

**PARTITION PLAT NO. 2025-02**

LOCATED IN THE NE1/4 OF THE NW1/4, & NW1/4 OF THE NE1/4 OF SECTION 4, T4N, R29E, W.M., UMATILLA COUNTY, OREGON. OCTOBER, 2025.

**APPROVALS**

EXAMINED AND APPROVED THIS  
5 DAY OF March 2025

LAND DIVISION NO. LD-4N-1090-25  
*Megan Danchevski*  
 UMATILLA COUNTY PLANNING DIRECTOR.

EXAMINED AND APPROVED THIS  
17 DAY OF October 2025

*David Blake*  
 UMATILLA COUNTY SURVEYOR

HERMISTON IRRIGATION DISTRICT HEREBY APPROVES  
 THIS PLAT THIS 15 DAY OF October 2025.

*Tyler Murray D. Stickerman*  
 PRINTED NAME AND TITLE FOR ABOVE SIGNATURE

TAXES ARE PAID IN FULL, THIS  
12 DAY OF November 2025.

*Richard Reynolds*  
 UMATILLA COUNTY TAX COLLECTOR

**RECORDING INFORMATION**  
 UMATILLA COUNTY OFFICE OF RECORDS:

State of Oregon **2026-0001733**  
 County of Umatilla  
 REC-DE-PP **03/05/2026 11:26:35 AM**  
 Pgs=1 \$5.00 \$11.00 \$10.00 \$10.00 \$60.00 **\$120.00**  
 \$24.00



Office of County Records  
*Jan Churchill* UMATILLA COUNTY

**RECEIVED BY**

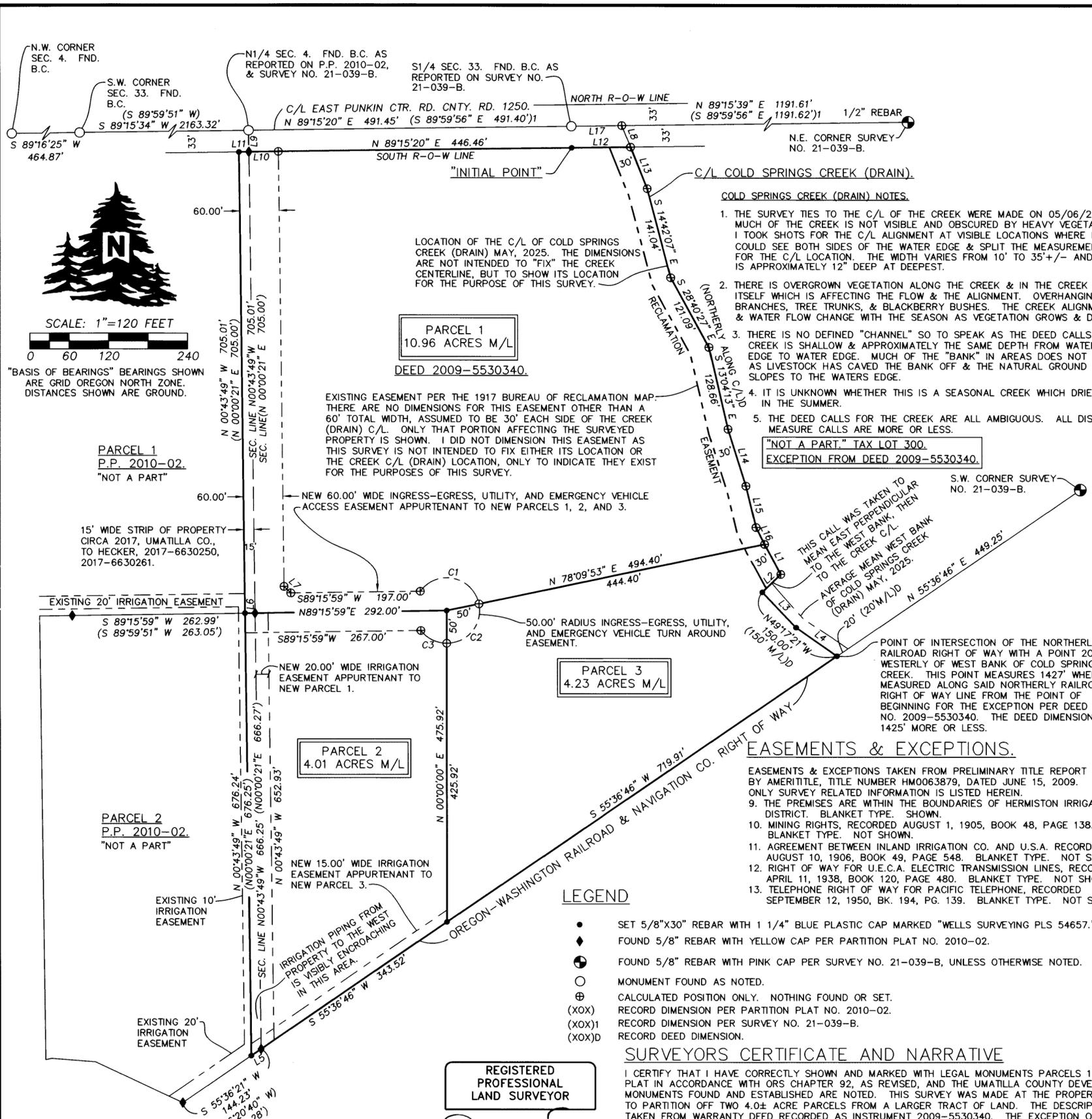
Umatilla County Surveyor  
 Date: 3/12/26  
 Rec'd By: CT  
 No: 26-021-8

I CERTIFY THIS IS A TRUE AND EXACT COPY OF  
 UMATILLA COUNTY PARTITION PLAT NO. 2025-02  
*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:** \BERNHECKPP2025ROT  
 PARTITION PLAT FOR:  
**BERNARD R. HECKER**  
 LOCATED IN THE N1/2 OF SEC. 4,  
 T4N, R29E, W.M., UMATILLA CO., OREGON.

DATE: 05/25 DR. BY: JMW  
 CK. BY: JPW NO: 25-1899



**COLD SPRINGS CREEK (DRAIN) NOTES:**

1. THE SURVEY TIES TO THE C/L OF THE CREEK WERE MADE ON 05/06/25. MUCH OF THE CREEK IS NOT VISIBLE AND OBTURED BY HEAVY VEGETATION. I TOOK SHOTS FOR THE C/L ALIGNMENT AT VISIBLE LOCATIONS WHERE I COULD SEE BOTH SIDES OF THE WATER EDGE & SPLIT THE MEASUREMENT FOR THE C/L LOCATION. THE WIDTH VARIES FROM 10' TO 35'+/- AND IS APPROXIMATELY 12" DEEP AT DEEPEST.
2. THERE IS OVERGROWN VEGETATION ALONG THE CREEK & IN THE CREEK ITSELF WHICH IS AFFECTING THE FLOW & THE ALIGNMENT. OVERHANGING BRANCHES, TREE TRUNKS, & BLACKBERRY BUSHES. THE CREEK ALIGNMENT & WATER FLOW CHANGE WITH THE SEASON AS VEGETATION GROWS & DIES.
3. THERE IS NO DEFINED "CHANNEL" SO TO SPEAK AS THE DEED CALLS. THE CREEK IS SHALLOW & APPROXIMATELY THE SAME DEPTH FROM WATER EDGE TO WATER EDGE. MUCH OF THE "BANK" IN AREAS DOES NOT EXIST AS LIVESTOCK HAS CAVED THE BANK OFF & THE NATURAL GROUND GENTLY SLOPES TO THE WATERS EDGE.
4. IT IS UNKNOWN WHETHER THIS IS A SEASONAL CREEK WHICH DRIES UP IN THE SUMMER.
5. THE DEED CALLS FOR THE CREEK ARE ALL AMBIGUOUS. ALL DISTANCE MEASURE CALLS ARE MORE OR LESS.

**"NOT A PART" TAX LOT 300.**  
 EXCEPTION FROM DEED 2009-5530340.

**EASEMENTS & EXCEPTIONS.**

EASEMENTS & EXCEPTIONS TAKEN FROM PRELIMINARY TITLE REPORT BY AMERITITLE, TITLE NUMBER HM0063879, DATED JUNE 15, 2009. ONLY SURVEY RELATED INFORMATION IS LISTED HEREIN.

9. THE PREMISES ARE WITHIN THE BOUNDARIES OF HERMISTON IRRIGATION DISTRICT. BLANKET TYPE. SHOWN.
10. MINING RIGHTS, RECORDED AUGUST 1, 1905, BOOK 48, PAGE 138. BLANKET TYPE. NOT SHOWN.
11. AGREEMENT BETWEEN INLAND IRRIGATION CO. AND U.S.A. RECORDED AUGUST 10, 1906, BOOK 49, PAGE 548. BLANKET TYPE. NOT SHOWN.
12. RIGHT OF WAY FOR U.E.C.A. ELECTRIC TRANSMISSION LINES, RECORDED APRIL 11, 1938, BOOK 120, PAGE 480. BLANKET TYPE. NOT SHOWN.
13. TELEPHONE RIGHT OF WAY FOR PACIFIC TELEPHONE, RECORDED SEPTEMBER 12, 1950, BK. 194, PG. 139. BLANKET TYPE. NOT SHOWN.

**SURVEYORS CERTIFICATE AND NARRATIVE**

I CERTIFY THAT I HAVE CORRECTLY SHOWN AND MARKED WITH LEGAL MONUMENTS PARCELS 1, 2, & 3 OF THIS PARTITION PLAT IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE UMATILLA COUNTY DEVELOPMENT ORDINANCES. MONUMENTS FOUND AND ESTABLISHED ARE NOTED. THIS SURVEY WAS MADE AT THE PROPERTY OWNERS REQUEST TO PARTITION OFF TWO 4.0± ACRE PARCELS FROM A LARGER TRACT OF LAND. THE DESCRIPTION FOR THE PROPERTY WAS TAKEN FROM WARRANTY DEED RECORDED AS INSTRUMENT 2009-5530340. THE EXCEPTION OF THE ADJOINING PROPERTY TO THE EAST CONTAINED IN SAID DEED DESCRIPTION IS ENTIRELY AMBIGUOUS IN THE FACT THAT ALL CALLS ARE MORE OR LESS. SEE NOTE FOR THE CREEK AND EASTERLY PROPERTY LINE. DEEDS INDICATE THIS PROPERTY & THE PROPERTY ADJOINING TO THE EAST WERE CREATED FROM A LARGER TAX LOT IN 2009.

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

**REAL PROPERTY DESCRIPTION:**

THAT TRACT OF LAND DESCRIBED IN STATUTORY WARRANTY DEED RECORDED AS INSTRUMENT NO. 2009-5530340, UMATILLA COUNTY DEED RECORDS. TOGETHER WITH AND SUBJECT TO ALL EASEMENTS, ENCUMBRANCES, ROADS, RAILWAYS, CANALS, AND WATER RIGHTS OF WAY.

**REGISTERED PROFESSIONAL LAND SURVEYOR**

OREGON  
 NOVEMBER 29, 2010  
 JASON M. WELLS  
 54657PLS  
 RENEWS 6/30/26

*Jason M. Wells*  
 JASON M. WELLS, PLS



SCALE: 1"=120 FEET  
 0 60 120 240

"BASIS OF BEARINGS" BEARINGS SHOWN ARE GRID OREGON NORTH ZONE. DISTANCES SHOWN ARE GROUND.

**PARCEL 1**  
 P.P. 2010-02  
 "NOT A PART"

15' WIDE STRIP OF PROPERTY CIRCA 2017, UMATILLA CO., TO HECKER, 2017-6630250, 2017-6630261.

**PARCEL 2**  
 4.01 ACRES M/L

**PARCEL 2**  
 P.P. 2010-02  
 "NOT A PART"

EXISTING 10' IRRIGATION EASEMENT

EXISTING 20' IRRIGATION EASEMENT

NEW 15.00' WIDE IRRIGATION EASEMENT APPURTENANT TO NEW PARCEL 3.

NEW 20.00' WIDE IRRIGATION EASEMENT APPURTENANT TO NEW PARCEL 1.

NEW 60.00' WIDE INGRESS-EGRESS, UTILITY, AND EMERGENCY VEHICLE ACCESS EASEMENT APPURTENANT TO NEW PARCELS 1, 2, AND 3.

50.00' RADIUS INGRESS-EGRESS, UTILITY, AND EMERGENCY VEHICLE TURN AROUND EASEMENT.

S.W. CORNER SURVEY NO. 21-039-B.

THIS CALL WAS TAKEN TO MEAN EAST PERPENDICULAR TO THE WEST BANK, THEN AVERAGE MEAN WEST BANK OF COLD SPRINGS CREEK (DRAIN) MAY, 2025.

POINT OF INTERSECTION OF THE NORTHERLY RAILROAD RIGHT OF WAY WITH A POINT 20.00' WESTERLY OF WEST BANK OF COLD SPRINGS CREEK. THIS POINT MEASURES 1427' WHEN MEASURED ALONG SAID NORTHERLY RAILROAD RIGHT OF WAY LINE FROM THE POINT OF BEGINNING FOR THE EXCEPTION PER DEED NO. 2009-5530340. THE DEED DIMENSION IS 1425' MORE OR LESS.

N1/4 SEC. 4. FND. B.C. AS REPORTED ON P.P. 2010-02, & SURVEY NO. 21-039-B.

S1/4 SEC. 33. FND. B.C. AS REPORTED ON SURVEY NO. 21-039-B.

C/L EAST PUNKIN CTR. RD. CNTY. RD. 1250.  
 N 89°15'20" E 491.45' (S 89°59'56" E 491.40')1

NORTH R-O-W LINE  
 N 89°15'39" E 1191.61' (S 89°59'56" E 1191.62')1 1/2" REBAR

N.E. CORNER SURVEY NO. 21-039-B.

"INITIAL POINT"

C/L COLD SPRINGS CREEK (DRAIN).

COLD SPRINGS CREEK (DRAIN) NOTES.

LINE NO.	BEARING	DISTANCE
L1	S 28°33'04" E	52.16'
L2	S 46°23'37" W	39.26'
L3	S 43°36'23" E	74.74'
L4	S 54°52'41" E	75.99'
L5	S 55°36'21" W	18.02'
(L5)	S 56°20'40" W	18.02'
L6	N 89°15'59" E	15.00'
(L6)	N 89°59'51" E	15.00'
L7	N 45°43'55" W	14.14'
L8	N 21°38'06" W	35.32'
L9	S 00°43'49" E	32.99'
L10	S 89°15'20" W	45.00'
L11	S 89°15'34" W	15.00'
(L11)	S 89°59'51" W	15.00'
L12	N 89°15'39" E	89.68'
L13	S 21°38'06" E	68.47'
L14	S 17°27'35" E	91.29'
L15	S 13°42'34" E	64.80'
L16	S 26°26'56" E	28.68'
L17	S 89°15'39" W	77.08'