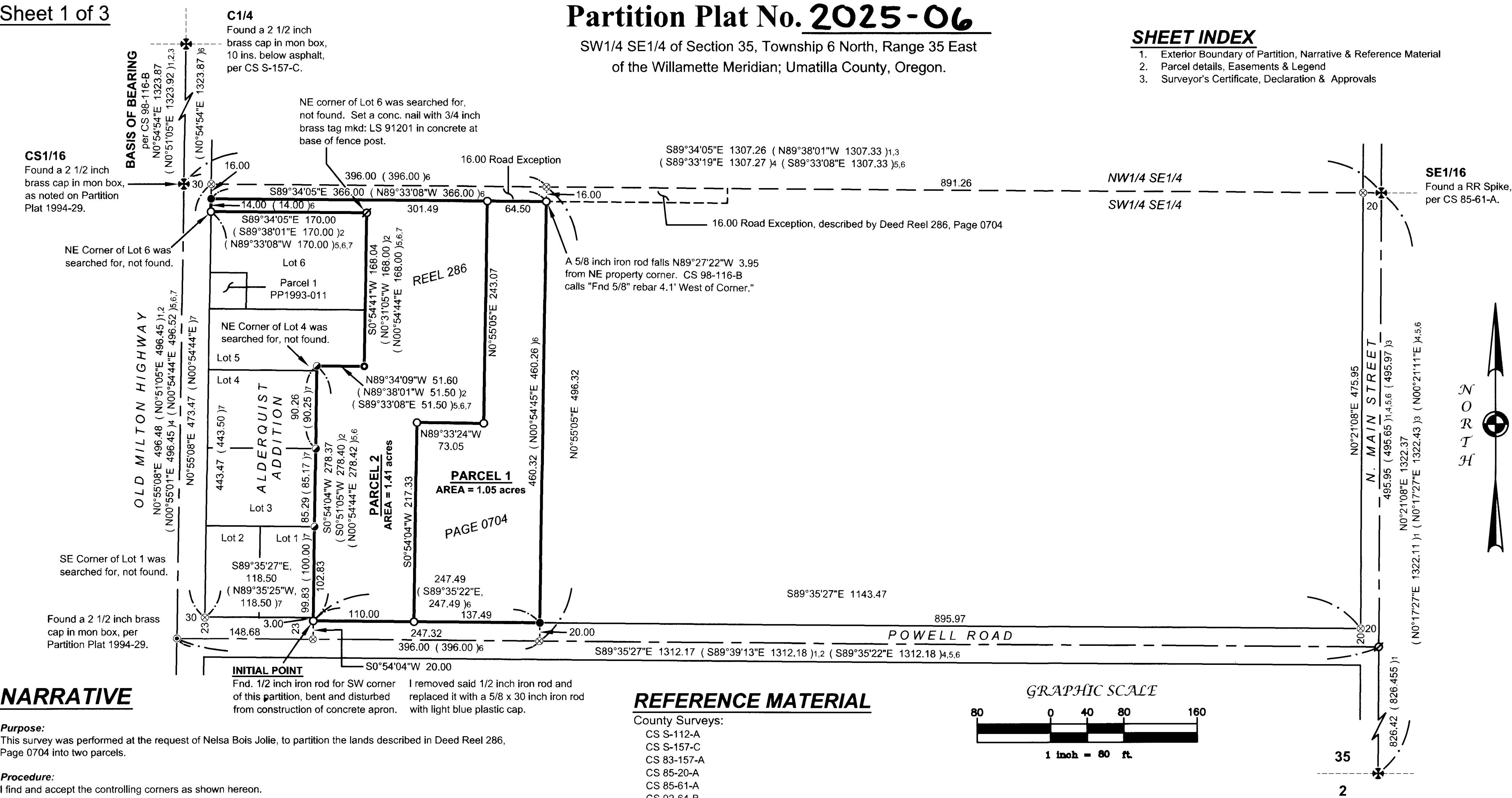


Partition Plat No. 2025-06

SW1/4 SE1/4 of Section 35, Township 6 North, Range 35 East
of the Willamette Meridian; Umatilla County, Oregon.

SHEET INDEX

- Exterior Boundary of Partition, Narrative & Reference Material
- Parcel details, Easements & Legend
- Surveyor's Certificate, Declaration & Approvals



NARRATIVE

Purpose:
This survey was performed at the request of Nelsa Bois Jolie, to partition the lands described in Deed Reel 286, Page 0704 into two parcels.

Procedure:
I find and accept the controlling corners as shown hereon.

The record monument at the intersection of Powell Road and N. Main Street was destroyed during construction. I reset this point at a proportionate position between the SE1/16 and E1/16 of Section 35, per CS 85-61-A.

The lands described in Deed Reel 286, Page 0704 were surveyed by Tomkins as described by Umatilla County Survey (CS) 98-116-B. The property to the West of this was recently subdivided as Alderquist Addition in 2016 by Krumben. Still, many of the exterior corners of said Deed were disturbed or not found.

The Northeast corner of said Deed was reestablished along the South line of the 16.00-foot road exception, and at record distances from the CS1/16 corner.

I reestablish the Southwest corner of said Deed at the intersection of the North right-of-way of Powell Road and the East line of Alderquist Addition, holding the found monuments along the said East line of Alderquist Addition and projecting said East line South.

I reestablish the Northwest corner of Alderquist Addition by offsetting the North line of the Southwest Quarter of the Southeast Quarter 30 feet to the South, and intersecting the East right-of-way of the Old Milton Highway.

I then project this offset line easterly the record 170.00 feet to reestablish the Northeast corner of Alderquist Addition.

I place the new partition lines at the direction of the landowner.

This Survey was performed by a combination of Global Navigation Satellite System (GNSS) GPS and conventional ground survey methods. Dual frequency carrier-phase GNSS receivers were used to establish control and monument positioning. A Nikon K2 Total Station was used for conventional ground survey methods. Trimble R-12 GPS receivers were used for RTK-GPS survey methods. All monumented positions are within closed GPS networks, a conventional ground traverse, or with benefit of redundant measurements.

Basis of Bearing:
The Basis of Bearing is the West line of the NW1/4 SE1/4 of Section 35, T6N, R35E, WM, per CS 98-116-B.

Be advised this mapping, and digital copy of same, are protected by contract stipulations of product ownership and copyright laws.

REFERENCE MATERIAL

- County Surveys:
CS S-112-A
CS S-157-C
CS 83-157-A
CS 85-20-A
CS 85-61-A
CS 92-64-B
CS 98-116-B
- Other Material:
Deed Reel 286, Page 0704
Partition Plat 1993-11
Partition Plat 1994-29
Plat of Alderquist Addition (BK. 16, PG. 02)
Pioneer Title Report Order No. 881399, dated June 23, 2025

Other Material:

- Deed Reel 286, Page 0704
Partition Plat 1993-11
Partition Plat 1994-29
Plat of Alderquist Addition (BK. 16, PG. 02)
Pioneer Title Report Order No. 881399, dated June 23, 2025



Surveyor's Exact Copy Statement

I, Kristina Powell, Land Surveyor No. 91201, do hereby certify that I am the Surveyor who prepared this Partition Plat, and that the annexed Plat is an exact copy of said Partition as the same is on file in the Plat Records of Wallowa County, and said copy is submitted as per ORS 92.120.

Kristina Powell, LS 91201



Office of County Records
Jen Churchill
UMATILLA COUNTY

Partition Plat No. 2025-06 Elle Nelsa Bois Jolie		
LOCATED WITHIN SW1/4 SE1/4 of Section 35 Township 6 North, Range 35 East Willamette Meridian, Umatilla County, Oregon		
Wallowa Associates 303 S.E. Alamo Street Enterprise, Oregon 97828 (541) 426-9049		
SCALE 1 INCH = 80 FEET	SHEET No. 1 of 3	DATE OF SURVEY Beginning: 8/5/2025 Ending: 8/12/2025
DRAWN BY KP DATE 8/2025	CHECKED KP	PROJECT No. WA F253-01 / 3535

Partition Plat
No. 2025-06

SW1/4 SE1/4 of Section 35,
Township 6 North, Range 35 East
of the Willamette Meridian;
Umatilla County, Oregon.

EASEMENT NOTES

The following easements were cited per Order No. 881399,
provided by Pioneer Title Company, dated June 23, 2025:

- Water rights, claims to water or title to water, whether or not such rights are a matter of public record.
- The premises herein described are within the boundaries of the Walla Walla River Irrigation District and this property is therefore subject to all easements, canals, ditches, levies and assessments thereof.
- The premises herein described are within the boundaries of the Milton-Freewater Water Control District and this property is therefore subject to all easements, canals, ditches, levies and assessments thereof.

NEW EASEMENT:

- A new easement over and across Parcel 2, to benefit Parcel 1, over an existing driveway; for ingress and egress and utilities, as shown hereon.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Kristina Powell

OREGON
MAY 9, 2017
KRISTINA POWELL
91201

EXPIRES 12-31-26

Surveyor's Exact Copy Statement

I, Kristina Powell, Land Surveyor No. 91201, do hereby certify that I am the Surveyor who prepared this Partition Plat, and that the annexed Plat is an exact copy of said Partition as the same is on file in the Plat Records of Walla Walla County, and said copy is submitted as per ORS 92.120.

Kristina Powell

Kristina Powell, LS 91201

RECEIVED BY

Umatilla County Surveyor

Date: 9/22/25

Rec'd By: CT

No.: 25-082-B

State of Oregon
County of Umatilla
REC-DE-PP
Pg 5 of 1 \$5.00 \$11.00 \$10.00 \$10.00 \$60.00 \$120.00
2025-0007209
09/19/2025 01:38:47 PM



Office of County Records

John Churchill



Partition Plat No. 2025-06

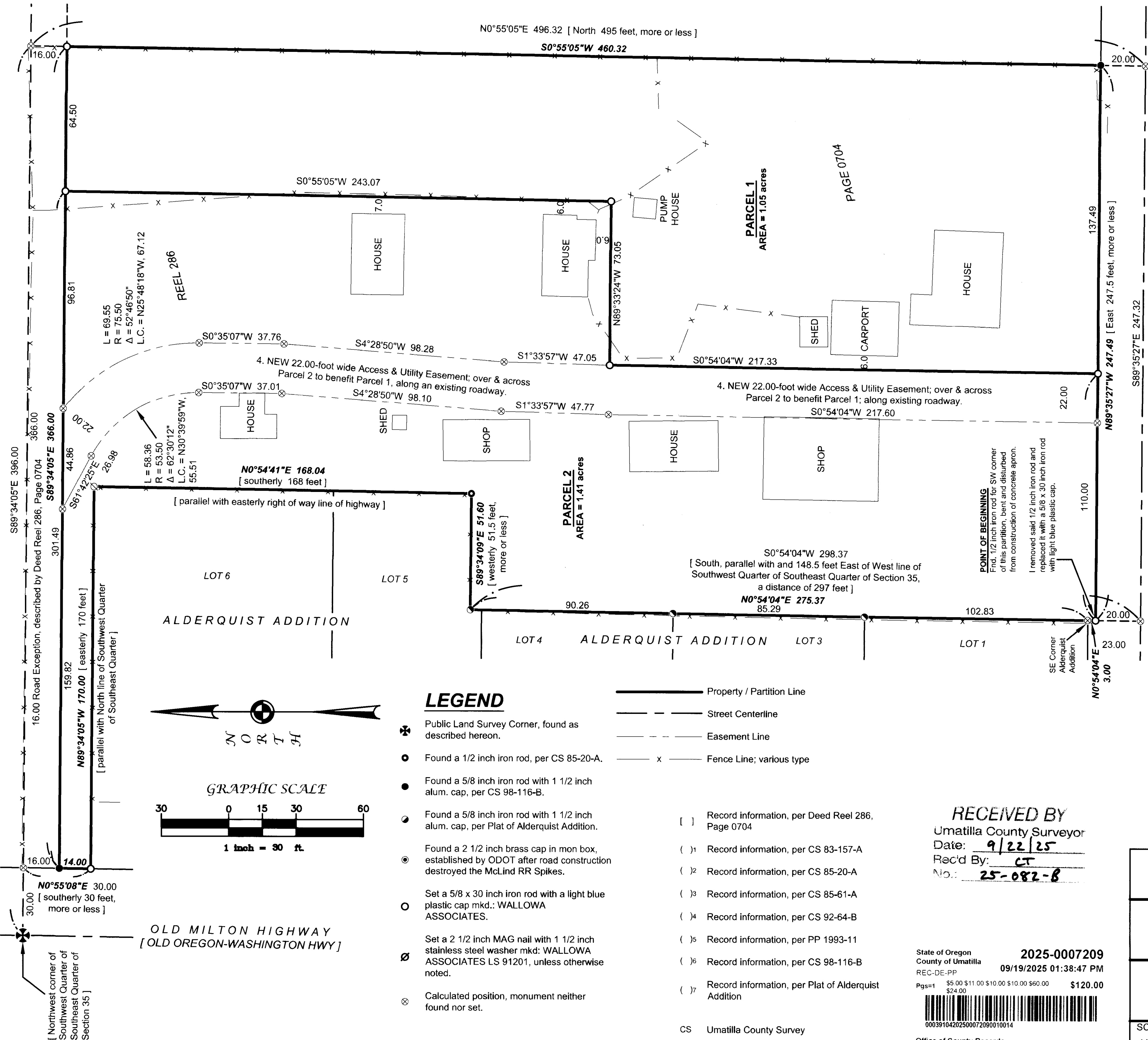
Elle Nelsa Bois Jolie

LOCATED WITHIN
SW1/4 SE1/4 of Section 35
Township 6 North, Range 35 East
Willamette Meridian, Umatilla County, Oregon



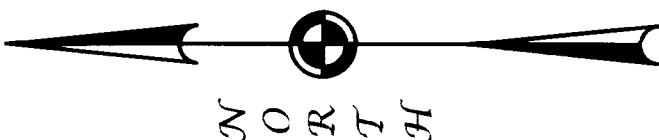
303 S.E. Alamo Street
Enterprise, Oregon 97828
(541) 426-9049

SCALE 1 INCH = 30 FEET	SHEET No. 2 of 3	DATE OF SURVEY Beginning: 8/5/2025 Ending: 8/12/2025
DRAWN BY KP	CHECKED KP	PROJECT No. WA F253-01 / 3535
DATE 8/2025		

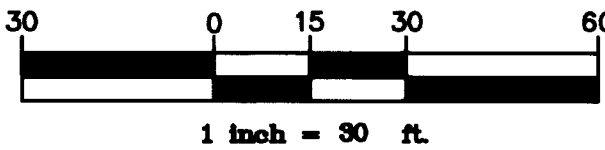


LEGEND

- Public Land Survey Corner, found as described hereon.
 - Found a 1/2 inch iron rod, per CS 85-20-A.
 - Found a 5/8 inch iron rod with 1 1/2 inch alum. cap, per CS 98-116-B.
 - Found a 5/8 inch iron rod with 1 1/2 inch alum. cap, per Plat of Alderquist Addition.
 - Found a 2 1/2 inch brass cap in mon box, established by ODOT after road construction destroyed the McLind RR Spikes.
 - Set a 5/8 x 30 inch iron rod with a light blue plastic cap mkd.: WALLOWA ASSOCIATES.
 - Set a 2 1/2 inch MAG nail with 1 1/2 inch stainless steel washer mkd.: WALLOWA ASSOCIATES LS 91201, unless otherwise noted.
 - Calculated position, monument neither found nor set.
- Record information, per Deed Reel 286, Page 0704
 - Record information, per CS 83-157-A
 - Record information, per CS 85-20-A
 - Record information, per CS 85-61-A
 - Record information, per CS 92-64-B
 - Record information, per PP 1993-11
 - Record information, per CS 98-116-B
 - Record information, per Plat of Alderquist Addition
- Umatilla County Survey
 - Partition Plat



GRAPHIC SCALE



Partition Plat No. 2025-06

SW1/4 SE1/4 of Section 35, Township 6 North, Range 35 East
of the Willamette Meridian; Umatilla County, Oregon.

DECLARATION

Know all people by these presents that Elle Nelsa Ann Bois Jolie, also known as Nelsa A. Castro, is the sole owner of Deed Reel 286, Page 0704, being more particularly described in the accompanying Surveyor's Certificate, and have caused the same to be surveyed and platted as shown on the annexed plat in accordance with the provisions of O.R.S. Chapters 92 and 209, and dedicate a new 22-foot wide access & utility easement over and across Parcel 2 to benefit Parcel 1, as shown on Sheet 2.

Elle Nelsa Ann Bois Jolie
Elle Nelsa Ann Bois Jolie, also known as Nelsa A. Castro

ACKNOWLEDGEMENTS

State of Oregon
County of Umatilla SS

Know all people by these presents, on this 11th day of Sept, 2025, before me a Notary Public in and for said State and County, personally appeared Elle Nelsa Ann Bois Jolie, also known as Nelsa A. Castro, who being first duly sworn hereby acknowledge this instrument to be of their own free will and act.

Kathleen Ruth Bohms
Notary Public for the State of Oregon

Name Kathleen Ruth Bohms

My commission expires Feb 25, 2029

Commission Number 1056323

SURVEYOR'S CERTIFICATE

This Partition Plat depicts the directions and intent of Elle Nelsa Ann Bois Jolie, also known as Nelsa A. Castro. I, Kristina Powell, hereby certify that I have correctly platted the land represented on this Partition Plat, in accordance with the provisions of ORS Chapters 92 and 209.

A tract of land situated in the SW1/4 SE1/4 of Section 35, Township 6 North, Range 35 East of the Willamette Meridian, Umatilla County, Oregon; the lands being more particularly described as follows:

BEGINNING at the Southwest corner of Deed Reel 286, Page 0704, said being a 5/8 inch iron rod with light blue plastic cap mkd: WALLOWA ASSOCIATES, also being on the North right-of-way of Powell Road;

thence along the West line of said Deed N0°54'04"E, a distance of 3.00 feet to the Southeast corner of Alderquist Addition;

thence continuing along the West line of said Deed, also being the East line of Alderquist Addition, N0°54'04"E, a distance of 275.37 feet, to an angle point in the East line of Alderquist Addition;

thence continuing along the said East line of Alderquist Addition S89°34'09"E, a distance of 51.60 feet, to an angle point in the East line of Alderquist Addition;

thence continuing along the said East line of Alderquist Addition N0°54'41"E, a distance of 168.04 feet, to the Northeast corner of Alderquist Addition;

thence along the North line of Alderquist Addition N89°34'05"W, a distance of 170.00 feet, to the Northwest corner of Alderquist Addition, also being a point on the East right-of-way of the Old Milton Highway;

thence along the said East right-of-way N0°55'08"E, a distance of 14.00 feet, to the South line of a 16.00-foot wide road exception, as described by Deed Reel 286, Page 0704;

thence along the said South line of the road exception, and parallel to the North line of the Southwest Quarter of the Southeast Quarter of said Section 35, S89°34'05"E, a distance of 366.00 feet, to the Northeast corner of Deed Reel 286, Page 0704;

thence along the East line of the said Deed S0°55'05"W, a distance of 460.32 feet to the Southeast corner of said Deed, also being a point on the North right-of-way of Powell Road;

thence along the North right-of-way of Powell Road N89°35'27"W, a distance of 247.49 feet to the Southwest corner of said Deed, and the Point of Beginning of this description.

Containing 2.46 acres.

Kristina Powell
Kristina Powell, LS 91201

APPROVALS

City of Milton-Freewater
Planning Director

Approved this 11th day of September 2025
By Chad D. Brown
City of Milton-Freewater Planning Director

Umatilla County Surveyor

Approved this 19 day of September, 2025
David N. K.
Umatilla County Surveyor

Umatilla County Tax Collector

I hereby certify that all ad valorem taxes and all special assessments, fees and other charges required by law to be placed on the tax roll which became a lien on the land within this partition and that are now due and payable have been paid to me.

Sept 19, 2025 Richard Reynolds
Date Umatilla County Tax Collector

Walla Walla River Irrigation District

The Walla Walla River Irrigation District hereby approves this Partition Plat as presented. By approving this plat, it shall be further understood by the current and future owners of this property, that the water rights are currently served by the "Johnson Pipeline" which is considered a "private delivery" system per Walla Walla River Irrigation District's policies and resolutions.

The Walla Walla River Irrigation District's obligation and responsibility is to ensure that there is adequate water at the Johnson Pipeline headgate, and bears no responsibility beyond the headgate for the operation or control of the pipeline, not do they bear any responsibility for the repair or maintenance of the pipeline. These responsibilities lie with the landowners and patrons that the Johnson Pipeline provides water to.

The intention for a Partition Plat obligates the property owner to provide irrigation infrastructure to the additional parcel if the landowner so chooses. Other options are to share a common system between the two parcels or transfer / sell any water rights that might no longer be needed for beneficial use purposes.

Approved this 11th day of SEPT 2025

By Travis Trumbull
Travis Trumbull, District Manager

RECEIVED BY
Umatilla County Surveyor
Date: 9/22/25
Rec'd By: CT
No: 25-082-B

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
MAY 9, 2017
KRISTINA POWELL
91201

EXPIRES 12-31-26

Surveyor's Exact Copy Statement

I, Kristina Powell, Land Surveyor No. 91201, do hereby certify that I am the Surveyor who prepared this Partition Plat, and that the annexed Plat is an exact copy of said Partition as the same is on file in the Plat Records of Walla Walla County, and said copy is submitted as per ORS 92.120.

Kristina Powell
Kristina Powell, LS 91201

State of Oregon 2025-0007209
County of Umatilla 09/19/2025 01:38:47 PM
REC-DE-PP
Pgs=1 \$5.00 \$11.00 \$10.00 \$10.00 \$60.00 \$120.00
\$24.00
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Office of County Records
Star Churchill
UMATILLA COUNTY

Partition Plat No. 2025-06
Elle Nelsa Bois Jolie

LOCATED WITHIN
SW1/4 SE1/4 of Section 35
Township 6 North, Range 35 East
Willamette Meridian, Umatilla County, Oregon

Wallowa Associates
303 S.E. Alamo Street
Enterprise, Oregon 97828
(541) 426-9049

SCALE n/a	SHEET No. 3 of 3	DATE OF SURVEY Beginning: <u>8/5/2025</u> Ending: <u>8/12/2025</u>
DRAWN BY KP	CHECKED KP	PROJECT No. WA F253-01 / 3535
DATE 8/2025		