

2005-32 172

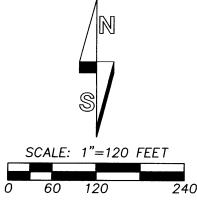
PARTITION PLAT FOR SCOTTY FLETCHER

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26, T4N., R37E., W.M.,
UMATILLA COUNTY, OREGON.
SEPTEMBER, 2005

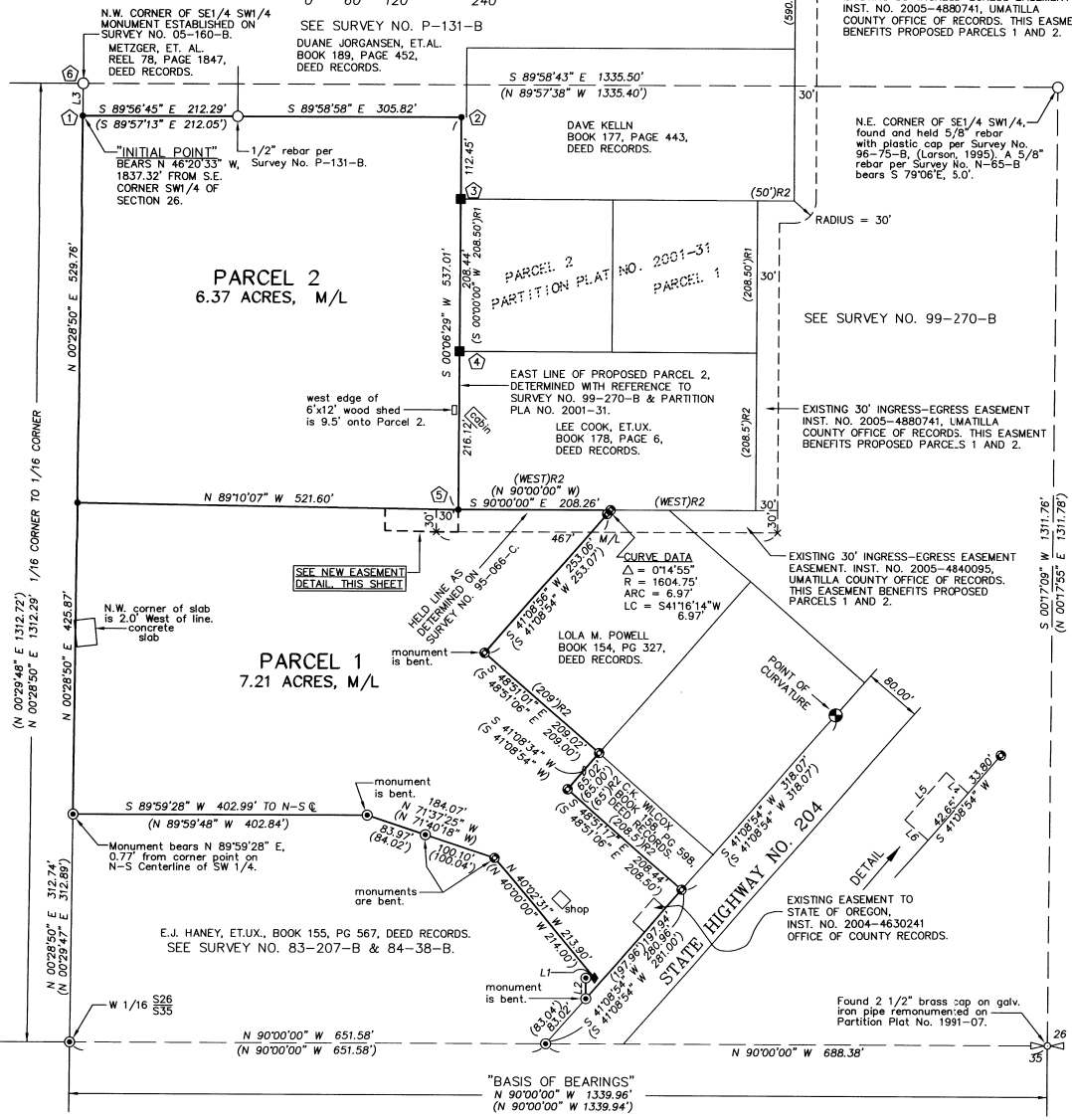
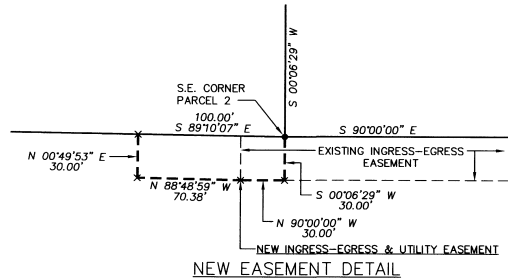
PARTITION PLAT NO. 2005-32
SHEET 1 OF 2

LINE TABLE

NO.	BEARING	DISTANCE
L1	S 89°57'52" E	11.74'
(L1)	S 89°58'51" E	11.67'
L2	S 00°05'02" E	28.50'
(L2)	S 00°05'02" E	28.55'
L3	N 00°28'50" E	43.92'
L4	N 48°50'52" W	21.05'
L5	S 41°08'54" W	42.65'
L6	S 48°50'52" E	21.05'



LINGTON MTN. ROAD
COUNTY ROAD NO. 603



LEGEND

- - SET 5/8" X 30" IRON REBAR WITH 1 1/4" YELLOW PLASTIC CAP MARKED "OR PLS 1106 WA PLS 17372."
- ⊙ - FOUND 5/8" IRON REBAR PER SURVEY NO. 83-207-B.
- ⊕ - FOUND 5/8" IRON REBAR PER SURVEY NO. 84-38-B.
- ⊗ - FOUND 5/8" IRON REBAR PER SURVEY NO. 95-066-C.
- - FOUND 5/8" IRON REBAR PER PARTITION PLAT 2001-31.
- ⊙ - FOUND 3" BRASS DISK SET IN CONCRETE. MONUMENTS WERE SET BY BUREAU OF PUBLIC ROADS IN 1930.
- - MONUMENT FOUND AS NOTED.
- x - CALCULATED POINT ONLY, NOT SET OR FOUND.
- ① - SPECIFIC NOTE. SEE FOUND MONUMENT NOTES.
- (XOX) - RECORD DIMENSION FROM SURVEY 95-066-C.
- (XOX)R1 - RECORD DIMENSION FROM PARTITION PLAT 2001-31.
- (XOX)R2 - RECORD DIMENSION FROM DEED DESCRIPTION.
- DEED RECORDS - INDICATES DEED RECORDS OF UMATILLA COUNTY, OREGON.

REFERENCE SURVEYS:

N-65-B, P-131-B, 83-207-B, 84-38-B, 83-064-C, 95-066-C, 86-75-B, 98-224-C, 99-270-B, PARTITION PLAT NO. 2001-31, 02-277-B AND 05-160-B.

FOUND MONUMENT NOTES:

- ① - 1/2" IRON PIN REPORTED ON SURVEY NO. 95-066-C BEARS S 89°56'45" E, 3.90' FROM MONUMENT SET ON THIS PARTITION PLAT.
- ② - 1/2" IRON PIN REPORTED ON SURVEY NO. 95-066-C BEARS S 89°58'58" E, 6.95' FROM MONUMENT SET ON THIS PARTITION PLAT.
- ③ - FOUND 5/8" IRON REBAR AS REPORTED ON SURVEY NO. 95-066-C. THIS MONUMENT BEARS S 34°36'13" E, 9.64' FROM MONUMENT HELD ON THIS PARTITION PLAT.
- ④ - FOUND 5/8" IRON REBAR AS REPORTED ON SURVEY NO. 95-066-C. THIS MONUMENT BEARS S 37°42'15" E, 9.63' FROM MONUMENT HELD ON THIS PARTITION PLAT.
- ⑤ - 5/8" IRON REBAR SET ON SURVEY NO. 95-066-C HAS BEEN MOVED N 88°35' W, 10.9' FROM ITS ORIGINAL POSITION BY UNKNOWN PERSONS. I LEFT THE DISPLACED MONUMENT IN PLACE. MOVED MONUMENT BEARS N 82°03'16" W, 4.54' FROM MONUMENT SET ON THIS PARTITION PLAT.
- ⑥ - FOUND 1/2" IRON PIN AS REPORTED ON SURVEY NO. 95-066-C. THIS MONUMENT BEARS N 80°35'09" E, 3.81' FROM N.W. CORNER OF SE1/4 SW1/4.

RECORDING INFORMATION,
UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON,
COUNTY OF UMATILLA }
I certify that this instrument was received and recorded.

ON November 7, 2005
at 4:30 o'clock P.m., in the record of
PLATS of said County.
YEAR NUMBER
2005 32

OFFICE OF COUNTY RECORDS
By: ...JEAN HEMPHILL...Records Officer
Fees \$50.00 No. 2005-4910521

I CERTIFY THIS IS AN EXACT COPY OF PARTITION PLAT NO. 2005-32
William R. Wells
WILLIAM R. WELLS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR
William R. Wells
OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106
RENEWS 5/30/06

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

DATE: 11/04 DR. BY: JMW
CK. BY: WRW NO: 04-943

PROJECT: SCOTTY FLETCHER
PARTITION PLAT FOR:
SCOTTY FLETCHER
LOCATED IN THE SW 1/4 OF SECTION 26, T4N., R37E., W.M., UMATILLA COUNTY, OREGON.

"BASIS OF BEARINGS"
N 90°00'00" W 1339.96'
(N 90°00'00" W 1339.94')

2005-32 272

SURVEYORS CERTIFICATE AND NARRATIVE

I CERTIFY THAT I HAVE CORRECTLY SURVEYED PARCELS 1 AND 2 OF THIS PARTITION PLAT IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE UMATILLA COUNTY DEVELOPMENT ORDINANCE. PARCELS 1 AND 2 ARE MONUMENTED AS SHOWN.

NARRATIVE:

THE SURVEY WAS MADE AT THE REQUEST OF SCOTTY FLETCHER TO PARTITION THAT TRACT OF LAND RECORDED AT REEL 236, PAGE 1334, AS INSTRUMENT NO. 2001-3830586, UMATILLA COUNTY DEED RECORDS.

THE SURVEY WAS MADE WITH A TWO PERSON CREW USING A SOKKIA SET 4B FIVE SECOND TOTAL STATION. REFERENCE SURVEYS ARE NOTED ON SHEET 1 OF 2.

I HAD ORIGINALLY SURVEYED THIS TRACT OF LAND FOR GRANT McNEAL IN SURVEY NO. 95-066-C DURING THIS SURVEY I HELD MONUMENTS FOUND FROM SURVEY NO. P-131-B ALONG THE NORTH LINE OF PARCEL 2 AND UNRECORDED MONUMENTS FOUND EAST OF THE PRESENT EAST LINE OF PARCEL 2.

IN 1999, UNDER SURVEY NO. 99-270-B, GREG FLOWERS MADE A SURVEY FOR ROSE ANNE HUMBERT. IN THAT SURVEY, HE POSITIONED THE WEST LINE OF THE HUMBERT PROPERTY ABOUT 5 FEET FURTHER WEST FROM THE LOCATION WHICH WOULD SUPPORT THE FOUND, UNRECORDED MONUMENTS REPORTED ON SURVEY NO. 95-066-C. IN PARTITION PLAT NO. 2001-31, TOM FROST USED MONUMENTS ESTABLISHED ON SURVEY NO. 99-270-B TO ESTABLISH MONUMENTS ON THE WEST LINE OF THE PARTITION. IN SURVEY NO. 02-277-C, GREG FLOWERS HELD A "ROCK IN RING OF STONE", WHICH IS AT A DIFFERENT POSITION FOR THE N.E. CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER HELD IN HIS SURVEY NO. 99-270-B. THE POSITION OF THE "ROCK IN RING OF STONE" IS ACTUALLY WITHIN 0.3 FOOT FROM THE 5/8" REBAR SET FOR THE CORNER IN SURVEY NO. N-65-B. AND I BELIEVE THE "RING OF STONE" WAS BUILT BY JIM HAMBLETON IN HIS 1977 SURVEY NO. N-65-B. SURVEY NO. 02-277-C DOES NOT CALL THE MONUMENT FROM SURVEY NO. N-65-B.

THE PROBLEM IN THE AREA IS MOST DESCRIPTIONS ARE WRITTEN FROM THE N.E. CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND MOST DEED DESCRIPTIONS WERE PREPARED BEFORE THE CORRECT CORNER POSITION WAS MONUMENTED IN SURVEY NO. 95-75-B. IN 1996 THIS HAS CAUSED NEARLY ALL SURVEYORS WORKING IN THE AREA TO DISAGREE ON MONUMENTS TO HOLD AND METHODS FOR ESTABLISHING DEED LINE POSITIONS.

ON THIS SURVEY, I HAVE HELD THE LINES AS RECOVERED AND ESTABLISHED IN MY 1995 SURVEY NO. 95-066-C, EXCEPT THAT ON THE EAST LINE OF PROPOSED PARCEL 2, I HAVE HELD THE NORTHERLY AND SOUTHERLY EXTENSION OF THE WEST LINE OF PARTITION PLAT NO. 2001-31.

REAL PROPERTY DESCRIPTION

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 37, EAST, W.M., UMATILLA COUNTY, OREGON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 26; THENCE NORTH 46°20'33" WEST A DISTANCE OF 1837.32 FEET TO THE "INITIAL POINT" FOR THIS DESCRIPTION; SAID "INITIAL POINT" BEING A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 26; THENCE SOUTH 89°56'45" EAST ALONG THE SOUTH LINE OF THAT TRACT OF LAND CONVEYED TO METZGER, ET AL, IN REEL 78, PAGE 1847, UMATILLA COUNTY DEED RECORDS, A DISTANCE OF 212.29 FEET; THENCE SOUTH 89°58'58" EAST ALONG THE SOUTH LINE OF THAT TRACT OF LAND CONVEYED TO DUANE JORGANSEN, ET AL, BY DEED RECORDED JULY 5, 1949 IN BOOK 189, PAGE 452, UMATILLA COUNTY DEED RECORDS, A DISTANCE OF 305.82 FEET TO A POINT ON THE WEST LINE OF THAT TRACT OF LAND CONVEYED TO DAVE KELLN IN BOOK 177, PAGE 443, UMATILLA COUNTY DEED RECORDS, SAID LINE DETERMINED WITH REFERENCE TO UMATILLA COUNTY SURVEY NO. 99-270-B AND UMATILLA COUNTY PARTITION PLAT NO. 2001-31; THENCE SOUTH 0°06'29" WEST ALONG SAID WEST LINE, AND ALONG THE WEST LINE OF THAT TRACT OF LAND CONVEYED TO LEE COOK, ET UX, BY DEED RECORDED JULY 3, 1946 IN BOOK 178, PAGE 6, UMATILLA COUNTY DEED RECORDS, A DISTANCE OF 537.01 FEET TO THE SOUTHWESTERLY CORNER OF SAID COOK TRACT; THENCE SOUTH 90°00'00" EAST ALONG THE SOUTH LINE OF SAID COOK TRACT A DISTANCE OF 208.26 FEET TO A POINT ON THE NORTH LINE OF THAT TRACT OF LAND CONVEYED TO LOLA M. POWELL, BY DEED RECORDED AUGUST 27, 1938, IN BOOK 154, PAGE 327, UMATILLA COUNTY DEED RECORDS; THENCE SOUTHWESTERLY ALONG THE NORTH LINE OF SAID POWELL TRACT, ALONG THE ARC OF A 1604.75 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 6.97 FEET; (LONG CHORD BEARS SOUTH 41°16'14" WEST A DISTANCE OF 6.97 FEET); THENCE SOUTH 41°08'56" WEST, CONTINUING ALONG THE NORTH LINE OF SAID POWELL TRACT A DISTANCE OF 253.06 FEET TO THE MOST WESTERLY CORNER OF SAID POWELL TRACT; THENCE SOUTH 48°51'01" WEST ALONG THE WEST LINE OF SAID POWELL TRACT A DISTANCE OF 209.02 FEET TO THE MOST NORTHERLY CORNER OF A TRACT OF LAND CONVEYED TO C. K. WILCOX BY DEED RECORDED SEPTEMBER 23, 1940 IN BOOK 158, PAGE 598, UMATILLA COUNTY DEED RECORDS; THENCE SOUTH 41°08'34" WEST ALONG THE NORTH LINE OF SAID WILCOX TRACT A DISTANCE OF 65.02 FEET TO THE MOST WESTERLY CORNER OF SAID WILCOX TRACT; THENCE SOUTH 48°51'17" EAST ALONG THE WEST LINE OF SAID WILCOX TRACT A DISTANCE OF 208.44 FEET TO THE MOST SOUTHERLY CORNER OF SAID WILCOX TRACT, A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE WESTON-TOLLGATE HIGHWAY, ALSO KNOWN AS STATE HIGHWAY NO. 204; THENCE SOUTH 41°08'54" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 197.94 FEET; THENCE NORTH 00°05'02" WEST A DISTANCE OF 28.50 FEET; THENCE SOUTH 89°57'52" EAST A DISTANCE OF 11.74 FEET TO THE MOST EASTERLY CORNER OF THAT TRACT OF LAND CONVEYED TO E.J. HANEY, ET UX, RECORDED JULY 22, 1939 IN BOOK 155, PAGE 567, UMATILLA COUNTY DEED RECORDS; THENCE NORTH 40°02'31" WEST ALONG THE NORTH LINE OF SAID HANEY TRACT A DISTANCE OF 213.90 FEET; THENCE NORTH 71°37'25" WEST ALONG NORTH LINE OF SAID HANEY TRACT A DISTANCE OF 184.07 FEET; THENCE SOUTH 89°59'28" WEST ALONG THE NORTH LINE OF SAID HANEY TRACT A DISTANCE OF 402.99 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER SAID SECTION 26; THENCE NORTH 00°28'50" EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 26 A DISTANCE OF 955.63 FEET TO THE "INITIAL POINT".

TOGETHER WITH THE RIGHT OF WAY FOR PIPELINE TO THE SPRING AS DISCLOSED IN DEED TO ANNA MARIE DALE BY DEED RECORDED DECEMBER 9, 1936 IN BOOK 151, PAGE 341, UMATILLA COUNTY DEED RECORDS.

William R. Wells
WILLIAM R. WELLS

REGISTERED PROFESSIONAL LAND SURVEYOR
William R. Wells
OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106
RENEWS 6/30/06

PARTITION PLAT FOR SCOTTY FLETCHER

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26, T4N., R37E., W.M., UMATILLA COUNTY, OREGON
SEPTEMBER, 2005.

PARTITION PLAT NO. 2005-32
SHEET 2 OF 2

OWNERS DECLARATION & EASEMENT DESIGNATION:

I, SCOTTY F. FLETCHER, II, DO HEREBY ACKNOWLEDGE THIS PARTITION PLAT WAS PREPARED WITH MY KNOWLEDGE AND CONSENT, AND PARTITIONED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE UMATILLA COUNTY DEVELOPMENT ORDINANCE.

I HEREBY DESIGNATE THE NEW INGRESS-EGRESS AND UTILITY EASEMENT ACROSS PARCEL 1, SHOWN ON SHEET 1 OF 2, AS A PERMANENT, NON EXCLUSIVE EASEMENT APPURTENANT TO PARCEL 2.

Scotty F. Fletcher II
SCOTTY F. FLETCHER, II, OWNER

SUBSCRIBED AND SWORN BEFORE ME THIS 13 DAY OF October, 2005.

Dawn M. Juldes
NOTARY PUBLIC FOR THE STATE OF OREGON.

MY COMMISSION EXPIRES: 10-14-2008

COMMISSION NUMBER: 385199

TRUST DEED BENEFICIARYS CONSENT:

I, MARJORIE L. ROFF, TRUST DEED BENEFICIARY UNDER THAT CERTAIN TRUST DEED RECORDED AS INSTRUMENT NO. 2001-3830587, AT REEL 383, PAGE 0587, UMATILLA COUNTY OFFICE OF RECORDS, DO HEREBY CONSENT TO THIS PARTITION PLAT AND EASEMENT DESIGNATION.

Marjorie L. Roff
MARJORIE L. ROFF

acknowledged
SUBSCRIBED AND SWORN BEFORE ME THIS 17th DAY OF October, 2005.

Ann Mason
NOTARY PUBLIC FOR THE STATE OF OREGON.

MY COMMISSION EXPIRES: 10/10/08

COMMISSION NUMBER: 385079



I CERTIFY THIS IS AN EXACT COPY OF PARTITION PLAT NO. 2005-32
William R. Wells
WILLIAM R. WELLS

APPROVALS

EXAMINED AND APPROVED THIS 13 DAY OF October, 2005.

LAND PARTITION APPROVAL NO. LD-4N-228-01
William R. Wells
UMATILLA COUNTY PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 19 DAY OF October, 2005.

David H. Kline
UMATILLA COUNTY SURVEYOR

TAXES ARE PAID IN FULL, THIS 31 DAY OF October, 2005.

Ronda DeWitt
UMATILLA COUNTY TAX COLLECTOR

RECORDING INFORMATION
UMATILLA COUNTY OFFICE OF RECORDS:

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

PROJECT: \SCOTTYPP52
PARTITION PLAT FOR:
SCOTTY FLETCHER

DATE: 11/04 DR. BY: JMW
CK. BY: WRW NO: 04-943

LOCATED IN THE SW 1/4 OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 37 EAST, W.M., UMATILLA COUNTY, OREGON