

LOCATION: Sections 24 & 25, T4N, R30E, W.M., Umatilla County, Oregon.

APPROVALS

UMATILLA COUNTY PLANNING

This plat is approved this 19<sup>TH</sup> day of SEPTEMBER 2024.  
 Robert T Waldner  
 COUNTY PLANNING

UMATILLA COUNTY TAX COLLECTOR

Taxes are paid in full this 16 day of September 2024.  
 Pauline Reynolds  
 UMATILLA COUNTY TAX COLLECTOR

COUNTY SURVEYOR

This plat is examined and approved this 10 day of September 2024.  
 David Haddock  
 UMATILLA COUNTY SURVEYOR

OWNER'S DECLARATION

I, Cory Peterson, authorized representative of the Ralph Leroy Terney Estate, do hereby declare that I have caused this plat to be prepared and this land partitioned in accordance with ORS Chapter 92 as revised and the ordinance of Umatilla County, Oregon. I do also acknowledge the easements of record as identified hereon.

Cory Peterson  
 AUTHORIZED REPRESENTATIVE

State of: Oregon  
 County of: Umatilla

On this 10<sup>th</sup> 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: Jami Overstreet

Printed name: Jami Overstreet  
 Notary Public for Oregon

Commission number: 1042831

My commission expires: 12/30/2027

SURVEYOR'S CERTIFICATE

I, Stephen K. Haddock, a Registered Professional Surveyor in the State of Oregon, do hereby certify that I have correctly represented the lands as shown hereon and that said lands are unsurveyed. The initial point of this partition is the southeast corner of Section 24 and is monumented with a 5/8" iron rebar with a yellow plastic cap stamped "UCPWD-LS2627" set under survey 04-121-C.

LEGAL DESCRIPTION

Tract 3, Exhibit C of the deed to Ralph Leroy Terney recorded May 26th, 2005 as Instrument No. 2005-4820583 described as: TOWNSHIP 4 NORTH, RANGE 30, E.W.M. - Section 24: All. Excepting therefrom that tract of land conveyed to Bryan Gilbert Branstetter, et al by deed recorded in Microfilm R-72, Page 847, Office of Umatilla County Records. Also Excepting therefrom a tract of land located in the North Half of Section 24 described as follows: Beginning at the Section Corner common to Sections 13, 14, 23, and 24 in said Township 4 North, Range 30, E.W.M.; thence South 00°48'46" West, along the west line of said Section 24, a distance of 1,706.47 feet to a 5/8" iron rebar; thence North 90°00'00" East, a distance of 5265.00 feet to a 5/8" iron rebar; thence continuing North 90°00'00" East a distance of 54 feet, more or less to a point on the East line of said Section 24; thence Northerly along the East line of said Section 24, a distance of 1,655 feet, more or less to the Northeast corner of said Section 24; thence Westerly along the North line of said Section 24, a distance of 5,300 feet, more or less, to the point of beginning.

TOWNSHIP 4 NORTH, RANGE 30, E.W.M. - SECTION 25: The West Half of the East Half. The West Half. Excepting Therefrom that tract of land conveyed to Bryan Gilbert Branstetter, et al by deed recorded in Microfilm R-72, Page 847, Office of Umatilla County Records.

Subject to: The rights of the public in any and all county road rights of way.

SUBJECT TO: Easement, including the terms and provisions thereof conveyed to the Inland Power & Light Company by deed recorded in Book 126, Page 48, Umatilla County Deed Records.

SUBJECT TO: Easement, including the terms and provisions thereof conveyed to the Umatilla Electric Cooperative Association by Deed recorded in Book 160, Page 13, Umatilla County Deed Records.

CURVE TABLE

CURVE No.	ARC	DELTA	RADIUS	CHORD	BEARING
C1	559.15'	23°25'58"	1367.18'	555.26'	N81°11'52"W
C2	627.41'	26°07'42"	1375.81'	621.98'	S74°01'18"W
C3	364.61'	27°03'18"	772.15'	361.23'	S74°29'06"W

LINE TABLE

ALL DATA IS MORE OR LESS

LINE No.	BEARING	DISTANCE
L1	N00°54'00"W	637.40'
L2	N00°54'00"W	685.00'
L3	N01°09'00"W	685.00'
L4	N89°54'29"W	72.07'
L5	S00°32'56"E	174.27'
L6	N89°54'29"W	491.70'
L7	N69°28'53"W	200.16'
L8	S87°05'09"W	438.33'

LEGEND

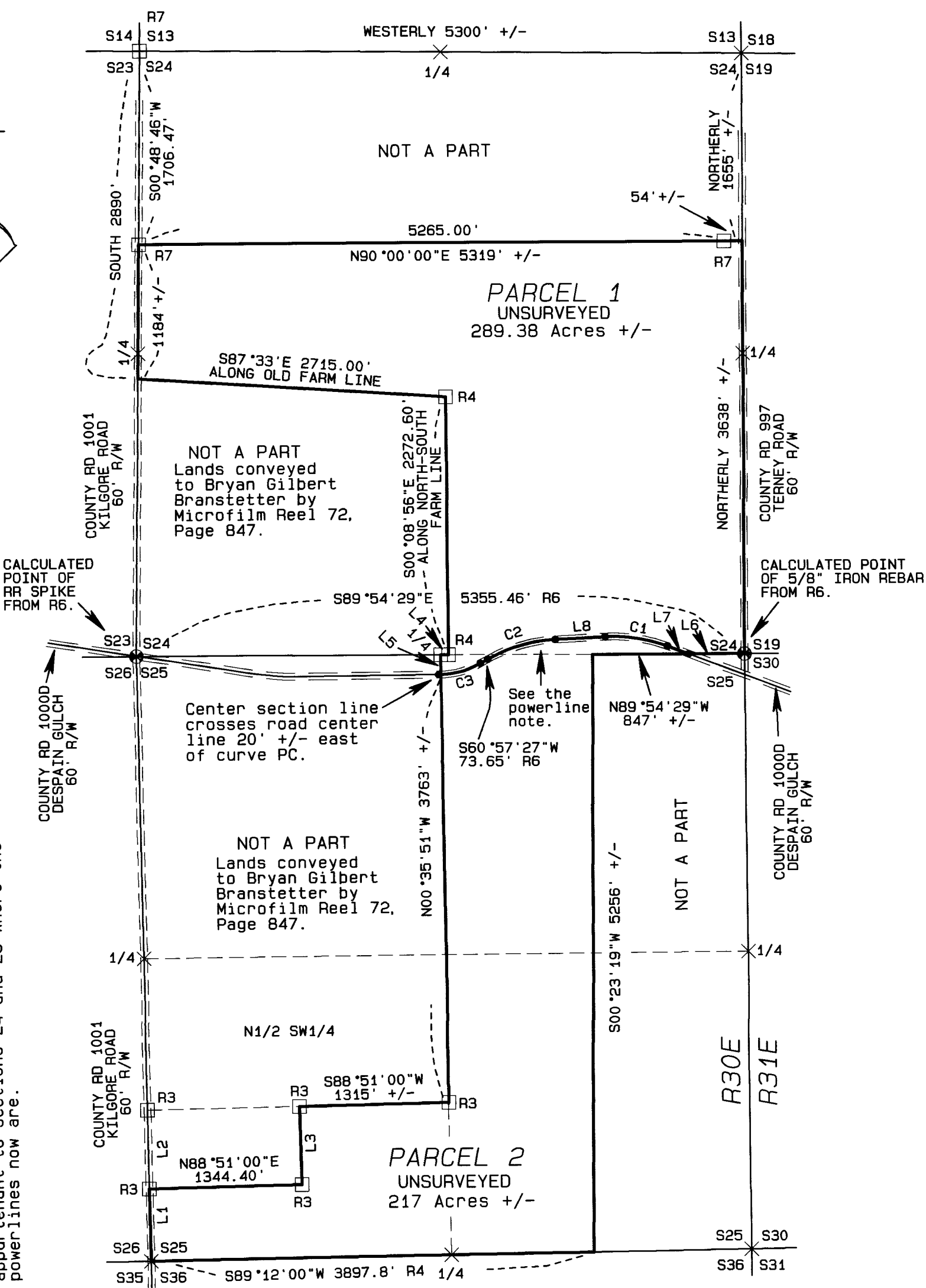
- CALCULATED MONUMENT FROM SURVEY 04-121-C
- POINT ON DESPAIN GULCH CENTER LINE
- POINTS REPORTED TO BE MONUMENTED ON DEEDS AND RECORD SURVEYS. MONUMENTS NOT SEARCHED FOR.
- × APPROXIMATE GLO CORNER LOCATION
- R1 GLO CONTRACT #81 DATED JULY 8, 1859 BY DAVID P. THOMPSON
- R2 GLO CONTRACT 100 DATED AUGUST 1ST, 1861 BY DOLPHUS S. PAYNE
- R3 COUNTY SURVEY Q-696-Ax
- R4 COUNTY SURVEY Q-698-B
- R5 COUNTY SURVEY 03-155-A
- R6 COUNTY SURVEY 04-121-C
- R7 COUNTY SURVEY 05-100-C

NARRATIVE OF SURVEY

This plat was prepared at the request of Jerri Bealer, legal assistant to Attorney Patrick M. Gregg of Corey, Byler and Rew in Pendleton, Oregon. The purpose of the plat is to partition the land described hereon into two parcels with the common line dividing those parcels to be the centerline of Despain Gulch Road. In accordance with ORS92.060 (6), these parcels are unsurveyed. However, there have been several surveys in the area and many of the corner points on the parcel boundaries have been monumented. The measurement data provided on this plat has been taken from a combination of the various surveys and / or the record deeds so should only be considered approximate until a proper survey is completed. The deeds for the powerline easements cover land in the west half of the east half of Section 25. However, the physical structures lie on both sides of Despain Gulch Road affecting a portion of Section 24 as well. The approximate acreage shown for each parcel has been adjusted down to account for that part of each parcel lying within the county road rights of way. The centerline of Despain Gulch Road as shown hereon was calculated using the measurement data from County Survey 04-121-C.

BASIS OF BEARINGS  
 THE LINE COMMON TO SECTIONS 24 AND 25 AS SHOWN ON SURVEY 04-121-C.

POWERLINE NOTE  
 Both electrical easements were granted for Section 25. However, the actual structures lie on both sides of Despain Gulch Road and are in Section 24 also. It is the intent of this partition that the easements should be appurtenant to sections 24 and 25 where the powerlines now are.



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.

OFFICE OF COUNTY RECORDS

State of Oregon 2024-0006548  
 County of Umatilla REC-DE-PP 09/19/2024 02:03:43 PM  
 Pgs=1 \$5.00 \$11.00 \$10.00 \$10.00 \$60.00 \$120.00  
 \$24.00  
 00026705202400065480010017

Office of County Records  
 Jim Chundick UMATILLA COUNTY

RECEIVED BY  
 Umatilla County Surveyor  
 Date: 9/26/24  
 Rec'd By: CT  
 No.: 24-090-B

PARTITION FOR

Estate of Ralph Leroy Terney  
 % Mr. Cory Peterson,  
 41985 Despain Gulch  
 Pendleton, OR 97801

LOCATION: Sections 24 and 25, T4N, R30E, W.M., Umatilla County, Oregon

PROJECT DATE: April 24, 2024

Project No. 24-06 SCALE: 1" = 1000'

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