

PARTITION PLAT NO. 2021-14

LOCATED IN THE W1/2 OF SECTION 27, TOWNSHIP 5 NORTH,
RANGE 28 EAST, W.M., UMATILLA COUNTY, OREGON.
OCTOBER, 2019

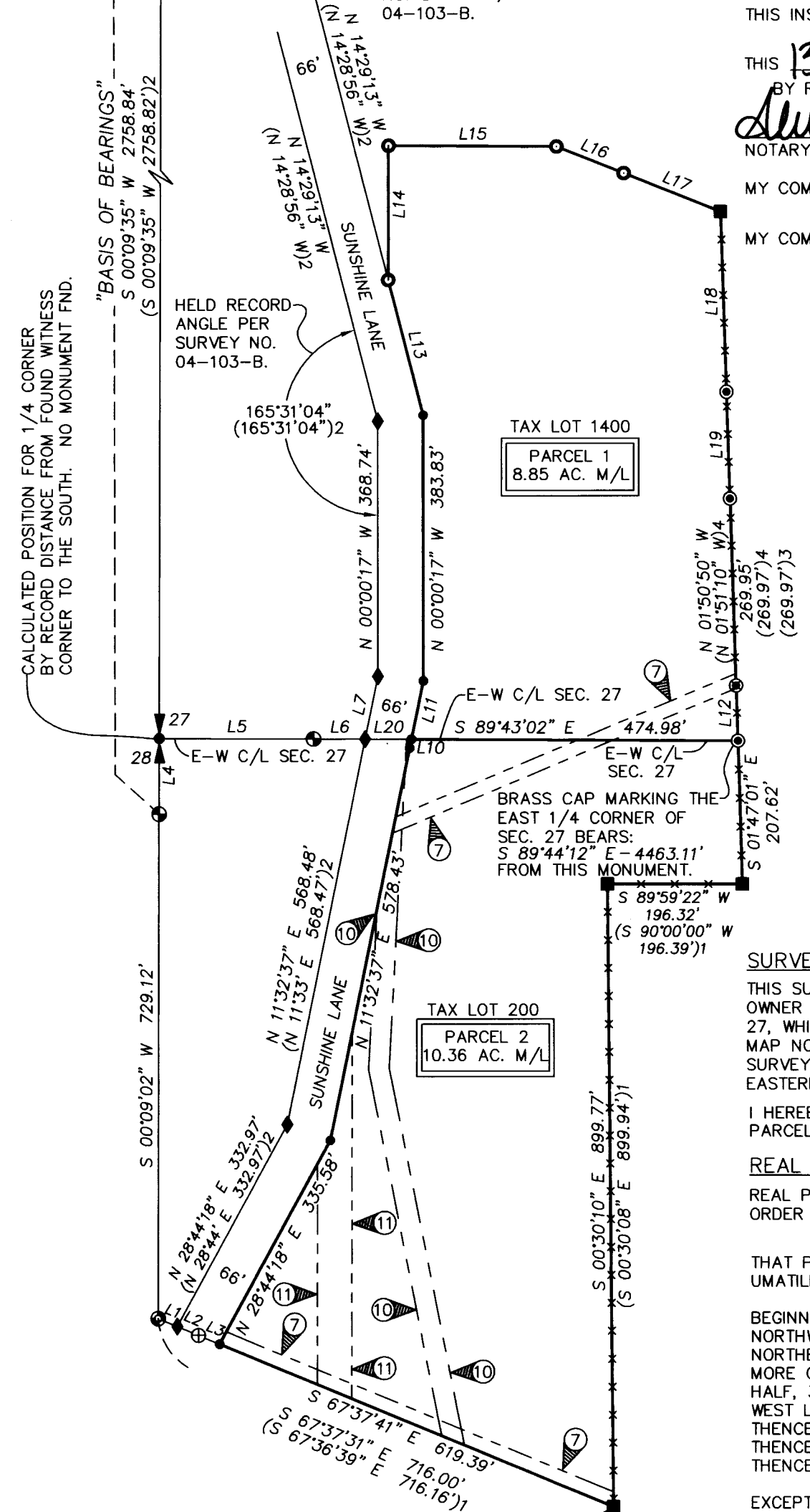
FND. BRASS CAP FOR SECTION CORNER.



SCALE: 1"=200 FEET

0 100 200 400

"BASIS OF BEARINGS" SECTION LINE BETWEEN WEST 1/4 AND N.W. CORNER OF SECTION 27, PER PARTITION PLAT NO. 2000-28, AND SURVEY NO. 04-103-B.



OWNERS DECLARATION

I, RONALD L. BUWALDA AS TO AN UNDIVIDED ONE-HALF INTEREST IN THE LAND INVOLVED IN THIS PARTITION, ACKNOWLEDGE THAT I HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED AND THIS LAND PARTITIONED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE UMATILLA COUNTY DEVELOPMENT ORDINANCES. I FURTHERMORE ACKNOWLEDGE ALL EASEMENTS AND ENCUMBRANCES AFFECTING THE PROPERTY WHICH MAY OR MAY NOT BE SHOWN HEREIN.

Ronald L. Buwalda
RONALD L. BUWALDA, UNDIVIDED ONE-HALF INTEREST OWNER

ACKNOWLEDGMENT
STATE OF OREGON) SS
COUNTY OF UMATILLA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

THIS 13th DAY OF May, 2021.

BY RONALD L. BUWALDA
Miss Clarice Penning
NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: September 29, 2024

MY COMMISSION NUMBER: 1004461

OWNERS DECLARATION

I, JUSTIN BISSONETTE AS TO AN UNDIVIDED ONE-HALF INTEREST IN THE LAND INVOLVED IN THIS PARTITION, ACKNOWLEDGE THAT I HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED AND THIS LAND PARTITIONED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE UMATILLA COUNTY DEVELOPMENT ORDINANCES. I FURTHERMORE ACKNOWLEDGE ALL EASEMENTS AND ENCUMBRANCES AFFECTING THE PROPERTY WHICH MAY OR MAY NOT BE SHOWN HEREIN.

Justin Bissonette
JUSTIN BISSONETTE, UNDIVIDED ONE-HALF INTEREST OWNER

ACKNOWLEDGMENT
STATE OF OREGON) SS
COUNTY OF UMATILLA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

THIS 13th DAY OF May, 2021.

BY JUSTIN BISSONETTE
Miss Clarice Penning
NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: September 29, 2024

MY COMMISSION NUMBER: 1004461

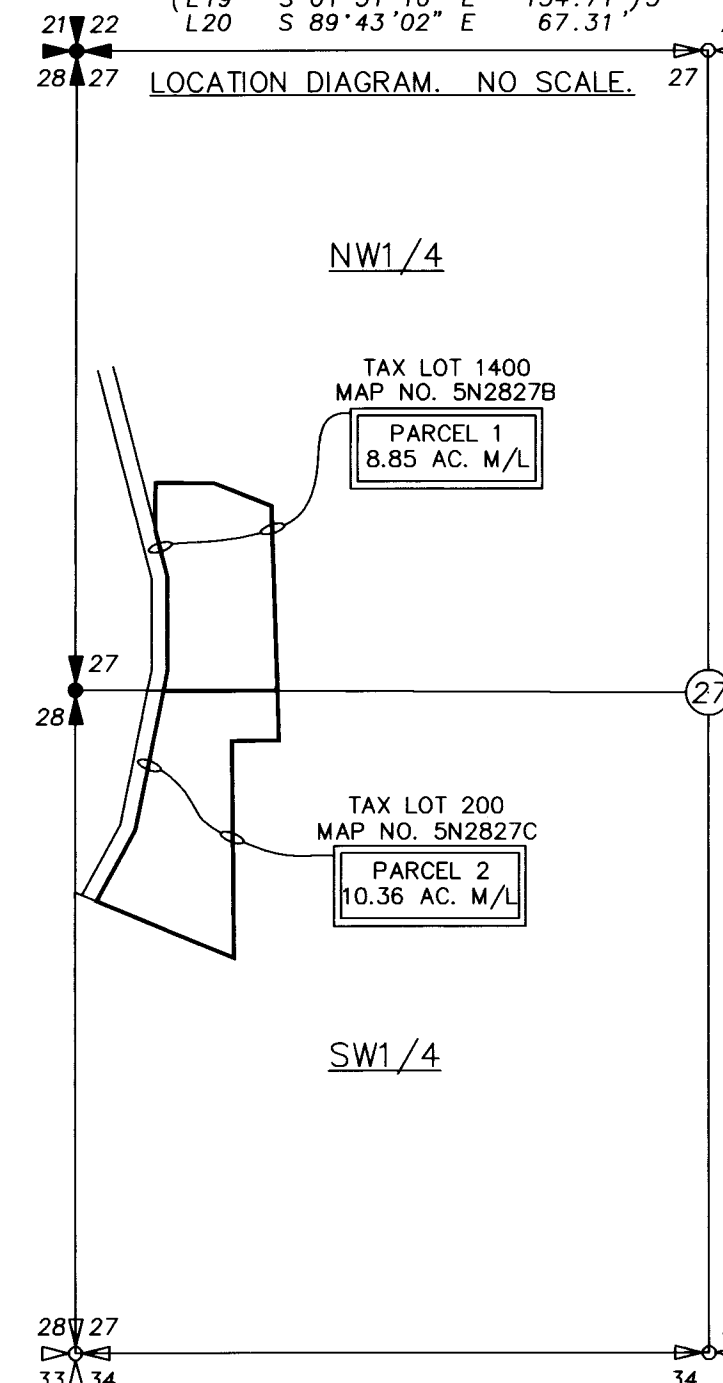
LINE TABLE

NO.	BEARING	DISTANCE
L1	S 67°33'42" E	30.20'
(L1)	S 67°36'23" E	30.30')2
L2	S 67°37'41" E	33.20'
L3	S 67°37'41" E	33.20'
L4	S 00°09'35" W	109.59'
(L4)	S 00°09'35" W	109.59')2
L5	S 89°44'42" E	224.45'
(L5)	N 89°44'39" W	224.42')2
L6	S 89°46'15" E	75.10'
(L6)	N 89°44'39" W	75.13')2
L7	N 11°35'36" E	92.81'
(L7)	N 11°33' E	92.83')2
L8	N 11°35'36" E	6.59'
L9	N 11°35'36" E	89.56'
(L9)	N 11°35'36" E	13.17')
L10	N 11°35'36" E	86.31'
(L10)	N 11°35'36" E	86.31')
L11	N 01°53'55" W	80.24'
(L11)	N 01°53'55" W	80.24')
(L12)	S 01°51'10" E	80.21')4
L13	N 14°29'13" W	202.57'
(L13)	N 00°09'39" E	194.42')
(L14)	N 00°08'59" E	194.49')3
(L15)	S 89°38'56" E	244.25')3
(L15)	S 89°39'02" E	244.28')3
(L16)	S 68°23'14" E	104.99')3
(L16)	S 68°24'12" E	104.99')3
(L17)	S 68°24'58" E	151.69')
(L17)	S 68°24'12" E	151.82')3
(L18)	S 01°51'22" E	260.83')
(L18)	S 01°50'29" E	260.71')3
(L19)	S 01°53'02" E	154.69')
(L19)	S 01°51'10" E	154.71')3
(L20)	S 89°43'02" E	67.31'

LEGEND

- FOUND SECTION CORNER AS NOTED.
- CALCULATED POSITION FOR QUARTER SECTION CORNER AS NOTED.
- APPROXIMATE LOCATION OF QUARTER OR SECTION CORNER SHOWN FOR LOCATION PURPOSES ONLY. NOT VISITED ON THIS SURVEY.
- SET 5/8"X30" IRON REBAR WITH 1 1/4" BLUE PLASTIC CAP MARKED "WELLS SURVEYING PLS 54657."
- FOUND 1/2" REBAR WITNESS CORNER PER SURVEY NO. 88-145-C.
- FOUND 1/2" REBAR PER SURVEY NO. Q-1158-B.
- FOUND 1/2" REBAR PER SURVEY NO. R-125-A.
- FOUND 5/8" REBAR AS REPORTED ON PARTITION PLAT NO. 2000-28.
- FOUND 5/8" REBAR WITH YELLOW CAP AS SET ON PARTITION PLAT NO. 2000-28.
- FOUND 5/8" REBAR WITH YELLOW CAP AS SET ON SURVEY NO. 04-103-B.
- CALCULATED POINT ONLY. NOTHING FOUND OR SET.
- EXISTING FENCE LINE.
- (XOX)1 RECORD DIMENSION PER SURVEY NO. R-125-A.
- (XOX)2 RECORD DIMENSION PER SURVEY NO. 04-103-B.
- (XOX)3 RECORD DIMENSION PER PARTITION PLAT NO. 2000-28.
- (XOX)4 RECORD DIMENSION PER PARTITION PLAT NO. 1991-08.

RECEIVED BY
Umatilla County Surveyor
Date: 5/26/21
Rec'd By: CT
No.: 21-055-B



SURVEYORS CERTIFICATE & NARRATIVE

THIS SURVEY WAS MADE AT THE REQUEST OF BARBARA CHRISTLEY, THE SISTER OF RONALD L. BUWALDA WHO IS HALF OWNER OF THE PROPERTY. THIS TRACT OF LAND IS TO BE DIVIDED ALONG THE EAST-WEST CENTERLINE OF SECTION 27, WHICH IS THE TAX ASSESSOR MAP DIVIDING LINE BETWEEN TAX LOT 1400, MAP NO. 5N2827B, AND TAX LOT 200, MAP NO. 5N2827C, PER A SETTLEMENT AGREEMENT AND MUTUAL GENERAL RELEASE. DENNIS EDWARDS PLS 951 HAS SURVEYED MOST OF THE BOUNDARY THROUGH VARIOUS SURVEYS OVER THE YEARS AS SHOWN. I ESTABLISHED THE EASTERLY RIGHT OF WAY OF SUNSHINE LANE BASED ON THE FOUND MONUMENTS ALONG THE WESTERLY RIGHT OF WAY.

I HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, PARCELS 1 AND 2 OF THIS PARTITION PLAT.

REAL PROPERTY DESCRIPTION

REAL PROPERTY DESCRIPTION IS TAKEN FROM TRUSTEE SALE GUARANTEE REPORT BY AMERITITLE, PENDLETON, OREGON, ORDER NUMBER 224686AM, DATED MARCH 20, 2018.

THAT PORTION OF THE WEST HALF OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF THE WEST HALF OF WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27, AT A POINT WHICH LIES SOUTH 00°09'52" WEST, 458.02 FEET FROM THE NORTHEAST CORNER OF SAID WEST HALF; THENCE CONTINUING SOUTH 00°09'52" WEST ALONG SAID EAST LINE, 861 FEET, MORE OR LESS, TO SOUTHEAST CORNER OF SAID WEST HALF; THENCE WESTERLY ALONG SOUTH LINE OF SAID WEST HALF, 332 FEET, MORE OR LESS, TO SOUTHWEST CORNER OF SAID WEST HALF; THENCE SOUTH 00°09'37" WEST ALONG WEST LINE OF SAID SECTION 27, A DISTANCE 838.26 FEET TO NORTHERLY LINE OF WEST LAUBACK STREET EXTENSION; THENCE SOUTH 67°36'39" EAST ALONG SAID NORTHERLY LINE, 716.16 FEET; THENCE NORTH 00°30'08" WEST, 899.94 FEET; THENCE EAST, 196.39 FEET; THENCE NORTH 01°50'22" WEST, 973.40 FEET; THENCE NORTH 68°24'51" WEST, 256.91 FEET; THENCE NORTH 88°57'20" WEST, 243.95 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM, THAT PORTION OF THE SOUTHWEST QUARTER OF SAID SECTION 27, LYING WITHIN THE LANDS OF PAT KIK DRAGSTRIP INC., RECORDED IN MICROFILM REEL 80, PAGE 773, OFFICE OF UMATILLA COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 27, SAID POINT IS THE SOUTHWEST CORNER OF THAT TRACT OF LAND DEEDED TO DESERT WIND, INC., IN MICROFILM REEL 329, PAGE 56, OFFICE OF UMATILLA COUNTY RECORDS; THENCE SOUTH 00°09'38" WEST ALONG THE WEST LINE OF SAID SECTION 27 AND ALONG THE WEST LINE OF SAID PAT KIK DRAGSTRIP TRACT, A DISTANCE OF 838.72 FEET TO THE NORTHWEST CORNER OF LAUBACK STREET EXTENSION; THENCE SOUTH 67°36'23" EAST ALONG THE NORTHERLY LINE OF SAID LAUBACK STREET EXTENSION, 30.30 FEET TO A 5/8" IRON REBAR MARKING THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 1283; THENCE NORTH 28°44'00" EAST ALONG SAID RIGHT OF WAY LINE, 332.97 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, NORTH 11°33'00" EAST, 568.47 FEET TO A 5/8" IRON REBAR ON THE SOUTH LINE OF SAID DESERT WIND TRACT; THENCE NORTH 89°44'39" WEST ALONG SAID SOUTH LINE, 299.55 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM ANY PORTION LYING WITHIN COUNTY ROAD NO. 1283.

SURVEY RELATED EXCEPTIONS FROM TRUSTEE SALE AGREEMENT:

- 6. EASEMENT TO UMATILLA ELECTRIC COOPERATIVE ASSOC., BOOK 185, PAGE 110. BLANKET TYPE. NOT PLOTTABLE.
- 7. EASEMENT, REEL 80, PAGE 772.
- 8. IRREVOCABLE CONSENT AGREEMENT, REEL 118, PAGE 470.
- 9. EASEMENT TO PORT OF UMATILLA, REEL 255, PAGE 784. IN ERROR.
- 10. EASEMENT TO PORT OF UMATILLA, REEL 264, PAGE 1704. CORRECTION.
- 11. EASEMENT TO UMATILLA ELECTRIC COOPERATIVE ASSOC., INSTRUMENT NO. 2001-4000394.

APPROVALS

EXAMINED AND APPROVED THIS 21ST DAY OF MAY, 2021.

LAND PARTITION APPROVAL NO. LD-5N-873-19
Robert T. Hadden
UMATILLA COUNTY PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 21 DAY

OF May, 2021.

Daniel H. Hilde
UMATILLA COUNTY SURVEYOR

TAXES ARE PAID IN FULL, THIS 13 DAY

OF May, 2021.

Kathleen Reynolds
UMATILLA COUNTY TAX COLLECTOR

RECORDING INFORMATION
UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON, }
COUNTY OF UMATILLA }
I certify that this instrument was received
and recorded on 05-21-2021

at 3:54 o'clock p. m., in the record of
PLATS of said County.

YEAR NUMBER 2021 14

OFFICE OF COUNTY RECORDS

By: STEVE CHURCHILL Records Officer

Fee \$ 120.00 No. 2021-7210591

I CERTIFY THIS IS A TRUE AND EXACT COPY
OF PARTITION PLAT NO. 2021-14

Jason M. Wells
JASON M. WELLS, PLS

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jason M. Wells
OREGON
NOVEMBER 28, 2010
JASON M. WELLS
54657PLS
RENEWS 6/30/22

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

DATE: 10/19 DR. BY: JMW
CK. BY: DMT NO: 19-1747

PROJECT: \bar{b}ar{christley}PProt

PARTITION PLAT FOR:
BUWALDA & BISSONETTE

LOCATED IN THE W1/2 OF SECTION 27,
T5N, R28E, W.M., UMATILLA, CO., OREGON.