

# MINOR PARTITION

FILE NO: MNP-20-001

APPLICANT AND OWNER: TUBBS  
 ADDRESS: 75938 SPRING HOLLOW ROAD, ADAMS, OR 97810  
 JANUARY, 2020

TRIBAL PLANNING OFFICE APPROVAL

THIS MINOR PARTITION SURVEY IS APPROVED THIS DAY OF MAY, 2020, BY THE TRIBAL PLANNING OFFICE OF THE CONFEDERATED TRIBES OF THE UMATILLA INDIAN RESERVATION.

*John D. Tovey III*  
 JOHN D. TOVEY III, PLANNING DIRECTOR

## PARCEL DESCRIPTIONS

Descriptions for Parcels of land located in the Southwest Quarter of Section 18, Township 3 North, Range 35 East, W.M., Umatilla County, Oregon described as follows:

### PARCEL 1

Commencing at the West Quarter corner of said Section 18; thence South 17°06'44" East a distance of 2359.77 feet to the POINT OF BEGINNING for this description; thence North 59°40'35" East a distance of 248.02 feet to a point on the Westerly right of way of Spring Hollow Road, A.K.A. Umatilla County Road No. 745; said point on Westerly right of way bears South 59°40'35" West a distance of 30.22 feet from highway centerline station 306+66.19 POT; thence South 37°19'46" East along said Westerly right of way a distance of 437.47 feet to a point; thence South 90°00'00" West a distance of 479.36 feet to a point; thence North 00°00'00" East a distance of 222.64 feet to the POINT OF BEGINNING.

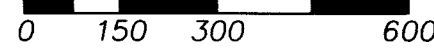
Together with a 20 foot wide easement for utility purposes described as follows: Commencing at the Southwest corner of said Parcel 1; thence North 90°00'00" East along the South line of said Parcel 1 a distance of 55.89 feet to the centerline of said easement and the POINT OF BEGINNING for this description; thence South 01°33'28" West a distance of 175' more or less to the South line of said Southwest Quarter, the TERMINUS POINT for this centerline easement. EXCEPTING THEREFROM all road and water rights of way. SUBJECT TO all easements. contains 2.46 acres more or less.

### PARCEL 2

Lots 3 and 4, and the East Half of the Southwest Quarter, Also described in deeds as the Southwest Quarter, of said Section 18, EXCEPTING THEREFROM, Commencing at the West Quarter corner of said Section 18; thence South 17°06'44" East a distance of 2359.77 feet to the POINT OF BEGINNING for this description; thence North 59°40'35" East a distance of 248.02 feet to a point on the Westerly right of way of Spring Hollow Road, A.K.A. Umatilla County Road No. 745; said point on Westerly right of way bears South 59°40'35" West a distance of 30.22 feet from highway centerline station 306+66.19 POT; thence South 37°19'46" East along said Westerly right of way a distance of 437.47 feet to a point; thence South 90°00'00" West a distance of 479.36 feet to a point; thence North 00°00'00" East a distance of 222.64 feet to the POINT OF BEGINNING. EXCEPTING THEREFROM all road and water rights of way. SUBJECT TO the new 20.00 foot wide utility easement as described above in PARCEL 1, and all other record easements. contains 141.86 acres more or less.



SCALE: 1"=300 FEET



"BASIS OF BEARINGS" IS THE WEST LINE OF THE NW1/4 OF SECTION 18 AS SHOWN PER SURVEY NO. 15-125-B.

C/L STA. 190+86.5 P.T. AS CALCULATED FROM SURVEY NO. 15-125-B.

CURVE DATA  
 $\Delta = 6^{\circ}44'11''$   
 RADIUS=1432.395'  
 LENGTH=168.41'  
 CHORD BEARING = S40°41'51"E

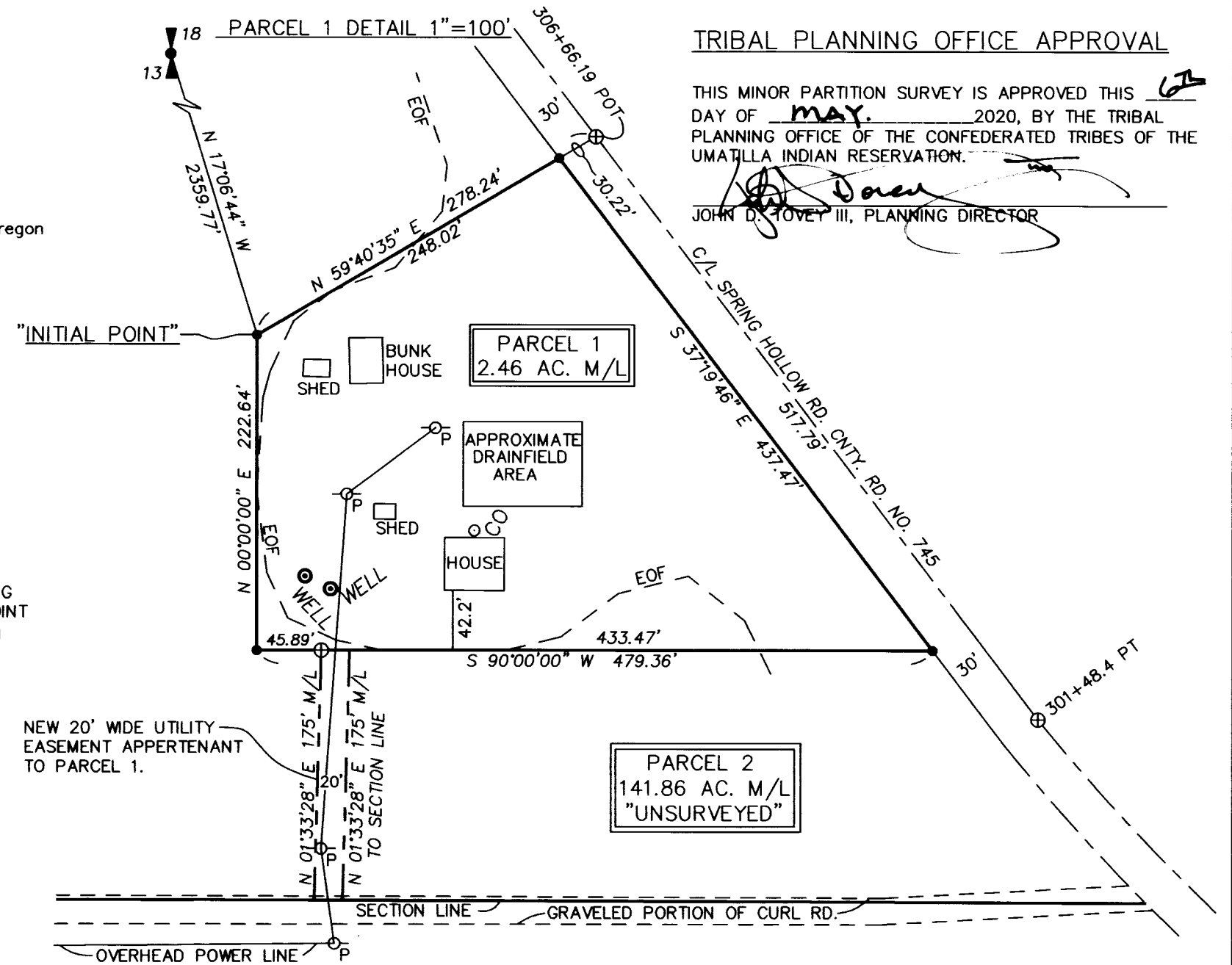
FOUND 2" ALUM. CAP FOR 1/4 CORNER PER SURVEY NO. 15-125-B.

## LEGEND

- FOUND MONUMENT AS DESCRIBED FOR QUARTER OR SECTION CORNER.
- SET 5/8" X 30" REBAR WITH BLUE PLASTIC CAP MARKED "WELLS SURVEYING PLS 54657."
- CALCULATED POINT, NOT SET OR FOUND.
- QUARTER SECTION, OR CENTER 1/4 CORNER SHOWN FOR LOCATION ONLY. NOT TIED OR SEARCHED FOR ON THIS SURVEY.
- (XOX) - RECORD DIMENSION FROM UMATILLA COUNTY SURVEY NO. 15-125-B.
- (XOX)HWY - RECORD DIMENSION FROM ADAMS SPRING HOLLOW OR THORN HOLLOW MARKET ROAD MAP DATED JULY 1925 AND MAY 1926.
- EOF - EDGE OF FARMED FIELD.
- POWER POLE.
- APPROXIMATE SEPTIC TANK CLEANOUT

E1/2 SW1/4

PARCEL 2  
 141.86 AC. M/L  
 "UNSURVEYED"



## OWNERS DECLARATION

I KELLY TUBBS, PERSONAL REPRESENTATIVE OF THE ESTATE OF FRANK C. TUBBS, DO HEREBY ACKNOWLEDGE THAT I HAVE CAUSED THIS MINOR PARTITION TO BE PREPARED UNDER THE REGULATIONS OF THE CONFEDERATED TRIBES OF UMATILLA INDIAN RESERVATION. I ALSO ACKNOWLEDGE THAT PURSUANT TO CTJIR LAND DEVELOPMENT CODE (LDC) 3.015(3)(C), PARCEL 2 SHALL REMAIN VACANT WITH CONTINUED FARM USES ALLOWED WHICH MAY INCLUDE FARM BUILDINGS AS DEFINED IN LDC SECTION 16.010.

*Kelly Tubbs, Personal representative of the Estate of Frank C. Tubbs*  
 KELLY TUBBS, PERSONAL REPRESENTATIVE OF THE ESTATE OF FRANK C. TUBBS

## ACKNOWLEDGMENT

STATE OF Idaho ) SS  
 COUNTY OF Butte )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

THIS 24 DAY OF April, 2020.

BY KELLY TUBBS

*Bone May Allen*  
 NOTARY PUBLIC FOR THE STATE OF Idaho

MY COMMISSION EXPIRES: 07/03/2020

MY COMMISSION NUMBER: 30625

## RECEIVED BY

Umatilla County Surveyor

Date: 5/7/20

Rec'd By: CT

No.: 20-039-B

## SURVEYORS CERTIFICATE & NARRATIVE

I CERTIFY I HAVE CORRECTLY SURVEYED PARCEL 1 OF THIS MINOR PARTITION SURVEY, IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE OF THE CONFEDERATED TRIBES OF THE UMATILLA INDIAN RESERVATION. PARCEL 1 IS SURVEYED AND PARCEL 2 IS UNSURVEYED. BOTH PARCELS ARE SUBJECT TO ALL EASEMENTS, ROADS AND WATER RIGHT OF WAY.

THIS MINOR PARTITION SURVEY WAS MADE AT THE REQUEST OF KELLY TUBBS TO DIVIDE OFF A HOUSE PARCEL FROM A LARGER FARM PARCEL. PREVIOUS SURVEYS WERE MADE IN THIS AREA IN SURVEYS NO. 15-064-C, AND 15-125-B. ALL CONTROLLING CORNERS FOUND & SET ARE NOTED.

THIS SURVEY WAS MADE WITH A LEICA GS14 GEODETIC GPS RECEIVER OPERATED OVER THE OREGON REALTIME GNSS NETWORK. MONUMENTS FOUND AND SET WERE MEASURED TWICE AT DIFFERENT TIMES FOR REDUNDANCY.

*Jason M. Wells*  
 JASON M. WELLS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR

*Jason M. Wells*  
 OREGON  
 NOVEMBER 29, 2010  
 JASON M. WELLS  
 54657PLS  
 RENEWS 6/30/20

WELLS SURVEYING  
 200 SE HAILEY SUITE 108  
 P.O. BOX 1696  
 PENDLETON, OR 97801  
 PHONE: (541) 276-6362

DATE: 01/20 DR. BY: JMW  
 CK. BY: JMW NO: 20-1751

PROJECT: \TUBBSRANCHPP32020R0T

MINOR PARTITION PLAT FOR:

TUBBS

LOCATED IN THE SW1/4 OF SEC. 18, TOWNSHIP 3 NORTH, RANGE 35 EAST, W.M., UMATILLA COUNTY, OREGON.

## AREA SUMMARY

	EXISTING	REVISED
PARCEL 1	0.00 ACRES	2.46 ACRES M/L
PARCEL 2	144.32 ACRES	141.86 ACRES M/L