

MINOR PARTITION

FILE NO: MNP-15-003

APPLICANT AND OWNER: RYAN & JULIE REESE
 ADDRESS: 50182 TUBBS RANCH ROAD, ADAMS, OR 97810
 JANUARY, 2016

TRIBAL PLANNING OFFICE APPROVAL

THIS MINOR PARTITION SURVEY IS APPROVED THIS 14th DAY OF January 2016, BY THE TRIBAL PLANNING OFFICE OF THE CONFEDERATED TRIBES OF THE UMATILLA INDIAN RESERVATION.

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

OWNERS DECLARATION

WE, RYAN REESE, AKA RYAN A. REESE, TRUSTEE OF THE RYAN REESE REVOCABLE TRUST AND JULIE REESE, AKA JULIE T. REESE, TRUSTEE OF THE JULIE REESE 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 OUR 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.

Ryan Reese, Trustee *Julie Reese, Trustee*
 RYAN REESE AKA RYAN A. REESE, TRUSTEE JULIE REESE AKA JULIE T. REESE, TRUSTEE

ACKNOWLEDGMENT
 STATE OF OREGON
 COUNTY OF UMATILLA) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

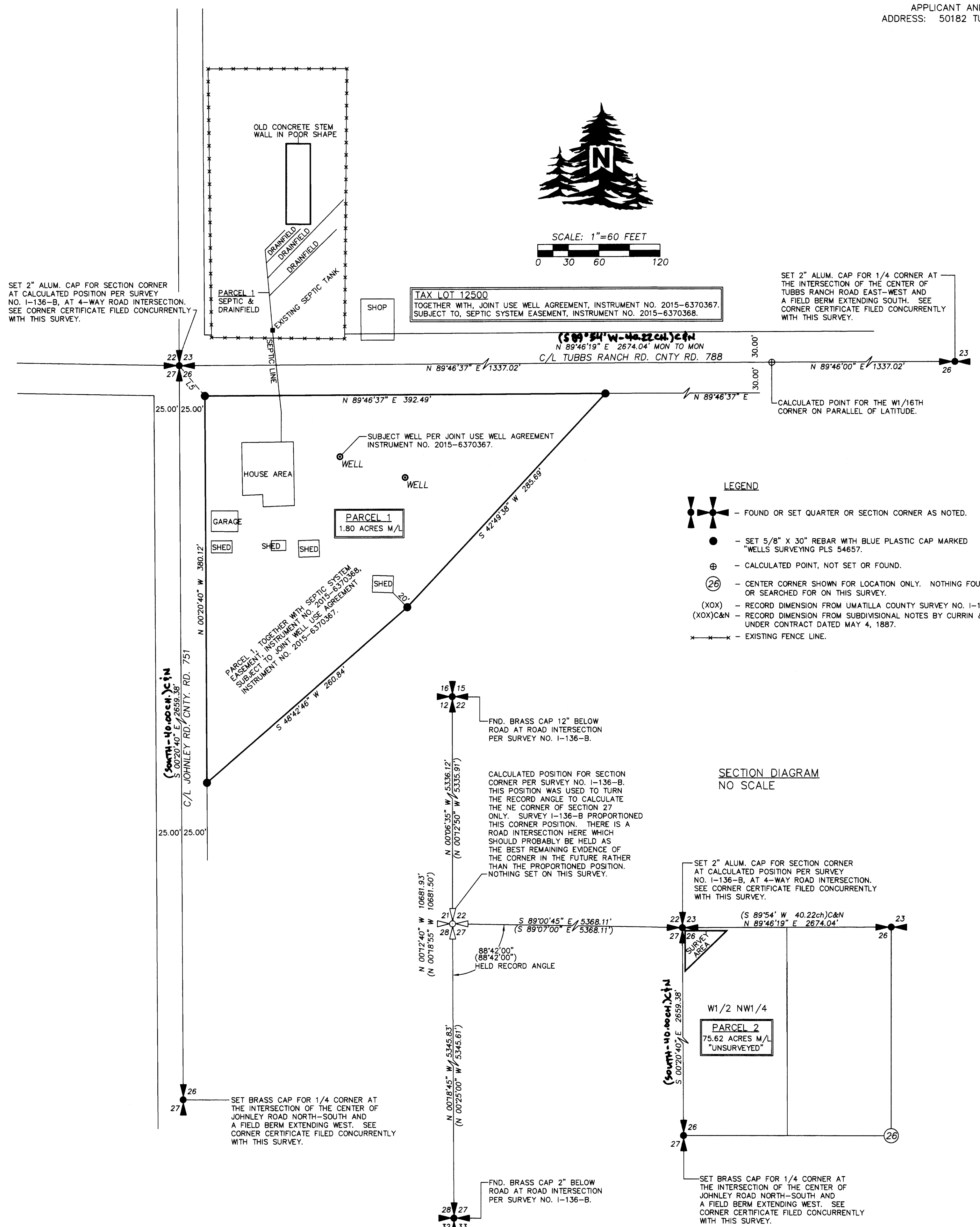
THIS 13th DAY OF January 2016.

BY RYAN A. REESE & JULIE T. REESE

Trishella Sabing
 NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: 4/30/17

MY COMMISSION NUMBER: May 05, 2017



LINE NO.	BEARING	DISTANCE
L5	N 40°06'01" W	39.09'

PARCEL	AREA SUMMARY	
	EXISTING	REVISED
PARCEL 1	0.00 ACRES	1.80 ACRES M/L
PARCEL 2	77.42 ACRES	75.62 ACRES M/L

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 RYAN AND JULIE REESE TO DIVIDE OFF A HOUSE PARCEL FROM A LARGER PARCEL. ALL CONTROLLING CORNERS FOUND AND SET ARE NOTED. THE ROAD NOTES FOR TUBBS RANCH ROAD AND JOHNLEY ROAD INDICATE THE ROAD CENTERLINE FOLLOWS THE SECTION LINES. THEREFORE, I OFFSET THE SECTION LINES THE RECORD RIGHT OF WAY WIDTH TO OBTAIN THE RIGHT OF WAY LINES.

I SET THE WEST, AND NORTH QUARTER CORNERS OF SECTION 26 HOLDING PHYSICAL FEATURES THAT PERPETUATE THE ORIGINAL CORNER LOCATIONS. SEE CORNER CERTIFICATES FILED CONCURRENTLY WITH THIS PARTITION SURVEY FOR FURTHER INFORMATION.

I DID NOT FIND ANY REDFIELD NOTES OR MONUMENTS THAT INDICATE HE SURVEYED IN SECTION 26 DURING HIS 1917-1919 BUREAU OF INDIAN AFFAIRS SURVEYS. I THEREFORE USE CURRIN AND NOLAND RECORDS FROM 1887 TO COMPARE MY MEASUREMENTS WHERE APPLICABLE.

PARCELS 1 & 2 OF THIS PARTITION PLAT, AND TAX LOT 12500 ACROSS TUBBS RANCH RD. FROM PARCEL 1, ARE SUBJECT TO A PREVIOUSLY RECORDED SEPTIC SYSTEM EASEMENT AND A JOINT WELL USE AGREEMENT AS NOTED.

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, PLS
 JASON M. WELLS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR
 OREGON
 NOVEMBER 29, 2010
 JASON M. WELLS
 54657PLS
 RENEWS 6/30/16

PARCEL DESCRIPTIONS

Description for a Parcel of land located in the West Half of the Northwest Quarter of Section 26, Township 3 North, Range 34 East, W.M., Umatilla County, Oregon described as follows:

PARCEL 1
 Commencing at the Northwest corner of said Section 26; thence South 40°06'01" East a distance of 39.09 feet to a point at the intersection of the Southerly right of way line of Umatilla County Road No. 788, A.K.A. Tubbs Ranch Road, with the Easterly right of way line of Umatilla County Road No. 751, A.K.A. Johnley Road, the POINT OF BEGINNING for this description; thence North 89°46'37" East along said Southerly right of way line a distance of 392.49 feet; thence South 42°49'38" West a distance of 285.69 feet to a point; thence South 48°42'46" West a distance of 260.84 feet to a point on the Easterly right of way line of said Johnley Road; thence North 00°20'40" West along said Easterly right of way line a distance of 380.12 feet to the POINT OF BEGINNING.

TOGETHER WITH, a septic system easement recorded as instrument No. 2015-6370368, Umatilla County Deed Records. SUBJECT TO, a joint use well agreement recorded as instrument No. 2015-6370367, Umatilla County Deed Records.

EXCEPTING AND SUBJECT TO all easements, roads, and water rights of way.

Parcel contains 1.80 acres more or less.

Description for a Parcel of land located in the West Half of the Northwest Quarter of Section 26, Township 3 North, Range 34 East, W.M., Umatilla County, Oregon described as follows:

PARCEL 2
 The West Half of the Northwest Quarter of Section 26.

EXCEPTING THEREFROM, Commencing at the Northwest corner of said Section 26; thence South 40°06'01" East a distance of 39.09 feet to a point at the intersection of the Southerly right of way line of Umatilla County Road No. 788, A.K.A. Tubbs Ranch Road, with the Easterly right of way line of Umatilla County Road No. 751, A.K.A. Johnley Road, the POINT OF BEGINNING for this description; thence North 89°46'37" East along said Southerly right of way line a distance of 392.49 feet; thence South 42°49'38" West a distance of 285.69 feet to a point; thence South 48°42'46" West a distance of 260.84 feet to a point on the Easterly right of way line of said Johnley Road; thence North 00°20'40" West along said Easterly right of way line a distance of 380.12 feet to the POINT OF BEGINNING.

EXCEPTING AND SUBJECT TO all easements, roads, and water rights of way.

Parcel contains 75.62 acres more or less.

RECEIVED BY
 Umatilla County Surveyor
 Date: 11/16/2016
 Rec'd By: G. Hensley
 No.: 116-003-C

WELLS SURVEYING 200 SE HAILEY SUITE 108 P.O. BOX 1696 PENDLETON, OR 97801 PHONE: (541) 276-6362		PROJECT: MINOR PARTITION PLAT FOR: RYAN & JULIE REESE	
DATE: 11/15	DR. BY: DMT	LOCATED IN THE SW1/4 OF SEC. 23, & THE NW1/4 OF SEC. 26, T3N, R34E, W.M., UMATILLA COUNTY, OREGON.	
CK. BY: JMW	NO: 15-1576		