



SCALE: 1"=100 FEET
0 50 100 200

"BASIS OF BEARINGS" THE SOUTHEAST CORNER OF SEC. 24.
ROTATE COUNTER-CLOCKWISE 1.33182950° AND SCALE 0.99987861(C.F.)
ABOUT THIS POINT TO OBTAIN GRID BEARINGS & DISTANCES.

FND. RR-SPIKE AT INTERSECTION OF
N-S ROAD AND FIELD BERM EAST.
ORIGIN UNKNOWN.

PARTITION PLAT NO. 2017-01

LOCATED IN THE SOUTH HALF OF SECTION 24, AND THE NORTH
NORTH HALF OF SECTION 25, TOWNSHIP 4 NORTH, RANGE
33 EAST, W.M., UMATILLA COUNTY, OREGON.
OCTOBER, 2016.

APPROVALS

EXAMINED AND APPROVED THIS
4th DAY OF January 2017.

LAND PARTITION APPROVAL NO. LD-14192-10
Janis Mallatt
UMATILLA COUNTY PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 27 DAY
OF December 2016.

David H. Hill
UMATILLA COUNTY SURVEYOR

TAXES ARE PAID IN FULL, THIS 20th DAY
OF December 2016.

Bethina Emright by Diane Imple
UMATILLA COUNTY TAX COLLECTOR
Deputy

RECORDING INFORMATION

UMATILLA COUNTY OFFICE OF RECORDS:

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

ON January 4, 2017
at 3:40 o'clock Pm., in the record of
PLATS of said County.
YEAR NUMBER
2017 01

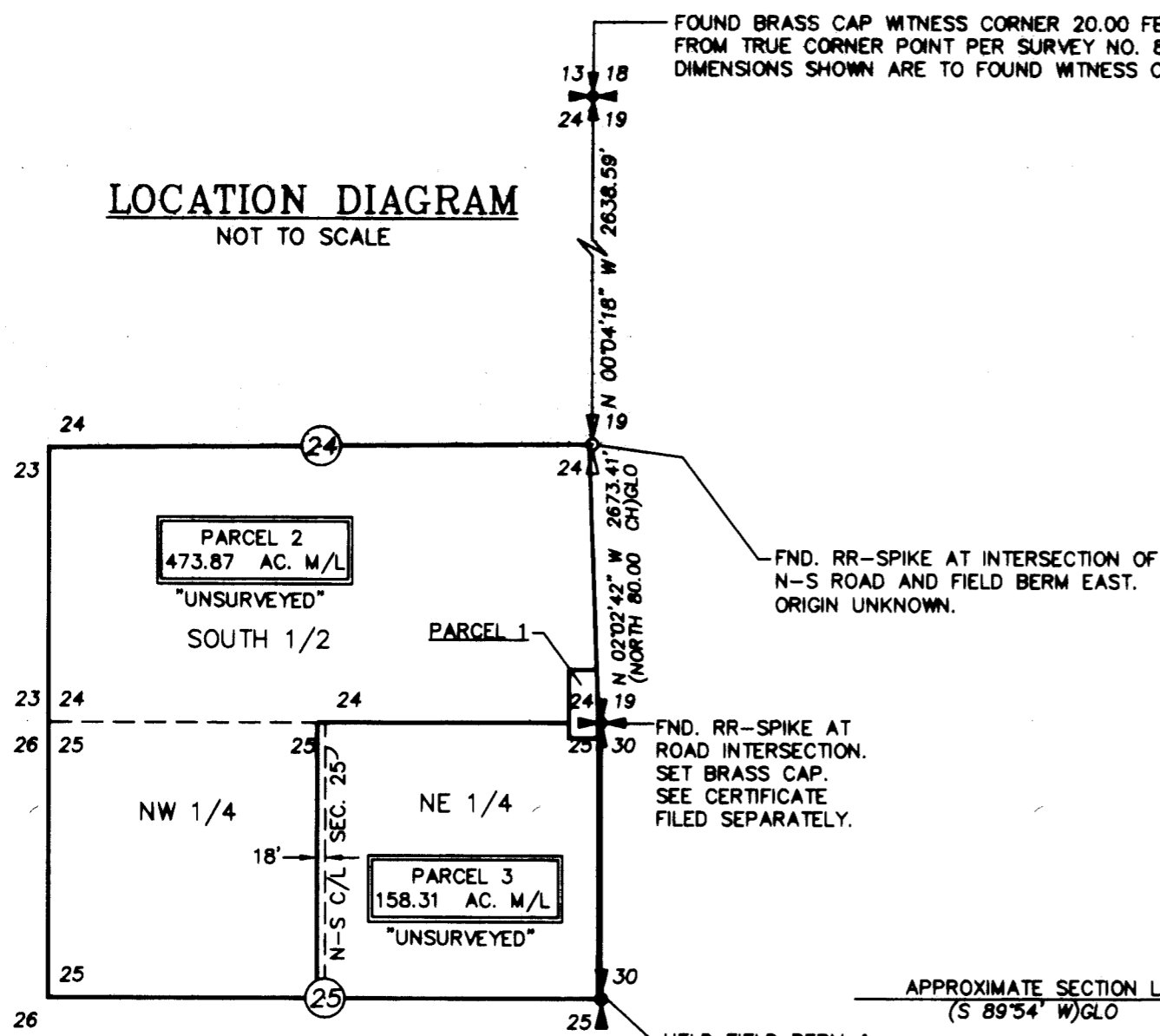
OFFICE OF COUNTY RECORDS

By: ...Steve Churchill...Records Officer

Fees \$ 78.00 No. 2017-6530175

LOCATION DIAGRAM

NOT TO SCALE



HALES ROAD, CNTY. RD. NO. 951, 60' RECORD
RIGHT OF WAY, 30' EACH SIDE OF CENTERLINE.
16' +/- WIDE GRAVEL ROAD MEANDERS INSIDE
OF THE RIGHT OF WAY HOLDING THE SECTION
LINE AS THE CENTERLINE OF SAID RIGHT OF WAY
PER ROAD NOTES. THE ROAD CENTERLINE
BECOMES CLOSE TO THE SECTION LINE AT A
POINT 1050' NORTHERLY OF THE NORTHEAST
CORNER OF PARCEL 1, AND CONTINUES FAIRLY
CENTERED TO THE E1/4 QUARTER CORNER OF
SECTION 24.

FOUND BRASS CAP WITNESS CORNER 20.00 FEET
FROM TRUE CORNER POINT PER SURVEY NO. 86-1-B.
DIMENSIONS SHOWN ARE TO FOUND WITNESS CORNER.

FND. RR-SPIKE AT INTERSECTION OF
N-S ROAD AND FIELD BERM EAST.
ORIGIN UNKNOWN.

FND. RR-SPIKE AT
ROAD INTERSECTION.
SET BRASS CAP.
SEE CERTIFICATE
FILED SEPARATELY.

HELD FIELD BERM &
ROAD INTERSECTION.
SET BRASS CAP.
SEE CERTIFICATE
FILED SEPARATELY.

APPROXIMATE SECTION LINE
(S 89°54' W)GLO

INITIAL POINT

APPROX. ACREAGE SOUTH OF
SECTION LINE 0.96 ACRES +/-

OWNERS DECLARATION

I DIANE W. NELSON, TRUSTEE OF THE SHARON W. LENHART TRUST, AN UNDIVIDED ONE-THIRD INTEREST, TRUSTEE OF THE JAMES J. WOODWARD TRUST, AN UNDIVIDED ONE-THIRD INTEREST, AND TRUSTEE OF THE DIANE W. NELSON TRUST, AN UNDIVIDED ONE-THIRD INTEREST, OWNER OF THE PROPERTY AFFECTED BY THIS PARTITION PLAT, DO ACKNOWLEDGE THAT I HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED AND THE LAND PARTITIONED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE UMATILLA COUNTY DEVELOPMENT ORDINANCES. I FURTHER ACKNOWLEDGE ANY EASEMENTS AND ENCUMBRANCES AFFECTING THE PROPERTY IN THIS PARTITION.

Diane W. Nelson Trustee
DIANE W. NELSON, TRUSTEE AND OWNER

LEGEND

ACKNOWLEDGMENT

STATE OF OREGON) SS
COUNTY OF UMATILLA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

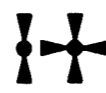
THIS 20th DAY OF December, 2016.

BY DIANE W. NELSON, TRUSTEE AND OWNER

Trevin Dicks
NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: 6/29/17

MY COMMISSION NUMBER: 479427



RE-ESTABLISHED QUARTER OR SECTION CORNER AND SET BRASS CAP.
SEE CORNER CERTIFICATE FILED CONCURRENTLY WITH THIS SURVEY.



FOUND QUARTER SECTION CORNER AS NOTED. NOTHING NEW SET.



SET 5/8"x30" IRON REBAR WITH 1 1/4" BLUE PLASTIC CAP MARKED
"WELLS SURVEYING PLS54657."



OHP OVERHEAD POWER LINE



PP POWER POLE



POINT IS SET ON THE ROAD R-O-W AT THE INTERSECTION OF THE ANGLE
BREAKS AND NOT ON THE SECTION LINE AS THE SECTION LINE WAS NOT
SURVEYED ON THIS PARTITION SURVEY. BEARS S 88°58'46" W - 30.00'
FROM THE NORTHEAST CORNER OF SECTION 25.

SURVEYORS CERTIFICATE & NARRATIVE

THIS SURVEY WAS MADE AT THE REQUEST OF THE NELSON FAMILY TO PARTITION THEIR PROPERTY INTO 3 PARCELS, ONE PARCEL BEING THE EXISTING HOUSE, AND TWO LARGER PARCELS THAT MEET COUNTY PLANNING STANDARDS FOR BUILDABILITY AT A FUTURE DATE. PARCEL 1 IS SURVEYED AS SHOWN, AND PARCELS 2 AND 3 ARE UNSURVEYED.

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 25 RUNS THROUGH PARCEL 1 AS SHOWN. I DID NOT SURVEY OR LOCATE THIS LINE. I HELD THE RECORD GLO BEARING OF SOUTH 89°54' WEST FROM THE FOUND NORTHEAST CORNER OF SECTION 25 AND EXTENDED IT WESTERLY. I CALCULATED THE AREA SOUTH OF THIS LINE AS SHOWN. IN ORDER TO MEET MINIMUM COUNTY STANDARDS FOR PARCEL 3 OF 160 ACRES, I TOOK AN 18 FOOT STRIP OF PROPERTY OFF OF THE EAST SIDE OF THE NORTHWEST QUARTER AS SHOWN. SEE THE AREA TABLE FOR FURTHER DETAILS. THIS RESULTS IN AN ACREAGE OF 158.31 ACRES WITH HALES ROAD RIGHT OF WAY REMOVED. WITH THE RIGHT OF WAY INCLUDED THE ACREAGE IS 160.13 ACRES WHICH MEETS MINIMUM STANDARDS.

VERY LITTLE SURVEYING HAS BEEN DONE IN THE AREA SINCE THE ORIGINAL GLO SURVEY IN THE 1860'S. I RE-ESTABLISHED THE EAST 1/4 CORNER OF SECTION 25, AND HELD A FOUND RAILROAD SPIKE AT THE NORTHEAST CORNER OF SECTION 25 AS SHOWN. SEE CORNER CERTIFICATES FILED CONCURRENTLY WITH THIS PARTITION PLAT.

I HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS, IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE UMATILLA COUNTY DEVELOPMENT ORDINANCES, PARCEL 1 OF THIS PARTITION PLAT. PARCELS 2 AND 3 BEING ABOVE 10 ACRES, ARE UNSURVEYED.

REAL PROPERTY DESCRIPTION

THE FOLLOWING REAL PROPERTY DESCRIPTION IS TAKEN FROM EXHIBIT "A" OF DEED OF PERSONAL REPRESENTATIVE RECORDED AS INSTRUMENT NO. 2006-5060775, UMATILLA COUNTY DEED RECORDS, DESCRIBED AS FOLLOWS:

TOWNSHIP 4 NORTH, RANGE 33 EAST, W.M.

TRACT V:

SECTION 24: SOUTH HALF;
SECTION 25: NORTH HALF;

I CERTIFY THIS IS A TRUE AND EXACT COPY
OF PARTITION PLAT NO. 2017-01

Jason M. Wells
JASON M. WELLS, PLS

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
NOVEMBER 25, 2010
JASON M. WELLS
54657PLS
RENEWS 6/30/18

WELLS SURVEYING
200 SE HAILEY SUITE 108
P.O. BOX 1696
PENDLETON, OR 97801
PHONE: (541) 276-6362

DATE: 10/16 DR. BY: JMW
CK. BY: DMT NO: 16-1626

PROJECT: \NELSONPPROT

PARTITION PLAT FOR:

NELSON

LOCATED IN THE SOUTH HALF OF SEC. 24
AND THE NORTH HALF OF SEC. 25,
T4N, R33E, W.M., UMATILLA COUNTY, OR.