

LAND PARTITION NO. 2011-6

A REPLAT OF PARCEL 2 OF MORROW COUNTY PARTITION PLAT NO. 1997-1.
SITUATED IN SECTIONS 12 & 13, TOWNSHIP 1 SOUTH RANGE 24 EAST
& SECTION 7, TOWNSHIP 1 SOUTH, RANGE 25 EASE, W.M.,
MORROW COUNTY, OREGON.

SHEET 1 OF 4

PLAT SHEET INDEX

- SHEET 1 OF 4 - PLAT SHEET INDEX.
- SHEET 2 OF 4 - OVERALL BOUNDARY OF PARTITION PLAT.
- SHEET 3 OF 4 - ANNOTATION OF NEW EASEMENT AND CERTAIN DEEDED TRACTS NEAR PARCEL 1 OF PARTITION PLAT NO. 1997-1.
- SHEET 4 OF 4 - APPROVALS, SURVEYORS CERTIFICATE AND NARRATIVE, OWNERS DECLARATION AND EASEMENT DESIGNATION.

I CERTIFY THIS IS A TRUE AND EXACT COPY OF
SHEET 1 OF 4 OF PARTITION PLAT NO. 2011-6

Will R. Wells
WILLIAM R. WELLS, PLS

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Will R. Wells

OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106
RENEWS 6/30/12

WELLS SURVEYING
1 SW NYE AVENUE, SUITE B
P.O. BOX 1696
PENDLETON, OR 97801
PHONE: (541) 276-6362

DATE: 01/11 DR. BY: WRW
CK. BY: WRW NO: 11-1311

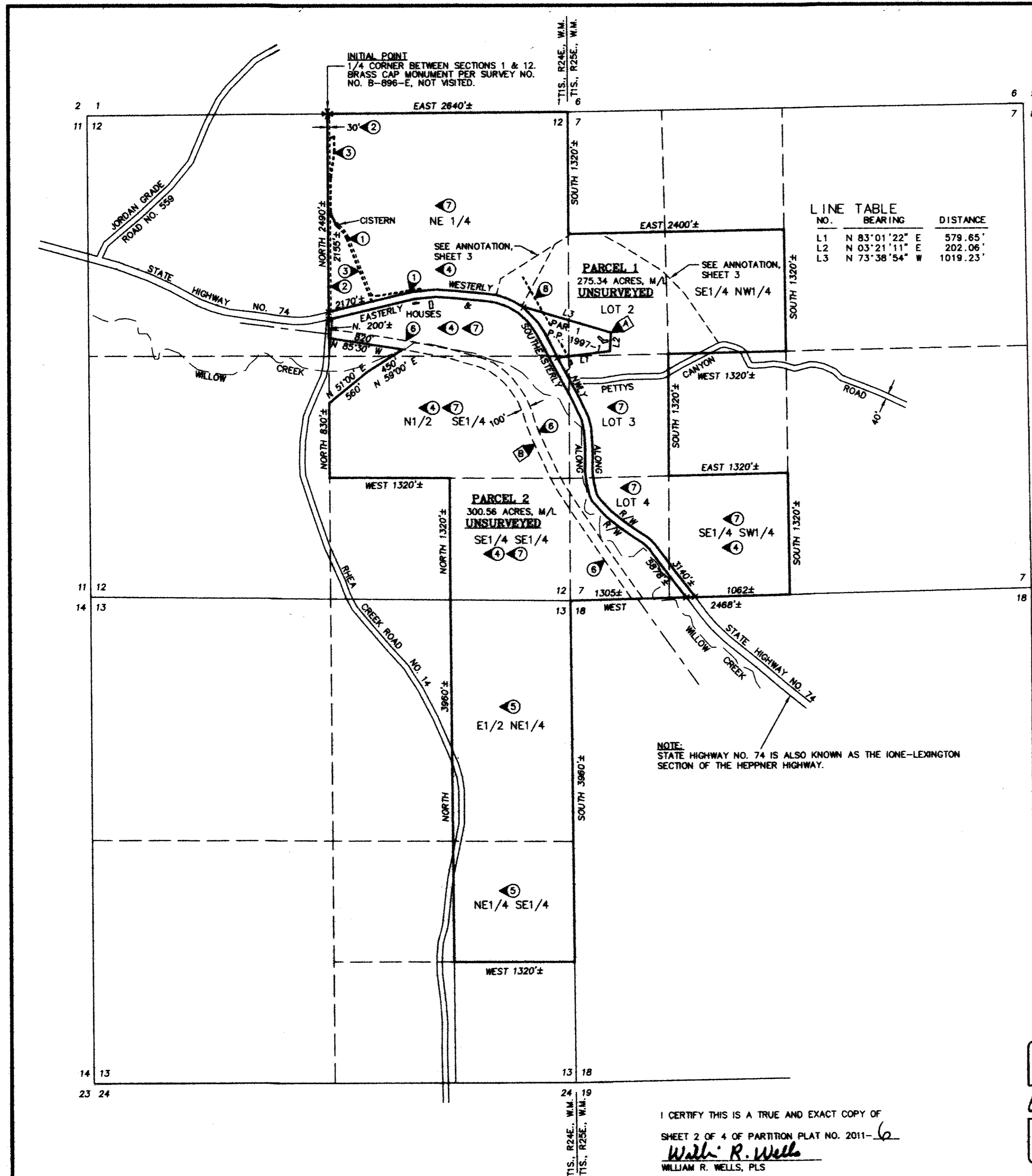
PROJECT: PALMERST

LAND PARTITION FOR:
THE GENEVA J. PALMER ESTATE

LAND PARTITION NO. 2011-6

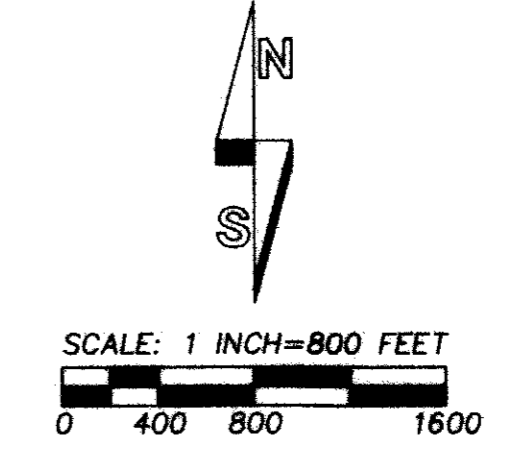
A REPLAT OF PARCEL 2 OF MORROW COUNTY PARTITION PLAT NO. 1997-1. SITUATED IN SECTIONS 12 & 13, TOWNSHIP 1 SOUTH RANGE 24 EAST & SECTION 7, TOWNSHIP 1 SOUTH, RANGE 25 EASE, W.M., MORROW COUNTY, OREGON.

SHEET 2 OF 4



LINE TABLE

NO.	BEARING	DISTANCE
L1	N 83°01'22" E	579.65'
L2	N 03°21'11" E	202.06'
L3	N 73°38'54" W	1019.23'



EASEMENT AND ENCUMBRANCE NOTES:

- ① - LOCATION OF NEW CISTERN & WATER LINE EASEMENT RESERVED FROM NEW PARCEL 1 AND APPURTENANT TO NEW PARCEL 2. SEE ANNOTATION ON SHEET 3.
- ② - LOCATION OF 30 FOOT EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION GRANTED TO COLUMBIA BASIN ELECTRIC COOPERATIVE IN M-33722, MORROW COUNTY DEED RECORDS. THE EASEMENT IS LOCATED ALONG THE WEST 30 FEET OF THE NE 1/4 OF SECTION 12, T1S., R24E., W.M., NORTH OF THE HIGHWAY.
- ③ - LOCATION OF EXISTING CELLULAR REPEATER LEASE & ACCESS EASEMENT TO OREGON RSA # 2, RECORDED IN MEMORANDUM OF GROUND LEASE RECORDED AS INST. NO. 2010-25878, MORROW COUNTY RECORDS.
- ④ - GENERAL LOCATION OF BLANKET EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINES GRANTED TO COLUMBIA BASIN ELECTRIC COOPERATIVE IN M-59437, MORROW COUNTY DEED RECORDS. AFFECTS S1/2 NE1/4, N1/2 SE1/4 AND SE1/4 SE1/4 OF SECTION 12, T1S., R24E., W.M., AND THE SE1/4 SW1/4 OF SECTION 7, T1S., R25E., W.M..
- ⑤ - GENERAL LOCATION OF BLANKET EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINES GRANTED TO COLUMBIA BASIN ELECTRIC COOPERATIVE IN M-59439, MORROW COUNTY DEED RECORDS. AFFECTS S1/2 NE1/4 AND N1/2 SE1/4 OF SECTION 13, T1S., R24E., W.M..
- ⑥ - GENERAL LOCATION OF NON-EXCLUSIVE PIPELINE AND UTILITY EASEMENTS CREATED AS DESCRIBED IN M-46065, MORROW COUNTY DEED RECORDS. THE EASEMENT AREAS ARE LOCATED WITHIN THE FORMER RAILROAD RIGHT-OF-WAY QUIT CLAIMED IN M-46064. THE EASEMENT AREA WITHIN THE FORMER RAILROAD RIGHT-OF-WAY IS ALSO REFERENCED IN EASEMENT DEED AND AGREEMENT RECORDED AT M-49401, MORROW COUNTY DEED RECORDS.
- ⑦ - GENERAL LOCATION OF OIL AND GAS LEASE TO ENERGY INVESTMENTS, INC., RECORDED IN MEMORANDUM OF OIL AND GAS LEASE RECORDED AS INSTRUMENT NO. 2007-20395, MORROW COUNTY RECORDS. AFFECTS ALL OF SECTION 12, T1S., R24E., W.M., LYING WITHIN PARCEL 2 OF PARTITION PLAT NO. 1997-1 AND ALL OF GOVERNMENT LOTS 3 AND 4 AND THE SE1/4 SW1/4 OF SECTION 7, T1S., R25E., W.M., LYING WITHIN PARCEL 1 OF PARTITION PLAT NO. 1997-1.
- ⑧ - GENERAL LOCATION OF 10' BLANKET TYPE EASEMENT GRANTED TO PACIFIC NORTHWEST BELL COMPANY FOR UNDERGROUND COMMUNICATION LINE IN M-3986, MORROW COUNTY DEED RECORDS. THE LOCATION IS SHOWN PER REFERENCE ON PARTITION PLAT NO. 1997-1 AND SURVEY NO. C-1218-E. ALSO SEE SHEET 3.

GENERAL NOTES:

- Ⓐ - PARCEL 1 OF PARTITION PLAT NO. 1997-1. NOT A PART, SEE ANNOTATION, SHEET 3.
- Ⓑ - 100 FOOT WIDE RAIL ROAD RIGHT-OF-WAY QUITCLAIMED TO MARION LEE PALMER AND MARY ANN PALMER, HUSBAND AND WIFE, IN QUIT CLAIM DEED RECORDED AT M-46064. THIS TRACT IS SUBJECT TO CERTAIN EASEMENTS WITHIN THE FORMER RIGHT-OF-WAY. THIS TRACT IS TO BECOME PART OF NEW PARCEL 2. THE TRACT IS SUBJECT TO PERPETUAL EASEMENTS DESCRIBED IN THE QUIT CLAIM DEED.

I CERTIFY THIS IS A TRUE AND EXACT COPY OF SHEET 2 OF 4 OF PARTITION PLAT NO. 2011-6
William R. Wells
 WILLIAM R. WELLS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR
William R. Wells
 OREGON
 JULY 22, 1977
 WILLIAM R. WELLS
 1106
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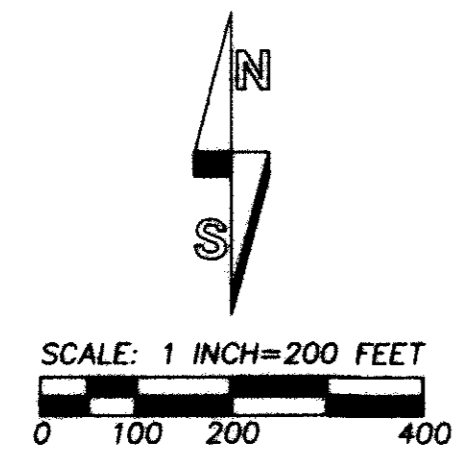
WELLS SURVEYING
 1 SW NYE AVENUE, SUITE B
 P.O. BOX 1896
 PENDLETON, OR 97801
 PHONE: (541) 276-6362

PROJECT: PALMERS2
 LAND PARTITION FOR:
 THE GENEVA J. PALMER ESTATE

DATE: 01/11	DR. BY: WRW
CK. BY: WRW	NO: 11-1311

LAND PARTITION NO. 2011-6
 A REPLAT OF PARCEL 2 OF MORROW COUNTY PARTITION PLAT NO. 1997-1.
 SITUATED IN SECTIONS 12 & 13, TOWNSHIP 1 SOUTH RANGE 24 EAST
 & SECTION 7, TOWNSHIP 1 SOUTH, RANGE 25 EASE, W.M.,
 MORROW COUNTY, OREGON.
 SHEET 3 OF 4

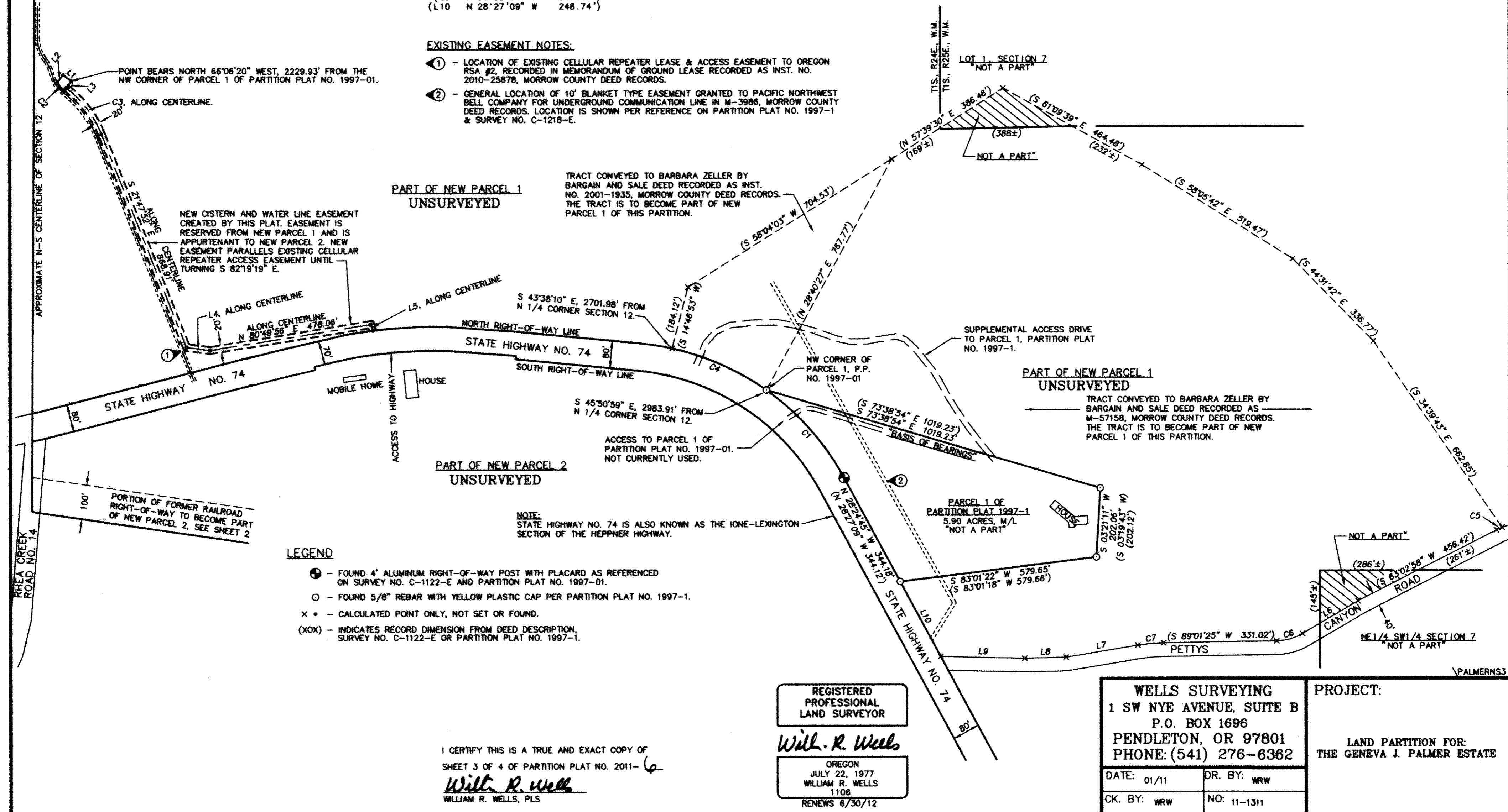
INITIAL POINT
 1/4 CORNER BETWEEN SECTIONS 1 & 12.
 BRASS CAP MONUMENT PER SURVEY NO.
 B-896-E, NOT VISITED. LOCATION WAS
 CALCULATED PER TIES FROM PARCEL 1
 OF PARTITION PLAT NO. 1997-1.



SCALE: 1 INCH=200 FEET
 BASIS OF BEARINGS: LINE BETWEEN THE NW & NE CORNERS
 OF PARCEL 1 OF PARTITION PLAT NO. 1997-1 BEING
 S 73°38'54" E AS REPORTED ON THAT PLAT.

LINE TABLE			CURVE TABLE					
NO.	BEARING	DISTANCE	NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG
L1	S 52°40'47" E	30.00'	C1	26°04'10"	759.17'	345.42'	342.45'	N 41°32'03" W
L2	N 37°19'13" E	28.65'	(C1)	26°04'40"	759.17'	345.53'	342.55'	N 41°29'28" W
L3	S 37°19'13" W	25.00'	C2	23°55'00"	74.00'	30.89'	30.87'	S 40°43'17" E
L4	S 82°19'19" E	69.27'	C3	31°22'24"	316.18'	173.13'	170.97'	N 37°29'21" W
L5	S 19°04'00" E	20' M/L	(C4)	22°59'29"	759.17'	304.64'	302.80'	N 66°01'33" W
(L6)	S 59°42'17" W	189.06'	C5	5°19'58"	190.00'	17.68'	17.68'	S 65°42'57" W
(L7)	S 80°40'37" W	213.55'	C6	29°19'08"	155.00'	79.32'	78.45'	N 74°21'51" E
(L8)	S 88°37'30" W	121.22'	C7	8°20'48"	520.00'	75.75'	75.68'	S 84°51'01" W
(L9)	N 88°35'37" W	246.43'						
(L10)	N 28°27'09" W	248.74'						

- EXISTING EASEMENT NOTES:
- ① - LOCATION OF EXISTING CELLULAR REPEATER LEASE & ACCESS EASEMENT TO OREGON RSA #2, RECORDED IN MEMORANDUM OF GROUND LEASE RECORDED AS INST. NO. 2010-25878, MORROW COUNTY DEED RECORDS.
 - ② - GENERAL LOCATION OF 10' BLANKET TYPE EASEMENT GRANTED TO PACIFIC NORTHWEST BELL COMPANY FOR UNDERGROUND COMMUNICATION LINE IN M-3986, MORROW COUNTY DEED RECORDS. LOCATION IS SHOWN PER REFERENCE ON PARTITION PLAT NO. 1997-1 & SURVEY NO. C-1218-E.



- LEGEND
- ⊕ - FOUND 4" ALUMINUM RIGHT-OF-WAY POST WITH PLACARD AS REFERENCED ON SURVEY NO. C-1122-E AND PARTITION PLAT NO. 1997-01.
 - - FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP PER PARTITION PLAT NO. 1997-1.
 - x • - CALCULATED POINT ONLY, NOT SET OR FOUND.
 - (XOX) - INDICATES RECORD DIMENSION FROM DEED DESCRIPTION, SURVEY NO. C-1122-E OR PARTITION PLAT NO. 1997-1.

I CERTIFY THIS IS A TRUE AND EXACT COPY OF
 SHEET 3 OF 4 OF PARTITION PLAT NO. 2011-6
Will R. Wells
 WILLIAM R. WELLS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR
Will R. Wells
 OREGON
 JULY 22, 1977
 WILLIAM R. WELLS
 1106
 RENEWS 6/30/12

WELLS SURVEYING
 1 SW NYE AVENUE, SUITE B
 P.O. BOX 1696
 PENDLETON, OR 97801
 PHONE: (541) 276-6362
 DATE: 01/11 DR. BY: WRW
 CK. BY: WRW NO: 11-1311

PROJECT:
 LAND PARTITION FOR:
 THE GENEVA J. PALMER ESTATE

OWNERS DECLARATION AND EASEMENT DESIGNATION:

THE ESTATE OF GENEVA J. PALMER, AS OWNER OF PARCEL 2 OF MORROW COUNTY PARTITION PLAT NO. 1997-1, WITH THE EXCEPTION OF THOSE PORTIONS SAID PARCEL 2 CONVEYED TO BARBARA ZELLER BY BARGAIN AND SALE DEED RECORDED IN M-57158 AND IN STATUTORY BARGAIN AND SALE DEED RECORDED AS INST. NO. 2001-1935, MORROW COUNTY DEED RECORDS, AND BARBARA ZELLER, AS OWNER OF THOSE PORTIONS OF SAID PARCEL 2 DESCRIBED IN BARGAIN AND SALE DEED RECORDED IN M-57158 AND IN STATUTORY BARGAIN AND SALE DEED RECORDED AS INST. NO. 2001-1935, MORROW COUNTY DEED RECORDS, AND MARION LEE PALMER AND MARY ANN PALMER, HUSBAND AND WIFE, AS OWNERS OF A TRACT LAND INCLUDED IN THIS PARTITION BY QUIT CLAIM DEED RECORDED AS M-46064, MORROW COUNTY DEED RECORDS, DO HEREBY ACKNOWLEDGE THIS PARTITION REPLAT WAS PREPARED WITH OUR KNOWLEDGE AND CONSENT IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND APPLICABLE PORTIONS OF THE MORROW COUNTY SUBDIVISION ORDINANCE.

THE ESTATE OF GENEVA J. PALMER, DOES HEREBY DESIGNATE THE NEW CISTERN AND WATER LINE EASEMENT SHOWN AND ANNOTATED ON SHEET 3, AS A NEW EASEMENT RESERVED FROM NEW PARCEL 1 AND APPURTENANT TO NEW PARCEL 2.

Joe D. Rietmann
JOE D. RIETMANN, PERSONAL REPRESENTATIVE OF THE ESTATE OF GENEVA J. PALMER

ACKNOWLEDGMENT

STATE OF OREGON SS
COUNTY OF MORROW

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

March 10 2011.

BY JOE D. RIETMANN, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF GENEVA J. PALMER

Donna M. Judds
NOTARY PUBLIC FOR THE STATE OF OREGON.

MY COMMISSION EXPIRES: 10-14-12

MY COMMISSION NUMBER: 432519

Barbara Zeller
BARBARA ZELLER

ACKNOWLEDGMENT

STATE OF OREGON SS
COUNTY OF MORROW

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

March 10 2011.

BY BARBARA ZELLER

Sharon A. Rietmann
NOTARY PUBLIC FOR THE STATE OF OREGON.

MY COMMISSION EXPIRES: 18-23-14

MY COMMISSION NUMBER: 757118

Marion Lee Palmer *Mary Ann Palmer*
MARION LEE PALMER MARY ANN PALMER

ACKNOWLEDGMENT

STATE OF OREGON SS
COUNTY OF MORROW

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

March 10th 2011.

BY MARION LEE PALMER AND MARY ANN PALMER

Laura M. Wessley
NOTARY PUBLIC FOR THE STATE OF OREGON.

MY COMMISSION EXPIRES: Aug 26 2014

MY COMMISSION NUMBER: 451813

SURVEYORS CERTIFICATE & NARRATIVE:

THIS PARTITION REPLAT WAS PREPARED AT THE REQUEST OF THE OWNERS. THE PURPOSE OF THE REPLAT IS TO MAP PARCELS 1 AND 2. THE BOUNDARIES OF PARCELS 1 AND 2 ARE NOT SURVEYED. MONUMENTS ON THE BOUNDARY OF PARCEL 1 OF PARTITION PLAT NO. 1997-1 WERE LOCATED AND TIED AS SHOWN ON SHEET 3. MONUMENTS ON THE BOUNDARY OF SAID PARCEL 1 OF PARTITION PLAT NO. 1997-1 ARE USED TO REFERENCE THE SURVEYED LOCATION OF THE NEW CISTERN AND WATER LINE EASEMENT SHOWN ON SHEET 3.

REVERSIONARY RIGHTS TO PORTIONS OF COUNTY AND OR PUBLIC ROADS ARE CONTROLLED BY STATE STATUTE. BOUNDING LINES SHOWN ON THIS PARTITION REPLAT ARE NOT INTENDED TO LIMIT STATUTORY REVERSION RIGHTS WITHIN THE PARTITION PLAT AREA.

I, WILLIAM R. WELLS, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE SHOWN THE UNSURVEYED PARCELS ON THIS PARTITION REPLAT. IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, I HEREBY DESIGNATE THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 12, T1S., R24E., W.M., AS THE INITIAL POINT FOR THIS PARTITION REPLAT.

SAID PARTITION PLAT AREA BEING SITUATED IN MORROW COUNTY, OREGON, AND IS DESCRIBED AS PARCEL 2 OF PARTITION PLAT NO. 1997-1, RECORDED AS FILE NO. M-50644, RECORDS OF MORROW COUNTY, AND THAT STRIP OF LAND QUITCLAIMED TO MARION LEE PALMER AND MARY ANN PALMER, HUSBAND AND WIFE, BY UNION PACIFIC RAILROAD COMPANY, RECORDED AS M-46064, MORROW COUNTY DEED RECORDS, AND MORE PARTICULARLY DESCRIBED AS:

TOWNSHIP 1 SOUTH, RANGE 24 EAST, W.M. MORROW COUNTY, OREGON:

SECTION 12: THE NORTHEAST QUARTER; THE NORTH HALF OF THE SOUTHEAST QUARTER; THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER.

SECTION 13: THE EAST HALF OF THE NORTHEAST QUARTER; THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER.

TOWNSHIP 1 SOUTH, RANGE 25 EAST, W.M. MORROW COUNTY, OREGON:

SECTION 7: GOVERNMENT LOTS 2, 3 AND 4; THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER.

EXCEPTING THE FOLLOWING TRACT:

BEGINNING AT A POINT WHICH IS THE CENTER OF OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 24 EAST, W.M.; THENCE NORTH 150 FEET; THENCE SOUTH 85°30' EAST A DISTANCE OF 820 FEET; THENCE SOUTH 59°00' WEST A DISTANCE OF 450 FEET; THENCE SOUTH 51°00' WEST A DISTANCE OF 560 FEET; THENCE NORTH 490 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING, PARCEL 1 OF MORROW COUNTY PARTITION PLAT NO. 1997-1, RECORDED AS AS FILE NO. M-50644, RECORDS OF MORROW COUNTY.

ALSO EXCEPTING FROM THE ABOVE DESCRIBED PROPERTY ALL ROADS AND ROAD RIGHTS-OF-WAY AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

Will. R. Wells
WILLIAM R. WELLS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR

Will. R. Wells

OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106
RENEWS 8/30/12

I CERTIFY THIS IS A TRUE AND EXACT COPY OF SHEET 4 OF 4 OF PARTITION PLAT NO. 2011-6

Will. R. Wells
WILLIAM R. WELLS, PLS

LAND PARTITION NO. 2011-6

A REPLAT OF PARCEL 2 OF MORROW COUNTY PARTITION PLAT NO. 1997-1, SITUATED IN SECTIONS 12 & 13, TOWNSHIP 1 SOUTH RANGE 24 EAST & SECTION 7, TOWNSHIP 1 SOUTH, RANGE 25 EASE, W.M., MORROW COUNTY, OREGON.

SHEET 4 OF 4

APPROVALS

APPROVED THIS DAY 17 of March, 2011.

Janet Wilson
MORROW COUNTY SURVEYOR

APPROVED THIS DAY 10th of MARCH, 2011.

Carla M. Jones
MORROW COUNTY PLANNING DIRECTOR

ALL AD VALOREM AND SPECIAL ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.

Reginald
MORROW COUNTY ASSESSOR

DATE: 3-17 2011.

Reginald
MORROW COUNTY TAX COLLECTOR

DATE: 3-17 2011.

STATE OF OREGON) SS
COUNTY OF UMATILLA)

I HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON AND

FILED FOR RECORD ON THIS 24th DAY OF

March, 2011.

AT 8:18 O'CLOCK AM AS FILE NO. 2011-27792

MORROW COUNTY CLERK

DEPUTY

VPALMERS4

WELLS SURVEYING 1 SW NYE AVENUE, SUITE B P.O. BOX 1896 PENDLETON, OR 97801 PHONE: (541) 276-6362		PROJECT: LAND PARTITION FOR: THE GENEVA J. PALMER ESTATE
DATE: 01/11	DR. BY: WRW	
CK. BY: WRW	NO: 11-1311	