A PARTITION OF PARCEL 3 OF PARTITION PLAT NO. 2020-04, LOCATED IN THE SE1/4 OF SEC. 32, TOWNSHIP 4 NORTH, RANGE 29 EAST, W.M., CITY OF STANFIELD, UMATILLA CO., OREGON. DECEMBER, 2024.



"BASIS OF BEARINGS" IS THE WEST LINE OF PARCEL 3 OF PARTITION PLAT NO. 2020-04

SCALE: 1"=30 FEET

LINE NO.	TABLE BEARING	DISTANCE
L1	S 87°29'15" W	4.94'
L2	S 00°12'13" W	11.49'
(L2	S 00°13'50" W	11.49')1
L3	N 00°12'04" E	17.43'
(L3	N 00°14'41" E	17.43')1

S S

AS SHOWN.

	STATE OF OREGON) COUNTY OF UMATILLA)
	THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON
_	THIS 21 DAY OF April , 2025.

BY BETH K. BURTON & DANIEL A. BURTON. TOTARY PUBLIC FOR THE STATE OF OREGON

OWNERS DECLARATION

BETH K. BURTON, TENANT

ACKNOWLEDGMENT

MY COMMISSION EXPIRES: Selkmber 11, 2027 MY COMMISSION NUMBER: 1040455

WE BETH K. BURTON & DANIEL A. BURTON, AS TENANTS BY THE ENTIRETY, OF THE LAND INVOLVED IN THIS PLAT, ACKNOWLEDGE THAT WE HAVE CAUSED THIS PLAT TO BE

PREPARED AND THIS LAND PARTITIONED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE CITY OF STANFIELD DEVELOPMENT ORDINANCES. WE FURTHER ACKNOWLEDGE ALL THE EASEMENTS AND ENCUMBRANCES AFFECTING THE PROPERTY IN THIS PLAT, WETHER SHOWN ON THE FACE OF THIS PLAT, OR CONTAINED WITHIN RECORDED LEGAL OCCUMENTS.

BY THE ENTIRETY.

TENANT BY THE ENTIRETY.

SURVEYORS CERTIFICATE & NARRATIVE

THIS SURVEY WAS MADE AT THE REQUEST OF BETH BURTON TO DIVIDE A PARCEL OF LAND OFF OF A PARENT PARCEL FOR A NEW HOUSE RESIDENCE. THE OVERALL BOUNDARY OF THE PROPERTY WAS PREVIOUSLY SURVEYED IN PARTITION PLAT NO. 2020-04. ALL MONUMENTS FOUND AND HELD ARE NOTED.

I HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, PARCELS 1 AND 2 OF THIS PARTITION PLAT.

REAL PROPERTY DESCRIPTION

THAT TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED AS INSTRUMENT NO. 2020-7010496, UMATILLA COUNTY DEED RECORDS DESCRIBED AS FOLLOWS:

PARCEL 3 OF PARTITION PLAT NO. 2020-04, RECORDED AS INSTRUMENT NO. 2020-6970561, UMATILLA COUNTY RECORDS, LOCATED IN THE CITY OF STANFIELD, UMATILLA COUNTY, OREGON.

TOGETHER WITH & SUBJECT TO ALL ENCUMBRANCES, EASEMENTS, WATER, AND ROAD RIGHTS OF WAY.

REGISTERED PROFESSIONAL LAND SURVEYOR

am Mis ell OREGO**N**-NOVEMBER 29, 2010 JASON M. WELLS 54657PLS

RENEWS 6/30/26

APPROVALS

EXAMINED AND APPROVED THIS

21st DAY OF April __, 2025.

LAND PARTITION APPROVAL NO. 01-2015

Darla Jinku

CITY OF STANFIELD PLANNING DEPARTMENT

EXAMINED AND APPROVED THIS ______, DAY

EXAMINED AND APPROVED THIS 21 34

RECORDING INFORMATION UMATILLA COUNTY OFFICE OF RECORDS:

State of Oregon County of Umatilla

2025-0002855 04/24/2025 12:55:48 PM

Pgs=1 \$5.00 \$11.00 \$10.00 \$10.00 \$60.00 \$120.00

Office of County Records

Sten Churchile UMATHURACOUNTY

I CERTIFY THIS IS A TRUE AND EXACT COPY OF PARTITION PLAT 2025- 62 for my JASON M. WELLS, PL

EASEMENTS & ENCUMBRANCES

EASEMENT 2015-6250281

EASEMENTS AND ENCUMBRANCES ARE TAKEN FROM PRELIMINARY TITLE REPORT BY AMERITITLE, FILE NO. 450842AM, DATED MARCH 18, 2021. ONLY SURVEY RELEATED INFORMATION IS LISTED.

- 7. REGULATIONS, INCLUDING LEVIES, ASSESSMENTS, WATER AND IRRIGATION RIGHTS AND EASEMENTS FOR DITCHES AND CANALS OF STANFIELD IRRIGATION DISTRICT.
- 8. EASEMENT GRANTED TO THE CITY OF STANFIELD, RECORDED JANUARY 15, 2015, INSTRUMENT NO. 2015-6250281. SHOWN.

ECEIVED BY Umatilla County Surveyor Date: 5/2/25 Rec'd By: CT No: 25-042-B

LEGEND

SURVEYING PLS 54657.

"INITIAL POINT"

45.00'

CITY UTILITY SERVICES IN THE STREET RIGHT

45.00'

N 89'51'57" E 187.43'

(N 89°52'26" E 187.44')

PARCEL 1

27271 SQ. FT

0.63 AC. M/L

HOUSE

ROW OF DECORATIVE TREES #اصصصصصا

PLAT LINE.
THE SOUTH LINE OF PARCEL 3 PER PARTITION PLAT 2020-04.

N 89°50'35" E 187.44

S 88'00'36" W 187.57' (S 87'59'42" W 187.48')

———(S 88°01'03" W 192.57')1—

N 89°45'53" E 192.37' (N 89°47'12" E 192.43')1

PORTION OF LOT 3 OF STANFIELD ORCHARD OUTLOTS, BOOK 13, PAGE 29. ALSO DEPICTED

ON SURVEY NO. 11-119-C. THE NARRATIVE IN SAID SURVEY INDICATES THE SURVEY WAS

MADE TO WRITE DESCRIPTIONS OF AREAS FOR A LEVEE PROJECT SO THE CITY OF STANFIELD COULD ACQUIRE TITLE TO THE PROPERTY OR AN EASEMENT TO IT. AS NOTED

SET 5/8"X30" REBAR WITH 1 1/4" BLUE PLASTIC CAP MARKED "WELLS

FOUND 5/8" REBAR WITH CAP AS DESCRIBED IN PARTITION PLAT NO. 2020-04.

RECORD DIMENSION PER SURVEY NO. 11-119-C, AND ACCESS EASEMENT DESCRIPTION

AN EASEMENT WAS GRANTED FOR THIS PORTION OF THE PROPERTY. HOWEVER, THE

2020-04, AND IS NOT A PART THEREOF. OWNERSHIP OF THE PROPERTY IS UNKNOWN

PROPERTY WAS EXCLUDED FROM THE PARTITION OF LOT 3 IN PARTITION PLAT NO.

CALCULATED POINT ONLY. NOTHING FOUND OR SET. RECORD DIMENSION PER PARTITION PLAT NO. 2020-04.

RECORDED AS INSTRUMENT NO. 2015-6250281.

PARCEL 2 16307 SQ. FT 0.37 AC. M/L

> PHONE: (541) 276-6362 DATE: DR. BY: 12/24 **JMW** CK. BY: JPW NO:

200 SE HAILEY SUITE 108

PENDLETON, OR 97801

WELLS SURVEYING

P.O. BOX 1696

\BBURTONPP2024RO PROJECT:

PARTITION PLAT FOR:

BURTON

A PARTITION OF PARCEL 3 OF PARTITION PLAT NO. 2020-04, LOCATED IN THE SE 1/4 SEC. 32, T4N, R29E, W.M., CITY OF STANFIELD, UMATILLA COUNTY, OREGON.