

PARTITION PLAT 2024-17

Located in Sections 2, 11 and 12, Township 2 South, Range 31 East,
Willamette Meridian, Umatilla County, Oregon

Sheet 1 of 2

NARRATIVE OF SURVEY

This survey was performed at the request of Neva Hascall. The purpose of the survey was to partition the land as described into two parcels.

This property was the subject of a boundary adjustment in 2022. The survey for the adjustment was recorded as county survey 22-045-C. Several of the original GLO corners in the area were found and re-monumented by myself in surveys 11-112-C and 22-045-C. Mr. Dennis Gaylord, PLS, also found and re-monumented several GLO corners in the late 1990's. Having sufficient knowledge of the survey history in this area I have tied only those corners affecting this partition.

Parcel 1 of this partition remains unsurveyed. The boundary of Parcel 2 is based on the corners shown as found hereon. The right of way of the County Road was determined by a survey of the as paved surface of the road. The thalweg of West Birch Creek was determined by survey of the stream channel as it existed on January 12, 2024.

This survey was performed with a Trimble R8S RTK GPS Base/Rover pair.

APPROVALS UMATILLA COUNTY PLANNING

This plat is approved this

19TH day of SEPTEMBER, 2024.

Robert T Waldner
COUNTY PLANNING

UMATILLA COUNTY TAX COLLECTOR

Taxes are paid in full this

16 day of September, 2024.

Richard Reynolds
UMATILLA COUNTY TAX COLLECTOR

COUNTY SURVEYOR

This plat is examined and approved this

10 day of September, 2024.

Daniel HWA
UMATILLA COUNTY SURVEYOR

OWNER'S DECLARATION

I, NIEL OWEN WHITE, owner of the lands described hereon, do hereby declare that I have caused this plat to be prepared and this land to be partitioned in accordance with ORS Chapter 92 as revised and the ordinance of Umatilla County, Oregon.

Niel Owen White
NIEL OWEN WHITE

RECEIVED BY

Umatilla County Surveyor
Date: 9/26/24
Rec'd By: CT
No.: 24-089-B

State of Oregon
County of Umatilla
REC-DE-PP
09/19/2024 11:11:03 AM
Pgs=1 \$5.00 \$11.00 \$10.00 \$10.00 \$60.00 \$120.00
\$24.00



Office of County Records
Steve Churchill
UMATILLA COUNTY

State of: Oregon
County of: Umatilla

On this 9TH Day of SEPTEMBER, 2024, the above named individual appeared personally before me and is known to me to be the identical individual who executed the plat dedication and acknowledged that they did so freely and voluntarily.

Before me: Steve Churchill

Printed name: STEVE CHURCHILL
Notary Public for Oregon

Commission number: 1025581

My commission expires: 06-29-2024

SURVEY FOR

Niel Owen White
P.O. Box 366
Pilot Rock, OR 97868

LOCATION: Sections 2, 11 and 12, T2S, R31E,
W.M., Umatilla County, Oregon

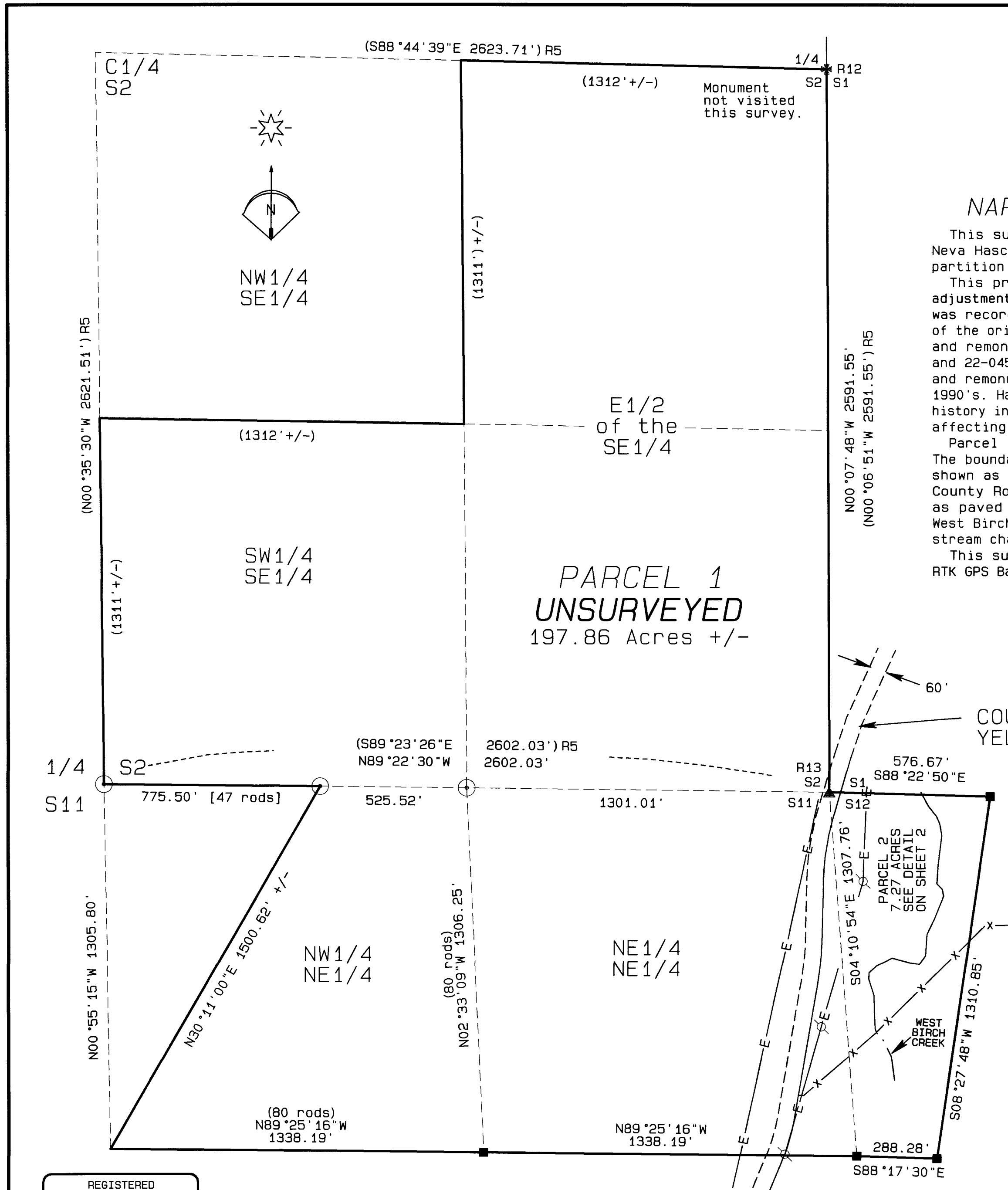
PROJECT DATE: January 6, 2024

Project No. 24-2

SCALE: 1" = 300'

WITNESS TREE SURVEYING

Stephen K. Haddock, PLS, CFedS
P.O. Box G
Pilot Rock, Oregon 97868
(541) 443-2922



**PARCEL 1
UNSURVEYED
197.86 Acres +/-**

**PARCEL 2
7.27 ACRES
SEE DETAIL
ON SHEET 2**

COUNTY ROAD 1405
YELLOW JACKET ROAD

WEST BIRCH
CREEK

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Stephen K. Haddock

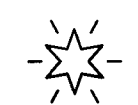
OREGON
JULY 9, 2001
STEPHEN K. HADDOCK
56295LS

RENEWS 6-30-25

Stephen K. Haddock
THIS IS A TRUE AND EXACT COPY

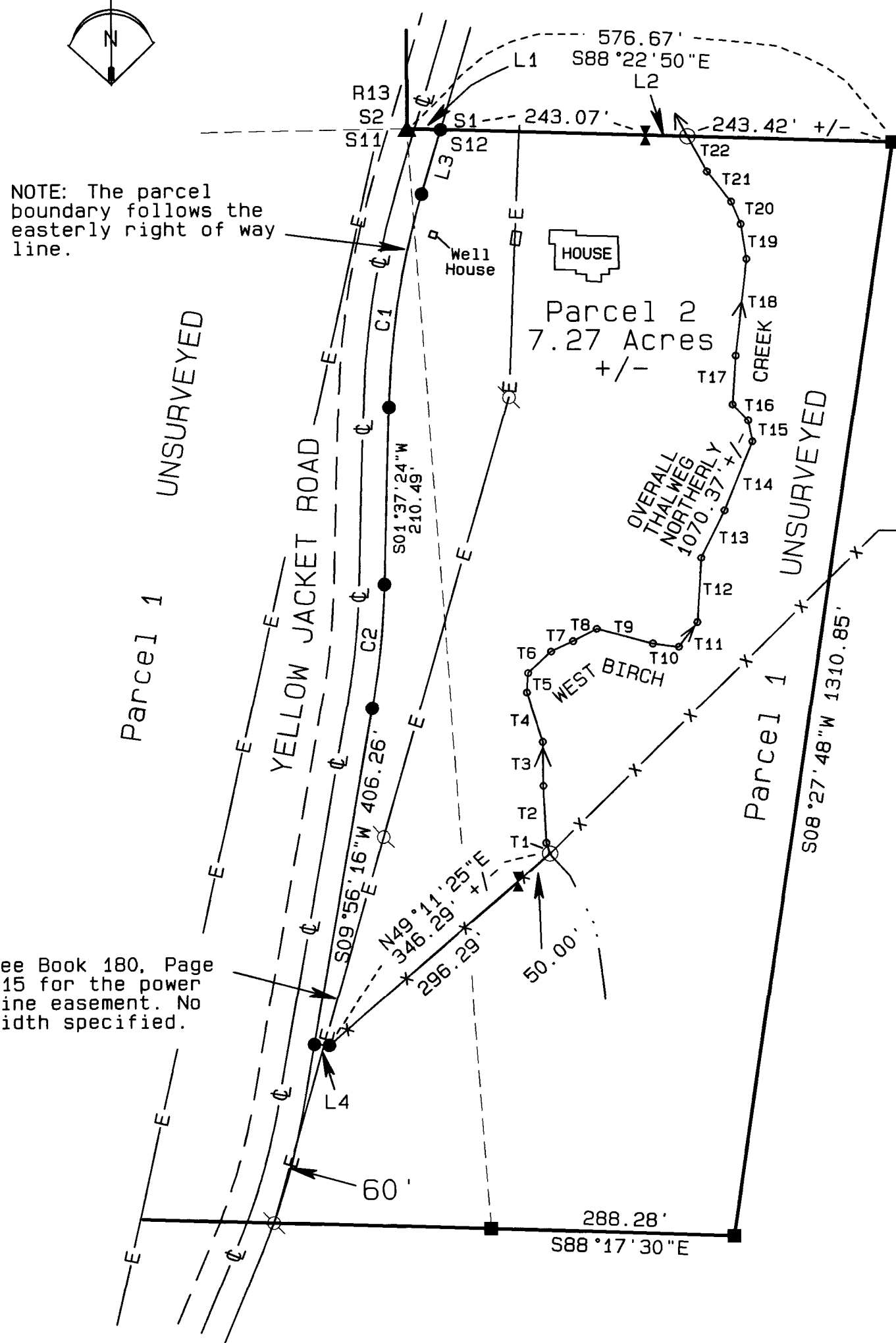
WATER RIGHTS

There are water rights attached to this property through Certificate 2500 T2S, R31E in the record of the State Water Board, Volume 3, Page 127.



DETAIL OF PARCEL 2

Scale 1" = 150'



NOTE: The parcel boundary follows the easterly right of way line.

See Book 180, Page 115 for the power line easement. No width specified.

THALWEG TABLE

NOTE: The data in the Thalweg Table below are the measurement data of the thalweg as it existed on June 30, 2024. This data was used to calculate the closure and area of Parcel 2 as shown hereon. However, it is the intent that both parcels remain riparian. The new parcel line is the thalweg of West Birch Creek which will be ambulatory as are all true water boundaries.

LINE No.	BEARING	DISTANCE
T1	N17°19'25"W	13.71'
T2	N02°41'38"W	67.65'
T3	N00°22'11"W	52.12'
T4	N18°17'42"W	61.39'
T5	N03°47'21"E	23.02'
T6	N47°11'35"E	37.51'
T7	N64°48'38"E	28.76'
T8	N62°48'23"E	31.70'
T9	S75°26'28"E	69.04'
T10	S82°36'49"E	30.85'
T11	N36°53'42"E	36.69'
T12	N03°50'08"E	76.45'
T13	N26°22'05"E	63.12'
T14	N22°11'31"E	88.29'
T15	N11°13'14"W	25.09'
T16	N44°56'06"W	26.80'
T17	N03°53'58"E	58.22'
T18	N06°45'38"E	115.60'
T19	N09°11'12"W	42.04'
T20	N23°12'50"W	28.71'
T21	N38°37'11"W	45.87'
T22	N28°44'09"W	47.74'

PARTITION PLAT 2024-17

Located in Sections 2, 11 and 12, Township 2 South, Range 31 East, Willamette Meridian, Umatilla County, Oregon

Sheet 2 of 2

LEGEND

- ✕ SET A 5/8" x 24" IRON REBAR W/ A 1 1/8" ORANGE PLASTIC CAP STAMPED WTS AND 56295LS FOR A REFERENCE MONUMENT
- SET A 5/8" x 24" IRON REBAR W/ A 1 1/8" ORANGE PLASTIC CAP STAMPED WTS AND 56295LS
- ✱ COMPUTED CORNER FROM RECORD SURVEY NOTED
- HELD 5/8" IRON REBAR FROM SURVEY 22-045-C
- ▲ FOUND RAILROAD SPIKE IN PAVEMENT FROM COUNTY SURVEY 11-112-C
- COMPUTED POINT
- ⊕ POWER POLES
- X—X— EXISTING FENCE LINES
- E— OVERHEAD POWER LINES
- SECTION SUBDIVISION LINES THAT ARE NOT PARCEL LINES
- - - - APPROXIMATE ROAD R/W

RECORD SURVEYS

- R1 GLO CONTRACT #106 DATED AUGUST 16th, 1864 BY DAVID P. THOMPSON
- R2 GLO CONTRACT #107 DATED SEPTEMBER 21, 1864 BY DANIEL CHAPLIN
- R3 RECORD OF PRIVATE SURVEYS BOOK 2, PAGE 284 SURVEY No. 413 BY BRADLEY
- R4 COUNTY SURVEY Q-0883-Ax
- R5 COUNTY SURVEY 11-112-C
- R6 CORNER CERTIFICATE 97-39-R
- R7 CORNER CERTIFICATE 98-45-R
- R8 CORNER CERTIFICATE 98-46-R
- R9 CORNER CERTIFICATE 97-85-R
- R10 CORNER CERTIFICATE 97-116-R
- R11 CORNER CERTIFICATE 97-117-R
- R12 CORNER CERTIFICATE 2S31-C21
- R13 CORNER CERTIFICATE 2S31-E21
- R14 COUNTY SURVEY 22-045-C

RECORD DEEDS

- 2018-6730454 (HASCALL) TAX LOT 1500
- 2020-7060449 (WHITE) TAX LOT 1300
- 2022-740666 BOUNDARY ADJUSTMENT

SURVEYOR'S CERTIFICATE

I, Stephen K. Haddock, a Registered Professional Surveyor in the State of Oregon, do hereby certify that I have correctly surveyed and marked with legal monuments Parcel 2 of this Partition. Parcel 1 is unsurveyed. I do also state that the initial point is the NW corner of Section 12 and is monumented with a railroad spike set as described in Umatilla County Survey 22-45-C and corner certificate E21-11-112-C.

LEGAL DESCRIPTION

- The East Half of the Southeast Quarter, and the Southwest Quarter of the Southeast Quarter of Section 2, Township 2 South, Range 31 East of the Willamette Meridian, in the County of Umatilla and State of Oregon.

- Also, the Northeast Quarter of the Northeast Quarter of Section 11, Township 2 South, Range 31 East of the Willamette Meridian, in the County of Umatilla and State of Oregon.

- Also, A portion of the Northwest Quarter of the Northeast Quarter of Section 11, Township 2 South, Range 31 East of the Willamette Meridian, in the County of Umatilla and State of Oregon, more particularly described as follows: BEGINNING at a point which is due East 47 rods from the half Section corner post at the Northwest corner of the Northeast Quarter of said Section 11; thence Southwesterly to the Southwest corner of the Northwest Quarter of the Northeast Quarter of said Section 11; thence Easterly 80 rods; thence Northerly 80 rods; thence Westerly to the POINT OF BEGINNING.

- Also; all that part of the Northwest Quarter of the Northwest Quarter of Section 12, Township 2 South, Range 31 East, Willamette Meridian, in the County of Umatilla and State of Oregon lying Westerly of the following described line: Beginning at a point on the North line of the Northwest Quarter of the Northwest Quarter of said Section 12, said point lying South 88°22'50" East a distance of 576.67 feet from the Northwest corner of said Section 12; thence South 8°27'48" West a distance of 1310.85 feet, more or less, to a point on the South line of said Northwest Quarter of the Northwest Quarter which bears South 88°17'30" East a distance of 288.28 feet from the Southwest corner of said Northwest Quarter of the Northwest Quarter.

- Subject to: An easement for ditch purposes, including the terms and provisions thereof, granted to Thomas A. Boylen, on September 10, 1914 in Book 89, Page 119, Deed Records of Umatilla County.

- Subject to: An easement, including the provisions and terms thereof, granted to Pacific Power and Light Company on October 10, 1946, in Book 180, Page 115, Deed Records of Umatilla County.

- Subject to: An easement, including the provisions and terms thereof, granted to Columbia Power Cooperative Association on August 21, 1953, in Book 213, Page 280, Deed Records of Umatilla County.

LINE TABLE

LINE No.	BEARING	DISTANCE
L1	S88°22'50"E	40.18'
L2	N88°22'50"W	50.00' +/-
L3	S16°33'20"W	76.03'
L4	S86°10'41"E	17.82'

CURVE TABLE

CURVE No.	ARC	DELTA	RADIUS	CHORD	BEARING
C1	260.62'	14°55'56"	1000.00'	259.88'	S09°05'22"W
C2	145.11'	08°18'52"	1000.00'	144.99'	S05°46'50"W

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 County of Umatilla
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John Churchill

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REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
Stephen K. Haddock
 OREGON
 JULY 9, 2001
 STEPHEN K. HADDOCK
 56295LS
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Stephen K. Haddock
THIS IS A TRUE AND EXACT COPY

BASIS OF BEARINGS

BEARINGS ARE BASED ON GPS OBSERVED GRID BEARINGS ROTATED 1°08'24" CLOCKWISE TO OBTAIN TRUE BEARINGS. GRID DISTANCES WERE CONVERTED TO GROUND DISTANCES BY APPLYING A COMBINED SCALE FACTOR OF 0.9998061089.