

# Monahan, Grove & Tucker

Attorneys At Law

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Kittee Custer, Of Counsel  
John U. Grove, Deceased  
J.T. Monahan, Deceased

April 11, 2022

Umatilla County Public Works Road Department  
390 Westgate Street  
Pendleton, OR 97801

RE: Road Vacation

Dear friends:

Enclosed is a petition to vacate a road on Weston Mt. Enclosed is your \$500.00 check. Please proceed with the vacation. We also enclose a \$20.00 check to the Umatilla County Clerks Office for recording.

Please proceed with this vacation process. Contact me if there is any question or problem.

Sincerely,

MONAHAN, GROVE & TUCKER



Sam Tucker  
ST:sa  
Enclosures:

c : Jerry R. Nance and Patricia J Nance

Tom Reitmann and Katherine M Cook

**PETITION FOR VACATION**

**TO THE BOARD OF COUNTY COMMISSIONERS FOR UMATILLA COUNTY, OREGON, IN THE MATTER OF THE VACATION OF**

**Umatilla County Road 635, formerly known as County Road # 354, South of Highway 204**

We, Jerry R. Nance, Patricia J. Nance, Tom Rietman, and Katherine Cook , petition the Board of County Commissioners of Umatilla County , Oregon to vacate portion of County road 635, , more particularly described as follows:

Umatilla County Road 635, formerly County Road 354, South of Highway 204. See attached portion of Wells Survey / Umatilla County Survey #21-137-C

**II**

Petitioners are the owners, as shown in the records of Umatilla County, of property abutting the property sought to be vacated, and petitioners are the only persons or corporations particularly affected by the proposed vacation of the property\*.

**III  
(attached)**

No portion of the street proposed to be vacated is situated within the corporate limits of any city.

**IV**

The particular circumstances that justify granting a vacation of the described property are: ( attach extra page if necessary )

HOW PROPERTY IS USED  
CONDITION OF PROPERTY  
REASON FOR VACATION

County Road abandoned many years ago.  
Access to Rietmann now granted through easement  
recorded at Umatilla County Instrument No. 2022-7360543

**V**

Names and addresses of all persons holding any recorded interest in and / or owning any real property abutting the property proposed to be vacated: ( Including any property on the opposite side of road ).

Jerry R. Nance and Patricia J. Nance  
\_\_\_\_\_  
55916 Hwy 204  
\_\_\_\_\_  
Weston, OR 97886  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Tom Rietmann and Katherine M. Cook  
\_\_\_\_\_  
P.O. Box 446  
\_\_\_\_\_  
Condon, OR 97823  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- To be included if all property owners petition.





**Certification**

On this 4th day of March, 2022, before me, the undersigned, Jerry Nance, personally appeared, known to me to be the identical individual described in and who executed the same freely and voluntarily.

**IN TESTIMONY WHEREOF**, I have hereunto set my hand and affixed my official seal the day and year last written above.

STATE OF OREGON ) ss  
COUNTY OF Umatilla )

Jill Kristin Verkist  
NOTARY PUBLIC FOR OREGON  
My Commission Expires 11/20/23



**Certification**

On this 16th day of March, 2022, before me, the undersigned, Patricia Nance, personally appeared, known to me to be the identical individual described in and who executed the same freely and voluntarily.

**IN TESTIMONY WHEREOF**, I have hereunto set my hand and affixed my official seal the day and year last written above.

STATE OF OREGON ) ss  
COUNTY OF Umatilla )

Claire Sarah Ommen  
NOTARY PUBLIC FOR OREGON  
My Commission Expires 06/24/2024



**Certification**

On this \_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned, \_\_\_\_\_, personally appeared, known to me to be the identical individual described in and who executed the same freely and voluntarily.

**IN TESTIMONY WHEREOF**, I have hereunto set my hand and affixed my official seal the day and year last written above.

STATE OF OREGON ) ss  
COUNTY OF \_\_\_\_\_ )

\_\_\_\_\_  
NOTARY PUBLIC FOR OREGON  
My Commission Expires \_\_\_\_\_

**Certification**

On this 5 day of April, 2022 before me, the undersigned Katherine Cook personally appeared, known to me to be the identical individual described in and who executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last written above.

STATE OF OREGON )  
COUNTY OF William )



Danielle Hunt  
NOTARY PUBLIC FOR OREGON

My Commission Expires April 13, 2025

**Certification**

On this \_\_\_ day of \_\_\_, 2022, before me, the undersigned, \_\_\_\_\_ personally appeared, known to me to be the identical individual described in and who executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last written above.

STATE OF OREGON )  
COUNTY OF \_\_\_\_\_ )

NOTARY PUBLIC FOR OREGON

My Commission Expires \_\_\_\_\_

**Certification**

On this \_\_\_ day of \_\_\_, 2022 before me, the undersigned, \_\_\_\_\_ personally appeared, known to me to be the identical individual described in and who executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last written above.

STATE OF OREGON )  
COUNTY OF \_\_\_\_\_ )

NOTARY PUBLIC FOR OREGON

My Commission Expires \_\_\_\_\_

**Certification**

On this 4<sup>th</sup> day of March 2022, before me, the undersigned, Jerry Nance, personally appeared, known to me to be the identical individual described in and who executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last written above.

STATE OF OREGON )  
COUNTY OF Umatilla ) ss

Jill Verkist  
NOTARY PUBLIC FOR OREGON

My Commission Expires 11/20/23



**Certification**

On this 16<sup>th</sup> day of March 2022, before me, the undersigned, Patricia Nance, personally appeared, known to me to be the identical individual described in and who executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last written above.

STATE OF OREGON )  
COUNTY OF Umatilla ) ss

Claire Sarah Ommen  
NOTARY PUBLIC FOR OREGON

My Commission Expires June 24, 2024



**Certification**

On this 5 day of April 2022, before me, the undersigned, Thomas Rietmann, personally appeared, known to me to be the identical individual described in and who executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last written above.

STATE OF OREGON )  
COUNTY OF Gilliam ) ss

Danielle Hunt  
NOTARY PUBLIC FOR OREGON

My Commission Expires April 13, 2025

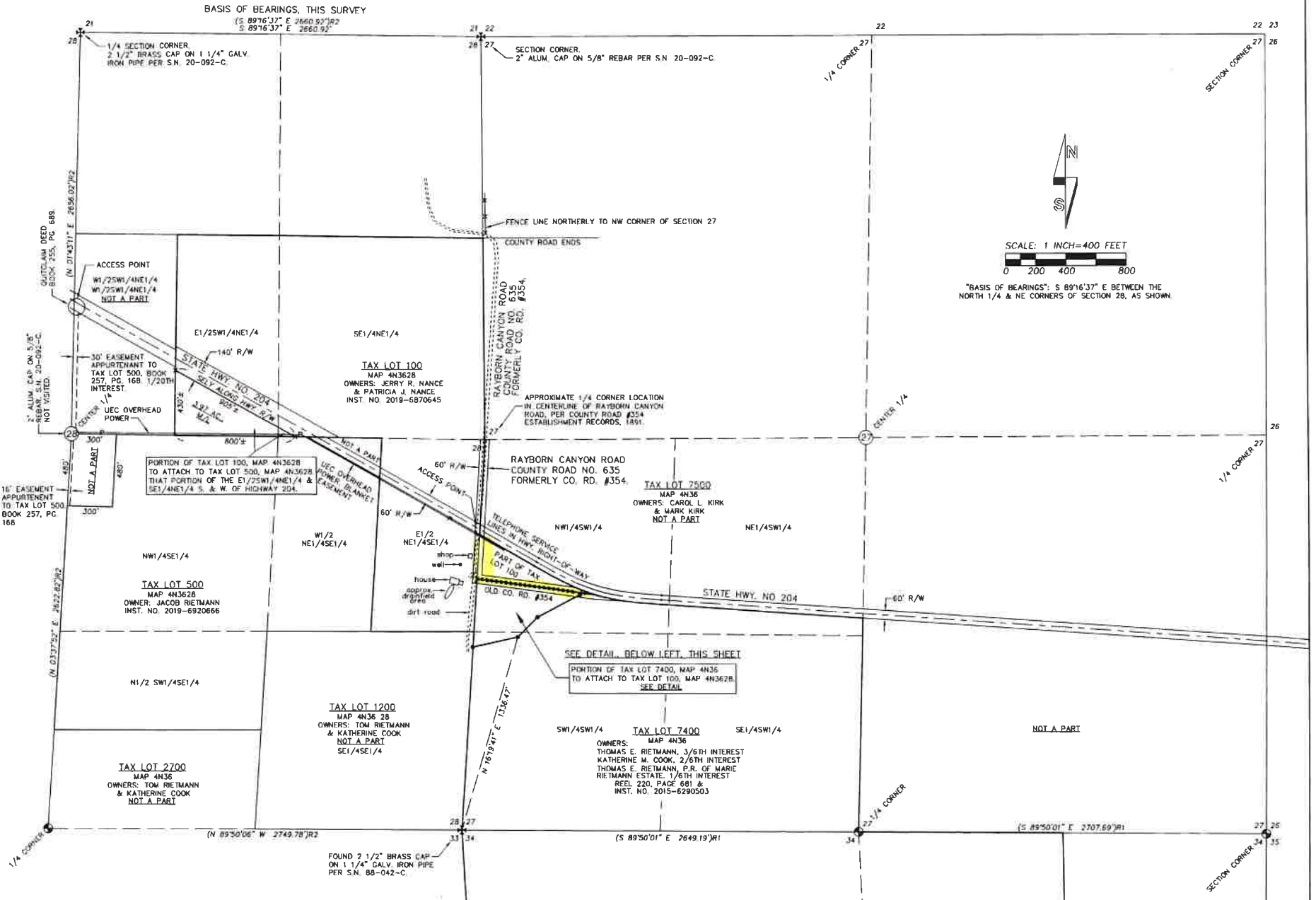
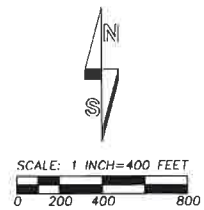




# RECORD OF SURVEY FOR PROPERTY LINE ADJUSTMENT

JULY, 2021

BASIS OF BEARINGS, THIS SURVEY  
(S 89°16'37" E 2660.97')  
(S 89°16'37" E 2660.97')

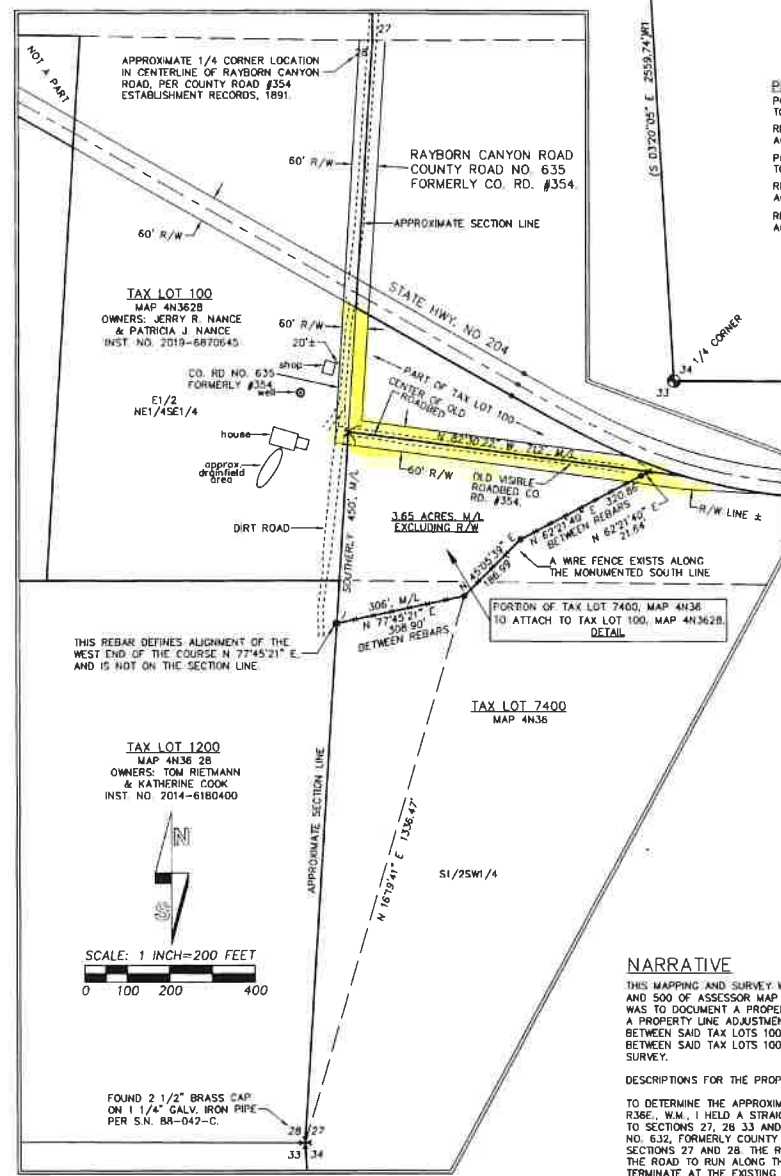


SEE DETAIL, BELOW LEFT, THIS SHEET  
PORTION OF TAX LOT 7400, MAP 4N36  
TO ATTACH TO TAX LOT 100, MAP 4N362B.  
SEE DETAIL.

TAX LOT 7400  
MAP 4N36  
OWNERS: THOMAS E. RIETMANN, 3/8TH INTEREST  
KATHERINE M. COOK, 2/6TH INTEREST  
THOMAS E. RIETMANN, P.R. OF MARIE  
RIETMANN ESTATE, 1/6TH INTEREST  
REEL 220, PAGE 681 &  
INST. NO. 2015-6290503

**PROPERTY LINE ADJUSTMENT AREA SUMMARY**  
PORTION OF TAX LOT 100, MAP 4N362B TO ATTACH  
TO TAX LOT 500, MAP 4N362B = 3.97 ACRES, M/L.  
REVISED AREA OF TAX LOT 500, MAP 4N362B = 76.04  
ACRES + 3.97 ACRES = 80.01 ACRES, M/L.  
PORTION OF TAX LOT 7400, MAP 4N36 TO ATTACH  
TO TAX LOT 100, MAP 4N362B = 3.65 ACRES, M/L.  
REVISED AREA OF TAX LOT 7400, MAP 4N36 = 373.31  
ACRES - 3.65 ACRES = 369.66 ACRES, M/L.  
REVISED AREA OF TAX LOT 100, MAP 4N362B = 75.73  
ACRES - 3.97 ACRES + 3.65 ACRES = 75.41 ACRES, M/L.

- LEGEND**
- - SET 5/8 BY 24" REBAR WITH 1 1/4" RED PLASTIC CAP MARKED "OR PLS 1106 WA PLS 17372"
  - ✱ - SECTION OR 1/4 SECTION CORNER MONUMENT AS DESCRIBED.
  - x - COMPUTED OR MAPPING POINT ONLY, NOT SET OR FOUND.
  - ⊙ - BRASS CAP MONUMENT OF RECORD, PER S.N. 88-042-C, NOT VISITED.
  - (XXX)R1 - RECORD DIMENSION PER SURVEY NO. 88-042-C.
  - (XXX)R2 - RECORD DIMENSION PER SURVEY NO. 20-092-C.
  - S.N. - INDICATES SURVEY NUMBER OF RECORD SURVEY IN COUNTY SURVEYORS OFFICE.
  - R/W - INDICATES RIGHT-OF-WAY.



**NARRATIVE**  
THIS MAPPING AND SURVEY WAS MADE AT THE REQUEST OF THE OWNERS OF TAX LOTS 100 AND 500 OF ASSESSOR MAP 4N362B AND TAX LOT 7400, ASSESSOR MAP 4N36. THE PURPOSE WAS TO DOCUMENT A PROPERTY LINE ADJUSTMENT BETWEEN SAID TAX LOTS 100 AND 500 AND A PROPERTY LINE ADJUSTMENT BETWEEN SAID TAX LOTS 100 AND 7400. THE ADJUSTMENT BETWEEN SAID TAX LOTS 100 AND 500 WAS MAPPED BUT NOT SURVEYED. THE ADJUSTMENT BETWEEN SAID TAX LOTS 100 AND 7400 IS SURVEYED AS SHOWN ON THIS RECORD OF SURVEY.

DESCRIPTIONS FOR THE PROPERTY LINE ADJUSTMENTS ARE PREPARED SEPARATELY.  
TO DETERMINE THE APPROXIMATE SECTION LINE BETWEEN SECTIONS 27 AND 28, T4N, R36E, W.M. I HELD A STRAIGHT LINE BETWEEN THE RECOVERED SECTION CORNER COMMON TO SECTIONS 27, 28, 33 AND 34 AND THE CENTERLINE OF EXISTING RAYBORN CANYON ROAD NO. 632, FORMERLY COUNTY ROAD NO. 354 AT THE 1/4 CORNER POSITION BETWEEN SECTIONS 27 AND 28. THE ROAD VIEWER'S REPORT FOR COUNTY ROAD NO. 354 CALLS FOR THE ROAD TO RUN ALONG THE SECTION LINE COMMON TO SECTIONS 27 AND 28, AND TERMINATE AT THE EXISTING COUNTY ROAD AT THE SW CORNER OF THE NW1/4 OF THE NW1/4 OF SECTION 27. THE EXISTING ROAD NORTH OF THE 1/4 CORNER POSITION BETWEEN SECTIONS 27 AND 28 APPEARS TO FOLLOW THE NORTHERLY PROJECTION OF ROAD NO. 835 FROM STATE HIGHWAY 204 THROUGH THE 1/4 CORNER POSITION BETWEEN SECTIONS 27 AND 28. I HAD PREVIOUSLY SEARCHED FOR EVIDENCE OF THE ORIGINAL 1/4 CORNER BETWEEN SECTIONS 27 AND 28, WITHOUT SUCCESS, AS NOTED IN THE SURVEY NARRATIVE FOR RECORD SURVEY NO. 20-092-C. THE VARIATION OF COUNTY ROAD NO. 635 AND THE SECTION LINE NORTH OF THE 1/4 CORNER POSITION IS BELIEVED TO BE THE RESULT OF IMPROPER "STUBBING" SURVEY METHODS USED BY GOVERNMENT SURVEYOR WILLIAM ODELL, IN HIS 1866 SUBDIVISION OF TOWNSHIP 4 NORTH, RANGE 36 EAST, W.M. SEE ALSO RECORD SURVEY NO. 88-042-C.

I RECOVERED AND TIED EVIDENCE OF THE OLD ROAD BED FOR COUNTY ROAD NO. 354, EAST OF THE APPROXIMATE SECTION LINE BETWEEN SECTIONS 27 AND 28, AS SHOWN ON THIS RECORD OF SURVEY. THE OLD ROAD BED DISAPPEARS AS IT NEARS STATE HIGHWAY NO. 204, AS CONSTRUCTED.  
THIS SURVEY WAS MADE A LEICA GEODETIC GPS RECEIVER CONNECTED TO THE OREGON REAL TIME NETWORK, AND WITH A TRIMBLE S8 ROBOT TOTAL STATION MEASUREMENTS WERE GATHERED ON THE OREGON STATE PLANE COORDINATE SYSTEM AND CONVERTED TO TRUE BEARINGS (AS INDICATED IN "BASIS OF BEARINGS" STATEMENT). MEASURED DISTANCES REPORTED ARE GROUND DISTANCES. CONTROL CORNER TIES AND CORNER MONUMENTS SET WERE VERIFIED BY REDUNDANT OBSERVATIONS.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Will R. Wells*  
OREGON  
JULY 22, 1977  
WILLIAM R. WELLS  
1166  
RENEWAL: 6/30/22

RECEIVED BY  
Umatilla County Surveyor  
Date: 12/10/21  
Rec'd By: CT  
No.: 21-137-C

WELLS SURVEYING  
200 SE HAILEY SUITE 108  
P.O. BOX 1696  
PENDLETON, OR 97801  
PHONE: (541) 276-6362  
DATE: 07/21 DR. BY: WRW  
CK. BY: WRW NO: 21-1797

PROJECT: VN-RROT  
PROPERTY LINE ADJUSTMENT  
FOR:  
NANCE, RIETMANN & COOK  
SITUATED IN THE SW1/4 OF SECTION 27  
AND NE1/4 OF SECTION 28,  
TOWNSHIP 4 NORTH, RANGE 36E, W.M.  
UMATILLA COUNTY, OREGON