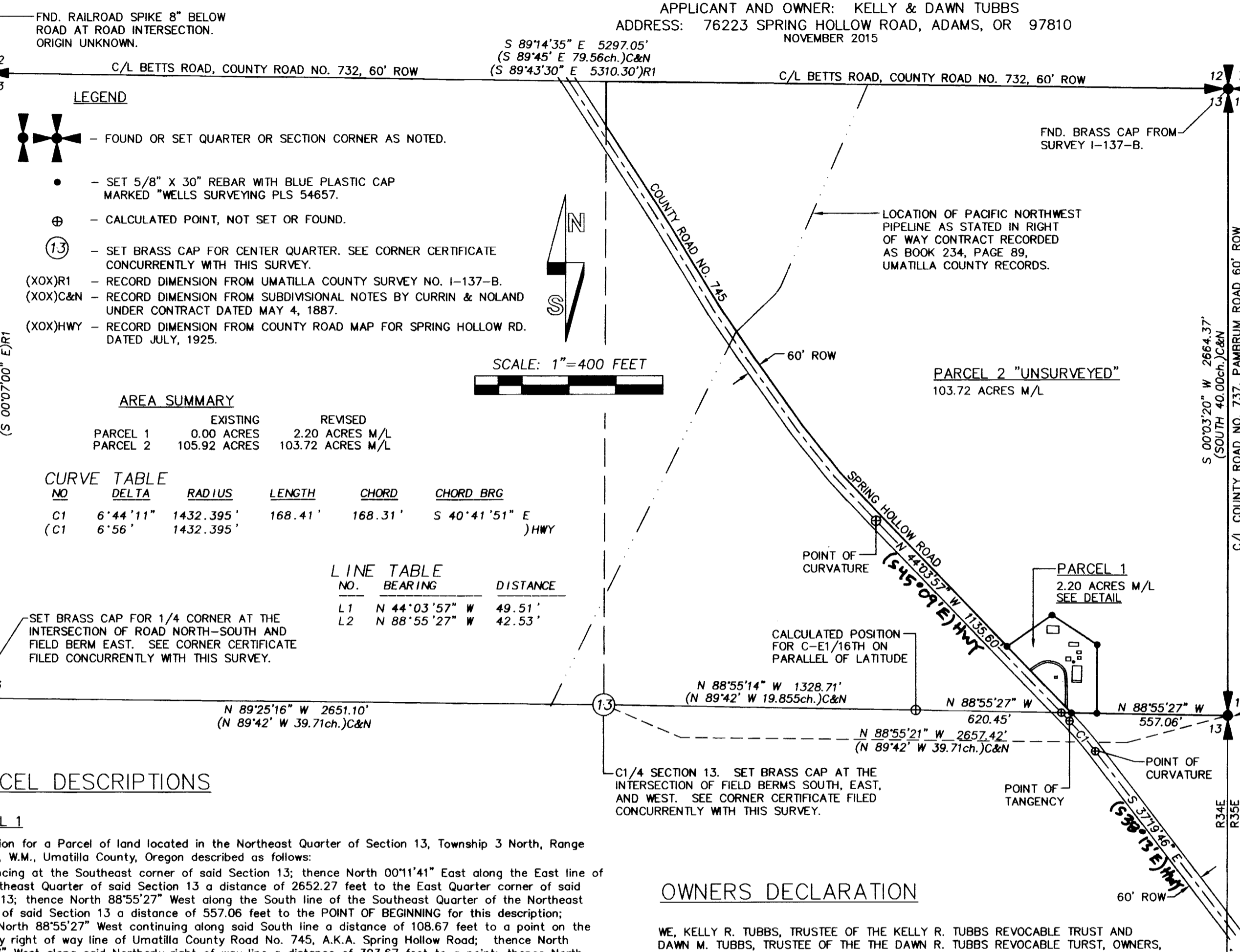
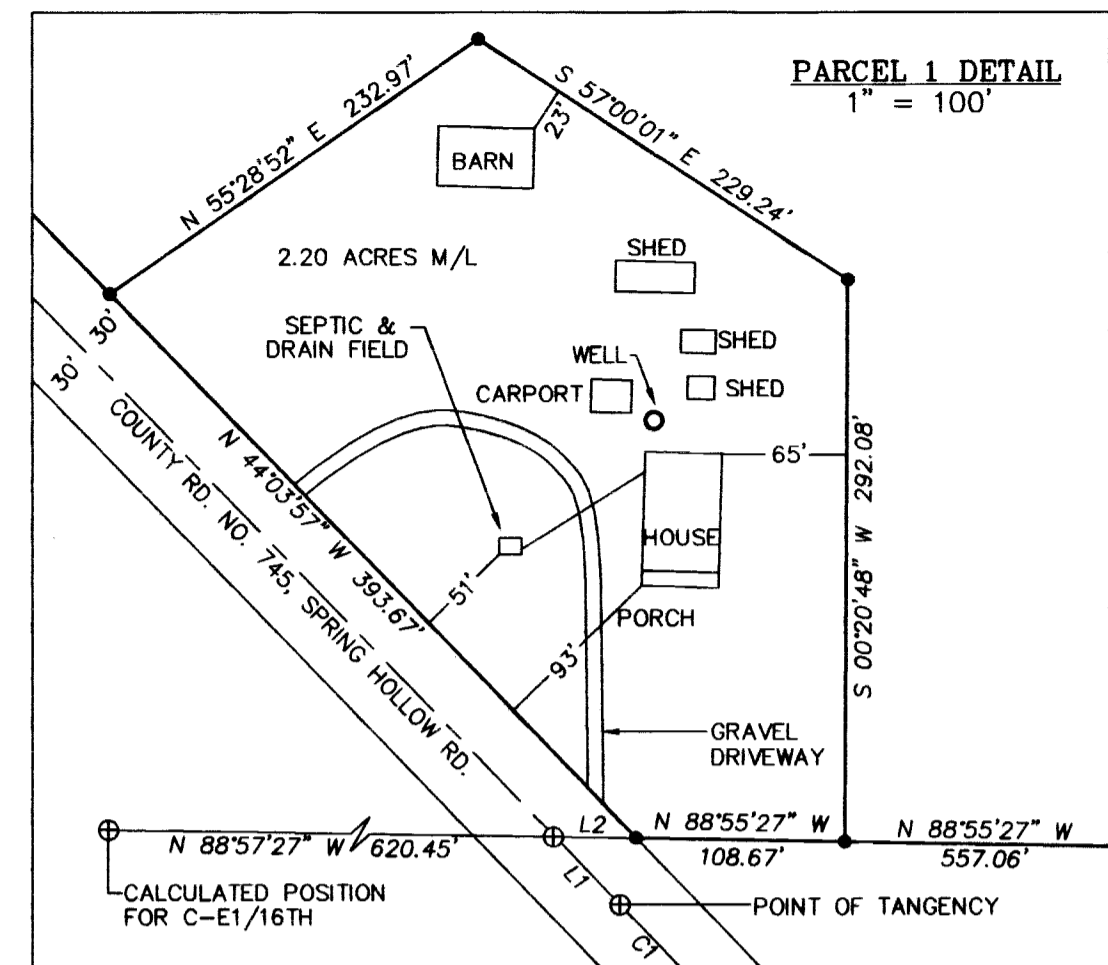


# MINOR PARTITION

FILE NO: MNP-15-002

APPLICANT AND OWNER: KELLY & DAWN TUBBS  
 ADDRESS: 76223 SPRING HOLLOW ROAD, ADAMS, OR 97810  
 NOVEMBER 2015



- LEGEND**
- FOUND OR SET QUARTER OR SECTION CORNER AS NOTED.
  - SET 5/8" X 30" REBAR WITH BLUE PLASTIC CAP MARKED "WELLS SURVEYING PLS 54657."
  - CALCULATED POINT, NOT SET OR FOUND.
  - SET BRASS CAP FOR CENTER QUARTER. SEE CORNER CERTIFICATE CONCURRENTLY WITH THIS SURVEY.
  - (XOX)R1 - RECORD DIMENSION FROM UMATILLA COUNTY SURVEY NO. I-137-B.
  - (XOX)C&N - RECORD DIMENSION FROM SUBDIVISIONAL NOTES BY CURRIN & NOLAND UNDER CONTRACT DATED MAY 4, 1887.
  - (XOX)HWY - RECORD DIMENSION FROM COUNTY ROAD MAP FOR SPRING HOLLOW RD. DATED JULY, 1925.

**AREA SUMMARY**

PARCEL	EXISTING	REVISED
PARCEL 1	0.00 ACRES	2.20 ACRES M/L
PARCEL 2	105.92 ACRES	103.72 ACRES M/L

**CURVE TABLE**

NO	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG
C1	6°44'11"	1432.395'	168.41'	168.31'	S 40°41'51" E
(C1)	6°56'	1432.395'			)HWY

**L. LINE TABLE**

NO.	BEARING	DISTANCE
L1	N 44°03'57" W	49.51'
L2	N 88°55'27" W	42.53'

SET BRASS CAP FOR 1/4 CORNER AT THE INTERSECTION OF ROAD NORTH-SOUTH AND FIELD BERM EAST. SEE CORNER CERTIFICATE FILED CONCURRENTLY WITH THIS SURVEY.

**TRIBAL PLANNING OFFICE APPROVAL**

THIS MINOR PARTITION SURVEY IS APPROVED THIS 7 DAY OF December, 2015, BY THE TRIBAL PLANNING OFFICE OF THE CONFEDERATED TRIBES OF THE UMATILLA INDIAN RESERVATION.

*John D. Tovey III*  
 JOHN D. TOVEY III, PLANNING DIRECTOR

**RECEIVED BY**  
 Umatilla County Surveyor  
 Date: 12/11/2015  
 Rec'd By: Jason Wells  
 No.: 15-125-B

**SURVEYORS CERTIFICATE & NARRATIVE**

I CERTIFY I HAVE CORRECTLY SURVEYED PARCEL 1 OF THIS MINOR PARTITION SURVEY, IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE OF THE CONFEDERATED TRIBES OF THE UMATILLA INDIAN RESERVATION. PARCEL 1 IS SURVEYED AS SHOWN, AND PARCEL 2 IS UNSURVEYED.

THIS MINOR PARTITION SURVEY WAS MADE AT THE REQUEST OF KELLY AND DAWN TUBBS TO DIVIDE OFF A HOUSE PARCEL FROM A LARGER PARCEL. ALL CONTROLLING CORNERS FOUND AND SET ARE NOTED. THE C/L ALIGNMENT OF SPRING HOLLOW ROAD WAS FOUND BY SPLITTING THE PAVEMENT. I THEN OFFSET IT 30 FEET EACH SIDE TO OBTAIN THE RIGHT-OF-WAY LINES. I HELD THE RECORD CURVE RADIUS PER THE UMATILLA COUNTY SPRING HOLLOW ROAD MAP DATED JULY, 1925.

I SET THE EAST, WEST, AND CENTER QUARTERS OF SECTION 13 HOLDING PHYSICAL FEATURES THAT PERPETUATE THE ORIGINAL CORNER LOCATIONS. SEE CORNER CERTIFICATES FILED CONCURRENTLY WITH THIS PARTITION SURVEY FOR FURTHER INFORMATION.

ALL MEASUREMENTS INDICATE THIS IS A LONG SECTION EAST TO WEST. IT IS UNCLEAR WHY CURRIN & NOLANDS RECORD DISTANCES (THE MOST RECENT RECORD FOR COMPARISON) ARE SO SHORT. USUALLY THEIR MEASURES IN THE FLATTER LANDS ARE CLOSER.

I DID NOT FIND ANY FIELD NOTES OR MONUMENTS INDICATING THAT REDFIELD SURVEYED OR MONUMENTED ANY CORNERS IN SECTION 13, DURING HIS 1917-1919 BUREAU OF INDIAN AFFAIRS SURVEYS.

THIS SURVEY WAS MADE WITH A TRIMBLE R8 GEODETIC GPS RECEIVER OPERATED IN REAL TIME KINEMATIC MODE USING THE OREGON REAL TIME GPS NETWORK. MONUMENTS FOUND AND SET WERE MEASURED TWICE AT DIFFERENT TIMES FOR REDUNDANCY.

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

**REGISTERED PROFESSIONAL LAND SURVEYOR**

*Jason M. Wells*  
 OREGON  
 NOVEMBER 29, 2010  
 JASON M. WELLS  
 54657PLS  
 RENEWS 6/30/16

**WELLS SURVEYING**  
 2602 N.E. RIVERSIDE PLACE  
 P.O. BOX 1696  
 PENDLETON, OR 97801  
 PHONE: (541) 276-6362

**PROJECT:** \TUBBSPP  
 MINOR PARTITION PLAT FOR:  
 KELLY & DAWN TUBBS

LOCATED IN THE NORTH HALF OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 34 EAST, W.M., UMATILLA COUNTY, OREGON.

DATE: 9/15	DR. BY: DMT
CK. BY: JMW	NO: 15-1575

## OWNERS DECLARATION

WE, KELLY R. TUBBS, TRUSTEE OF THE KELLY R. TUBBS REVOCABLE TRUST AND DAWN M. TUBBS, TRUSTEE OF THE THE DAWN R. TUBBS REVOCABLE TRUST, OWNERS, DO HEREBY ACKNOWLEDGE THAT WE HAVE CAUSED THIS MINOR PARTITION TO BE PREPARED UNDER THE REGULATIONS OF THE CONFEDERATED TRIBES OF THE UMATILLA INDIAN RESERVATION. WE ALSO ACKNOWLEDGE THAT PURSUANT TO CTUIR LAND DEVELOPMENT CODE (LDC) 3.015(3)(C), PARCEL 2 SHALL REMAIN VACANT WITH CONTINUED FARM USES ALLOWED WHICH MAY INCLUDE FARM BUILDINGS AS DEFINED IN LDC SECTION 16.010.

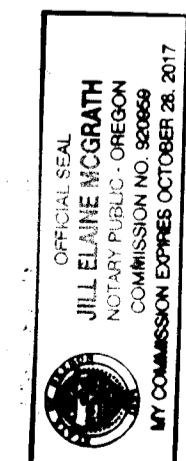
*Kelly R. Tubbs*  
 KELLY R. TUBBS, TRUSTEE

*Dawn M. Tubbs*  
 DAWN M. TUBBS, TRUSTEE

**ACKNOWLEDGMENT**  
 STATE OF OREGON) SS  
 COUNTY OF UMATILLA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON  
 THIS 3<sup>rd</sup> DAY OF December, 2015.  
 BY KELLY R. TUBBS & DAWN M. TUBBS

*Elaine McBurn*  
 ELAINE MCBURN  
 NOTARY PUBLIC FOR THE STATE OF OREGON  
 MY COMMISSION EXPIRES: 10-28-17  
 MY COMMISSION NUMBER: 920959



FND. BRASS CAP AS REPORTED ON CORNER CERTIFICATE 05-011-R.

## PARCEL DESCRIPTIONS

**PARCEL 1**

Description for a Parcel of land located in the Northeast Quarter of Section 13, Township 3 North, Range 34 East, W.M., Umatilla County, Oregon described as follows:  
 Commencing at the Southeast corner of said Section 13; thence North 00°11'41" East along the East line of the Southeast Quarter of said Section 13 a distance of 2652.27 feet to the East Quarter corner of said Section 13; thence North 88°55'27" West along the South line of the Southeast Quarter of the Northeast Quarter of said Section 13 a distance of 557.06 feet to the POINT OF BEGINNING for this description; thence North 88°55'27" West continuing along said South line a distance of 108.67 feet to a point on the Northerly right of way line of Umatilla County Road No. 745, A.K.A. Spring Hollow Road; thence North 44°03'57" West along said Northerly right of way line a distance of 393.67 feet to a point; thence North 55°28'52" East a distance of 232.97 feet to a point; thence South 57°00'01" East a distance of 229.24 feet to a point; thence South 00°20'48" West a distance of 292.08 feet to the POINT OF BEGINNING.

EXCEPTING AND SUBJECT TO all water and road rights of way.  
 Parcel contains 2.20 acres more or less.

**PARCEL 2**

Description for a Parcel of land located in the Northeast Quarter of Section 13, Township 3 North, Range 34 East, W.M., Umatilla County, Oregon described as follows:  
 That portion of the North Half of the Northeast Quarter, the Southwest Quarter of the Northeast Quarter, and the Southeast Quarter of the Northeast Quarter lying North and East of Umatilla County Road No. 745, A.K.A. Spring Hollow Road;

EXCEPTING THEREFROM,  
 Commencing at the Southeast corner of said Section 13; thence North 00°11'41" East along the East line of the Southeast Quarter of said Section 13 a distance of 2652.27 feet to the East Quarter corner of said Section 13; thence North 88°55'27" West along the South line of the Southeast Quarter of the Northeast Quarter of said Section 13 a distance of 557.06 feet to the POINT OF BEGINNING for this description; thence North 88°55'27" West continuing along said South line a distance of 108.67 feet to a point on the Northerly right of way line of Umatilla County Road No. 745, A.K.A. Spring Hollow Road; thence North 44°03'57" West along said Northerly right of way line a distance of 393.67 feet to a point; thence North 55°28'52" East a distance of 232.97 feet to a point; thence South 57°00'01" East a distance of 229.24 feet to a point; thence South 00°20'48" West a distance of 292.08 feet to the POINT OF BEGINNING.

EXCEPTING AND SUBJECT TO all water and road rights of way.  
 Parcel contains 103.72 acres more or less.