

INITIAL POINT
S31 S32
N23°43'56"W
2790.36' to the
Initial Point.
See Sheet 2

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 parcels 2 & 3 as shown hereon. Parcel 1 is unsurveyed. The parent tract as described is correctly depicted. I do also state that the Initial Point is the standard corner to sections 31 & 32 and is monumented with a 2 1/4" brass cap set under survey 97-140-C.

LEGAL DESCRIPTION

That tract of land conveyed to James D. Hatley by the Statutory Warranty Deed recorded on April 12, 2021 as Instrument Number 2021-7190221, Office of County Records, Umatilla County, Oregon, more particularly described as follows:
TRACT II:
Township 1 South, Range 32, E.W.M.;
SECTION 5: Northwest Quarter and the North Half of the Southwest Quarter.
EXCEPTING THEREFROM that tract of land conveyed to Umatilla County by deed recorded in Book 173, Page 56, Deed Records.
SECTION 6: North Half of the Northeast Quarter and the North Half of the Southeast Quarter.
EXCEPTING THEREFROM any portion lying within the County Road right of way. All being East of the Willamette Meridian, Umatilla County, Oregon.

PARTITION PLAT 2022 - 22

A partition of Tract II, Umatilla County Deed Reel 719, Page 221, being a portion of Sections 5 & 6, T1S, R32E, W.M., Umatilla County, Oregon.

SHEET 1 OF 2

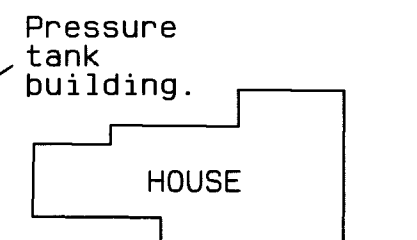
Parcel 1
UNSURVEYED
391.1 Acres, more or less.
See Sheet 2

148.05'
N01°32'01"W 264.11'
116.07'

Note: Parcels 2 and 3 share a common electric system. See the owner's declaration for further details.

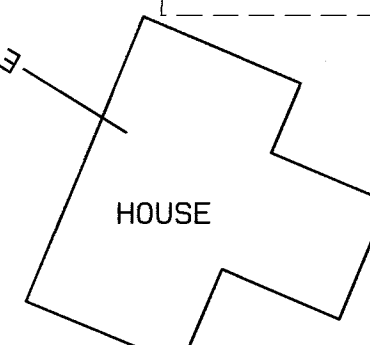
Shared well. See the joint well agreement recorded in Deed Reel 742, Page 676, Umatilla County Deed Records.

Parcel 2
1.28 Acres



Temporary septic easement. 130'

Temporary septic easement.



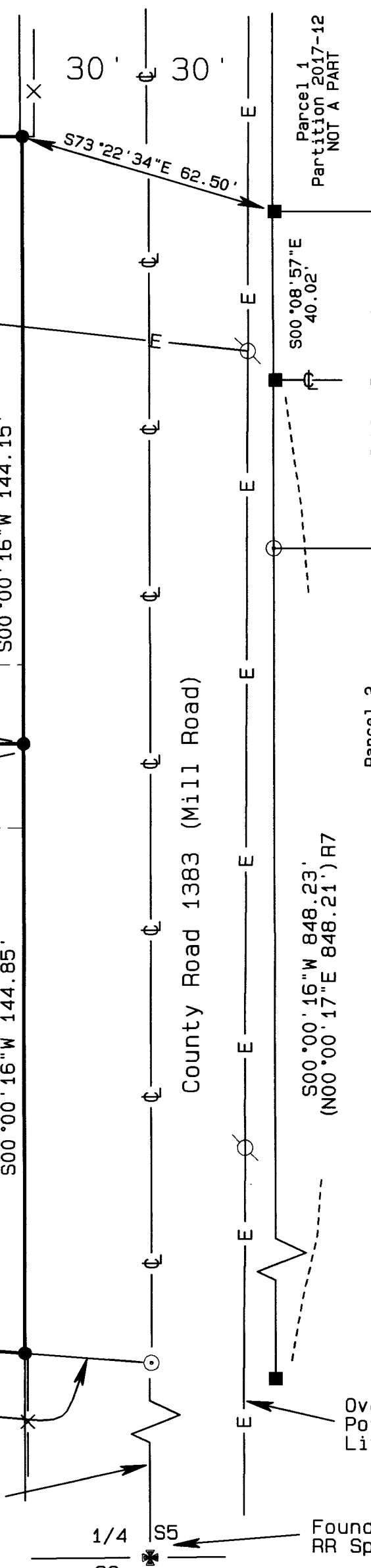
Parcel 3
1.13 Acres

Note: The houses on Parcels 2 & 3 currently share a common drainfield area. When each drainfield is replaced, the new system must be built on the same parcel as the house it serves and that part of this easement that lies on the adjoining parcel shall automatically terminate.

S89°27'32"E 384.47'

N89°58'04"E 380.48'

N85°39'51"W 378.44'



County Road 1383 (Mill Road)

Parcel 1
NOT A PART
Partition 2017-12

Public Easement
per Partition 2017-12

Parcel 2
NOT A PART
Partition 2019-26

S00°00'16"W 144.15'
S00°00'16"W 144.85'
S00°00'17"E 848.23'
(N00°00'17"E 848.21') R7

LEGEND

- ⊗ FOUND BRASS CAP 20" DOWN IN A PLOWED FIELD PER SURVEY 97-140-C. INITIAL POINT
- SET A 5/8" x 30" IRON REBAR W/ A 1 1/8" ORANGE PLASTIC CAP STAMPED WTS AND 56295LS
- ✱ FOUND RAILROAD SPIKE PER SURVEY 11-101-C.
- FOUND 5/8" REBAR WITH ORANGE PLASTIC CAP STAMPED WTS & 56295LS PER SURVEY 17-83-B
- ⊙ POWER POLE
- ⊙ COMPUTED POINT
- R1 GLO CONTRACT #107 DATED SEPTEMBER 21, 1864 BY DANIEL CHAPLIN
- R2 CURRIN & NOLAND GLO SPECIAL CONTRACT DATED MAY 4, 1887
- R3 COUNTY SURVEY 97-140-C
- R4 COUNTY SURVEY 11-101-C
- R5 COUNTY SURVEY 17-083-B
- R6 COUNTY SURVEY 19-101-B
- R7 ROAD NOTES FOR COUNTY Rd. No. 1383

BASIS OF BEARINGS

Bearings are based on GPS observed grid bearings rotated 1°10'27" to true bearings. Grid data was scaled by a combined scale factor of 0.99983403 to obtain ground distances.

OFFICE OF COUNTY RECORDS

State of Oregon 2022-7470031
County of Umatilla 09/14/2022 08:35:57 AM
REC-DE-PP \$120.00



Office of County Records
John Churchill UMATILLA COUNTY

NARRATIVE OF SURVEY

This survey was performed at the request of Mr. Jim Hatley. The purpose of the survey was to partition the land into the three parcels shown on this partition plat.

The majority of this partition is unsurveyed. The surveyed portion (as shown above) was tied to the existing section corner monuments shown hereon and the new parcel lines were established by holding the existing fences and the right of way of the County Road. The Mill Road right of way was legalized by order of Umatilla County on June 2nd, 1976. The order states the right of way is to run along the center of section line but there is no record of how that line was established. For this survey I have held the location as monumented by partitions 2017-12 and 2019-26.

That part of the NW1/4 of Section 5 lying northeasterly of Mill Road (see sheet 2 of this map) was conveyed to Umatilla County in 1945 by the deed recorded in Book 173, Page 56. The current deed to Mr. Hatley cites that county deed as an exception. The legal description found in Book 173, Page 56, calls for the aliquot part lines and provides dimensions but makes no call for the county road right of way. The current deed for this adjoining property (Reel 382, Page 637) uses different dimensions and calls for the northerly right of way line. Where this partition is unsurveyed, no effort was made to identify the difference between the two descriptions.

This survey was performed with a Trimble R7/R8 RTK GPS system.

PARTITION PLAT FOR
Mr. Jim Hatley
P.O. Box 458
Pilot Rock, OR 97868

LOCATION: A PORTION OF SECTIONS 5 & 6,
T1S, R32E, W.M., UMATILLA COUNTY, OREGON

PROJECT DATE: May 7th, 2021

Project No. 21-9

SCALE: 1" = 30'

WITNESS TREE SURVEYING

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Stephen K. Haddock

OREGON
JULY 9, 2001
STEPHEN K. HADDOCK
56295LS

RENEWS 6-30-23

Stephen K. Haddock

THIS IS A TRUE
AND EXACT COPY

RECEIVED BY

Umatilla County Surveyor

Date: 9/19/22

Rec'd By: *CT*

No.: 22-109-B

PARTITION PLAT 2022 - 22

A partition of Tract II of Umatilla County Deed Reel 719, Page 221, being a portion of Sections 5 and 6, T1S, R32E, W.M., Umatilla County, Oregon.

SHEET 2 OF 2
APPROVALS

UMATILLA COUNTY
PLANNING DIRECTOR

This plat is approved this

12th day of SEPTEMBER, 2022.

Robert T. Waldner
CITY PLANNING DIRECTOR

UMATILLA COUNTY
TAX COLLECTOR

Taxes are paid in full this

25 day of August, 2022.

Richard Reynolds
UMATILLA COUNTY TAX COLLECTOR

COUNTY SURVEYOR

This plat is examined and approved this

24 day of August, 2022.

David H. Klein
UMATILLA COUNTY SURVEYOR

RECEIVED BY

Umatilla County Surveyor

Date: 9/19/22

Rec'd By: CT

No.: 22-109-B

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Stephen K. Haddock

OREGON
JULY 9, 2001
STEPHEN K. HADDOCK
56295LS

RENEWS 6-30-23

Stephen K. Haddock
THIS IS A TRUE
AND EXACT COPY

OFFICE OF COUNTY RECORDS

State of Oregon
County of Umatilla
REC-DE-PP

2022-7470031

09/14/2022 08:35:57 AM

Fig. 1 \$0.00 \$11.00 \$10.00 \$10.00 \$99.00 \$24.00 \$120.00



00003165202274700310010010

Office of County Records
John Churchill
UMATILLA COUNTY

Note: The N1/2 of the NE1/4 of Section 6 consists of the government lots as shown on the 1864 GLO plat.

Existing easement for electric utility in NW1/4 of S5. See Book 264, Page 468.

Initial Point
S31 S32
S23°43'56"E 2790.36'
From Initial Point to NW corner of Parcel 2.

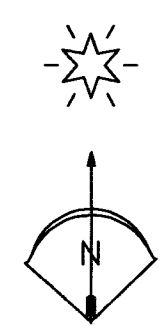
See the narrative on sheet 1.

PARCEL 1
UNSURVEYED
391.1 Acres, more or less.

For survey details of Parcels 2 and 3 see Sheet 1.

LEGEND

- FOUND BRASS CAP 20" DOWN IN A FARM FIELD PER SURVEY 97-140-C.
- * FOUND RAILROAD SPIKE PER SURVEY 11-101-C
- COMPUTED POINT



OWNER'S DECLARATION

I, James D. Hatley, owner of the lands described hereon, 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 any and all easements of record. I do also hereby dedicate the temporary septic easement for parcels 2 and 3 as shown on sheet 1 of this plat. I do also dedicate to Pacific Power and / or their successor's an easement for the continued operation and maintenance of the existing electrical supply system serving Parcels 2 and 3 of this partition, including the right of access necessary thereto. Any and all system expansions shall be negotiated with the current parcel owners.

James D. Hatley
James D. Hatley

State of: Oregon
County of: Umatilla

On this 23rd Day of August, 2022, the above named individual appeared personally before me and is known to me to be the identical individual who executed the plat declaration and acknowledged that he did so freely and voluntarily.

Before me: Genna M. Banica

Printed name: Genna M. Banica
Notary Public for Oregon

Commission number: 10 24635

My commission expires: May 16, 2026

PARTITION PLAT FOR
Mr. Jim Hatley
P.O. Box 458
Pilot Rock, OR 97868

LOCATION: A PORTION OF SECTIONS 5 & 6, T1S, R32E, W.M., UMATILLA COUNTY, OREGON

PROJECT DATE: May 7, 2021

Project No. 21-9 SCALE: 1" = 500'

WITNESS TREE SURVEYING
Stephen K. Haddock, PLS, CFedS
P.O. Box 6
Pilot Rock, Oregon 97868
(541) 443-2922