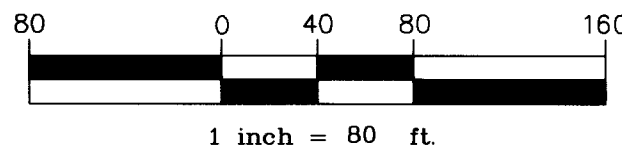
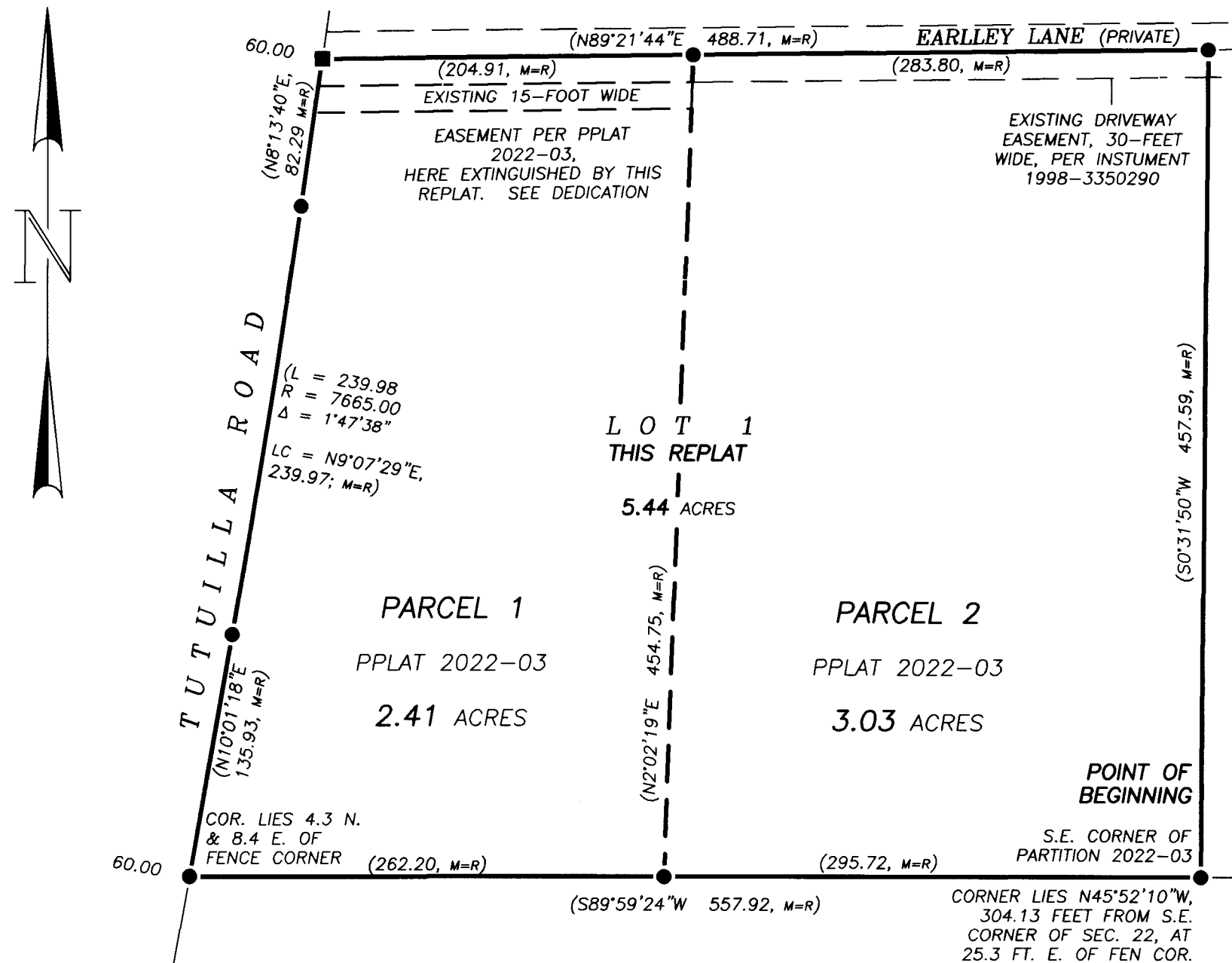


HULCE REPLAT

PARCEL 1 AND PARCEL 2,
PARTITION PLAT 2022-03

WITHIN SE1/4 S.E. 1/4, SECTION 22,
TWN. 2 N., RA. 32 E., W.M.

UMATILLA COUNTY OREGON



REFERENCES

STATUS OF RECORD TITLE

AMERITITLE
TITLE NUMBER: 647511AM
SEPTEMBER 11, 2024

DEED

2022-7360037

PARTITIONS

2022-03 1998-27
1997-27

EASEMENT NOTES

EASEMENTS, EXISTING PER THE REFERENCED AMERITITLE "STATUS OF RECORD TITLE" REPORT.

1) AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSE STATED THEREIN AS SET FORTH IN INSTRUMENT:

GRANTED TO: PACIFIC TELEPHONE AND TELEGRAPH COMPANY
RECORDED: MAY 16, 1941
BOOK 160 PAGE 433

2) AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSE STATED THEREIN AS SET FORTH IN INSTRUMENT:

GRANTED TO: PACIFIC POWER AND LIGHT COMPANY
RECORDED: DECEMBER 14, 1945
BOOK 170 PAGE 452

3) (SHOWN) EASEMENT AND AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF,

BETWEEN: LYLE L. EARLEY
AND: VIRGIL L. THURMAN, ET AL
INSTRUMENT NO.: 1998-3350290
RECORDED: AUGUST 19, 1998

4) (SHOWN) EASEMENT AS SHOWN ON PARTITION 2022-03.

LEGEND

- FOUND, A 5/8 INCH IRON ROD WITH LT. BLUE PLASTIC CAP MKD: "WALLOWA ASSOCIATES," PER PARTITION 2022-03
- FOUND, A 5/8 INCH REBAR WITH YELLOW PLASTIC CAP PER PPLAT 1997-27
- REPLAT BOUNDARY
- - - PARCEL LINE PER PARTITION 2022-03, HERE BEING ELIMINATED BY THIS REPLAT.
- - - 15-FOOT WIDE EASEMENT PER PARTITION 2022-03, FOR THE PURPOSE OF INGRESS, EGRESS AND NON-SPECIFIED UTILITIES; SUCH BEING HEREOF EXTINGUISHED BY THIS REPLAT
- (XXX.XX, M=R) DIMENSION PER PARTITION 2022-03, MEASURED EQUALS RECORD.

NOTE: PARTITION 2022-03 SHOWS THE LOCATIONS OF EXISTING FENCES, UTILITIES AND COUNTY ROAD PAVEMENT NOT SHOWN ON THIS REPLAT.

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF KENDALL BRITTANI HULCE FOR THE PURPOSE OF REPLATTING PARCEL 1 AND PARCEL 2 OF PARTITION 2022-03. THE MONUMENTS OF SAID PARTITION HAVE BEEN VERIFIED BY THIS SURVEY AND REMAIN UNDISTURBED.

APPROVALS

UMATILLA COUNTY SURVEYOR

EXAMINED AND APPROVED

ON THIS 16 DAY OF December, 2024

David H. K...
UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY PLANNING DEPT

EXAMINED AND APPROVED

ON THIS 14 DAY OF January, 2025

Megan Danchevski
UMATILLA COUNTY PLANNING DEPT.

UMATILLA COUNTY COMMISSIONERS

THIS IS TO CERTIFY THE ACCOMPANYING PLAT IS APPROVED FOR FILING AND RECORDING IN THE RECORD OF TOWN PLATS OF UMATILLA COUNTY, OREGON; BY THE UNDERSIGNED, BY ITS ORDER.

ON THIS 16 DAY OF December, 2024

Clinda A. Simmons
CHAIRPERSON
COMMISSIONER

UMATILLA COUNTY ASSESSOR AND TAX COLLECTOR

WE CERTIFY THAT THE TAXES HAVE BEEN PAID AND THERE ARE NO LIENS UPON THIS TRACT OF LAND, EXAMINED AND APPROVED.

ON THIS 16 DAY OF December, 2024

Richard Reynolds
ASSESSOR
Richard Reynolds
TAX COLLECTOR

SURVEYOR'S CERTIFICATE

I, RODNEY J. LEWIS, CERTIFY THAT I HAVE CORRECTLY SHOWN AND VERIFIED THE BOUNDARIES AND MONUMENTS OF PARTITION PLAT 2022-03, HERE BEING REPLATTED AS THE HULCE REPLAT, IN ACCORDANCE WITH OREGON REVISED STATUTES CHAPTER 92 AND THE UMATILLA COUNTY DEVELOPMENT CODE.

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 32 EAST, WILLAMETTE MERIDIAN; THENCE N45°52'10"W, 304.13 FEET TO THE SOUTHEAST CORNER OF PARTITION PLAT 2022-03 AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE ALONG THE SOUTH LINE OF PARTITION 2022-03 S89°59'24"W, 557.92 FEET TO THE EAST RIGHT-OF-WAY LINE OF TUTUILLA ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE UNTIL FURTHER MENTION N10°01'18"E, 135.93 TO THE START OF A 7665.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE 239.98 FEET (THE LONG CHORD OF WHICH BEARS N9°07'29"E, 239.97 FEET); THENCE N8°13'40"E, 82.29 FEET TO THE NORTHWEST CORNER OF PARTITION 2022-03; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND ALONG THE NORTH LINE OF PARTITION 2022-03 N89°21'44"E, 488.71 FEET TO THE NORTHEAST CORNER OF SAID PARTITION; THENCE ALONG THE EAST LINE OF PARTITION 2022-03 S0°31'50"W, 457.59 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.44 ACRES

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Rodney J. Lewis
OREGON
JULY 14, 1998
RODNEY J. LEWIS
2872
EXPIRES 12-31-24

OWNER'S DECLARATION AND DEDICATION

WE, RYAN JOE HULCE AND KENDALL BRITTANI HULCE, OWNERS; HERBY ACKNOWLEDGE WE HAVE CAUSED THIS LAND TO BE SURVEYED AND REPLATTED IN ACCORDANCE WITH OREGON REVISED STATUTES CHAPTER 92 AND THE UMATILLA COUNTY DEVELOPMENT CODE CHAPTER 152.

WE HEREBY EXTINGUISH THE EASEMENT WHICH IS THE SOUTH 15.00 FEET OF THE NORTH 30.00 FEET OF PARCEL 1 OF PARTITION 2022-03.

Ryan Joe Hulce
RYAN JOE HULCE

Kendall Britanni Hulce
KENDALL BRITTANI HULCE

ACKNOWLEDGEMENT

STATE OF OREGON

COUNTY OF UMATILLA

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

ON THIS 16th DAY OF December, 2024

BY RYAN JOE HULCE AND KENDALL BRITTANI HULCE
Mara J. Johns
NOTARY PUBLIC FOR THE STATE OF OREGON

NAME

MY COMMISSION EXPIRES: March 18, 2029

COMMISSION NUMBER: 1046418

RECEIVED BY
Umatilla County Surveyor
Date: 1/15/25
Rec'd By: CT
No: 25-004-B

State of Oregon 2025-000258
County of Umatilla 01/14/2025 10:59:32 AM
REC-DE-TP
Pg#s=1 \$5.00 \$24.00 \$11.00 \$10.00 \$10.00 \$120.00
\$60.00



Office of County Records
Stacy Churchill
UMATILLA COUNTY

I CERTIFY THIS IS A TRUE AND EXACT COPY OF HULCE REPLAT
Rodney J. Lewis
RODNEY J. LEWIS, PLS

HULCE REPLAT FOR: RYAN JOE HULCE AND KENDALL BRITTANI HULCE		
LOCATED WITHIN SE1/4 SE1/4, SECTION 22 TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M. UMATILLA COUNTY, OREGON		
Wallowa Associates 303 S.E. Alamo Street Enterprise, Oregon 97828 (541) 426-9049		
SCALE 1 IN. = 80 FT.	SHEET No. 1 OF 1	DATE OF SURVEY Beginning: 28 AUG 24 Ending: 28 AUG 24
DRAWN BY R J L	CHECKED K L P	PROJECT No. H215-02 / 3434kh