

TAX LOT 700 4N3334
LANDS OF BEALER
DEED REFERENCE (D8)

TAX LOT 400 4N3334
LANDS OF SHORT
DEED REFERENCE (D3)

TAX LOT 600 4N3334
LANDS OF MONTANA
DEED REFERENCE (D4)

UMATILLA COUNTY

PARTITION PLAT NO. 2019-25

A PARTITION OF THE CURRENT TAX LOT 1100 OF ASSESSOR'S MAP 3N33,
LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 NORTH,
RANGE 33 EAST, WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.



SCALE 1"=150'

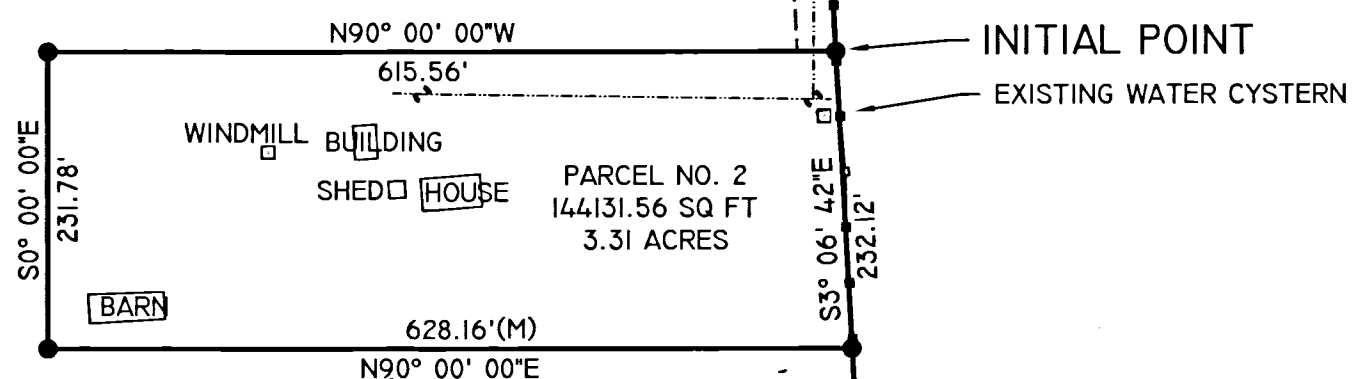


BASIS OF BEARING
BEARING BASE -- NORTH LINE NE1/4 SECTION 3
FROM CS 12-094-C

TAX LOT 1100 3N33
LANDS OF TERJESON RANCHES
DEED REFERENCE (D1)
NW1/4S3 T3N,R33EWM

30' ACCESS/EGRESS/UTILITY EASEMENT
TO BE CREATED AS PART OF THIS
PARTITION PLAT.

TAX LOT 1080 3N33
LANDS OF JONES
DEED REFERENCE (D5)
NE1/4S3 T3N,R33EWM



DETAIL VIEW SCALE 1" = 150'

REFERENCES: NOTE: UMATILLA COUNTY DEED RECORDS = UCDR

- (R1) ASSESSOR'S MAPS 3N33, 4N3334
- (R2) COUNTY SURVEY 12-094-C, ENGLISH FOR UMATILLA COUNTY, 2012.
- (R3) COUNTY SURVEY 85-121-AX, KRUMBEIN FOR TIMMERMAN, 1985.
- (R4) COUNTY SURVEY M-121-C, KRUMBEIN FOR TIMMERMAN, 1976.
- (R5) PARTITION PLAT 2005-31, USKH FOR HENDRICKSEN, 2005.
- (R6) COUNTY SURVEY 85-124-A, KRUMBEIN FOR MARTIN, 1985.
- (D1) PERSONAL REPRESENTATIVE'S DEED, DOC.NO. 2001-4020200, UCDR, TERJESON RANCHES, 2001. TL1100 3N33.
- (D2) STATUTORY BARGAIN & SALE DEED, REEL 334,PAGE 534, UCDR, KERLEY 1/2 TRUST, 1998. TL1200 3N33.
- (D3) WARRANTY DEED, DOC.NO. 2005-4750540, UCDR, SHORT, 2005. TL400 4N3334.
- (D4) BARGAIN & SALE DEED, DOC.NO. 2008-5440811, UCDR, MONTANA L.T., 2008. TL600 4N3334.
- (D5) WARRANTY DEED, DOC.NO. 2012-5990686, UCDR, JONES, 2012. TL1080 3N33.
- (D6) STATUTORY BARGAIN & SALE DEED, DOC.NO. 2013-6060395, UCDR, SPRATLING LAND,LLC., 2013. TL1400 3N33.
- (D7) WARRANTY DEED, DOC.NO. 2015-6380051, UCDR, WOOD (1/2) & WOOD(1/2), 2015. TL1401 3N33.
- (D8) STATUTORY BARGAIN & SALE DEED, DOC.NO. 2017-6601000, UCDR, BEALER, 2017. TL700 4N3334.
- (D9) WARRANTY DEED, DOC.NO. 2012-5960056, UCDR, PETERSON, 2012. TL500 4N3334.
- (D10) BARGAIN & SALE DEED, DOC.NO. 2005-4910542, UCDR, SHORT, 2005. TL2500 4N3334.
- (D11) STATUTORY WARRANTY DEED, REEL 247, PAGE 1039, UCDR, SPEELMAN L.T.(1/2), 1994, TL1200 3N33.

SURVEYOR'S NARRATIVE:

THIS SURVEY WAS PERFORMED AT THE REQUEST OF BOBBY COREY, OWNERS REPRESENTATIVE, TO PERFORM A PARTITION PLAT AND SEPARATE THE HOMESITE ON THE PROPERTY CURRENTLY KNOWN AS TAX LOT 1100 OF ASSESSOR'S MAP 3N33, ALSO BEING THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 33 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON. I PERFORMED COUNTY SURVEY 12-094-C WHICH WAS THE COUNTY SURVEY TO MONUMENT AND RECORD FOUND MONUMENTS IN TOWNSHIP 3 NORTH, RANGE 33 EAST, AND HOLD THE LINE BETWEEN THE NORTH QUARTER CORNER AND THE NORTHWEST CORNER OF SECTION 3 AS THE BASIS OF BEARING FOR THIS PARTITION. AS PER THE RECORD FOR SAID SURVEY I MATCH AND HOLD GRID BEARINGS. I APPLY A COMBINED SCALE FACTOR OF 0.99987096 CALCULATED FROM LAT AND LONG USING NOAA NCAT SOFTWARE, FROM GROUND TO GRID. I SHOW BOTH GRID AND GROUND DISTANCES, AND AREAS ON THIS DRAWING TO CORRELATE TO 12-094-C. THIS SURVEY WAS PERFORMED USING A SOKKIA GSR 2700IS RTK GPS SYSTEM. STANDARD ERROR FOR THE RTK SYSTEM IS 10.0MM + 1 PPM X BASELINE MEASURED, IN MILLIMETERS. I FIND NOTHING OUT OF THE ORDINARY ON THIS SURVEY.

Robert D. English
ROBERT D. ENGLISH, ORPLS43406LS

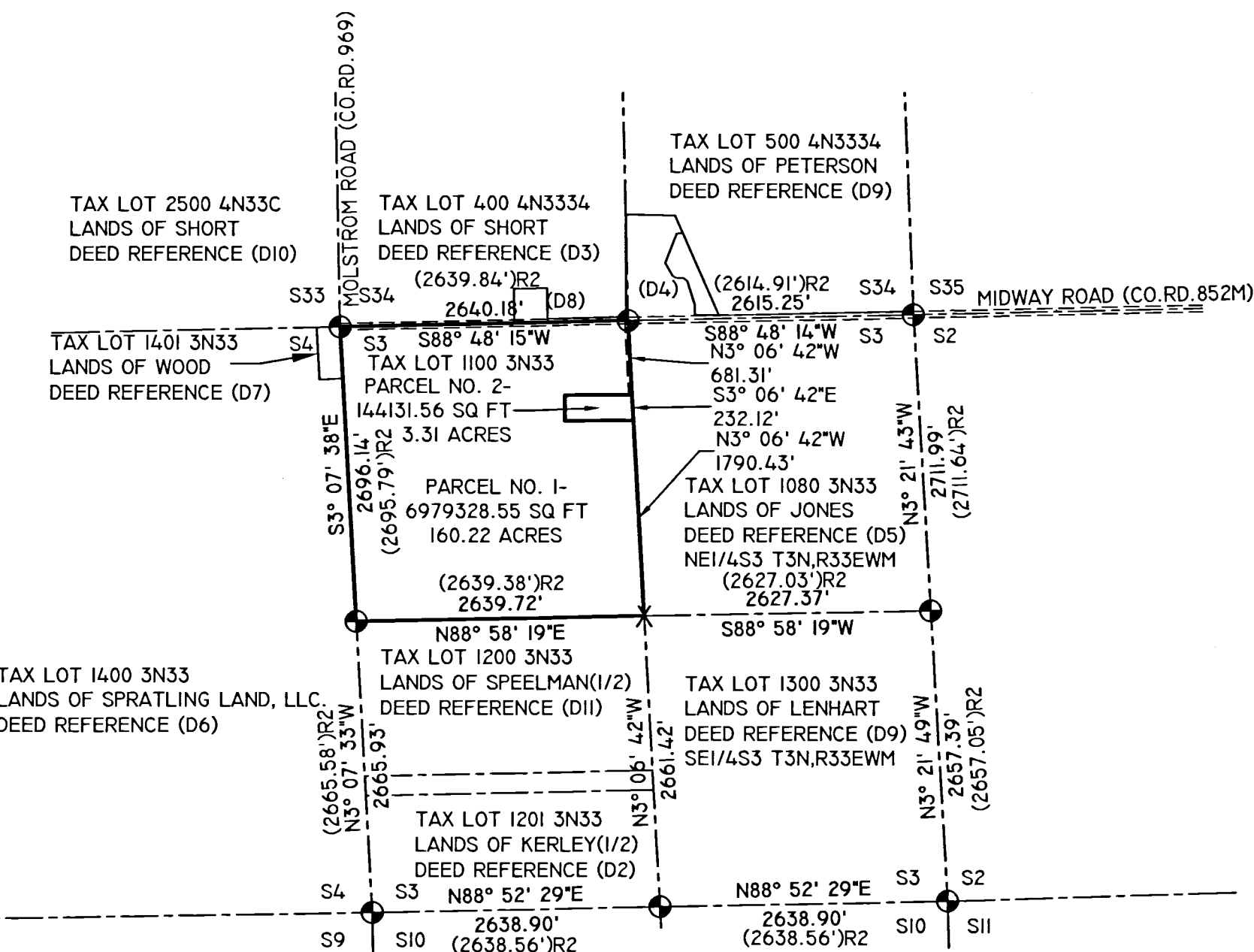
RECEIVED BY
Umatilla County Surveyor
Date: 9/23/19
Rec'd By: CT
No.: 19-095-6

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Robert D. English
OREGON
JANUARY 11, 2005
ROBERT DOUGLAS ENGLISH
43406LS
RENEWAL DATE: 12/31/19

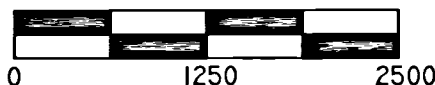
SURVEYOR'S EXACT COPY STATEMENT

I, ROBERT D. ENGLISH, REGISTERED OREGON SURVEYOR NO. 43406LS DO HEREBY CERTIFY THAT I AM THE SURVEYOR WHO PREPARED THIS PARTITION PLAT OF TAX LOT 1100 OF CURRENT ASSESSOR'S MAP 3N33 TO THE COUNTY OF UMATILLA, AND THAT THE ANNEXED TRACING IS AN EXACT COPY OF SAID PARTITION AS THE SAME IS ON FILE IN UMATILLA COUNTY RECORDS, AND SAID EXACT COPY IS SUBMITTED AS PER O.R.S. 92.120.

Robert D. English
ROBERT D. ENGLISH, ORPLS 43406LS



SCALE 1"=1250'



BASIS OF BEARING
BEARING BASE -- NORTH LINE NW1/4 SECTION 3
FROM CS 12-094-C

STATE OF OREGON, }
COUNTY OF UMATILLA }
I certify that this instrument was received
and recorded on 09-19-2019
at 8:44 o'clock a. m., in the record of
PLATS of said County.
YEAR 2019- NUMBER 25
OFFICE OF COUNTY RECORDS
By: STEVE CHURCHILL Records Officer
Fee \$ 120.00 No. 2019-6910069

- LEGEND**
- SET 5/8"x30" IRON REBAR WITH RED PLASTIC CAP, MARKED ORPLS43406LS/WAPLS44338
 - ⊕ FOUND 2.5" BRASS CAP, SEE 12-094-C FOR DETAILS.
 - X CALCULATED POINT - NOTHING FOUND OR SET.
 - XXX(R#) RECORD AND REFERENCE TO SURVEY
 - PROPERTY LINE
 - - - - - EXISTING POWER
 - - - - - EXISTING FENCES
 - EXISTING WATER CYSTERN/WINDMILL
 - - - - - EXISTING GRAVEL ON MIDWAY ROAD, A.K.A. CO. ROAD NO. 850.
 - - - - - COUNTY ROAD RIGHT-OF-WAY
 - EXISTING STRUCTURES

PAGE 1 OF 2

DATE: 04/17/19	DWN.BY: RDE	PARTITION PLAT FOR: TERJESON RANCHES XXXXX MIDWAY ROAD HELIX, OREGON 97835
SCALE: AS SHOWN	CHK. BY: RDE	
JOB NO. 2019-025	REV.DATE: XX/XX/XX	SURVEY ONE,LLC P.O. BOX 382 PENDLETON OR, 97801 PH:541-276-2055 FAX:541-276-3480
DWG NO. 3N33COREYPP.DWG		

PARTITION PLAT NO. 2019-25

A PARTITION OF THE CURRENT TAX LOT 1100 OF ASSESSOR'S MAP 3N33, LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 33 EAST, WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

OWNER'S DECLARATION:

WE, GUNDER TERJESON AND KIRK TERJESON, PARTNERS OF TERJESON RANCHES AND OWNERS OF TAX LOT 1100 OF ASSESSOR'S MAP 3N33 LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 33 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, DO HEREBY ACKNOWLEDGE THAT WE HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED AND THIS LAND TO BE SUBDIVIDED IN ACCORDANCE WITH O.R.S. CHAPTER 92, AS REVISED, AND UMATILLA COUNTY ORDINANCE.

Gunder Terjeson, Partner
GUNDER TERJESON, PARTNER

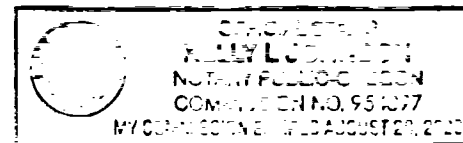
Kirk Terjeson, Partner
KIRK TERJESON, PARTNER

ACKNOWLEDGMENT

STATE OF OREGON
S.S.
COUNTY OF UMATILLA

ON THIS 10th DAY OF September, IN THE YEAR 2019, BEFORE ME Kelly Johnson THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED GUNDER TERJESON AND KIRK TERJESON, PROVED TO ME BY MEANS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY, AS LEGAL REPRESENTATIVES, EXECUTED IT.

Kelly Johnson
NOTARY SIGNATURE



Kelly Johnson
NOTARY PUBLIC OF OREGON (PRINT)

COMMISSION NO. 954097

MY COMMISSION EXPIRES: 8-28-2020

TAX LOT 1100 LEGAL DESCRIPTION

(AS RECORDED IN PERSONAL REPRESENTATIVE'S DEED. DOCUMENT NUMBER 2001-4020200, UMATILLA COUNTY DEED RECORDS, TRACT II)

TOWNSHIP 3 NORTH, RANGE 33 E.W.M.

SECTION 3: NORTHWEST QUARTER

ALL BEING EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE COUNTY ROAD RIGHT-OF-WAY.

REFERENCES: NOTE: UMATILLA COUNTY DEED RECORDS = UCDR

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- (R2) COUNTY SURVEY 12-094-C, ENGLISH FOR UMATILLA COUNTY, 2012.
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- (D4) BARGAIN & SALE DEED, DOC.NO. 2008-5440811, UCDR, MONTANA L.T., 2008. TL600 4N3334.
- (D5) WARRANTY DEED, DOC.NO. 2012-5990686, UCDR, JONES, 2012. TL1080 3N33.
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- (D11) STATUTORY WARRANTY DEED, REEL 247, PAGE 1039, UCDR, SPEELMAN L.T.(1/2), 1994, TL1200 3N33.

APPROVALS

UMATILLA COUNTY - PLANNING

THE ACCOMPANYING PLAT IS HEREBY APPROVED

THIS 18TH DAY OF SEPTEMBER, 2019.

Robert T. Waldner
ROBERT WAHLBER, PLANNER, UMATILLA COUNTY.
WALDNER

UMATILLA COUNTY SURVEYOR

I, DAVID H. KRUMBEIN, UMATILLA COUNTY SURVEYOR, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING PLAT AND THAT IT COMPLIES WITH THE LAWS OF THE STATE OF OREGON WITH RESPECT TO THE FILING AND RECORDING OF SUCH PLATS, AND I DO THEREFORE APPROVE SAID PLAT FOR FILING IN THE RECORDS OF UMATILLA COUNTY, OREGON.

APPROVED THIS 17 DAY OF Sept, 2019.

David H. Krumbein
DAVID H. KRUMBEIN, UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY TAXATION DEPT.

TAXES ARE PAID IN FULL.

THIS 17 DAY OF Sept, 2019.

Bettina G. Goff
UMATILLA COUNTY TAX COLLECTOR

SURVEYOR'S CERTIFICATE

I, ROBERT D. ENGLISH, OREGON PROFESSIONAL LAND SURVEYOR NUMBER 43406LS, BEING DULY SWORN, DEPOSE AND SAY THAT I HAVE SURVEYED AND MARKED WITH LEGAL MONUMENTS THE LANDS SHOWN ON THIS PARTITION AS SHOWN HEREIN. SAID PARTITION IS SITUATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 33, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON. THE PURPOSE OF THIS PARTITION IS TO SEPARATE THE OLD HOMESITE FROM THE ACTIVE FARM GROUND OF SAID TAX LOT 1100. I FURTHER CERTIFY AND SAY THAT I MADE THIS SURVEY AND PLAT BY ORDER OF AND UNDER THE DIRECTION OF THE OWNERS THEREOF, AND THAT ALL BOUNDARY CORNERS ARE MARKED WITH MONUMENTS AS INDICATED ON THE AMENDED MAP IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. 92.050 AND 92.060.

THE INITIAL POINT IS A 5/8"X30" IRON REBAR WITH A RED PLASTIC CAP MARKED "ORPLS43406LS" AND "WAPLS44338", SET AT THE NORTHEAST CORNER OF THE PROPOSED PARCEL 2 OF THIS PLAT, DURING THE PERFORMANCE OF THIS PARTITION.

Robert D. English
ROBERT D. ENGLISH, ORPLS 43406LS

SURVEYOR'S NARRATIVE:

THIS SURVEY WAS PERFORMED AT THE REQUEST OF BOBBY COREY, OWNERS REPRESENTATIVE, TO PERFORM A PARTITION PLAT AND SEPARATE THE HOMESITE ON THE PROPERTY CURRENTLY KNOWN AS TAX LOT 1100 OF ASSESSOR'S MAP 3N33, ALSO BEING THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 33 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

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I APPLY A COMBINED SCALE FACTOR OF 0.99987096 CALCULATED FROM LAT AND LONG USING NOAA NCAT SOFTWARE, FROM GROUND TO GRID. I SHOW BOTH GRID AND GROUND DISTANCES, AND AREAS ON THIS DRAWING TO CORRELATE TO 12-094-C.

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Robert D. English
ROBERT D. ENGLISH, ORPLS 43406LS

RECEIVED BY
Umatilla County Surveyor
Date: 9/23/19
Rec'd By: CT
No.: 19-095-13

SURVEYOR'S EXACT COPY STATEMENT

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Robert D. English
ROBERT D. ENGLISH, ORPLS 43406LS

STATE OF OREGON, }
COUNTY OF UMATILLA }
I certify that this instrument was received and recorded on 09-19-2019
at 8:44 o'clock a. m., in the record of PLATS of said County.
YEAR 2019- NUMBER 25
OFFICE OF COUNTY RECORDS
By: STEVE CHURCHILL Records Officer
Fee \$ 120.00 No. 2019-6910069

REGISTERED PROFESSIONAL LAND SURVEYOR

Robert D. English
OREGON
JANUARY 11, 2005
ROBERT DOUGLAS ENGLISH
43406LS

RENEWAL DATE: 12/31/19

DATE: 04/17/19	DWN. BY: RDE	PARTITION PLAT FOR: TERJESON RANCHES XXXXX MIDWAY ROAD HELIX, OREGON 97835
SCALE: N/A	CHK. BY: RDE	
JOB NO. 2019-025	REV.DATE: 00/00/00	SURVEY ONE,LLC P.O. BOX 382 PENDLETON OR, 97801 PH:541-276-2055 Fax:541-276-3480
DWG NO. 3N33COREYPP.DWG		