

PARTITION PLAT NO. 2025-04

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.

APPROVALS

EXAMINED AND APPROVED THIS 21<sup>st</sup> DAY OF April, 2025.

LAND PARTITION APPROVAL NO. 01-2025  
Dana Jinker  
CITY OF STANFIELD PLANNING DEPARTMENT

EXAMINED AND APPROVED THIS 23<sup>rd</sup> DAY OF April, 2025.

David H. Hines  
UMATILLA COUNTY SURVEYOR

EXAMINED AND APPROVED THIS 21<sup>st</sup> DAY OF April, 2025.

B. A. K.  
STANFIELD IRRIGATION DISTRICT

TAXES ARE PAID IN FULL, THIS 23<sup>rd</sup> DAY OF April, 2025.

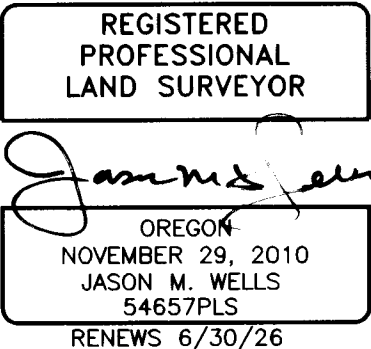
Richard R. R.  
UMATILLA COUNTY TAX COLLECTOR

RECORDING INFORMATION  
UMATILLA COUNTY OFFICE OF RECORDS:

State of Oregon 2025-0002855  
County of Umatilla REC-DE-PP 04/24/2025 12:55:48 PM  
Pg=1 \$5.00 \$11.00 \$10.00 \$10.00 \$60.00 \$120.00  
\$24.00



Office of County Records  
Jason M. Wells  
UMATILLA COUNTY



I CERTIFY THIS IS A TRUE AND EXACT COPY OF PARTITION PLAT 2025-02.  
Jason M. Wells, PLS

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

DATE: 12/24 DR. BY: JMW  
CK. BY: JPW NO: 25-

PROJECT: \BBURTONPP2024ROT

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.



SCALE: 1"=30 FEET  
0 15 30 60

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

LINE NO.	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

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:

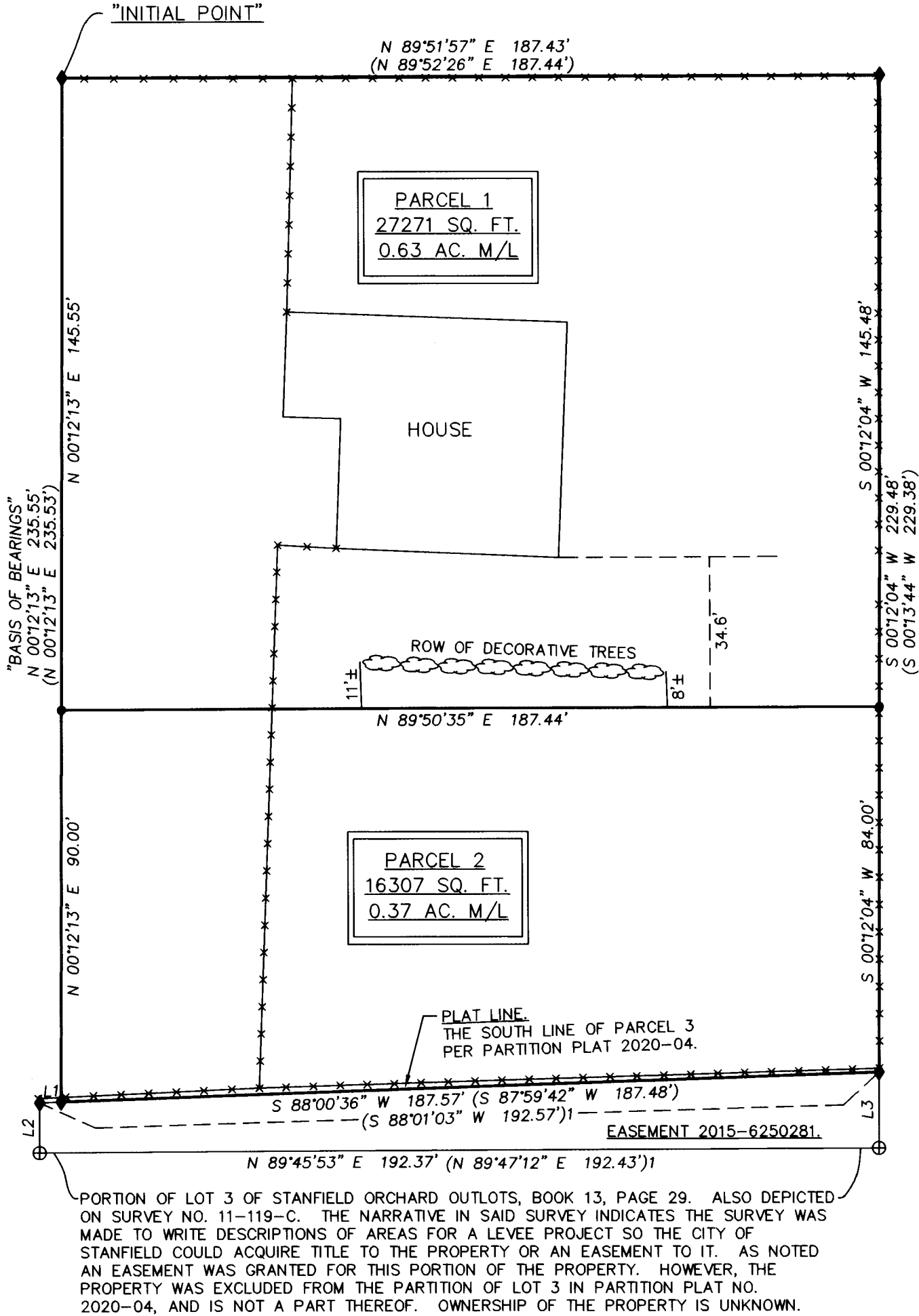
PARCEL 3 OF PARTITION PLAT NO. 2020-04, RECORDED AS INSTRUMENT NO. 2020-6970561, UMATILLA COUNTY RECORDS, LOCATED IN THE CITY OF STANFIELD, UMATILLA COUNTY, OREGON.

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

EASEMENTS & ENCUMBRANCES

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



LEGEND

- SET 5/8"x30" REBAR WITH 1 1/4" BLUE PLASTIC CAP MARKED "WELLS SURVEYING PLS 54657."
- ◆ FOUND 5/8" REBAR WITH CAP AS DESCRIBED IN PARTITION PLAT NO. 2020-04.
- ⊕ CALCULATED POINT ONLY. NOTHING FOUND OR SET.
- (XOX) RECORD DIMENSION PER PARTITION PLAT NO. 2020-04.
- (XOX)1 RECORD DIMENSION PER SURVEY NO. 11-119-C, AND ACCESS EASEMENT DESCRIPTION RECORDED AS INSTRUMENT NO. 2015-6250281.

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