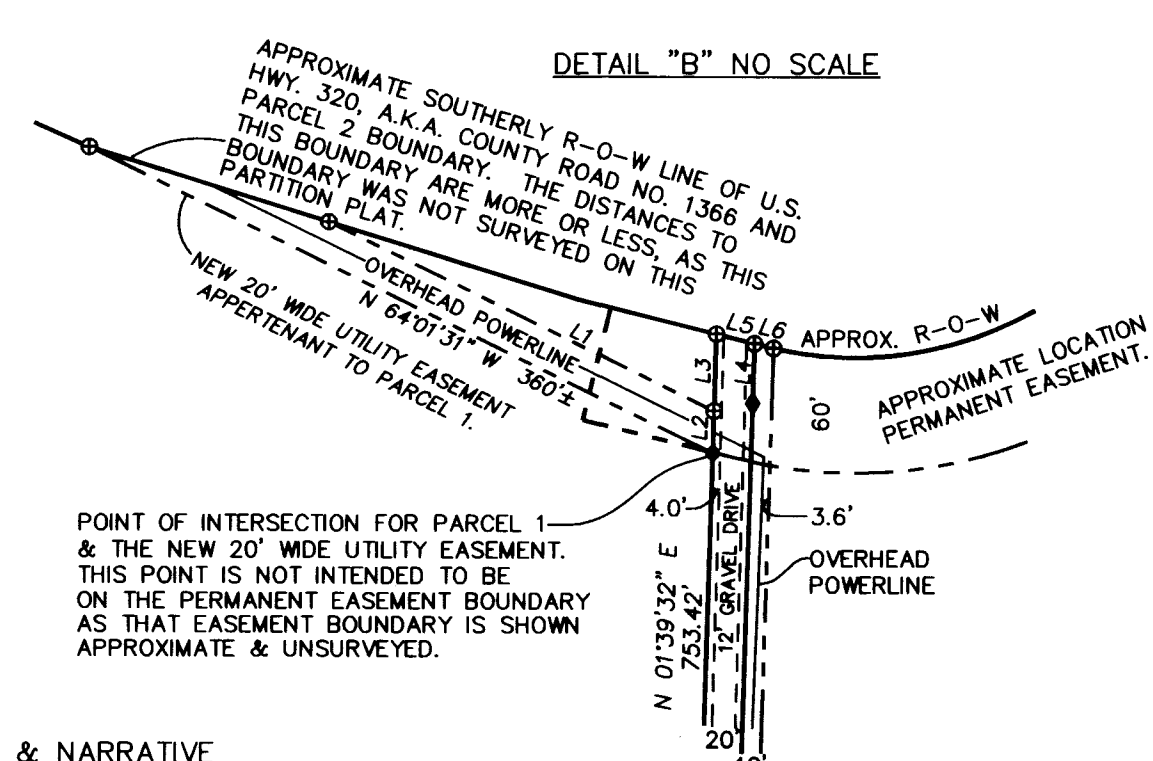
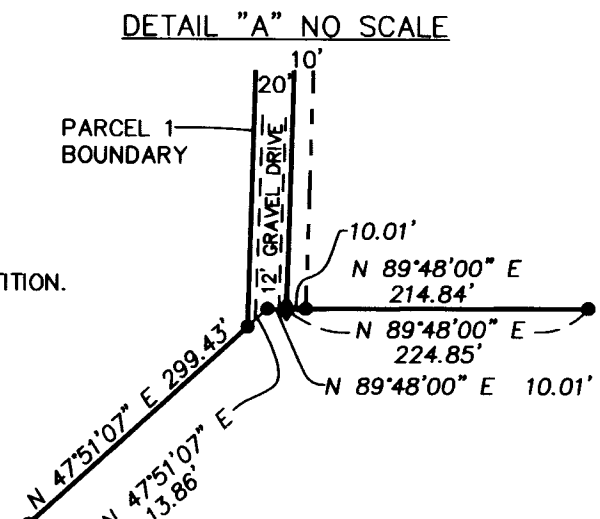
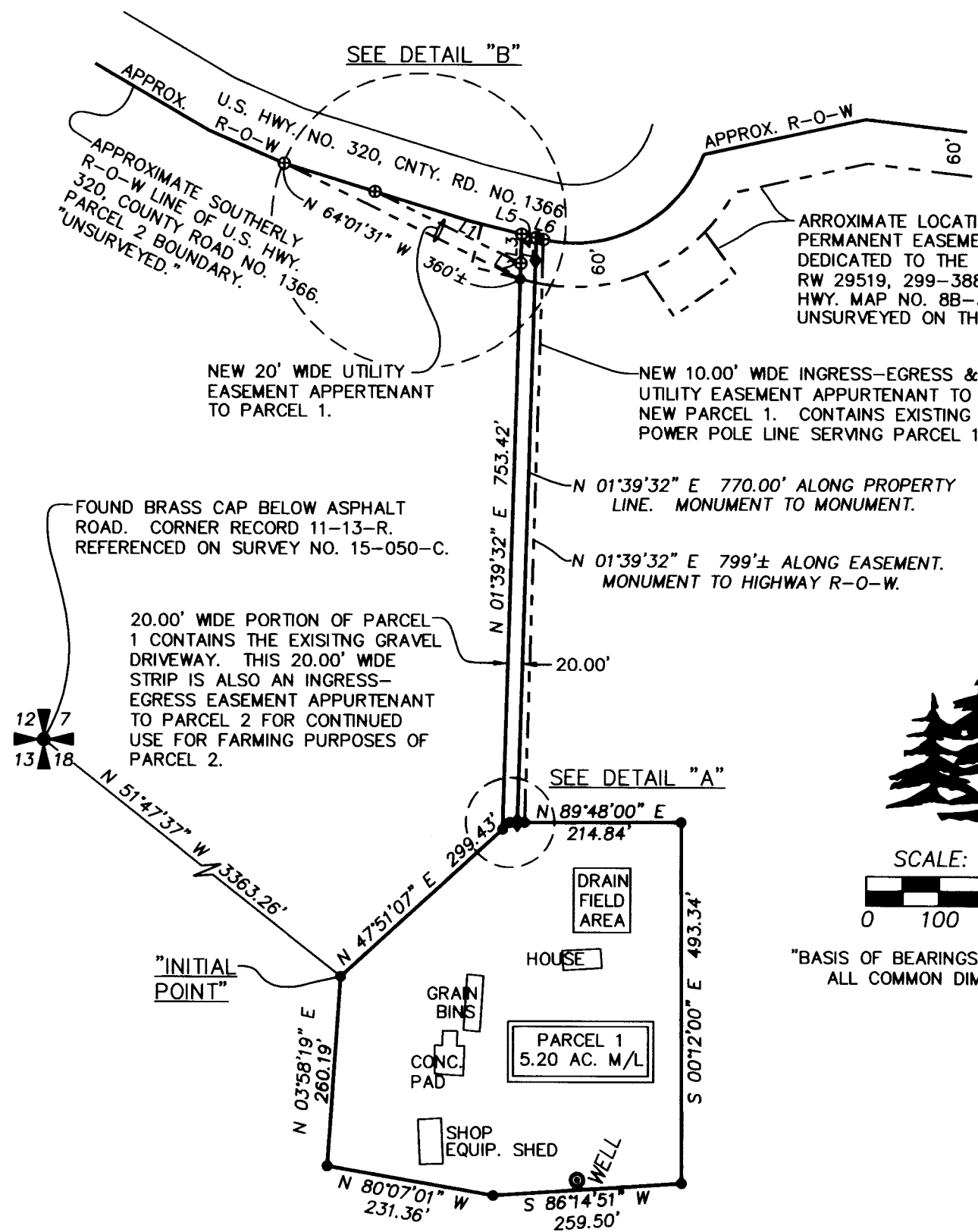


PARTITION PLAT NO. 2024-24

LOCATED IN SECTION 18, TOWNSHIP 3 NORTH, RANGE 30 EAST, W.M., UMATILLA COUNTY, OREGON.
AUGUST, 2024



SURVEYORS CERTIFICATE & NARRATIVE

THIS SURVEY WAS MADE AT THE REQUEST OF VALERIE BAFFNEY TO PARTITION OFF A HOUSE PARCEL FROM A LARGE PARCEL OF FARM GROUND. THE OVERALL PROPERTY IS DESCRIBED AS ALL OF SECTION 18 SOUTH OF INTERSTATE 84. THE APPROXIMATE LOCATION OF SAID INTERSTATE WAS PLOTTED FROM HIGHWAY MAP NO. 88-34-19. THE LOCATION IS APPROXIMATE AS PARCEL 2 OF THIS PARTITION IS UNSURVEYED. PARCEL 1 BOUNDARY IS MOSTLY ALONG A FARMED FIELD LINE WITH THE EXCEPTION OF THE AREA IN THE NORTHEAST CORNER BECAUSE OF THE DRAINFIELD.

I HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, PARCEL 1 OF THIS PARTITION PLAT. PARCEL 2 BEING ABOVE 10 ACRES IS UNSURVEYED.

REAL PROPERTY DESCRIPTION

ALL OF SECTION 18 LYING SOUTH OF U.S. HIGHWAY I-84, AS DESCRIBED IN EXHIBIT "A" OF CORRECTION BARGAIN AND SALE DEED RECORDED AS INSTRUMENT NO. 2010-5730742, UMATILLA COUNTY DEED RECORDS.
TOGETHER WITH & SUBJECT TO ALL ENCUMBRANCES, EASEMENTS, WATER & ROAD RIGHTS OF WAY.

REGISTERED PROFESSIONAL LAND SURVEYOR
Jason M. Wells
OREGON
NOVEMBER 29, 2010
JASON M. WELLS
54657PLS
RENEWS 6/30/26

OWNERS DECLARATION

VOLLENDORFF AGENCY, LLC., OWNERS OF THE LANDS INVOLVED IN THIS PARTITION, ACKNOWLEDGE THAT WE HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED AND THIS LAND PARTITIONED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE UMATILLA COUNTY DEVELOPMENT ORDINANCES. WE FURTHERMORE ACKNOWLEDGE THE NEW EASEMENTS CREATED ON THIS PLAT, AND ALL EXISTING EASEMENTS AND ENCUMBRANCES WHICH MAY OR MAY NOT BE SHOWN HEREIN, AFFECTING THE PROPERTY IN THIS PARTITION.

Valerie J. Baffney
VALERIE JEAN BAFFNEY, MEMBER

ACKNOWLEDGMENT
STATE OF OREGON) SS
COUNTY OF UMATILLA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

THIS 10th DAY OF December, 2024.

BY VALERIE JEAN BAFFNEY, MEMBER
RaeAnna ShiningStar
NOTARY PUBLIC FOR THE STATE OF OREGON
RaeAnna ShiningStar
PRINTED NAME FOR THE NOTARY PUBLIC.

MY COMMISSION EXPIRES: November 3rd 2026
MY COMMISSION NUMBER: 1030050A

RECEIVED BY
Umatilla County Surveyor
Date: 1/10/25
Rec'd By: CT
No: 25-001-B

REFERENCES

- DEED INSTRUMENT NO. 2010-5730742
- DEED BOOK 299, PAGE 388.
- HIGHWAY MAP NO. 88-34-19.
- ASSESSOR MAP NO. 3N30, TAX LOT 5100.
- RECORD OF SURVEY NO. 20-020-B.

LINE NO.	BEARING	DISTANCE
L1	N 64°01'31" W	220'±
L2	N 01°39'32" E	21.95'
L3	N 01°39'32" E	40'±
L4	N 01°39'32" E	31'±
L5	S 76° E	20.00'±
L6	S 76° E	10.00'±

LEGEND

- ◆ SET 5/8"x30" IRON REBAR WITH 1 1/4" BLUE PLASTIC CAP MARKED "WELLS SURVEYING PLS 54657."
- FOUND REBAR WITH 1 1/4" BLUE PLASTIC CAP PER SURVEY NO. 20-020-B.
- ⊕ FOUND SECTION CORNER AS NOTED.
- ⊕ APPROXIMATE LOCATION OF SECTION CORNER SHOWN FOR LOCATION PURPOSES ONLY. NOT VISITED ON THIS SURVEY.
- ⊕ CALCULATED POINT. NOTHING FOUND OR SET.
- (XOX)GLO RECORD DIMENSION PER ORIGINAL GLO SURVEY BY WM. CAMPBELL, CONTRACT NO. 95, DATED SEPT. 19, 1860.

APPROVALS

EXAMINED AND APPROVED THIS 27 DAY OF December, 2024.
LAND PARTITION APPROVAL NO. LD-3N-232-24
Megan Omchinski
UMATILLA COUNTY PLANNING DIRECTOR
EXAMINED AND APPROVED THIS 17 DAY OF December, 2024.
David H. Hiler
UMATILLA COUNTY SURVEYOR
TAXES ARE PAID IN FULL, THIS 23 DAY OF December, 2024.
Rachael Reynolds
UMATILLA COUNTY TAX COLLECTOR

RECORDING INFORMATION
UMATILLA COUNTY OFFICE OF RECORDS:

State of Oregon **2024-0008909**
County of Umatilla
REC-DE-PP 12/27/2024 02:08:03 PM
Pgs=1 \$5.00 \$11.00 \$10.00 \$10.00 \$60.00 \$120.00
\$24.00



Office of County Records
Stacy Churchill UMATILLA COUNTY

I CERTIFY THIS IS A TRUE AND EXACT COPY OF PARTITION PLAT NO. 2024-24
Jason M. Wells
JASON M. WELLS, PLS

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

PROJECT: \VBFAFFNEYPP2019R0
PARTITION PLAT FOR:
VOLLENDORFF AGENCY, LLC.

DATE: 08/24 DR. BY: JMW
CK. BY: DMT NO: 24-1867

LOCATED IN SECTION 18, T3N, R30E, W.M., UMATILLA COUNTY, OREGON.