

2005-30

# PARTITION PLAT NO. 2005-30

IN THE N.E. 1/4 N.W. 1/4 OF SECTION 14, TWP. 4 NORTH, RING. 28 EAST OF THE W.M., CITY OF HERMISTON UMATILLA COUNTY, OREGON.

CLIENT: CHARLES F. ROYER & LORI G. ROYER  
78668 POWERLINE ROAD  
HERMISTON, OR  
97838

## SURVEYOR'S NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF CHARLES F. ROYER AND LORI G. ROYER TO PARTITION A PORTION OF A TRACT OF LAND DESCRIBED AND RECORDED AS INSTRUMENT NUMBER 2004-4610368, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE EAST HALF NORTHEAST QUARTER NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 28; THENCE WEST 75 FEET; THENCE SOUTH 33 FEET TO THE SOUTH LINE OF HIGHLAND AVENUE WHICH IS THE BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 350 FEET; THENCE WEST 95 FEET; THENCE NORTH 350 FEET TO THE SOUTH LINE OF HIGHLAND AVENUE; THENCE EAST ALONG SAID LINE 95 FEET TO THE POINT OF BEGINNING; ALL BEING EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

I RECOVERED A 2 INCH BRASS CAP IN A MONUMENT BOX AT THE INTERSECTION OF E. HIGHLAND AVE. AND S.E. SEVENTH STREET MARKING THE NORTH 1/4 CORNER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, AND A 5/8 INCH IRON ROD IN A MONUMENT BOX AT THE INTERSECTION OF EAST HIGHLAND AND SOUTHEAST FOURTH STREET MARKING THE WEST 1/16 CORNER, THUS MY BASIS OF BEARING IS THESE TWO FOUND MONUMENTS AND IS BASED ON R.O.S. 95-101-B. THE CENTER 1/4 CORNER ALONG WITH THE C-W 1/16 CORNER WHERE ALSO RECOVERED.

HAVING RECOVERED THE FOUR RECTANGULAR CORNERS PREVIOUSLY MENTIONED, I THEN SUBDIVIDED THE E. 1/2 OF THE N.W. 1/4 INTO ALIQUOT PARTS.

THE 1/2 INCH AND 5/8 INCH IRON REBARS RECOVERED WHERE HELD AS THE WESTERLY RIGHT OF WAY OF S.E. SIXTH ST. AND THE 5/8 INCH IRON REBAR AND 5/8 INCH IRON REBAR WITH YELLOW PLASTIC CAP STAMPED "LS 2431" WHERE HELD AS THE SOUTHERLY RIGHT OF WAY OF E. HIGHLAND AVE. THESE SAID FOUR MONUMENTS WERE UTILIZED TO CALCULATE THE INTERSECTION POSITION OF THE SOUTHERLY RIGHT OF WAY OF E. HIGHLAND WITH THE WESTERLY RIGHT OF WAY OF S.E. SIXTH ST. AND AGREES WITH PARTITION PLAT 1995-21

THIS SURVEY WAS ACCOMPLISHED UTILIZING THE TOPCON HYPER SYSTEM WITH A LEGACY-H RECEIVER. AN AUTONOMOUS POSITION WAS GENERATED ON THE BASE UNIT AND THE WEST 1/16 CORNER AND THE SOUTH 1/4 CORNER BOTH OF SECTION 14 WERE SUBSEQUENTLY USED FOR LOCALIZING THE SYSTEM. EACH CORNER WAS THEN LOCATED OR SET ON A 15 SECOND EPOCH WITH A FIXED SOLUTION.

## OWNER'S DECLARATION/ACKNOWLEDGEMENT

WE, CHARLES F. ROYER AND LORI G. ROYER, HUSBAND AND WIFE, OWNERS OF THE LANDS SHOWN ON THIS PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING LEGAL DESCRIPTION, HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO PARCELS AS SHOWN ON THIS PLAT IN ACCORDANCE WITH O.R.S. CHAPTER 92, AS REVISED, AND THE CITY OF HERMISTON ORDINANCES, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER THE 5 FOOT RIGHT OF WAY FOR THE FUTURE WIDENING OF S.E. SIXTH STREET AND THE 20 FOOT WIDE IRRIGATION EASEMENT FOR IRRIGATION PURPOSES AS SHOWN HEREON.

*Charles F. Royer*  
CHARLES F. ROYER

*Lori G. Royer*  
LORI G. ROYER

ON THIS 12 DAY OF October, 2005, THE ABOVE INDIVIDUALS APPEARED PERSONALLY BEFORE ME AND IS KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO EXECUTED THIS PLAT AND ACKNOWLEDGED THAT THEY DID SO FREELY AND VOLUNTARILY.

BEFORE ME, *Jennifer M. Berry*  
NOTARY PUBLIC FOR OREGON

PRINTED NAME: *Jennifer m. Berry*

COMMISSION NO. 387308

MY COMMISSION EXPIRES 1/31/09

I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT AS FILED IN UMATILLA COUNTY, OREGON.

*Keith P. Primm*  
KEITH P. PRIMM

## SURVEYS

McKINNIS FOR BRODERICK  
PARTITION PLAT NO. 1995-21  
(SURVEY NO. 95-101-B)

ROGERS FOR BARAK  
(SURVEY NO. 97-122-R)

FARLEY  
(SURVEY NO. Q-1320-B)

KRUMBEIN  
(SURVEY NO. S-156-C)

## NOTES

(C) CALCULATED  
(D) DEED  
( ) RECORD AS PER SURVEY NO. 95-101-B  
[ ] RECORD AS PER SURVEY NO. 97-122-B

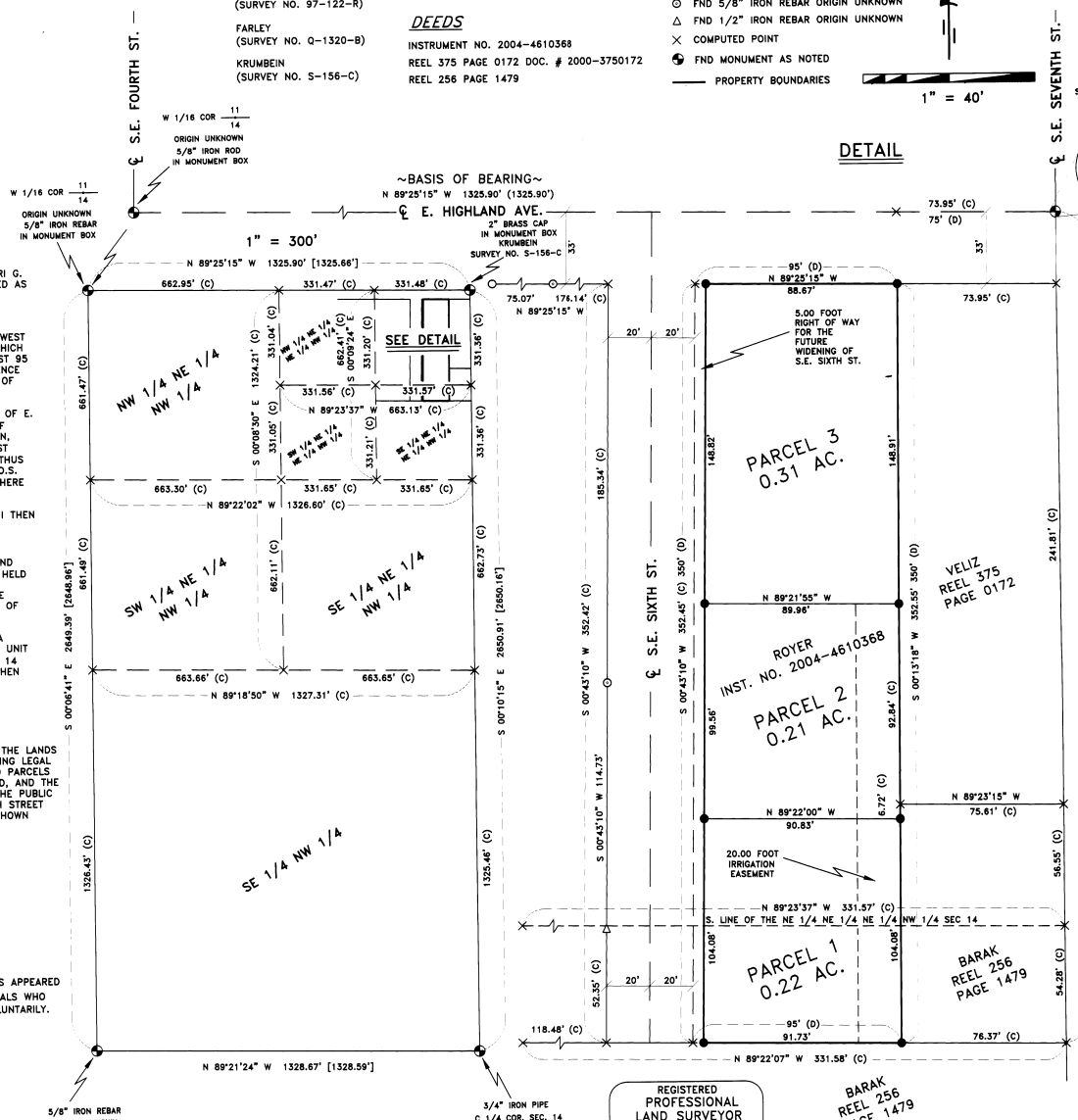
## DEEDS

INSTRUMENT NO. 2004-4610368  
REEL 375 PAGE 0172 DOC. # 2000-3750172  
REEL 256 PAGE 1479

## LEGEND

- SET 5/8" x 30" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED "PLS LS 48490"
  - FOUND 5/8" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED "LS 2431"
  - FND 5/8" IRON REBAR ORIGIN UNKNOWN
  - △ FND 1/2" IRON REBAR ORIGIN UNKNOWN
  - × COMPUTED POINT
  - FND MONUMENT AS NOTED
- PROPERTY BOUNDARIES

## DETAIL



**SURVEYOR'S CERTIFICATION**  
I, KEITH P. PRIMM, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN AUGUST 2005, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY ORS CHAPTER 92, AND HAVE SET THE PROPER MONUMENTS.

REGISTERED PROFESSIONAL LAND SURVEYOR  
OREGON  
JULY 16, 2005  
KEITH P. PRIMM  
48490  
EXPIRATION DATE: 12/31/08  
DATE: 08 OCT 05

APPROVALS

UMATILLA COUNTY SURVEYOR:  
I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING PLAT, THAT IT COMPLIES WITH THE LAWS OF THE STATE OF OREGON WITH REFERENCE TO FILING AND RECORDING OF SUCH PLATS AND THEREFORE APPROVE SAID PLAT.  
*David H. Kline*  
UMATILLA COUNTY SURVEYOR  
DATED THIS 12 DAY OF October, 2005

HERMISTON IRRIGATION DISTRICT  
THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAT AND IT IS APPROVED FOR FILING AND RECORDING BY MY AUTHORITY.  
*Charles Wilcox*  
MANAGER  
DATED THIS 12 DAY OF Oct, 2005

CITY OF HERMISTON PLANNING COMMISSION AND CITY COUNCIL  
WE HAVE EXAMINED THE ACCOMPANYING PLAT AND DO HEREBY CERTIFY THAT IT COMPLIES WITH ALL REQUIREMENTS OF THE ORDINANCES AS ESTABLISHED BY THE CITY OF HERMISTON OREGON AND WE THEREFORE APPROVE SAID PLAT FOR FILING.  
*Margaret J. Smith*  
CHAIRMAN CITY OF HERMISTON PLANNING COMMISSION  
DATED THIS 12 DAY OF Oct, 2005  
*Bob Swenson*  
MAYOR OF THE CITY OF HERMISTON  
DATED THIS 12 DAY OF Oct, 2005

UMATILLA COUNTY TAX COLLECTOR  
I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TAX RECORDS RELATIVE TO THE LANDS COVERED BY THE ACCOMPANYING PLAT AND THAT ALL MONIES DUE FOR STATE AND COUNTY TAXES AND ASSESSMENTS THAT COULD CONSTITUTE A LIEN ON SAID LANDS HAVE BEEN PAID, AND I HEREBY APPROVE SAID PLAT.  
*Shirley J. DeWitt*  
TAX COLLECTOR  
DATED THIS 12 DAY OF October, 2005

UMATILLA COUNTY CLERK:  
STATE OF OREGON, COUNTY OF UMATILLA }  
I certify that this instrument was received and recorded  
ON October 27, 2005 at 12:10 o'clock Pm., in the record of PLATS of said County.  
YEAR NUMBER  
2005 30

OFFICE OF COUNTY RECORDS  
By: Jean Hemphill, Records Officer  
Fees \$ 50.00 No. 2005-4910068

PRIMM LAND SURVEYING LLC  
*PLS*  
P.O. BOX 1322, 775 S.E. 10TH  
HERMISTON, OR 97838  
BUI (541) 564-7887  
FAX (541) 567-8020  
pls@oregontrall.net

CLIENT: CHARLES F. ROYER & LORI G. ROYER  
N.E. 1/4 N.W. 1/4 SEC. 14 T. 4 N., R. 28 E., W.M.

PROJECT: PARTITION SURVEY OF THAT PROPERTY DESCRIBED AND RECORDED AS INSTRUMENT # 2004-4610368  
JOB#: 0408003  
DATE: 08/27/05  
FB/PG: 017/53  
SHEET: 1 OF 1  
DRAWN BY: KPP  
APPROVED: KPP