

STATE OF OREGON,
COUNTY OF UMATILLA }
I certify that this instrument was received
and recorded on 2-2-2022

at 3:21 o'clock p.m., in the record of
PLATS of said County.
YEAR 2022 NUMBER 03

OFFICE OF COUNTY RECORDS

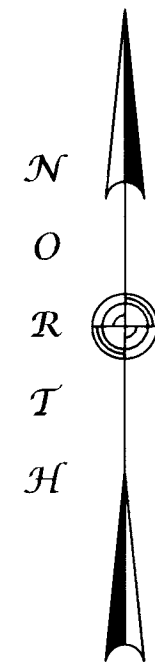
By: Steve Churchill Records Officer

Fee \$ 120.00 No. 2022-7360037

RECEIVED BY
Umatilla County Surveyor
Date: 2/7/22
Rec'd By: CT
No.: 22-013-B

I CERTIFY THIS IS A TRUE AND EXACT
COPY OF PARTITION, 2022-03

Rodney J. Lewis
RODNEY J. LEWIS, PLS



2 1/2 INCH BRASS
CAP MKD: "1985,
ORLS 506"
1/4
22
1778.81
30.40

SURVEYOR'S CERTIFICATE

I, RODNEY J. LEWIS, CERTIFY THAT I HAVE CORRECTLY SHOWN AND MONUMENTED THE BOUNDARIES AND PARCEL CORNERS OF THIS PARTITION PLAT IN ACCORDANCE WITH OREGON REVISED STATUTES CHAPTER 92 AND THE UMATILLA COUNTY DEVELOPMENT CODE.

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 32 EAST, WILLAMETTE MERIDIAN; THENCE ALONG THE EAST LINE OF SECTION 22 N0°32'44"E, 212.21 TO THE SOUTHEAST CORNER OF PARCEL 2 OF PARTITION PLAT 1998-27; THENCE ALONG THE SOUTH LINE OF PARCEL 2 S89°52'13"W, 189.31 TO THE SOUTHWEST CORNER OF PARCEL 2; THENCE ALONG THE SOUTH LINE OF PARCEL 1 OF SAID PARTITION PLAT S89°59'24"W, 31.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE ALONG THE SOUTH LINE OF SAID PARCEL 1 S89°59'24"W, 557.92 FEET TO THE EAST RIGHT-OF-WAY LINE OF TUTUILLA ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE UNTIL FURTHER MENTION N10°01'18"E, 135.93 TO THE START OF A 7665.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE 239.98 FEET (THE LONG CHORD OF WHICH BEARS N9°07'29"E, 239.97 FEET); THENCE N8°13'40"E, 82.29 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 1; THENCE LEAVING SAID RIGHT-OF-WAY LINE N89°21'44"E, 488.71 FEET ALONG THE NORTH LINE OF SAID PARCEL 1 TO A POINT WHICH LINES 31.00 FEET WEST OF THE WEST LINE OF SAID PARCEL 2; THENCE PARALLEL WITH THE WEST LINE OF SAID PARCEL 2 S0°31'50"W, 457.59 TO THE POINT OF BEGINNING.

CONTAINING 5.44 ACRES

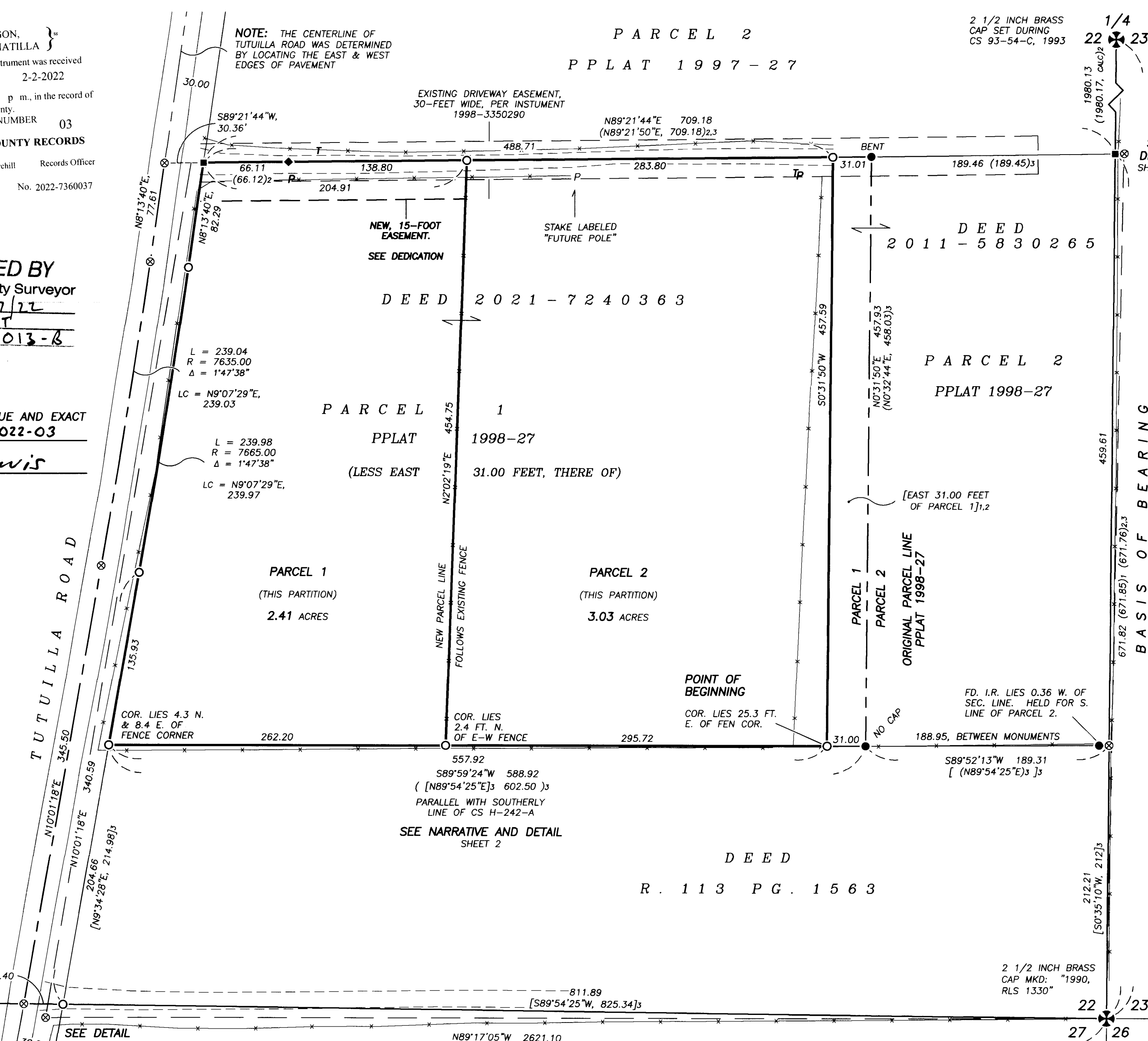
NOTE: THE CENTERLINE OF
TUTUILLA ROAD WAS DETERMINED
BY LOCATING THE EAST & WEST
EDGES OF PAVEMENT

PARCEL 2
P P L A T 1 9 9 7 - 2 7

2 1/2 INCH BRASS
CAP SET DURING
CS 93-54-C, 1993

1/4
22 23

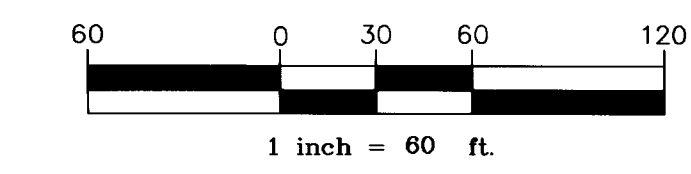
PARTITION PLAT 2022-03
PARCEL 1 OF PARTITION PLAT 1998-27,
LESS THE EAST 31.00 FEET
SE1/4 SE1/4, SECTION 22,
TWN. 2 N., RA. 32 E., W.M.
UMATILLA COUNTY, OREGON



SEE
DETAIL
SHEET 2

- LEGEND**
- ⊕ PUBLIC LAND SURVEY CORNER, AS NOTED
 - ◆ A 1/2 INCH IRON REBAR PER CS H-242-A
 - A 5/8 INCH IRON REBAR WITH ORANGE PLASTIC CAP PER PPLAT 1998-27
 - A 5/8 INCH REBAR WITH YELLOW PLASTIC CAP PER PPLAT 1997-27
 - SET, A 5/8 X 30 INCH IRON REBAR WITH LT. BLUE PLASTIC CAP MKD: "WALLOWA ASSOCIATES"
 - ⊗ COMPUTED POSITION, MONUMENT NEITHER FOUND NOR SET

- PROPERTY AND PARTITION LINES
- - - PROPERTY LINES PER CS H-242-A
- - - 30-FT. WIDE DRIVEWAY AND UTILITY EASEMENT, PER DEED 1998-3356290
- - - 15-FT. WIDE EASEMENT CREATED BY THIS PARTITION PLAT
- - - EDGE OF PAVEMENT
- - - EDGE OF GRAVEL ROAD
- * - * - EXISTING FENCES
- P POWER POLE
- T TELEPHONE PEDESTAL
- (XXX.XX)₁ DIMENSION PER CS H-242-A
- (XX'XX"XX" CALC)₁ CALCULATED ANGLE PER CS H-242-A
- (XXX.XX)₂ DIMENSION PER PPLAT 1997-27
- (XXXX.XX, CALC)₂ CALCULATED DISTANCE PER PPLAT 1997-27
- (XXX.XX)₃ DIMENSION PER PPLAT 1998-27
- [XXX.XX]₁ DIMENSION PER UMATILLA COUNTY DEED 2021-7240363
- [XXX.XX]₂ DIMENSION PER DEED 2011-5830265
- [XXX.XX]₃ DIMENSION PER DEED R113 PG 1563 (1984)
- PPLAT PARTITION PLAT
- CS COUNTY SURVEY
- I.R. IRON ROD / REBAR



DEED
R . 1 1 3 P G . 1 5 6 3

2 1/2 INCH BRASS
CAP MKD: "1990,
RLS 1330"

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Rodney J. Lewis
OREGON
JULY 14, 1998
RODNEY J. LEWIS
2872
EXPIRES 12-31-22

PARTITION PLAT 2022-03

FOR: RYAN JOE HULCE AND
KENDALL BRITTANI HULCE

LOCATED WITHIN
SE1/4 SE1/4, SECTION 22
TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M.
UMATILLA COUNTY, OREGON

Wallowa Associates
303 S.E. Alamo Street
Enterprise, Oregon 97828
(541) 426-9049

SCALE 1 IN. = 60 FT.	SHEET No. 1 OF 2	DATE OF SURVEY Beginning: 2 NOV 21 Ending: 24 JAN 22
DRAWN BY R J L	CHECKED K L P	PROJECT No. H215-01 / 3163rh

PARCEL 1 OF PARTITION PLAT 1998-27, LESS THE EAST 31.00 FEET

SE1/4 SE1/4, SECTION 22
TWN. 2 N., RA. 32 E., W.M.

UMATILLA COUNTY, OREGON

APPROVALS

UMATILLA COUNTY SURVEYOR

EXAMINED AND APPROVED

ON THIS 1 DAY OF February, 2022

David Hills
UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY PLANNER

EXAMINED AND APPROVED

ON THIS 2ND DAY OF FEBRUARY, 2022

Robert T. Walden
UMATILLA COUNTY PLANNER

UMATILLA COUNTY ASSESSOR AND TAX COLLECTOR

WE CERTIFY THAT THE TAXES HAVE BEEN PAID AND THERE ARE NO LIENS UPON THIS TRACT OF LAND, EXAMINED AND APPROVED.

ON THIS 1st DAY OF FEB, 2022

Rachael Reynolds by [Signature]
ASSESSOR
Rachael Reynolds by [Signature]
TAX COLLECTOR

OWNER'S DECLARATION AND DEDICATION

WE, RYAN JOE HULCE AND KENDALL BRITTANI HULCE, OWNERS, HERBY ACKNOWLEDGE WE HAVE CAUSED THIS LAND TO BE SURVEYED AND PARTITIONED IN ACCORDANCE WITH OREGON REVISED STATUTES CHAPTER 92 AND THE UMATILLA COUNTY DEVELOPMENT CODE CHAPTER 152.

WE HEREBY DEDICATE THE SOUTH 15.00 FEET OF THE NORTH 30.00 FEET OF THE HEREON CREATED PARCEL 1 FOR THE PURPOSE OF INGRESS AND EGRESS, TOGETHER WITH UTILITIES; SERVING HEREON CREATED PARCEL 2.

Ryan Joe Hulce
RYAN JOE HULCE

Kendall Britanni Hulce
KENDALL BRITTANI HULCE

ACKNOWLEDGEMENT

STATE OF OREGON

SS

COUNTY OF UMATILLA

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

ON THIS 28th DAY OF Jan, 2022

BY RYAN JOE HULCE AND KENDALL BRITTANI HULCE

[Signature]
NOTARY PUBLIC FOR THE STATE OF OREGON

Kelly Stubblefield
NAME

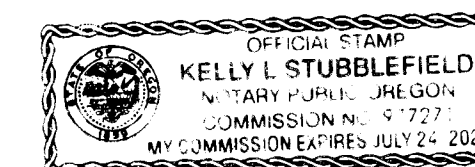
MY COMMISSION EXPIRES: July 24th, 2022

COMMISSION NUMBER: 977271

I CERTIFY THIS IS A TRUE AND EXACT

COPY OF PARTITION 2022-03

Rodney J. Lewis
RODNEY J. LEWIS, PLS



STATE OF OREGON, }
COUNTY OF UMATILLA }

I certify that this instrument was received and recorded on 2-2-2022

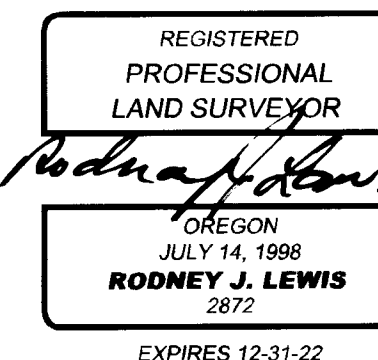
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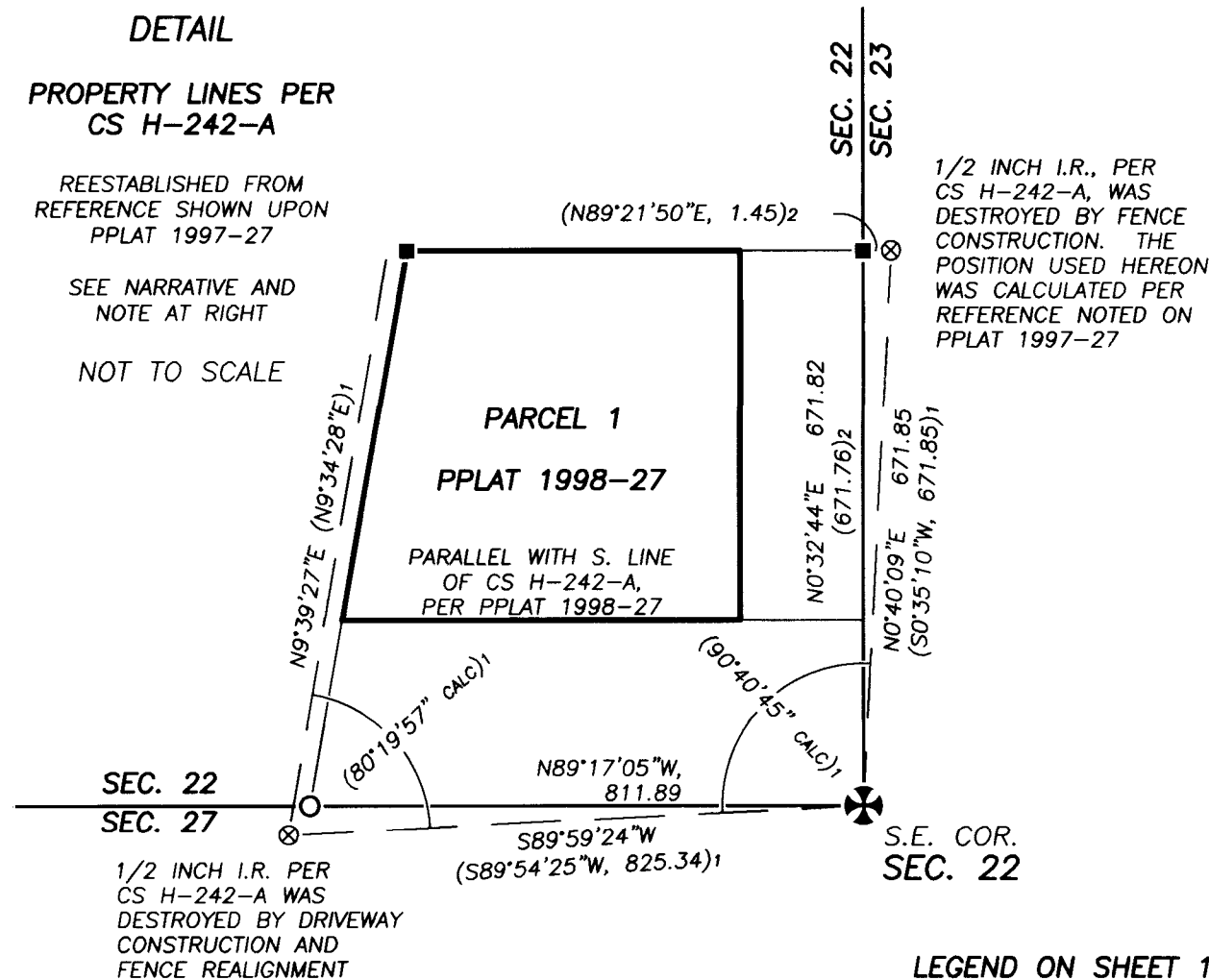
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Fee \$ 120.00 No. 2022-7360037



RECEIVED BY
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EASEMENT NOTES

EASEMENT, NEW

(SHOWN HEREON) PURPOSE: INGRESS / EGRESS AND UTILITIES; SERVING PARCEL 4 OF THIS PARTITION

- SEE OWNER'S DEDICATION -

EASEMENTS, EXISTING PER PRELIMINARY TITLE REPORT REFERENCED BELOW:

1) (EVIDENCED BY POWER POLES SHOWN ON SHEET 1)

AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSE STATED THEREIN AS SET FORTH IN INSTRUMENT:

GRANTED TO: PACIFIC POWER AND LIGHT COMPANY
RECORDED: DECEMBER 14, 1945
BOOK 170 PAGE 452

2) (INGRESS/EGRESS AND UTILITIES, SHOWN HEREON)

EASEMENT AND AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

PARTIES: LYLE L. EARLY AND VIRGIL L. THURMAN, ET AL
RECORDED: AUGUST 19, 1998
INSTRUMENT NUMBER: 1998-3350290

REFERENCES

PRELIMINARY TITLE REPORT

AMERITITLE
FILE NUMBER: 470140
REPORT NUMBER: 3
JUNE 18, 2021

DEEDS

2021-7240363
2011-5830265
R113 PG 1563
1998-3350290

SURVEYS, PARTITIONS

H-242-A
PARTITION PLAT 1997-27
PARTITION PLAT 1998-27

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF RYAN JOE AND KENDALL BRITTANI HULCE FOR THE PURPOSE OF PARTITIONING THE TRACT WHICH IS UMATILLA COUNTY DEED 2021-7240363, SUCH BEING PARCEL 1 OF PARTITION PLAT (PPLAT) 1998-27, EXCEPTING THE EAST 31.00 FEET THEREOF. THE SAID EAST 31.00 FEET, BEING A PART OF DEED 2011-5830265, IS NOT A PART OF THIS PARTITION.

THE FIRST SURVEY DEFINING THE BOUNDARIES OF THIS TRACT, TOGETHER WITH PROPERTIES ON THE EAST AND SOUTH SIDES, WAS PERFORMED BY UMATILLA COUNTY SURVEY (CS) H-242-A. COMMENCING AT THE SOUTHEAST CORNER OF SECTION 22 THE SAID SURVEY SET A MONUMENT IN BOTH NORTHERLY AND WESTERLY DIRECTIONS USING EXISTING FENCELINES. THESE MONUMENTS WERE LATER DISCOVERED AS NOT BEING ON THE SECTION LINES DURING PPLAT 1997-27.

PARTITION PLAT 1998-27, PERFORMED BY THE SAME SURVEYOR AS CS H-242-A, HAS MULTIPLE IRREGULARITIES. THE SOUTHWEST CORNER OF PARCEL 1 WAS NOT SET DURING THE PARTITION, NOR DOES PARCEL 1 CLOSE MATHEMATICALLY. THE WESTERLY LINE OF PARCEL 1 LIES WELL WITHIN THE 60-FOOT RIGHT-OF-WAY OF TUTUILLA ROAD COMPARED TO THE CONSTRUCTED ASPHALT ROAD.

THE SOUTH LINE OF PPLAT 1998-27 IS SHOWN UPON THE PLAT AS BEING PARALLEL WITH THE SOUTHERLY LINE OF CS H-242-A. THE MONUMENT AT THE WEST END OF THE SAID SOUTHERLY LINE HAS BEEN DESTROYED. A REFERENCE SHOWN UPON PPLAT 1997-27 NOTED THE POSITION OF A 1/2 INCH PIN NEAR THE SOUTHEAST CORNER OF PARCEL 2 OF PPLAT 1997-27. THE 1/2 INCH PIN HAS SINCE BEEN DESTROYED BY FENCE CONSTRUCTION. THE REFERENCED POSITION WAS USED TO RECREATE THE LINES OF CS H-242-A.

I DETERMINED THE CENTERLINE OF TUTUILLA ROAD BY LOCATING THE EAST AND WEST EDGES OF PAVEMENT. THE EAST RIGHT-OF-WAY LINE WAS HERE HELD AT 30.00 FEET FROM THE SAID DETERMINED CENTERLINE.

THE TRACT HERE SURVEYED IS PARTITIONED ALONG AN EXISTING NORTH-SOUTH FENCE LINE.

THIS WORK WAS ACCOMPLISHED WITH TRIMBLE R-8 G.P.S. RECEIVERS AND A NIKON DTM-522 THEODOLITE WITH ELECTRONIC DISTANCE MEASURING CAPABILITY.

LEGEND ON SHEET 1