

APPROVALS

EXAMINED AND APPROVED THIS
 6TH DAY OF DECEMBER, 2021.

LAND PARTITION APPROVAL NO. LD-34-225-21
 Robert T. Waldner
 UMATILLA COUNTY PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 1 DAY
 OF December, 2021.

David H. Kilo
 UMATILLA COUNTY SURVEYOR

TAXES ARE PAID IN FULL, THIS 2ND DAY
 OF December, 2021.

Rachael Reynolds by Maria Brunard
 UMATILLA COUNTY TAX COLLECTOR/ Deputy
 UMATILLA COUNTY ASSESSOR

RECORDING INFORMATION
 UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON,
 COUNTY OF UMATILLA }
 I certify that this instrument was received
 and recorded on 12-06-2021

at 9:26 o'clock a.m., in the record of
 PLATS of said County.
 YEAR 2021 NUMBER 34

OFFICE OF COUNTY RECORDS

By: STEVE CHURCHILL Records Officer

Fee \$ 120.00 No. 2021-7330048

RECEIVED BY
 Umatilla County Surveyor
 Date: 12/7/21
 Rec'd By: CT
 No.: 21-135-6

I CERTIFY THIS IS A TRUE AND EXACT COPY OF SHEET 1 OF 2 OF
 PARTITION PLAT NO. 2021-

JASON M. WELLS, PLS

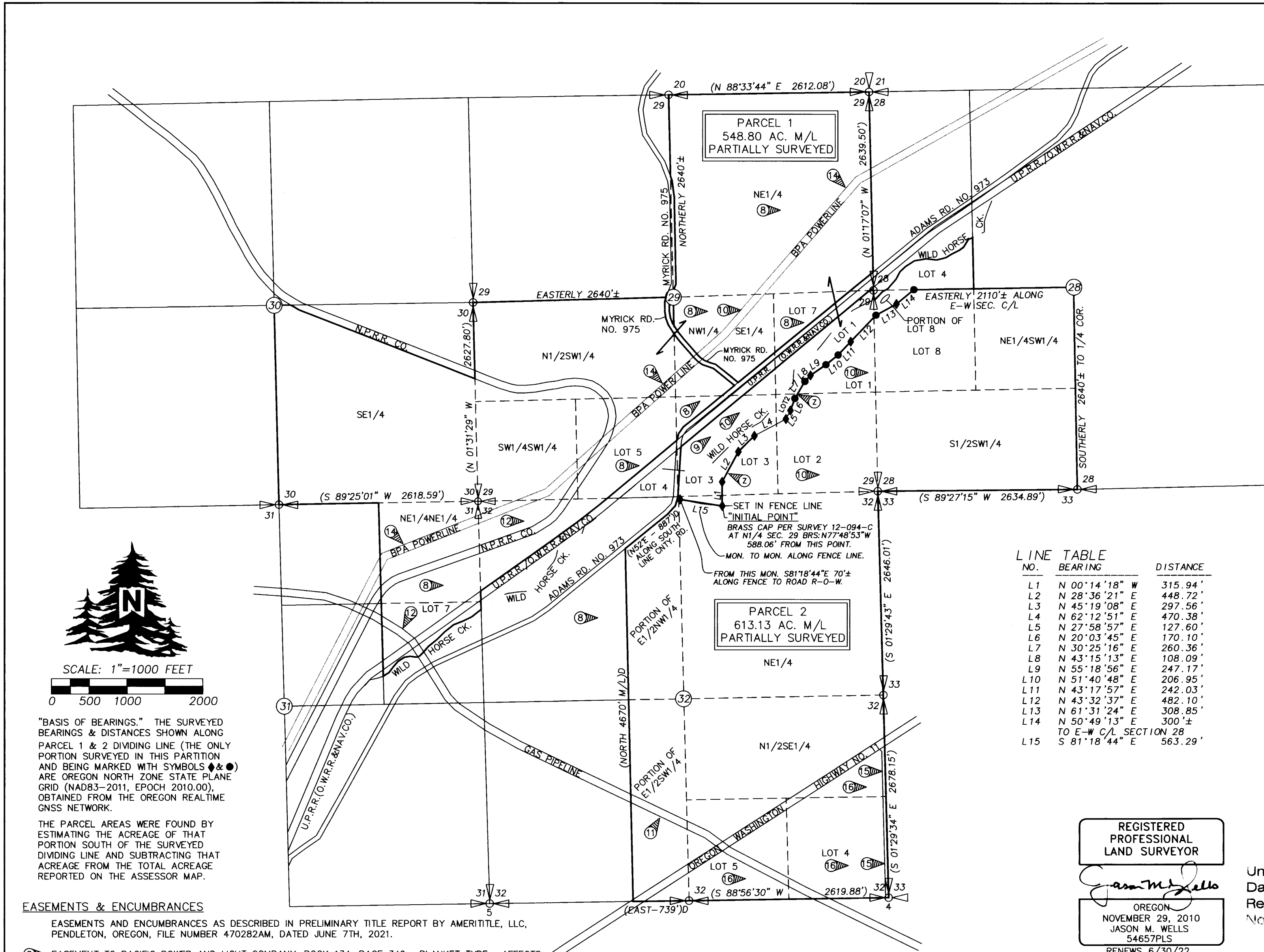
WELLS SURVEYING
 200 SE HAILEY SUITE 108
 P.O. BOX 1696
 PENDLETON, OR 97801
 PHONE: (541) 276-6362

DATE: 09/21 DR. BY: JMW
 CK. BY: JPW NO: 21-1801

PROJECT: \RTACHELLAPBASE

PARTITION PLAT FOR:
 TACHELLA

LOCATED IN SEC. 28, 29, 30, 31, & 32,
 TOWNSHIP 3 NORTH, RANGE 33 EAST, W.M.,
 UMATILLA COUNTY, OREGON.



L	NO.	BEARING	DISTANCE
L1	N 00°14'18" W	315.94'	
L2	N 28°36'21" E	448.72'	
L3	N 45°19'08" E	297.56'	
L4	N 62°12'51" E	470.38'	
L5	N 27°58'57" E	127.60'	
L6	N 20°03'45" E	170.10'	
L7	N 30°25'16" E	260.36'	
L8	N 43°15'13" E	108.09'	
L9	N 55°18'56" E	247.17'	
L10	N 51°40'48" E	206.95'	
L11	N 43°17'57" E	242.03'	
L12	N 43°32'37" E	482.10'	
L13	N 61°31'24" E	308.85'	
L14	N 50°49'13" E	300'±	
L15	TO E-W C/L SECTION 28		
	S 81°18'44" E	563.29'	

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
 Jason M. Wells
 OREGON
 NOVEMBER 29, 2010
 JASON M. WELLS
 54657PLS
 RENEWS 6/30/22

LEGEND

- ◆ SET 5/8"x30" IRON REBAR WITH 1 1/4" BLUE PLASTIC CAP MARKED "WELLS SURVEYING PLS 54657."
- ⊕ SECTION OR QUARTER CORNER SHOWN FOR LOCATION PURPOSES ONLY. NOT TIED ON THIS SURVEY.
- CALCULATED POINT IN FENCE LINE. NOTHING FOUND OR SET.
- (XOX) RECORD DIMENSION PER SURVEY NO. 12-094-C.
- (XOX)D RECORD DIMENSION PER PROPERTY DEED.
- ② THE SURVEYED DIVIDING LINE FOR PARCELS 1 AND 2 IS ALONG PORTIONS OF EXISTING FENCE LINES AND FARMED FIELD EDGES. THE SECTION FROM L1-L2 IS ALONG A FARMED FIELD LINE. THE SECTION FROM L3-L5 IS 60'± SOUTHERLY OF THE EXISTING FENCE LINE TO ALLOW EQUIPMENT TRAVEL TO FIELD ACCESS ROAD. THE SECTION FROM L6 ON IS ALONG A POORLY MAINTAINED STEEL FENCE POST LINE WITHOUT WIRE IN PLACES.

EASEMENTS & ENCUMBRANCES

- EASEMENTS AND ENCUMBRANCES AS DESCRIBED IN PRELIMINARY TITLE REPORT BY AMERITITLE, LLC, PENDLETON, OREGON, FILE NUMBER 470282AM, DATED JUNE 7TH, 2021.
- ⑧ EASEMENT TO PACIFIC POWER AND LIGHT COMPANY, BOOK 134, PAGE 349. BLANKET TYPE. AFFECTS E1/2 OF THE NE1/4 SECTION 31, NW1/4 SECTION 32, SE1/4 OF SW1/4 AND E1/2 SECTION 29, LYING NORTH OF THE OREGON-WASHINGTON RAILWAY AND NAVIGATION COMPANY RIGHT OF WAY.
 - ⑨ EASEMENT TO PACIFIC POWER AND LIGHT COMPANY, BOOK 141, PAGE 38. BLANKET TYPE. AFFECTS SW1/4 OF THE SE1/4 SECTION 29, LYING SOUTH OF THE OREGON-WASHINGTON RAILWAY AND NAVIGATION COMPANY RIGHT OF WAY.
 - ⑩ EASEMENT TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY, BOOK 223, PAGE 150. BLANKET TYPE. AFFECTS SE1/4 SECTION 29.
 - ⑪ EASEMENT TO PACIFIC NORTHWEST PIPELINE CORPORATION, BOOK 229, PAGE 159. BLANKET TYPE. SHOWN.
 - ⑫ EASEMENT TO PACIFIC NORTHWEST PIPELINE CORPORATION, BOOK 230, PAGE 377. BLANKET TYPE. SHOWN.
 - ⑬ COVENANT NOT TO SUE, REEL 192, PAGE 1225. NOT SHOWN.
 - ⑭ CONTRACT AND GRANT OF EASEMENT, BONNEVILLE POWER ADMINISTRATION, INSTRUMENT NO. 2004-4640470.
 - ⑮ ACCESS EASEMENT, INSTRUMENT NO. 2008-5410237. SHOWN.
 - ⑯ RIGHT OF FIRST REFUSAL, INSTRUMENT NO. 2008-5410240 AND 2018-6670147. AFFECTS PORTIONS OF THE SE1/4 AND THE SE1/4 OF THE SW1/4 OF SECTION 32, LYING SOUTH OF HIGHWAY NO. 11.
 - ⑰ REQUEST FOR NOTICE OF TRANSFER OR ENCUMBRANCE, INSTRUMENT NO. 2021-7210136. AFFECTS ALL OF PROPERTY INVOLVED IN THIS PARTITION PLAT.
 - ⑱ THE INTEREST OF RALPH TACHELLA III, RANDY A. TACHELLA, & MARIA TACHELLA TODD, PROBATE CASE P-318.
 - ⑳ DUE PROBATE & ADMINISTRATION OF THE ESTATE OF RALPH TACHELLA JR. DECEASED, PROBATE NO. 21PB00124.
 - ㉑ PROCEEDINGS PENDING IN THE CIRCUIT COURT OF UMATILLA COUNTY, CASE NO. 18CV35895.



SCALE: 1"=1000 FEET
 0 500 1000 2000

"BASIS OF BEARINGS." THE SURVEYED BEARINGS & DISTANCES SHOWN ALONG PARCEL 1 & 2 DIVIDING LINE (THE ONLY PORTION SURVEYED IN THIS PARTITION AND BEING MARKED WITH SYMBOLS ◆ & ●) ARE OREGON NORTH ZONE STATE PLANE GRID (NAD83-2011, EPOCH 2010.00), OBTAINED FROM THE OREGON REALTIME GNSS NETWORK.

THE PARCEL AREAS WERE FOUND BY ESTIMATING THE ACREAGE OF THAT PORTION SOUTH OF THE SURVEYED DIVIDING LINE AND SUBTRACTING THAT ACREAGE FROM THE TOTAL ACREAGE REPORTED ON THE ASSESSOR MAP.

OWNERS DECLARATION

WE, RALPH TACHELLA III INDIVIDUALLY AS TO A 1/2 INTEREST, RALPH TACHELLA III, RANDY TACHELLA, AND MARIA TODD, HEIRS TO RALPH TACHELLA JR., AS TO A 1/2 INTEREST, OWNERS OF THE LANDS INVOLVED IN THIS PARTITION PLAT, ACKNOWLEDGE THAT WE HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED AND THE LANDS PARTITIONED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE UMATILLA COUNTY DEVELOPMENT ORDINANCES. WE FURTHER ACKNOWLEDGE THE SURVEYED DIVIDING LINE BETWEEN PARCELS 1 AND 2 AS SHOWN, AND ALL EASEMENTS AND ENCUMBRANCES AFFECTING THE PROPERTY IN THIS PARTITION WHETHER SHOWN HEREIN, OR RECORDED AS LEGAL DOCUMENTS.

Ralph Tachella III
 RALPH TACHELLA III, OWNER

ACKNOWLEDGMENT
 STATE OF OREGON)
 COUNTY OF UMATILLA) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

THIS 23 DAY OF November, 2021.
 BY RALPH TACHELLA III

Eva Smith
 NOTARY PUBLIC FOR THE STATE OF OREGON
Eva Smith
 NOTARY PRINTED NAME

MY COMMISSION EXPIRES: 2/19/2022

MY COMMISSION NUMBER: 971759A

Randy P Tachella
 RANDY TACHELLA, OWNER

ACKNOWLEDGMENT
 STATE OF Oregon) SS
 COUNTY OF Umatilla)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

THIS 30th DAY OF November, 2021.
 BY RANDY TACHELLA

Wendi Sue Bowers
 NOTARY PUBLIC FOR THE STATE OF OREGON
WENDI SUE BOWERS
 NOTARY PRINTED NAME

MY COMMISSION EXPIRES: 09/08/2024

MY COMMISSION NUMBER: 1003704

Maria Todd
 MARIA TODD, OWNER
 POA Maria Todd

ACKNOWLEDGMENT
 STATE OF Oregon) SS
 COUNTY OF Umatilla)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

THIS 29th DAY OF November, 2021.
 BY MARIA TODD

Wendi Sue Bowers
 NOTARY PUBLIC FOR THE STATE OF Oregon
WENDI SUE BOWERS
 NOTARY PRINTED NAME

MY COMMISSION EXPIRES: 09/08/2024

MY COMMISSION NUMBER: 1003704

STATE OF OREGON, }
 COUNTY OF UMATILLA }

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OFFICE OF COUNTY RECORDS

By: STEVE CHURCHILL, Records Officer

Fee \$ 120.00 No. 2021-7330048

SURVEYORS CERTIFICATE & NARRATIVE

THIS SURVEY WAS MADE AT THE REQUEST OF RALPH TACHELLA III TO PARTITION A LARGE FARM PARCEL INTO TWO PARCELS USING THE EDGE OF A FARMED FIELD, A FENCE LINE (WITHOUT WIRE IN PLACES), AND THE EAST WEST CENTERLINE OF SECTION 28 AS SHOWN. THIS IS THE ONLY LINE SURVEYED AND MONUMENTED IN THIS PARTITION PLAT. ALL OTHER LINE ARE UNSURVEYED AND SHOWN FOR LOCATION ONLY.

THE DESCRIPTION CONTAINED IN PRELIMINARY TITLE REPORT, FILE NUMBER 470282AM, DATED JUNE 23, 2021, BY AMERITITLE WAS USED TO LAY OUT THE OVERALL BOUNDARY OF THE PROPERTY. THE OVERALL PROPERTY DESCRIPTION CAN AS BE FOUND IN STATUTORY BARGAIN AND SALE DEED RECORDED AS INSTRUMENT NO. 2002-4100330, UMATILLA COUNTY DEED RECORDS. THE PREVIOUS MENTIONED DEED DIFFERS SLIGHTLY FROM THE TITLE REPORT IN THE FACT THAT ON PAGE 5 OF 5 OF SAID DEED A PORTION ON SECTION 28 IS OWNED WHICH IS NOT INCLUDED IN THE TITLE REPORT. THIS PORTION OF SECTION 28 COULD HAVE BEEN SOLD TO NEIGHBORING OWNERS SOMETIME AFTER 2002 THE DATE OF THE DEED. AS PREVIOUSLY STATED THE DESCRIPTION PROVIDED IN THE TITLE REPORT WAS USED FOR THIS PARTITION PLAT.

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

REAL PROPERTY DESCRIPTION

THAT PARCEL OF LAND DESCRIBED AS EXHIBIT "A" IN PRELIMINARY TITLE REPORT BY AMERITITLE, FILE NO. 470282AM, DATED JUNE 23, 2021, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS, ENCUMBRANCES, WATER AND ROAD RIGHTS OF WAY.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Jason M. Wells
 OREGON
 NOVEMBER 29, 2010
 JASON M. WELLS
 54657PLS
 RENEWS 6/30/22

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 PARTITION PLAT NO. 2021-

Jason M. Wells
 JASON M. WELLS, PLS

WELLS SURVEYING 200 SE HAILEY SUITE 108 P.O. BOX 1696 PENDLETON, OR 97801 PHONE: (541) 276-6362		PROJECT: \RTACHELLAPBASE PARTITION PLAT FOR: TACHELLA LOCATED IN SEC. 28, 29, 30, 31, & 32, TOWNSHIP 3 NORTH, RANGE 33 EAST, W.M., UMATILLA COUNTY, OREGON.
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