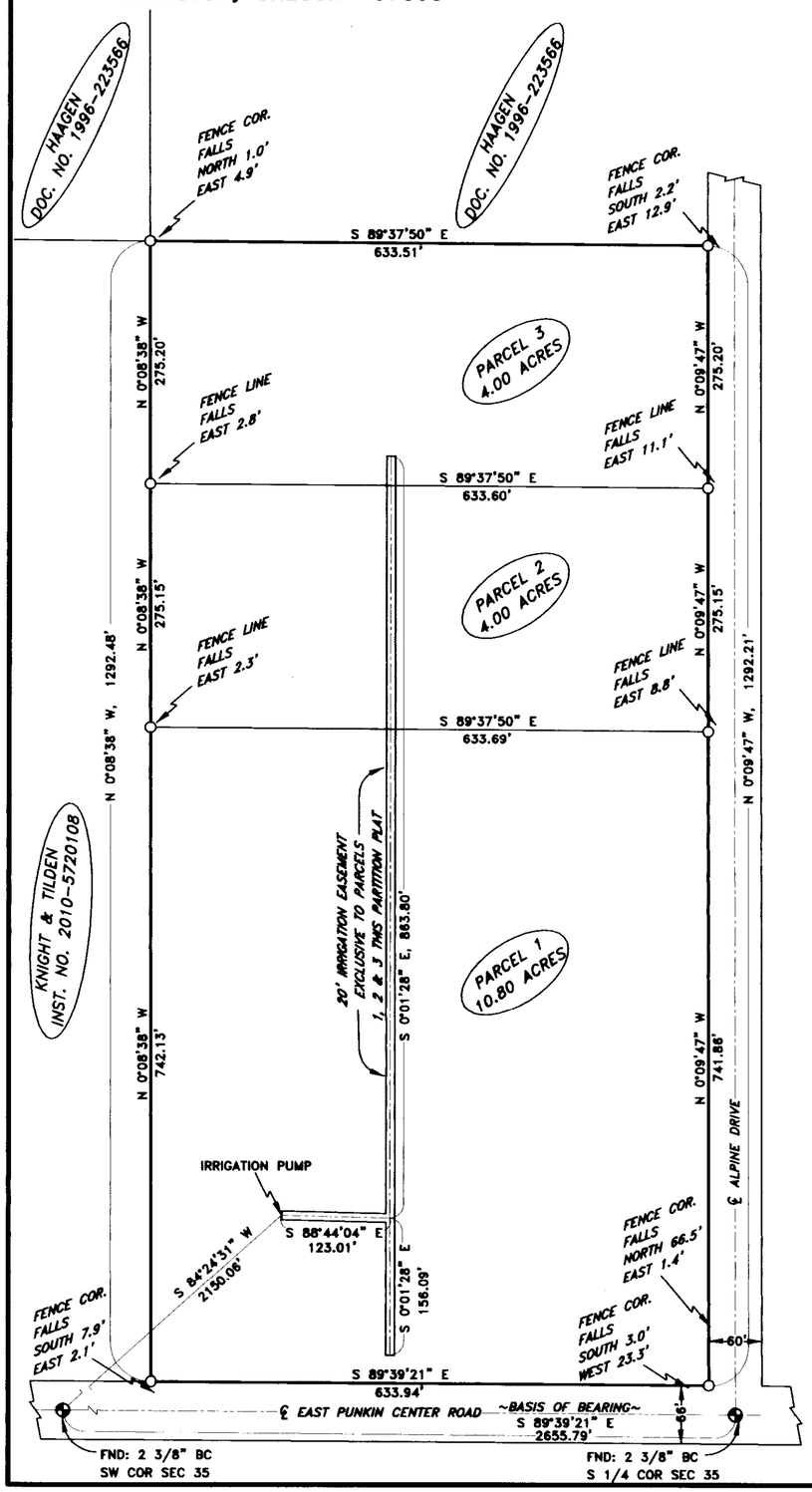
PARTITION PLAT NO. 2014-04

A PARTITION OF A PARCEL OF LAND LOCATED IN THE SW 1/4, SEC. 35, TWP. 5 N., RNG. 28 E.W.M. UMATILLA COUNTY, OREGON

CLIENT: ***DOROTHY A. WHEELER***
575 E. PUNKIN CENTER ROAD
HERMISTON, OREGON 97838

1" = 120'



SURVEYOR'S NARRATIVE

THIS SURVEY WAS UNDERTAKEN IN MAY OF 2014 AT THE REQUEST OF DOROTHY A. WHEELER. THE PURPOSE OF THE SURVEY IS TO PERFORM A PARTITION SURVEY ON A PARCEL OF LAND LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

LS 951 PREVIOUSLY PERFORMED A SECTION BREAKDOWN OF THE SOUTHWEST ONE-QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 28 EAST AS RECORDED IN UMATILLA COUNTY SURVEY PARTITION PLAT 1993-18, THIS PARTITION SURVEY FOR DOROTHY A. WHEELER IS BASED UPON THE SURVEY PREVIOUSLY PERFORMED BY LS 951. THE FENCE LINES THAT ENCOMPASSES THE PARENT PARCEL DEVIATE SLIGHTLY FROM THE PROPERTY LINES AS SHOWN UPON THE FACE OF THIS PLAT.

THE BASIS OF BEARING OF THIS SURVEY ARE THE FOUND MONUMENTS MARKING THE SOUTHWEST CORNER AND THE WEST ¼ CORNER BOTH OF SECTION 35 AND IS BASED ON UMATILLA COUNTY SURVEY PARTITION PLAT 1993-18.

THIS SURVEY WAS ACCOMPLISHED UTILIZING 2 TRIMBLE R-8 GNSS RECEIVERS. AN AUTONOMOUS POSITION WAS GENERATED ON THE BASE UNIT AND THE TWO PREVIOUSLY MENTIONED FOUND RECTANGULAR CORNERS WERE SUBSEQUENTLY USED FOR LOCALIZING THE SYSTEM, EACH CORNER WAS THEN LOCATED OR SET ON A 15 SECOND EPOCH WITH A FIXED SOLUTION.

LEGAL DESCRIPTION OF PARENT PARCEL

"East Half of Southeast Quarter of Southwest Quarter of Section 35, Township 5 North, Range 28, East of the Willamette Meridian, Umatilla, Oregon. Subject to any and all water rights of ways and roads.

SUBJECT TO:

1. The premises herein described are within the boundaries of the Hermiston Irrigation District, and this property is therefore subject to all easements, levies and assessments thereof.
2. Right of Way Easement granted to Umatilla Electric Cooperative Association, Recorded April 21, 1948, Book 184, Page 570, Deed Records."

SURVEYOR'S CERTIFICATION

I, BRIT L. 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 MAY 2014, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY ORS CHAPTER 92, AND HAVE SET THE PROPER MONUMENTS.

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

BRIT L. PRIMM

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 13, 1999
BRIT L. PRIMM
48509

EXPIRATION DATE: 12/31/14

DATE: 19 MAY 2014

DEDICATION/ACKNOWLEDGEMENT

KNOW ALL PEOPLE BY THESE PRESENTS THAT I DOROTHY A. WHEELER, OWNER OF THE LANDS SHOWN ON THIS PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING LEGAL DESCRIPTION, HAVE CAUSED THE SAME TO BE SURVEYED AND PARTIONED INTO PARCELS AS SHOWN ON THIS PLAT, AND UMATILLA COUNTY ORDINANCES, AND DO HEREBY DEDICATE THE 20 FOOT IRRIGATION EASEMENT EXCLUSIVE TO PARCELS 1, 2 AND 3.

DOROTHY A. WHEELER

KNOW ALL PEOPLE BY THESE PRESENTS THAT ON

THIS DAY 21st OF May, 2014
APPEARED DOROTHY A. WHEELER TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING PARTITIONING AND DEDICATION OF THE 20 FOOT IRRIGATION EASEMENT EXCLUSIVE TO PARCELS 1, 2 AND 3 TO BE A FREE AND VOLUNTARY ACT.

BEFORE ME Alaina Siler
NOTARY PUBLIC FOR OREGON

PRINTED NAME Alaina Siler

COMMISSION NO. 923598

MY COMMISSION EXPIRES January 9, 2018

NOTES

( ) EDWARDS PARTITION PLAT 1993-18
(C) CALCULATED

DEEDS

DOC. NO. 1999-3620631
DOC. NO. 2010-5720108
DOC. NO. 1996-223566

SURVEYS

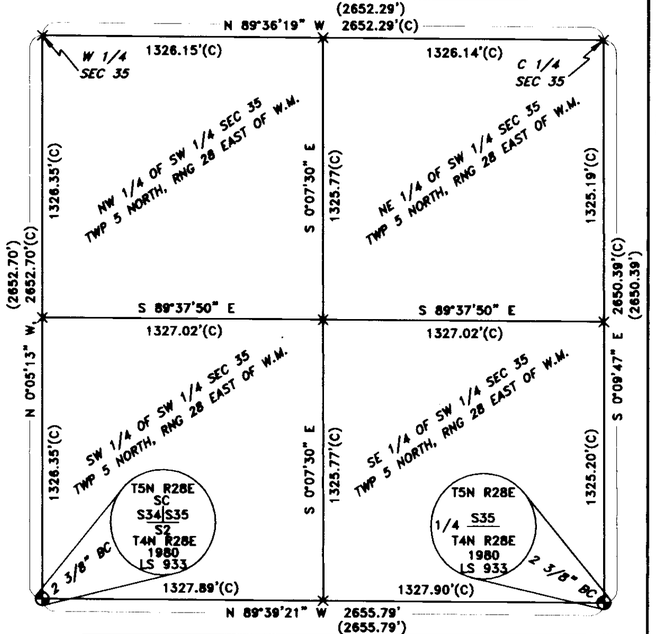
EDWARDS FOR GODWIN, PARTITION PLAT 1993-18
PRIMM FOR HAAGEN, SURVEY NO. 13-008-B
EDWARDS FOR HAAGEN, SURVEY NO. 86-125-A
SHEA FOR GODWIN, SURVEY NO. J-3-AX
EDWARDS FOR GODWIN, SURVEY NO. 82-88-AX
EDWARDS FOR GODWIN, SURVEY NO. 82-18-AX
EDWARDS FOR GODWIN SURVEY NO. 94-144-A

LEGEND

○ SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PLS LS 48509"
◐ FOUND MONUMENT AS NOTED
× COMPUTED POINT (NOT SET)
—— PARTITION BOUNDARY

1" = 500'

SW 1/4 SEC. 35 BREAKDOWN



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 THE FILING AND RECORDING OF SUCH PLATS AND I THEREFORE APPROVE SAID PLAT.

UMATILLA COUNTY SURVEYOR

DATED THIS 22 DAY OF May 2014

HERMISTON IRRIGATION DISTRICT

THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAT AND IT IS APPROVED FOR FILING AND RECORDING BY MY AUTHORITY.

MANAGER

DATED THIS 21 DAY OF May, 2014

UMATILLA COUNTY PLANNING DEPARTMENT

I HAVE EXAMINED THE ACCOMPANYING LAND PARTITION AND DO HEREBY CERTIFY THAT IT COMPLIES WITH ALL REQUIREMENTS OF THE ORDINANCES AS ESTABLISHED BY UMATILLA COUNTY AND I THEREFORE APPROVE SAID LAND PARTITION.

DIRECTOR UMATILLA COUNTY PLANNING DEPARTMENT

DATED THIS 25th DAY OF June, 2014

UMATILLA COUNTY TAX COLLECTOR

I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TAX RECORDS RELATIVE TO THE LAND 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.

Bettina Enright, by Diane Tuttle Deputy
TAX COLLECTOR

DATED THIS 22 DAY OF May, 2014

UMATILLA COUNTY CLERK

STATE OF OREGON
COUNTY OF UMATILLA } SS

STATE OF OREGON,
COUNTY OF UMATILLA } ss
I certify that this instrument was received and recorded
ON June 26, 2014
at 10:36 o'clock Am., in the record of PLATS of said County.

YEAR	NUMBER	Slide
2014	04	

OFFICE OF COUNTY RECORDS

By: ...Steve Churchill...Records Officer

Fees $ 78.00 No. 2014-6180264

RECEIVED BY
Umatilla County Surveyor
Date: 7/9/2014
Rec'd By: G Hensley
No.: 14-102-B

PRIMM LAND SURVEYING, INC.
P.O. BOX 1322, 1340 N.E. 4TH
HERMISTON, OR 97838
BUI (541) 564-7887
FAX (541) 567-8020
pls@oregontrail.net

CLIENT: DOROTHY A. WHEELER

SW 1/4, SEC 35, TWP. 5 N. RNG. 28 E. WM

PROJECT:
PARTITION SURVEY OF A PARCEL OF LAND LOCATED IN THE SW 1/4 OF SECTION 35 TWP. 5 NORTH RNG. 28 EAST OF THE W.M. UMATILLA COUNTY, OREGON.

JOB #:	1404004
DATE:	04 MAY 12
FB/PG:	032/35
SHEET:	1 OF 1
DRAWN:	BLP
APPROVED:	BLP