

STATE OF OREGON,
COUNTY OF UMATILLA }
I certify that this instrument was received
and recorded on 8-22-2019
at 9:56 o'clock a.m., in the record of
PLATS of said County.
YEAR 2016 NUMBER 21

OFFICE OF COUNTY RECORDS

By: DAVE STUVLAND Records Officer

Fee \$ 120.00 No. 2019-6890636 (S0°18'09"E 1324.30 CALC)₁

**PARTITION
PLAT
2019-21**
W1/2 OF SE1/4,
SECTION 28
TWN. 14 N RA. 35 E.,
WILLAMETTE
MERIDIAN
UMATILLA COUNTY,
OREGON

SHEET 1

OWNER :

JEREMIAH DEAN POWERS
1130 MINNEHAHA RD.
HERMISTON OR 97838

PARTITIONER :

LISA KRIEGER
1317 SW 3RD PLACE
PENDLETON OR 97801

**TITLE
INFORMATION,
EASEMENTS
NOTES**

DEED : 2018-6770099

TITLE REPORTS :

FIRST AMERICAN TITLE INSURANCE
COMPANY

POLICY #5031941-0002321e

PIONEER TITLE COMPANY

ORDER : 98130

SEPTEMBER 24, 2018

NON-LOCATABLE EASEMENTS :

BK. 309 PG. 185, RIGHT OF ENTRY TO
UMATILLA ELECTRIC COOPERATIVE
ASSOCIATION

I CERTIFY THIS IS A TRUE
AND EXACT COPY OF
PARTITION PLAT 2019-21

Rodney J. Lewis
RODNEY J. LEWIS, PLS

C-E
1/16

SE
1/16

E
1/16

INITIAL
C-S
POINT
1/16

FOR REFERENCE ONLY,
NOT MEASURED BY
THIS SURVEY

1/4
28
33

(N89°39'21"E 1324.18 CALC)₁

NW1/4 OF
SE1/4

SALT LAKE PIPELINE CO. (WIDTH NOT PROVIDED) BK. 145 PG. 369
PARALLEL WITH B.P.A. EASEMENT
B.P.A. (BONNEVILLE POWER ADMINISTRATION)
BK. 160 PG. 333
100-FT. WIDE TRANSMISSION LINE EASEMENT
14-FT. WIDE ACCESS
EASEMENT TO B.P.A.
BK. 293 PG. 497
17-FT. WIDE ACCESS
EASEMENT; BK. 305 PG. 591
AND 2004-4630361

**PARCEL 2
(UNSURVEYED)**
40.77 ACRES, M/L

PARCEL 1
5.00 ACRES
SEE SHEET 2

LOT 2

LOT 1

PPLAT 1992-14
SW1/4 OF
SE1/4

PAPOOSE
WOODLANDS

TRAIL OREGON
HIGHWAY

LOOP
KAMELLA

S4°10'57"E 206.46
(S4°12'45"E, 206.29)₂

(S0°18'09"E 1324.31 CALC)₁

(N89°38'38"E 1324.49 CALC)₁

N89°38'38"E 1204.81 (1204.72)₂
BASIS OF BEARING
PPLAT 1992-14

N88°37'45"W 1094.49
(N88°37'47"W 1094.53)₂

(N0°17'22"W 550.81
(N0°16'55"W 550.96)₂

(N0°16'55"W 593.58)₂

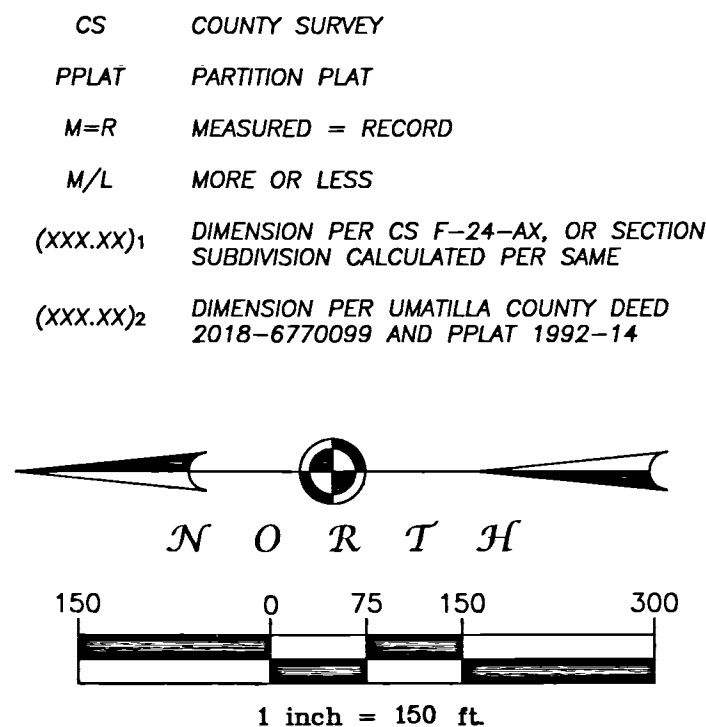
(N0°17'19"W 1324.57)₁

ROAD KNOWN LOCALLY AS
REBEL WAY

C1/4

LEGEND

- ⊗ INITIAL POINT OF THIS PARTITION. A 2-INCH GALVANIZED IRON PIPE AND PUBLIC LAND SURVEY CORNER, AS NOTED, PER CS F-24-AX
- ◇ A 2-INCH GALVANIZED IRON PIPE AND THE INITIAL POINT OF PAPOOSE WOODLANDS SUBDIVISION
- 5/8 INCH REBAR, PPLAT 1992-14
- SET THIS SURVEY, A 5/8 X 30 INCH IRON ROD WITH LIGHT BLUE PLASTIC CAP MKD: "WALLOWA ASSOC."
- ⊗ CALCULATED POSITION, MONUMENT NEITHER FOUND NOR SET
- MOS MOUND OF STONE
- SECTION LINES
- - - QUARTER SECTION AND SIXTEENTH LINES
- PROPERTY LINES



SURVEYOR'S CERTIFICATE

I, RODNEY J. LEWIS, CERTIFY THAT I HAVE CORRECTLY SHOWN AND MONUMENTED PARCEL 1 OF THIS PARTITION PLAT IN ACCORDANCE WITH OREGON REVISED STATUTES CHAPTER 92, AND THE UMATILLA COUNTY DEVELOPMENT CODE.

ALL WITHIN SECTION 28.

THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, TOGETHER WITH :

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, MARKED BY A 2 INCH GALVANIZED IRON PIPE; THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER N89°38'38"E, 1204.81 FEET TO A 2 INCH GALVANIZED IRON PIPE MARKING THE INITIAL POINT OF PAPOOSE WOODLANDS; THENCE ALONG THE WESTERLY LINE OF PAPOOSE WOODLANDS S4°10'57"E, 206.46 FEET TO THE NORTHWEST CORNER OF LOT 19 OF BLOCK 2 OF PAPOOSE WOODLANDS; THENCE S86°26'29"W, ALONG THE NORTH LINE OF THAT TRACT OF LAND CONVEYED TO FLOYD LAMBERSON BY DEED RECORDED IN BOOK 335, PAGE 341; A DISTANCE OF 125.00 FEET TO THE NORTHEAST CORNER OF PARCEL 2 OF PARTITION 1992-14; THENCE ALONG THE NORTH LINES OF PARCELS 1 AND 2 OF SAID PARTITION N88°37'45"W, 1094.49 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, SAID POINT OF WHICH LIES 180.00 FEET SOUTHERLY OF THE POINT OF BEGINNING; THENCE ALONG SAID WEST LINE N°17'19"W, 180.00 FEET TO THE POINT OF BEGINNING.

Rodney J. Lewis
RODNEY J. LEWIS, P.L.S.

RECEIVED BY
Umatilla County Surveyor
Date: 8/22/19
Rec'd By: CT
No.: 19-083-B

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Rodney J. Lewis
OREGON
JULY 14, 1998
RODNEY J. LEWIS
2872
EXPIRES 12-31-20

PARTITION PLAT		
FOR : LISA KRIEGER		
LOCATED WITHIN W1/2 SE1/4, SECTION 28 TOWNSHIP 14 NORTH, RANGE 35 EAST, W.M. UMATILLA COUNTY, OREGON		
Wallowa Associates 303 S.E. Alamo Street Enterprise, Oregon 97828 (541) 426-9049		
SCALE 1 IN. = 150 FT.	SHEET No. 1 OF 2	DATE OF SURVEY Beginning: JUNE 26, 2019 Ending: JUNE 26, 2019
DRAWN BY R J L	CHECKED K L P	PROJECT No. E191-01 / 2928lk

STATE OF OREGON }
 COUNTY OF UMATILLA }
 I certify that this instrument was received
 and recorded on 8-22-2019
 at 9:56 o'clock a.m., in the record of
 PLATS of said County.
 YEAR 2016 NUMBER 21
OFFICE OF COUNTY RECORDS
 By: DAVE STUVLAND Records Officer
 Fee \$ 120.00 No. 2019-6890636

PARTITION PLAT 2019 -21
 W1/2 OF SE1/4, SECTION 28
 TOWNSHIP 1 NORTH, RANGE 35 EAST, W.M.
 UMATILLA COUNTY, OREGON
 SHEET 2

NARRATIVE

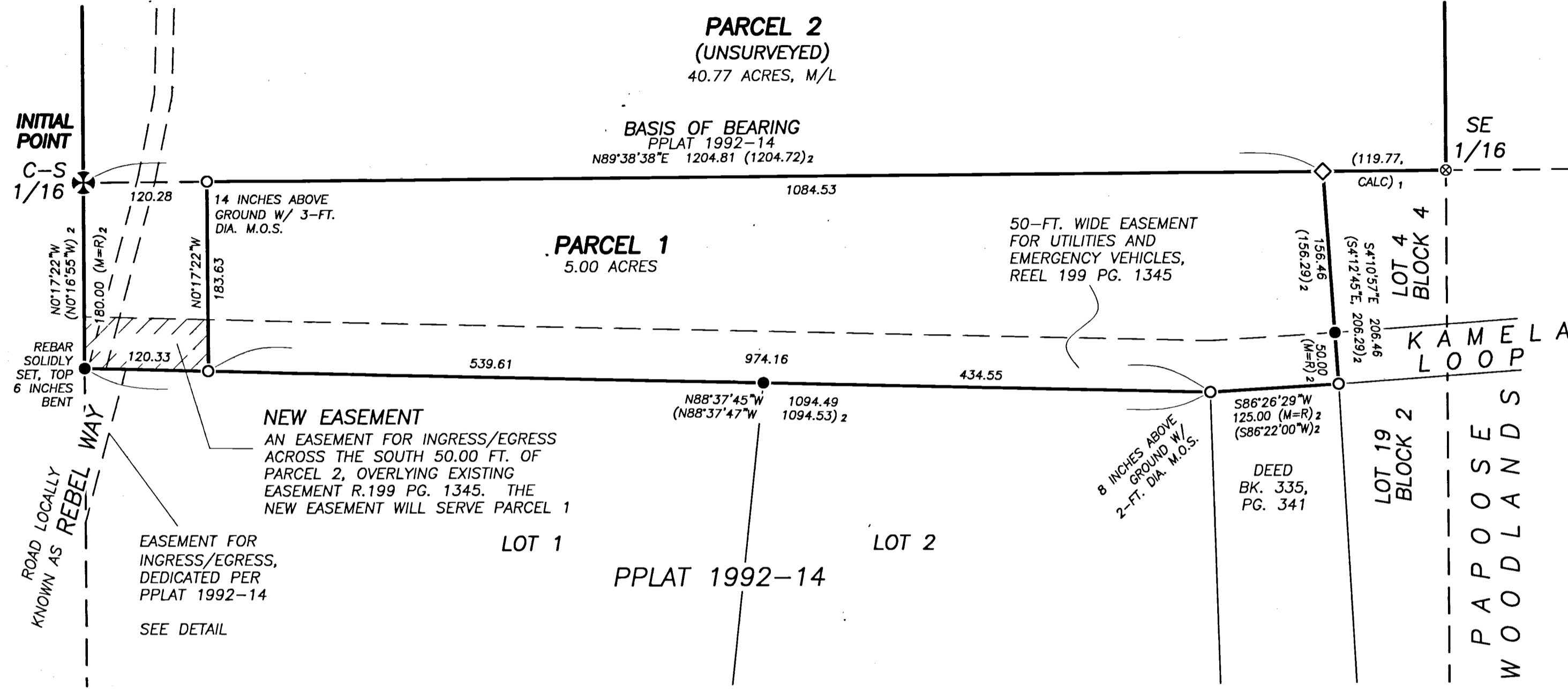
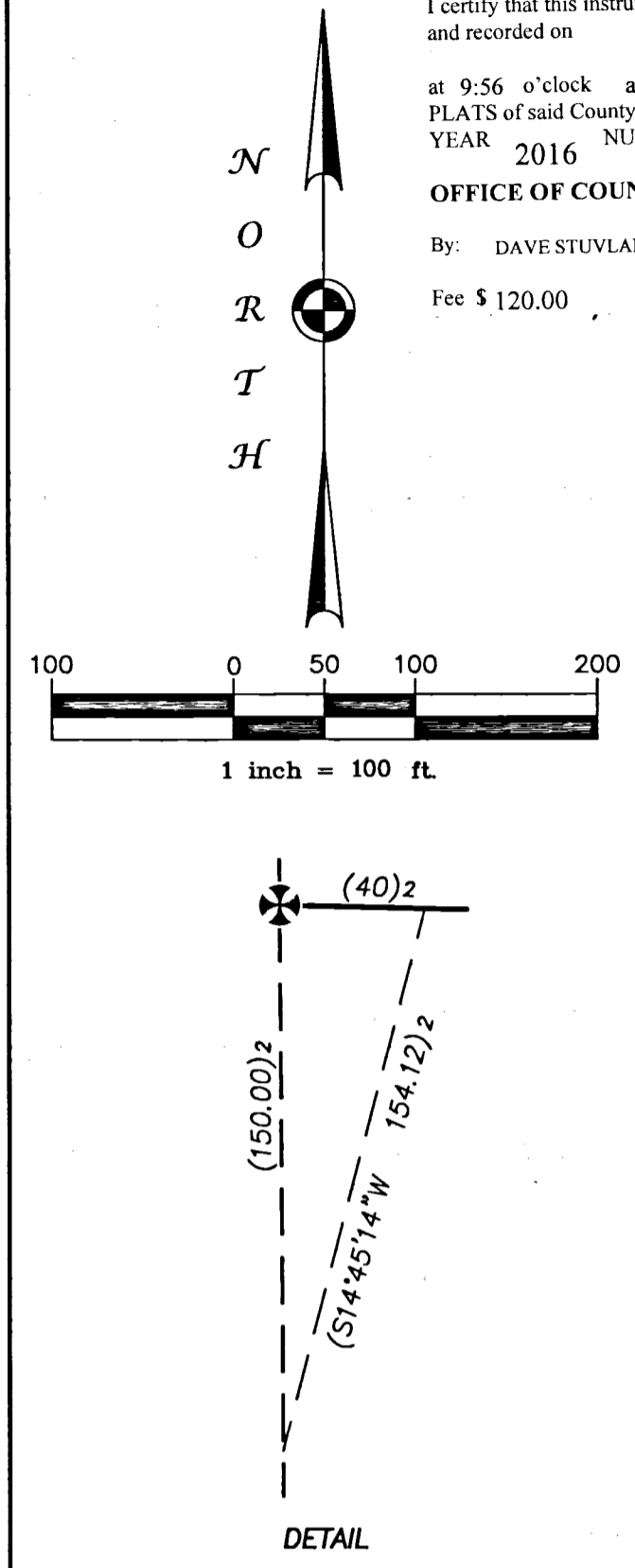
THIS SURVEY WAS PERFORMED AT THE REQUEST OF JEREMIAH POWERS (LANDOWNER) AND LISA KRIEGER (PARTITIONER), TO MONUMENT THE BOUNDARIES OF THE HEREON SHOWN 5.00 ACRE PARCEL 1.

THE NORTH, EAST AND SOUTH LINES OF PARCEL 1 HAD BEEN PREVIOUSLY DETERMINED AND MONUMENTED DURING COUNTY SURVEY F-24-AX, PAPOOSE WOODLANDS SUBDIVISION AND PARTITION PLAT 1992-14.

THE NORTHWEST CORNER OF LOT 19, BLOCK 2 OF PAPOOSE WOODLANDS (BEING THE SOUTHEAST CORNER OF PARCEL 1); HAD BEEN DESTROYED. I REESTABLISHED SAID CORNER BY HOLDING THE WESTERLY LINE OF LOT 4, BLOCK 4 OF THE SAID SUBDIVISION, PER THE TWO (2) RECOVERED WESTERLY MONUMENTS OF SAID LOT 4. THE REESTABLISHED CORNER OF SAID LOT 19 LIES AT A POINT 50.00 FEET SOUTHERLY OF THE SOUTHWEST CORNER OF LOT 4, ALONG AN EXTENSION OF SAID WEST LINE.

THE NORTHEAST CORNER OF LOT 2, PARTITION 1992-14, HAD BEEN SIMILARLY DESTROYED. I REESTABLISHED SAID CORNER BY HOLDING THE NORTHERLY LINE OF LOT 1 OF SAID PARTITION, PER THE TWO (2) RECOVERED NORTHERLY MONUMENTS OF LOT 1. THE REESTABLISHED NORTHEAST CORNER OF LOT 2 LIES UPON AN EXTENSION OF SAID NORTHERLY LINE OF LOT 1, AT A POINT 125.00 FEET DISTANT FROM THE PRIOR REESTABLISHED NORTHWEST CORNER OF LOT 19, BLOCK 4; OF PAPOOSE WOODLANDS.

THIS SURVEY WAS PERFORMED USING TRIMBLE R-8 GPS RECEIVERS, A TRIMBLE TSC-2 DATA COLLECTOR WITH 'SURVEY CONTROLLER' SOFTWARE AND A NIKON DTM-522 THEODOLITE.



LEGEND

- ⊗ INITIAL POINT OF THIS PARTITION. A PUBLIC LAND SURVEY CORNER, PER CS F-24-AX; A 2-INCH GALVANIZED IRON PIPE
- ◇ A 2-INCH GALVANIZED IRON PIPE AND THE INITIAL POINT OF PAPOOSE WOODLANDS SUBDIVISION
- 5/8 INCH REBAR, PPLAT 1992-14
- SET THIS SURVEY, A 5/8 X 30 INCH IRON ROD WITH LIGHT BLUE PLASTIC CAP MKD: "WALLOWA ASSOC."
- ⊗ CALCULATED POSITION, MONUMENT NEITHER FOUND NOR SET
- MOS MOUND OF STONE
- SECTION LINES
- - - QUARTER SECTION AND SIXTEENTH LINES
- PROPERTY LINES
- - - EASEMENTS, LOCATABLE
- CS COUNTY SURVEY
- PPLAT PARTITION PLAT
- M=R MEASURED = RECORD
- M/L MORE OR LESS
- (xxx.xx)₁ DIMENSION PER CS F-24-AX, OR SECTION SUBDIVISION CALCULATED PER SAME
- (xxx.xx)₂ DIMENSION PER UMATILLA COUNTY DEED 2018-6770099 AND PPLAT 1992-14

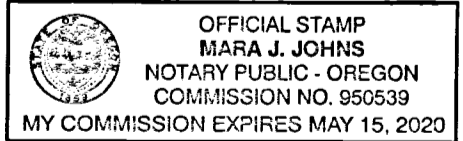
OWNER'S DECLARATION

I, JEREMIAH DEAN POWERS, OWNER; ACKNOWLEDGE I HAVE CAUSED THIS PARTITION TO BE PREPARED AND THIS LAND PARTITIONED, TOGETHER WITH HEREON SHOWN NEWLY CREATED INGRESS/EGRESS EASEMENT SERVING PARCEL 1; IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE UMATILLA COUNTY DEVELOPMENT ORDINANCE.

[Signature]
 JEREMIAH DEAN POWERS
ACKNOWLEDGEMENT
 STATE OF OREGON)
 COUNTY OF UMATILLA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON
 THIS 13th DAY OF August, 2019.

BY JEREMIAH DEAN POWERS
[Signature]
 NOTARY PUBLIC FOR THE STATE OF OREGON



MY COMMISSION EXPIRES: May 15, 2020
 COMMISSION NUMBER: 950539

RECEIVED BY
 Umatilla County Surveyor
 Date: 8/22/19
 Rec'd By: CT
 No.: 19-083-B

APPROVALS

EXAMINED AND APPROVED THIS
 DAY 21ST OF August 2019
 LAND DIVISION NO. LO-14-121-18
[Signature]
 ROBERT T. WALKER
 UMATILLA COUNTY PLANNING DIRECTOR

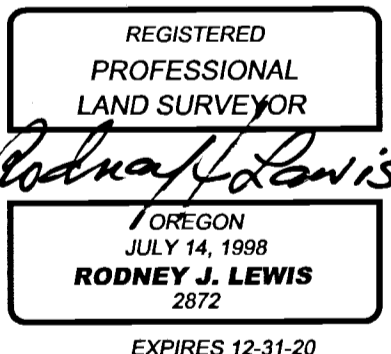
TAXES ARE PAID IN FULL
 DAY 13th OF August 2019
[Signature]
 Bethina Emig by Kristin Shanard,
 UMATILLA COUNTY TAX COLLECTOR Deputy

EXAMINED AND APPROVED THIS
 DAY 13 OF Aug 2019
[Signature]
 UMATILLA COUNTY SURVEYOR

I CERTIFY THIS IS A TRUE AND EXACT COPY OF ~~20~~ PARTITION PLAT 2019-21
[Signature]
 RODNEY J. LEWIS, PLS

REFERENCES

- UMATILLA COUNTY DEED 2018-6770099
- SURVEYS:
 CS F-24-AX
 PAPOOSE WOODLANDS, BK. 9, PG. 32
 PARTITION PLAT 1992-14



PARTITION PLAT		
FOR : LISA KRIEGER		
LOCATED WITHIN W1/2 SE1/4, SECTION 28 TOWNSHIP 1 NORTH, RANGE 35 EAST, W.M. UMATILLA COUNTY, OREGON		
Wallowa Associates 303 S.E. Alamo Street Enterprise, Oregon 97828 (541) 426-9049		
SCALE 1 IN. = 100 FT.	SHEET No. 2 OF 2	DATE OF SURVEY Beginning: JUNE 26, 2019 Ending: JUNE 26, 2019
DRAWN BY R J L	CHECKED K L P	PROJECT No. E191-01 / 2928ik