

PARTITION PLAT NO. 2025-03

LOCATED IN THE SW1/4 SEC. 30, & NW1/4 SEC. 31,
TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M.,
UMATILLA COUNTY, OREGON.
NOVEMBER, 2024.

APPROVALS

EXAMINED AND APPROVED THIS
7th DAY OF April, 2025.

LAND PARTITION APPROVAL NO. LD-4N-1086-24
Megan Danheiser
UMATILLA COUNTY PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 27, DAY
OF February, 2025.

Dan H. H. H.
UMATILLA COUNTY SURVEYOR

TAXES ARE PAID IN FULL, THIS 3, DAY
OF March, 2025.

Rachael Reynolds
UMATILLA COUNTY TAX COLLECTOR

RECEIVED BY

Umatilla County Surveyor
Date: 4/17/25
Rec'd By: CT
No. 25-036-B

RECORDING INFORMATION
UMATILLA COUNTY OFFICE OF RECORDS:

State of Oregon
County of Umatilla
REC-DE-PP
Pg=1 \$5.00 \$11.00 \$10.00 \$10.00 \$50.00 \$120.00



Office of County Records

Jan Churchill



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

DATE: 11/24 DR. BY: JMW
CK. BY: JPW NO: 24-1876

PROJECT: JEFFCOELHOBARN2024ROT

PARTITION PLAT FOR:
J & A COELHO LLC.

LOCATED IN THE SW1/4 SEC. 30, &
THE NW1/4 SEC. 31, T4N, R28E, W.M.,
UMATILLA COUNTY, OREGON.

OWNERS DECLARATION

J & A COELHO, LLC., OWNERS OF THE LANDS INVOLVED IN THIS PARTITION,
ACKNOWLEDGE THAT WE 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. WE FURTHER
ACKNOWLEDGE ALL THE EASEMENTS AND ENCUMBRANCES AFFECTING THE PROPERTY
WHETHER SHOWN ON THE FACE OF THIS PLAT, OR CONTAINED WITHIN LEGAL
DOCUMENTS.

JEFFREY L. COELHO, TRUSTEE OF THE COELHO TRUST, DATED SEPTEMBER 20, 2023.

AMY D. COELHO, TRUSTEE OF THE COELHO TRUST, DATED SEPTEMBER 20, 2023.

ACKNOWLEDGMENT

STATE OF OREGON) SS
COUNTY OF UMATILLA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

THIS 19th DAY OF February, 2025.

BY JEFFREY L. COELHO & AMY D. COELHO.

NOTARY PUBLIC FOR THE STATE OF OREGON

Gordon Scott MacKenzie
PRINTED NAME FOR THE NOTARY PUBLIC.

MY COMMISSION EXPIRES: 9-26-2027

MY COMMISSION NUMBER: 1041323

WESTLAND IRRIGATION DISTRICT

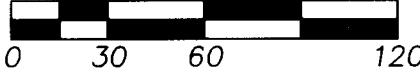
WESTLAND IRRIGATION DISTRICT HEREBY APPROVES THIS PLAT

THIS 19th DAY OF February, 2025.

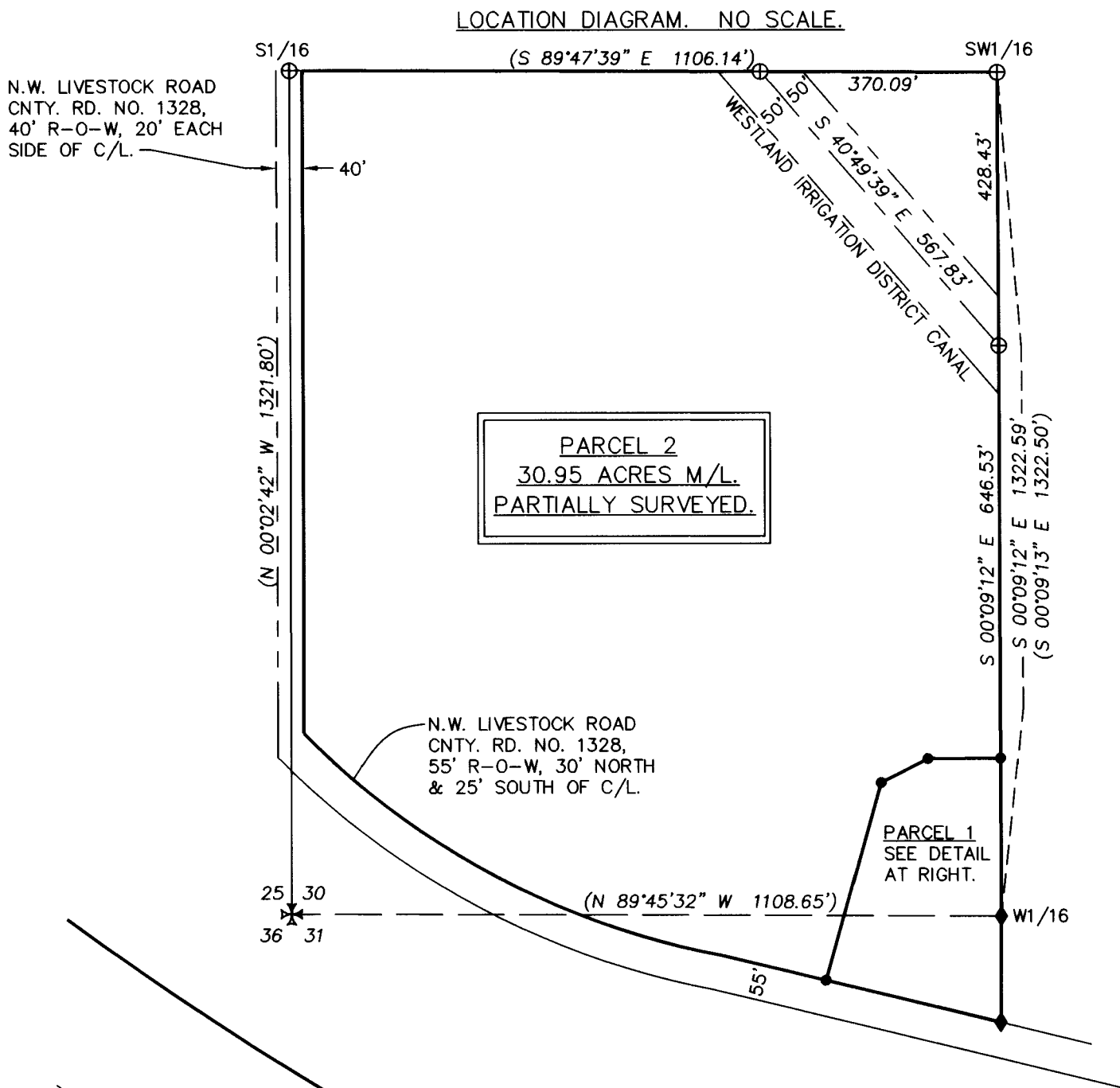
Curtis Engbretson
PRINTED NAME AND TITLE FOR ABOVE SIGNATURE.



SCALE: 1"=60 FEET



"BASIS OF BEARINGS" IS SURVEY NO. 00-193-B AS
SHOWN. ALL COMMON DIMENSIONS ARE IDENTICAL.



SURVEYORS CERTIFICATE & NARRATIVE

THIS SURVEY WAS MADE AT THE REQUEST OF J & A COELHO, LLC., TO PARTITION OFF AN APPROXIMATE 2
ACRE PARCEL OF LAND FROM A LARGER TRACT AS SHOWN. THE OVERALL PROPERTY IS DESCRIBED IN
WARRANTY DEED RECORDED AS INSTRUMENT NO. 2014-6210351, UMATILLA COUNTY DEED RECORDS. THE
PROPERTY IS DESCRIBED AS THE SW1/4 OF THE SW1/4 OF SECTION 30, AND THAT PORTION OF THE NW1/4
OF THE NW1/4 OF SECTION 31, LYING NORTHERLY OF THE C/L OF INTERSTATE 84. THE PROPERTY WAS
PARTIALLY SURVEYED PREVIOUSLY IN SURVEY NO. 00-193-B. THE PURPOSE IS TO PARTITION OFF AN AREA
CONTAINING AN EXISTING SHOP BUILDING, EXISTING SEPTIC SYSTEM AND DRAINFIELD, AND DRIVEWAY ACCESS
TO THE EXISTING COUNTY ROAD. ALL MONUMENTS FOUND, HELD, AND CALCULATED ARE NOTED.
I HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED,
PARCEL 1 OF THIS PARTITION PLAT. PARCEL 2 BEING ABOVE 10 ACRES IS PARTIALLY SURVEYED.

REAL PROPERTY DESCRIPTION

THAT TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED AS
INSTRUMENT NO. 2014-6210351, UMATILLA COUNTY DEED RECORDS
DESCRIBED AS FOLLOWS:
SW1/4 OF THE SW1/4 SECTION 30.
THAT PORTION OF THE NW1/4 OF THE NW1/4 OF SECTION 31 DESCRIBED
AS, BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 31; THENCE
SOUTH 00°03'30" EAST A DISTANCE OF 160 FEET TO A POINT ON THE
CENTERLINE OF U.S. HIGHWAY NO. 30 (INTERSTATE 84); THENCE FOLLOWING
SAID CENTERLINE SOUTH 76°17'30" EAST A DISTANCE OF 1139.6 FEET;
THENCE NORTH 03°03'30" WEST A DISTANCE OF 423 FEET TO THE NORTH
LINE OF SAID SECTION 31; THENCE NORTH 89°38' WEST ALONG SAID NORTH
LINE OF SAID SECTION 31 A DISTANCE OF 1110.18 FEET TO THE POINT OF
BEGINNING.
EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF OREGON
BY DEED RECORDED IN BOOK 283, PAGE 277, UMATILLA COUNTY DEED
RECORDS.
TOGETHER WITH & SUBJECT TO ALL ENCUMBRANCES, EASEMENTS,
WATER, ROADS, AND HIGHWAY RIGHTS OF WAY.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
NOVEMBER 29, 2010
JASON M. WELLS
54657PLS
RENEWS 6/30/26

LEGEND

- SET 5/8"x30" REBAR WITH 1 1/4" BLUE PLASTIC CAP MARKED "WELLS
SURVEYING PLS 54657."
- FOUND 5/8" SLICK PIN WITH CAP PER STATE HIGHWAY MAP NO. 5B-29-12, OR AS NOTED.
- CALCULATED POINT ONLY. NOTHING FOUND OR SET.
- CALCULATED POSITION FOR SECTION CORNER. NOT VISITED OR TIED ON THIS SURVEY.
- RECORD DIMENSION PER SURVEY NO. 00-193-B.
- RECORD DIMENSION PER STATE HIGHWAY MAP 5B-29-12.
- RECORD DIMENSION PER SURVEY NO. 17-001-C.
- OVERHEAD POWER LINE.

EASEMENTS & ENCUMBRANCES

EASEMENTS AND ENCUMBRANCES ARE TAKEN FROM STATUTORY WARRANTY DEED RECORDED AS INSTRUMENT NO. 2014-6210351,
UMATILLA COUNTY DEED RECORDS. ONLY SURVEY RELATED INFORMATION IS LISTED.
8. REGULATIONS, LEVIES, ASSESSMENTS, WATER AND IRRIGATION RIGHTS AND EASEMENTS FOR DITCHES AND CANALS OF THE
WESTLAND IRRIGATION DISTRICT. CANAL SHOWN.
9. MINERAL RIGHTS OF ANY KIND.
10. EASEMENT GRANTED TO UMATILLA ELECTRIC COOPERATIVE, RECORDED APRIL 15, 1938, BOOK 120, PAGE 532. BLANKET
TYPE. AFFECTS ENTIRE PROPERTY.
11. EASEMENT GRANTED TO UMATILLA ELECTRIC COOPERATIVE, RECORDED JANUARY 18, 1943, BOOK 160, PAGE 587.
BLANKET TYPE. AFFECTS ENTIRE PROPERTY.
12. LIMITED ACCESS PROVISIONS RECORDED FEBRUARY 17, 1966, BOOK 283, PAGE 277. AFFECTS PROPERTY SOUTH OF I-84.

I CERTIFY THIS IS A TRUE AND EXACT COPY
OF PARTITION PLAT NO. 2025-03

JASON M. WELLS, PLS