

# PARTITION PLAT 2024-20

A PARTITION SURVEY OF OF PARCEL 1 OF COUNTY SURVEY 84-4-A LOCATED IN THE SW1/4NE1/4 OF SECTION 24, TOWNSHIP 6 NORTH,  
RANGE 35 EAST, WILLAMETTE MERIDIAN,  
UMATILLA COUNTY, OREGON

## DEDICATION / ACKNOWLEDGEMENT

KNOW ALL PEOPLE BY THESE PRESENT THAT WE JOHN WELLS AND AMY WELLS, OWNERS OF THE LANDS SHOWN ON THIS PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING LEGAL DESCRIPTION, HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED IN TO PARCELS AS SHOWN ON THIS PLAT, AND DO HEREBY DEDICATE THE ACCESS AND UTILITY EASEMENTS, IRRIGATION LINE EASEMENT, AND HAMMERHEAD EMERGENCY VEHICLE TURN-AROUND EASEMENT, AS SHOWN HEREON.

## RECORD DESCRIPTION

PARCEL 1 OF COUNTY SURVEY 84-4-A, RECORDS OF UMATIALLA COUNTY, OREGON  
(PER STATUTORY WARRANTY DEED AFN: 2006-5040275)

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 35, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, AND BEING A PORTION OF THAT TRACT OF LAND CONVEYED TO EARL J. AYERS, ETAL, BY DEED RECORDED IN BOOK 279, PAGE 563, DEED RECORDS, AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE SOUTH 00° 16'00" WEST ALONG THE WEST LINE OF SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 799.49 FEET TO THE NORTHWEST CORNER OF THAT TRACT OF LAND CONVEYED TO RODERICK F. BANNISTER, ETAL, BY DEED RECORDED IN BOOK 279, PAGE 564, DEED RECORDS, AND THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE NORTH 89° 28'43" EAST ALONG THE NORTH LINE OF SAID BANNISTER TRACT, A DISTANCE OF 750.50 FEET; THENCE LEAVING SAID NORTH LINE, NORTH 04°10'59" EAST, A DISTANCE OF 329.07 FEET; THENCE NORTH 80°29'19" EAST, A DISTANCE OF 16.25 FEET; THENCE NORTH 03°54'00" EAST, A DISTANCE OF 138.68 FEET TO A 1/2 INCH IRON ROD ON THE SOUTH LINE OF THAT TRACT OF LAND CONVEYED TO ROBERT V. WOOD, ETUX, BY DEED RECORDED IN BOOK 278, PAGE 7, DEED RECORDS; THENCE SOUTH 89°31'40" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 376.78 FEET TO THE NORTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO GENE A. HUFFMAN, ETUX, BY DEED RECORDED IN MICROFILM REEL 19, PAGE 608, OFFICE OF COUNTY RECORDS; THENCE SOUTH 00° 16'00" WEST ALONG THE EAST LINE OF SAID HUFFMAN TRACT, A DISTANCE OF 444.13 FEET TO THE SOUTHEAST CORNER OF SAID HUFFMAN TRACT, SAID POINT ALSO BEING 25 FEET NORTH OF THE NORTH LINE OF SAID BANNISTER TRACT; THENCE SOUTH 89° 28'43" WEST ALONG THE SOUTH LINE OF SAID HUFFMAN TRACT, A DISTANCE OF 422 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE SOUTH 00° 16'00" WEST ALONG SAID WEST LINE, A DISTANCE OF 25 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE COUNTY ROAD RIGHT-OF-WAY.

## APPROVALS

UMATILLA COUNTY SURVEYOR  
I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING PLAT, THAT IT COMPLIES WITH THE LAWS OF THE STATE OF OREGON WITH REFERENCE TO THE FILING AND RECORDING OF SUCH PLATS AND I THEREFOR APPROVE SAID PLAT.

David H. Holling DATED THIS 26 DAY OF September  
UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY PLANNING DEPARTMENT  
I HAVE EXAMINED THE ACCOMPANYING LAND PARTITION AND DO HEREBY CERTIFY THIS IT COMPLIES WITH ALL REQUIREMENTS OF THE ORDINANCES AS ESTABLISHED BY UMATILLA COUNTY AND I THEREFORE APPROVE SAID LAND PARTITION.

Robert T. Waldner DATED THIS 30<sup>TH</sup> DAY OF SEPTEMBER, 2024  
DIRECTOR, UMATILLA COUNTY PLANNING DEPARTMENT

UMATILLA COUNTY TAX COLLECTOR  
I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TAX RECORDS RELATIVE TO THE LAND COVERED BY THE ACCOMPANYING PLAT AND THAT ALL MONIES DUE FOR STATE AND COUNTY TAXES AND ASSESSMENTS THAT COULD CONSTITUTE A LIEN ON SAID LANDS HAVE BEEN PAID, AND I HERE BY APPROVE SAID PLAT.

Rachael Reynolds DATED THIS 30 DAY OF September  
UMATILLA COUNTY TAX COLLECTOR

## SURVEYOR'S CERTIFICATE

I, ERIK J. GREEN, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN JUNE 2023, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY ORS CHAPTER 92, AND HAVE SET THE PROPER MONUMENTS.

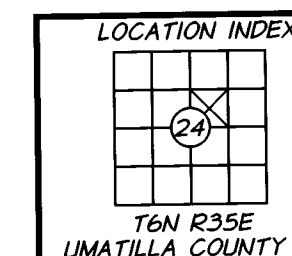
I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT AS FILED FOR JOHN WELLS IN UMATILLA COUNTY, OREGON

Erik J. Green  
ERIK J. GREEN, P.L.S. 87604

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

E. Green  
OREGON  
MAY 14, 2013  
ERIK J. GREEN  
87604 PLS

RENEWS: 6/30/25



John Wells  
JOHN WELLS

Amy Wells  
AMY WELLS

STATE OF WASHINGTON:

COUNTY OF WALLA WALLA:

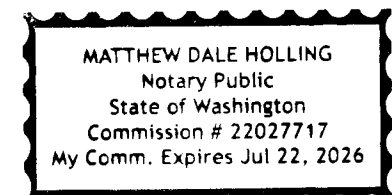
BEFORE ME THIS 17 DAY OF September, 2024 APPEARED JOHN WELLS AND AMY WELLS, TO ME PERSONALLY KNOWN WHO ACKNOWLEDGES THEIR FOREGOING SIGNATURES TO BE A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17 DAY OF September 2024.

MY COMMISSION EXPIRES 2026 July 22

Matthew Dale Holling  
NOTARY PUBLIC FOR THE STATE OF WASHINGTON

RESIDING IN WALLA WALLA, WASHINGTON



## RECEIVED BY

Umatilla County Surveyor  
Date: 10/7/24  
Rec'd By: CT  
No.: 24-093-B

State of Oregon 2024-0006819  
County of Umatilla 09/30/2024 04:20:52 PM  
REC-DE-PP  
Pgs=1 \$5.00 \$11.00 \$10.00 \$60.00 \$120.00  
\$24.00



Office of County Records  
Steve Churchill  
UMATILLA COUNTY

## PARTITION PLAT 2024-20

FILE:Z:\Wells-John\7521-531 Wells Partition\DWG\7521-531-100V-SP0001.dwg

SCALE: N/A  
DATE: JULY 2024  
JOB NO. 7521-531

**Anderson  
perry  
& associates, inc.**  
engineering - surveying - natural resources  
LA GRANDE, OR. WALLA WALLA, WA. REDMOND, OR. HERMISTON, OR.

SHEET  
**1/2**

214 EAST BIRCH STREET • WALLA WALLA, WA 99362 • (509) 529-9260

# PARTITION PLAT 2024- 20

A PARTITION SURVEY OF OF PARCEL 1 OF COUNTY SURVEY 84-4-A LOCATED IN THE SW1/4NE1/4 OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 35 EAST, WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON

I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT AS FILED FOR JOHN WELLS IN UMATILLA COUNTY, OREGON

## METHOD OF SURVEY AND EQUIPMENT USED

THIS SURVEY WAS PERFORMED AT THE REQUEST OF JOHN WELLS. IN MAY OF 2023. THIS SURVEY WAS CONDUCTED USING A TRIMBLE GPS SYSTEM CONSISTING OF R10 DUAL FREQUENCY RECEIVERS WITH A STANDARD DEVIATION OF 1CM + 1.0 PPM. AN RTK GPS TRAVERSE WAS PERFORMED WITH MULTIPLE TIES TO COMMON CONTROL POINTS AND MONUMENTS.

## SURVEY NARRATIVE

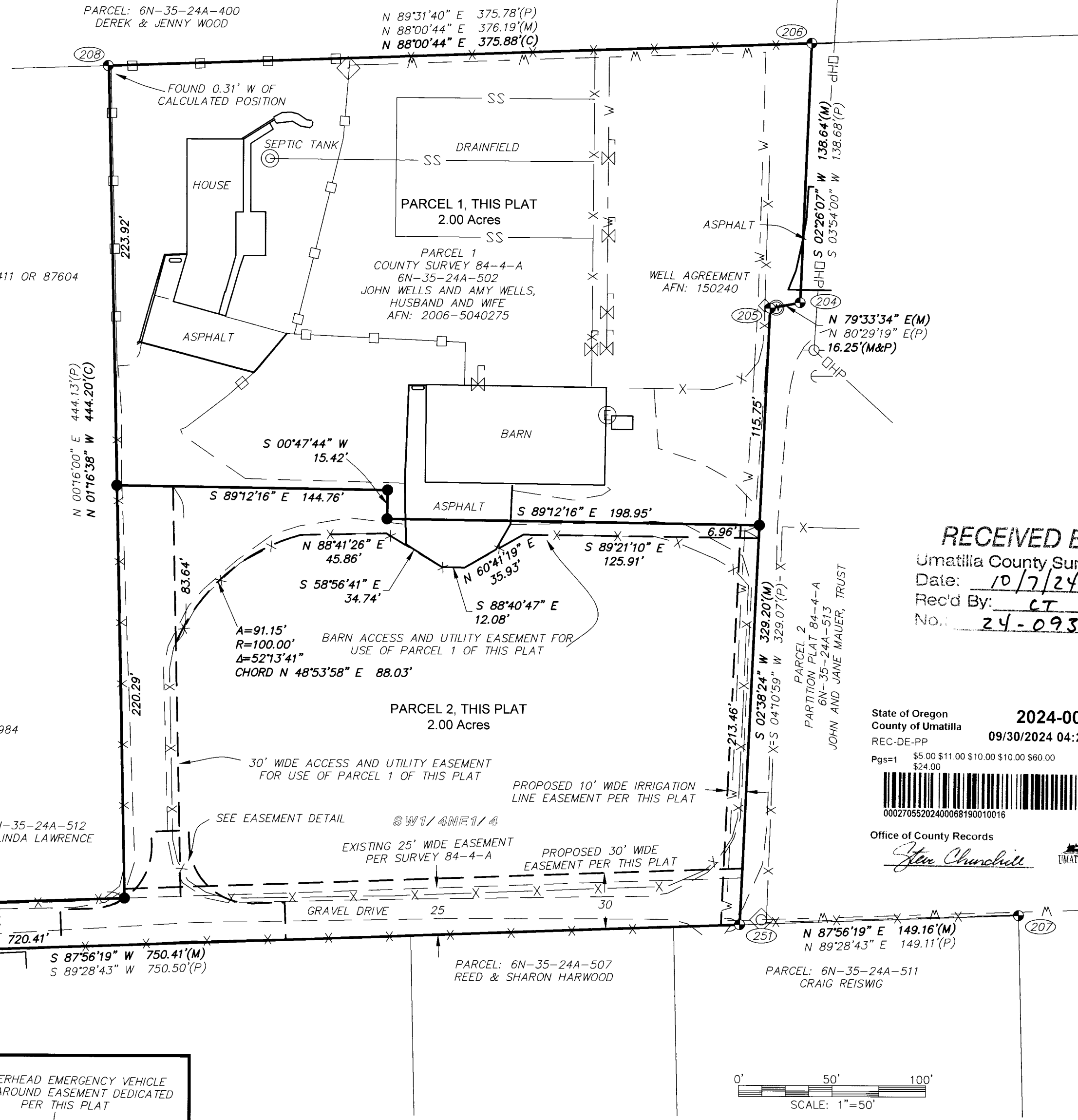
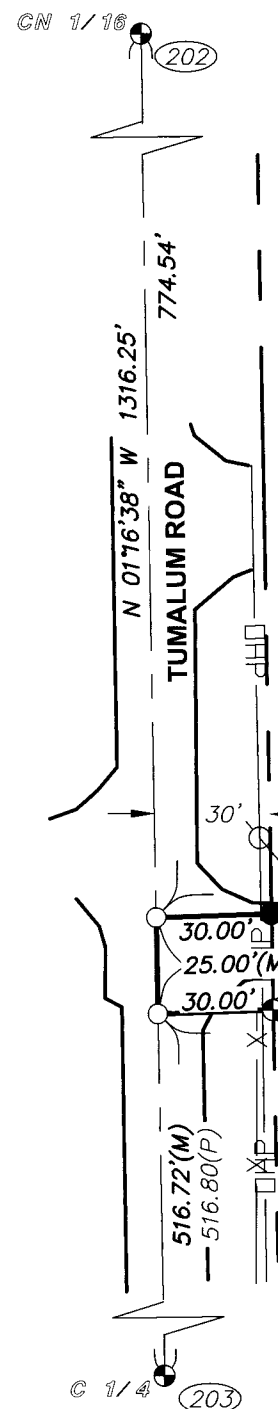
THE PURPOSE OF THIS SURVEY WAS TO DIVIDE PARCEL 1 OF COUNTY SURVEY 84-4-A IN TO TWO PARCELS AT THE REQUEST OF JOHN WELLS. I HELD THE IRON PIPES CALLED FOR IN THE COUNTY SURVEY ALONG THE SOUTH LINE AND THE IRON RODS SET BY THE COUNTY SURVEY ALONG THE EAST AND NORTH LINES I CALCULATED THE WEST LINE OF THE SURVEY AS THE EAST LINE OF THE WEST 422 FEET OF SW1/4NE1/4 BASED ON THE SENIOR DEED TO THE EAST RECORDED IN REEL 19, PAGE 608 RECORDS OF UMATILLA COUNTY, OREGON.

## BASIS OF BEARING

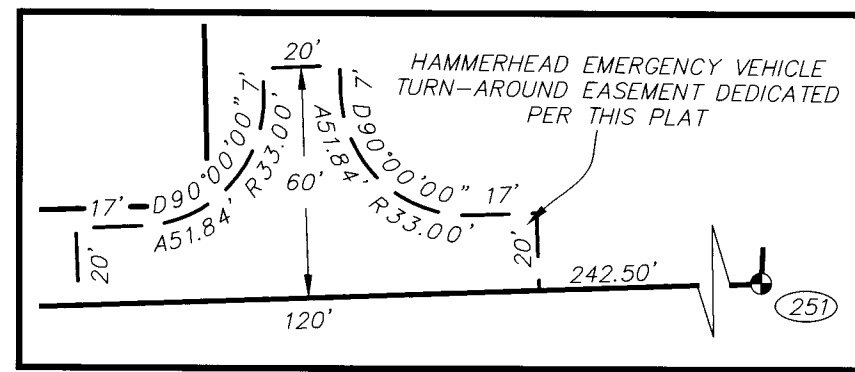
OREGON STATE PLANE - NORTH ZONE, INTERNATIONAL FEET NAD83(2011) EPOCH 2010.0 SCALED TO GROUND DISTANCES BY A FACTOR OF 1.0000397837 BASED ON TIES TO THE ONLINE POSITIONING USER SYSTEM

## LEGEND

- XXX = FOUND MONUMENT AS NOTED IN MONUMENT TABLE
- = SET 5/8" X 30" IRON ROD WITH 1-1/2" ALUMINUM CAP STAMPED "APA WA 43411 OR 87604 UNLESS NOTED
- = CALCULATED POINT, NOTHING FOUND OR SET
- = POWER POLE
- = GUY WIRE
- = IRRIGATION VALVE
- = HOSE BIB
- = ELECTRIC METER
- = SEPTIC TANK
- = WATER METER
- = WELL
- = TELEPHONE RISER
- = PARTITION PLAT BOUNDARY AND LOT LINES
- = ADJOINING PROPERTY LINES
- = PROPOSED EASEMENTS
- = EXISTING EASEMENTS
- = RIGHT OF WAY LINE
- = WOOD FENCE
- = WIRE FENCE
- = OVERHEAD POWER LINE
- = UNDERGROUND IRRIGATION LINE
- AFN = AUDITOR'S FILE NUMBER
- (M) = MEASURED THIS SURVEY
- (C) = CALCULATED THIS SURVEY
- (P) = RECORDED MEASUREMENT PER COUNTY SURVEY 84-4-A V. MCLIND LS 934 1-1984



## EASEMENT DETAIL



## MONUMENT TABLE

- 201 = FOUND 1/2 INCH IRON PIPE (SET BY J. COLE PER SURVEY 84-4-A)
- 202 = FOUND 1/2 INCH BRASS ROD IN 2 INCH IRON PIPE (PER D. KRUMBEIN PE 7728 SURVEY J-61-AX)
- 203 = FOUND 2 INCH BRASS CAP WITH PUNCH (PER G. STREAMER PE 4813 SURVEY I-92-AX)
- 204 = FOUND 1/2 INCH IRON ROD (SET BY V. MCLIND, PLS 934 SER SURVEY 84-4-A)
- 205 = FOUND 1/2 INCH IRON ROD (SET BY V. MCLIND, PLS 934 SER SURVEY 84-4-A)
- 206 = FOUND 1/2 INCH CAPPED IRON ROD STAMPED "LS 934" (SET BY V. MCLIND, PLS 934 SER SURVEY 84-4-A)
- 207 = FOUND 1-1/2 INCH IRON PIPE (SET BY JON COLE PER SURVEY 84-4-A)
- 208 = FOUND 1/2 INCH IRON ROD (SET BY V. MCLIND, PLS 934 SER SURVEY 84-4-A)
- 251 = FOUND 1/2 INCH IRON ROD (SET BY V. MCLIND, PLS 934 SER SURVEY 84-4-A)

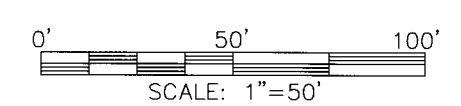
*Erik J. Green*  
ERIK J. GREEN, P.L.S. 87604

RECEIVED BY  
Umatilla County Surveyor  
Date: 10/7/24  
Rec'd By: CT  
No.: 24-093-B

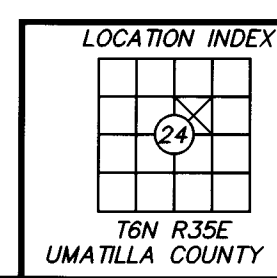
State of Oregon 2024-0006819  
County of Umatilla 09/30/2024 04:20:52 PM  
REC-DE-PP \$5.00 \$11.00 \$10.00 \$10.00 \$60.00 \$120.00  
Pg=1 \$24.00



Office of County Records  
*Jane Churchill* UMATILLA COUNTY



REGISTERED PROFESSIONAL LAND SURVEYOR  
*Erik J. Green*  
OREGON MAY 14, 2013  
ERIK J. GREEN 87604 PLS  
RENEWS: 6/30/25



**PARTITION PLAT 2024- 20**

FILE: Z: \Wells-John\7521-531 Wells Partition\DWG\7521-531-100V-SP0001.dwg

SCALE: 1" = 50'		SHEET <b>2/2</b>
DATE: JULY 2024		
JOB NO. 7521-531		
214 EAST BIRCH STREET • WALLA WALLA, WA 99362 • (509) 529-9260		