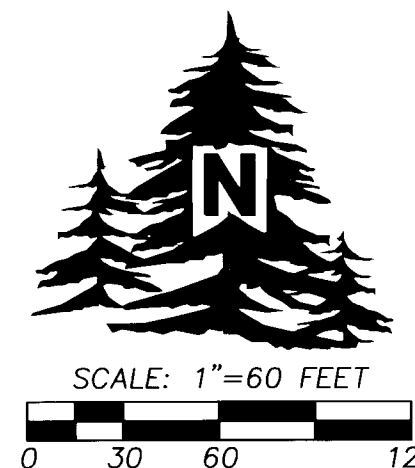
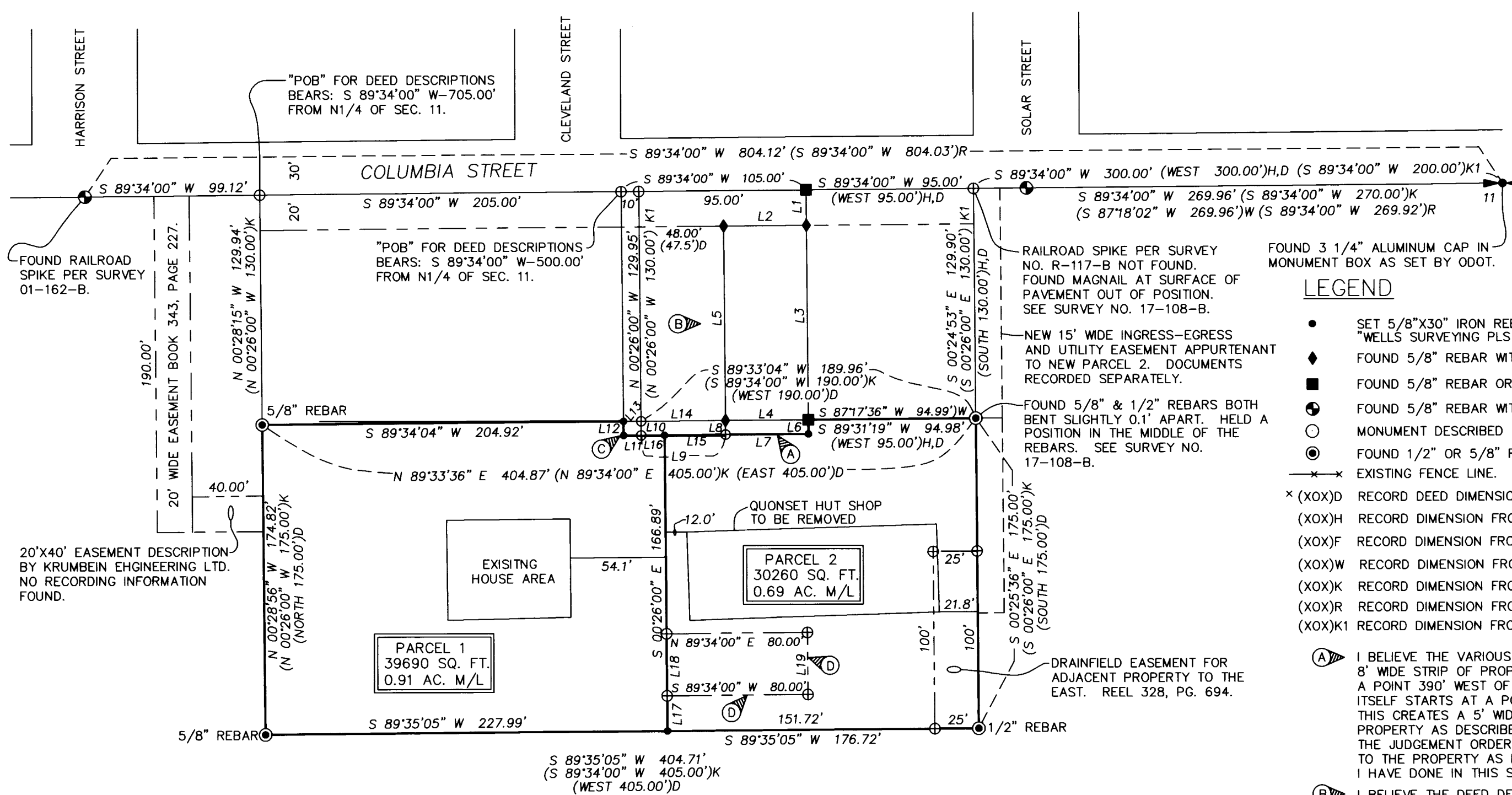


A PARTITION OF A TRACT OF LAND LOCATED THE NE1/4 OF THE NW1/4 OF SECTION 11, T4N, R33E, W.M., CITY OF HELIX, UMATILLA CO., OREGON. MARCH, 2021.

PARTITION PLAT NO. 2021-13



**LEGEND**

- SET 5/8"x30" IRON REBAR WITH 1 1/4" BLUE PLASTIC CAP STAMPED "WELLS SURVEYING PLS 54657."
- ◆ FOUND 5/8" REBAR WITH BLUE PLASTIC CAP PER SURVEY NO. 17-108-B.
- FOUND 5/8" REBAR OR RR SPIKE PER SURVEY NO. R-117-B.
- ⊕ FOUND 5/8" REBAR WITH YELLOW CAP OR RR SPIKE PER SURVEY 01-162-B.
- MONUMENT DESCRIBED AS NOTED.
- ⊙ FOUND 1/2" OR 5/8" REBAR PER SURVEY NO. S-51-B.
- x—x— EXISTING FENCE LINE.
- ⊗ (XOX)D RECORD DEED DIMENSION.
- (XOX)H RECORD DIMENSION FROM SURVEY NO. R-117-B.
- (XOX)F RECORD DIMENSION FROM SURVEY NO. 01-162-B.
- (XOX)W RECORD DIMENSION FROM SURVEY NO. 17-108-B.
- (XOX)K RECORD DIMENSION FROM SURVEY NO. S-51-B.
- (XOX)R RECORD DIMENSION FROM SURVEY NO. 04-136-C.
- (XOX)K1 RECORD DIMENSION FROM PARTITION PLAT NO. 1999-10.

- (A) I BELIEVE THE VARIOUS DEED DESCRIPTIONS AND DEED EXCEPTIONS FOR THIS 8' WIDE STRIP OF PROPERTY TO BE IN ERROR. ALL DESCRIPTIONS START AT A POINT 390' WEST OF THE NORTH 1/4 OF SECTION 11 AND THE PROPERTY ITSELF STARTS AT A POINT 395' WEST OF THE NORTH 1/4 OF SECTION 11. THIS CREATES A 5' WIDE OFFSET FROM THE SOUTHERLY BOUNDARY OF THE PROPERTY AS DESCRIBED AND DEPICTED IN SURVEY NO. 17-108-B. PER THE JUDGEMENT ORDER THE 8' STRIP OF PROPERTY IS TO BE ADJACENT TO THE PROPERTY AS IT EXISTED BEFORE THE JUDGEMENT WHICH IS WHAT I HAVE DONE IN THIS SURVEY.
- (B) I BELIEVE THE DEED DESCRIPTIONS FOR THIS PROPERTY ARE IN ERROR. THE DEEDS STATE THIS PROPERTY BEING THE WEST HALF OF THE WEST HALF OF A TRACT OF LAND BEING 130' NORTH-SOUTH, AND 190' EAST-WEST. THAT WOULD MAKE THE PROPERTY 47.5' WIDE (190/2=95/2=47.5). WITH THE ADJOINING PROPERTY TO THE EAST BEING 47' WIDE THIS CREATES A 0.5' GAP BETWEEN THE PROPERTIES. I BELIEVE THE INTENT WAS TO CONVEY ALL OF THE REMAINING 190' AFTER THE ADJOINING PROPERTY WAS REMOVED SO IT WOULD BE 48' WIDE. THE 8' WIDE STRIP OF PROPERTY SOUTHERLY OF THIS SHOULD BE DIRECTLY ADJACENT TO THE 48' WIDTH WHICH IS WHAT I HAVE DONE ON THIS SURVEY.
- (C) 8'x10' EXCEPTION FOR PROPERTY CONVEYED. WARRANTY DEED INSTRUMENT NO. 2016-6510296.
- (D) NEW DRAINFIELD EASEMENT APPURTENANT TO PARCEL 1. DRAINFIELD AREA WAS PLOTTED FROM A CRUDE AS BUILT PLAN FURNISHED BY THE PROPERTY OWNER.

**EXCEPTIONS PER PRELIMINARY TITLE REPORT BY PIONEER TITLE CO., ORDER NO. 94557, DATED MARCH 4, 2016, AND WARRANTY DEED RECORDED AS INSTRUMENT NO. 2016-6440681.**

1. WATER RIGHTS OR CLAIM TO WATER RIGHTS.
2. EASEMENT TO PACIFIC POWER AND LIGHT CO., RECORDED 01-27-78 IN MICROFILM R-28, PAGE 1591. DOES NOT AFFECT THIS PROPERTY.
3. DRAINFIELD EASEMENT RECORDED 05-04-98 AS INSTRUMENT NO. 1998-3280694. SHOWN.
4. LACK OF ACCESS. WE ARE UNABLE TO ASCERTAIN FROM RECORDS IF THE PREMISES HAS PHYSICAL MEANS OF INGRESS-EGRESS TO AND FROM A LEGALLY DEDICATED ROAD OR HIGHWAY.

**REAL PROPERTY DESCRIPTION:**

A TRACT OF LAND BEING LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 33 EAST, WILLAMETTE MERIDIAN, CITY OF HELIX, UMATILLA COUNTY, OREGON, DESCRIBED AS FOLLOWS:

THAT TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED AS INSTRUMENT NO. 2016-6440681, UMATILLA COUNTY DEED RECORDS.

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

I CERTIFY THIS IS A TRUE AND EXACT COPY OF PARTITION PLAT NO. 2021-13.  
*Jason M. Wells*  
JASON M. WELLS, PLS

**APPROVALS**

EXAMINED AND APPROVED THIS  
22<sup>nd</sup> DAY OF April, 2021.

LAND DIVISION NO. 21-001  
*Cami Bennett*  
CITY OF HELIX RECORDER

EXAMINED AND APPROVED THIS  
29 DAY OF April, 2021.

*David A. Stuvland*  
UMATILLA COUNTY SURVEYOR

TAXES ARE PAID IN FULL, THIS  
29 DAY OF April, 2021.

*Rachael Reynolds*  
UMATILLA COUNTY TAX COLLECTOR

**RECORDING INFORMATION**

UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON, }  
COUNTY OF UMATILLA }  
I certify that this instrument was received and recorded on 4-29-2021

at 2:23 o'clock p.m., in the record of PLATS of said County.  
YEAR 2021 NUMBER 13

**OFFICE OF COUNTY RECORDS**  
By: David A Stuvland Records Officer  
Fee \$ 120.00 No. 2021-7200432

REGISTERED PROFESSIONAL LAND SURVEYOR

*Jason M. Wells*  
OREGON  
NOVEMBER 29, 2010  
JASON M. WELLS  
54657PLS  
RENEWS 6/30/22

**OWNERS DECLARATION**

WE LORIN KUBISHTA AND ANNETTE KUBISHTA, HUSBAND AND WIFE, OWNERS OF THE PROPERTY INVOLVED IN THIS PARTITION, DO HEREBY ACKNOWLEDGE THAT WE HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED AND SURVEYED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE APPLICABLE CITY OF HELIX AND UMATILLA COUNTY DEVELOPMENT ORDINANCES. WE FURTHER ACKNOWLEDGE ALL EASEMENTS AND ENCUMBRANCES AFFECTING THE PROPERTY.

*Lorin Kubishta*  
LORIN KUBISHTA, OWNER  
*Annette Kubishta*  
ANNETTE KUBISHTA, OWNER

**ACKNOWLEDGMENT**

STATE OF OREGON) SS  
COUNTY OF UMATILLA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

THIS 22<sup>nd</sup> DAY OF April, 2021.

BY LORIN AND ANNETTE KUBISHTA, OWNERS.

*Cami Bennett*  
NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: June 28, 2021

MY COMMISSION NUMBER: 963092

LINE TABLE					
NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE
L1	S 00°25'28" E	20.03'	L9	S 89°34'04" W	47.99'
(L1)	S 02°43'15" E	20.00' W	(L9)	WESTERLY)D	
L2	S 89°35'33" W	46.99'	L10	N 00°26'00" W	8.00'
(L2)	S 87°20'42" W	47.00' W	(L10)	SOUTH 8.00')D	
L3	S 00°25'28" E	109.94'	L11	S 89°34'04" W	10.00'
(L1+L3)	NORTH 130.00')H,D		(L11)	WEST 10.00')D	
L4	S 89°35'37" W	46.99'	L12	N 00°26'00" W	8.00'
(L4)	S 87°20'42" W	47.00' W	(L12)	NORTH 10.00')D	
(L4)	WEST 47.00')D		L13	S 89°34'04" W	10.00'
L5	N 00°25'24" W	109.94'	(L13)	EAST 10.00')D	
(L5)	N 02°43'15" W	109.98' W	L14	S 89°34'04" W	47.99'
L6	S 00°25'28" E	8.00'	(L14)	W1/2 W1/2 OF 190' = 47.50'D	
(L6)	SOUTH 8.00')D		L15	S 89°34'04" W	34.77'
L7	S 89°35'37" W	46.99'	L16	S 89°34'04" W	13.22'
(L7)	WEST 47.00')D		L17	N 00°26'00" W	19.81'
L8	N 00°25'24" W	8.00'	L18	N 00°26'00" W	35.00'
(L8)	NORTH 8.00')D		L19	S 00°26'00" E	35.00'

**SURVEYORS CERTIFICATE & NARRATIVE:**

I CERTIFY THAT I HAVE CORRECTLY SHOWN AND MARKED WITH LEGAL MONUMENTS PARCELS 1 AND 2 OF THIS PARTITION PLAT IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE CITY OF HELIX AND UMATILLA COUNTY DEVELOPMENT ORDINANCES. MONUMENTS FOUND AND ESTABLISHED ARE NOTED. THE SURVEY WAS MADE AT THE REQUEST OF LORIN KUBISHTA, OWNER OF THE PROPERTY. THE OVERALL EXTERIOR BOUNDARY WAS PREVIOUSLY SURVEYED IN SURVEY NO. S-51-B. AS SHOWN THERE ARE MULTIPLE EASEMENTS AFFECTING THE PROPERTY.

THE SURVEY WAS MADE WITH A ONE PERSON CREW USING A LEICA GS14 GPS RECEIVER OPERATED OVER THE ORGN NETWORK. MONUMENTS SET WERE VERIFIED BY SEPARATE OBSERVATIONS.

**RECEIVED BY**  
Umatilla County Surveyor  
Date: 5/7/21  
Rec'd By: CT  
No.: 21-052-B

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

PROJECT: \kubishtapp2021rot  
PARTITION PLAT FOR:  
LORIN & ANNETTE KUBISHTA

DATE: 03/21 DR. BY: JMW  
CK. BY: WRW NO: 21-

A TRACT OF LAND LOCATED IN THE NE1/4 OF THE NW1/4 OF SECTION 11, T4N, R33E, W.M., CITY OF HELIX, UMATILLA CO., OREGON.