

PARTITION PLAT NO. 2018-16

A PARTITION SURVEY OF PARCEL 1 OF PARTITION PLAT 1991-01 LOCATED IN THE NE 1/4 OF SEC. 32, TWP. 5 N., RNG. 29 E.W.M., UMATILLA COUNTY, OREGON.

CLIENT: **RONALD AND ELLA MAE ATKINS**
33090 DIAGONAL ROAD
HERMISTON, OREGON 97838

SURVEYOR'S NARRATIVE

THIS SURVEY WAS UNDERTAKEN IN MARCH OF 2018 AT THE REQUEST OF RONALD ATKINS AND ELLA MAE ATKINS, HUSBAND AND WIFE. THE PURPOSE OF THE SURVEY IS TO PERFORM A PARTITION SURVEY ON PARCEL 1 OF PARTITION PLAT 1991-01, THAT IS LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 29, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON. THE PARENT PARCEL IS DESCRIBED IN UMATILLA COUNTY DEED RECORDS REEL 202 PAGE 1802. AND IS DESCRIBED AS FOLLOWS:

The Northeast Quarter of the Northeast Quarter, lying Southeasterly of State Highway 207, also known as Highway No. 333 in Section 32, Township 5 North, Range 29, East of the Willamette Meridian, Umatilla County, Oregon;

EXCEPTING THEREFROM:

Beginning at the East line of said Highway 207, also known as Highway No. 333, where it intersects the Northeast corner of said Section 32; thence in a Southwesterly direction along the East line of said Highway, 365 feet; thence East in a straight line to a point on the East boundary line of said Northeast Quarter of the Northeast Quarter of said Section 32; thence North along said Section line to the point of beginning;

ALSO EXCEPTING:

That portion conveyed to Umatilla County by Deed recorded in Book 120, Page 294, Deed Records;

ALSO EXCEPTING:

That portion conveyed to James H. Smith, et ux, by Deed recorded in Book 192, Page 316, Deed Records and as modified by Boundary Line Agreement recorded July 31, 1975 in Book 348, Page 584, Deed Records;

SUBJECT TO any and all water rights of way and roads;

SUBJECT TO special assessment as farm use land on assessment roll and tax roll; if the land becomes disqualified for special assessment under the statute, an additional tax may be levied for the last ten (10) or lesser number of years in which the farm use assessment was in effect for the land and in addition thereto a penalty may be levied if notice of disqualification is not timely given;

SUBJECT TO regulations, including levies, liens, assessments and easement of the Hermiston Irrigation District;

SUBJECT TO an easement as contained in that certain warranty deed from Oscar E. Dixon and Jessie M. Dixon to Roger K. LaHue and Erskin LaRue and Cora C. LaRue, husband and wife, recorded August 10, 1965 in Deed book 281m Page 104; affecting the Southerly 15 feet of the Westerly 264 foot of the above described property.

THE BOUNDS OF THE PARENT PARCEL WERE ESTABLISHED AS FOLLOWS:

THE SOUTHWEST CORNER OF THE PARENT PARCEL, MONUMENTED WITH A 1/2 INCH IRON ROD, WAS RECOVERED BY MYSELF DURING THIS PARTITION PLAT. THE NORTH CORNER OF THE PARENT PARCEL, MONUMENTED WITH A 5/8 INCH IRON ROD, WAS RECOVERED BY MYSELF DURING THIS PARTITION PLAT. THE SOUTHEAST CORNER OF THE PARENT PARCEL, MONUMENTED WITH A 5/8 INCH IRON ROD, WAS NOT RECOVERED BY MYSELF DURING THIS PARTITION PLAT. I COMPUTED ITS POSITION AND RESET IT WITH A 5/8 INCH X 30" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48509".

THERE ARE NUMEROUS IRRIGATION EASEMENTS ON THE PARENT PARCEL THAT HAVE PREVIOUSLY BEEN DEDICATED ON PARTITION PLAT 1991-01, PLEASE SEE THE NOTES ON IRRIGATION EASEMENTS FOR THE COMPUTED LOCATIONS OF SAID IRRIGATION EASEMENTS.

THE BASIS OF BEARING ON THIS PARTITION PLAT IS FROM THE FOUND 5/8 INCH IRON MARKING THE NORTH CORNER OF THE PARENT PARCEL AND THE FOUND 1/2 INCH IRON ROD MARKING THE SOUTHWEST CORNER OF THE PARENT PARCEL AND IS BASED ON PARTITION PLAT 1991-01.

THIS SURVEY WAS ACCOMPLISHED UTILIZING THE TRIMBLE R10 GNSS SYSTEM. AN AUTONOMOUS POSITION WAS GENERATED ON THE BASE UNIT AND THE 2 PREVIOUSLY MENTIONED FOUND MONUMENTS WERE SUBSEQUENTLY USED FOR A SITE CALIBRATION ON THE SYSTEM. EACH CORNER WAS THEN LOCATED OR SET ON A 15 SECOND EPOCH WITH A FIXED SOLUTION ONLY.

OWNER'S ACKNOWLEDGEMENT

KNOW ALL PEOPLE BY THESE PRESENTS THAT I, RONALD ATKINS AND ELLA MAE ATKINS, HUSBAND AND WIFE, OWNERS OF THE LANDS AS 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. WE FURTHERMORE REDEDICATE THE EASEMENTS AS SHOWN.

Ronald Atkins
 RONALD ATKINS
Ella Mae Atkins
 ELLA MAE ATKINS

KNOW ALL PEOPLE BY THESE PRESENTS THAT ON
 THIS DAY 30th OF September, 2018

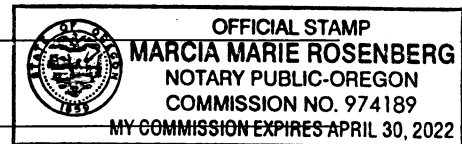
APPEARED RONALD ATKINS AND ELLA MAE ATKINS, HUSBAND AND WIFE, TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING PARTITIONING OF LAND TO BE FREE AND VOLUNTARY ACT.

BEFORE ME *Marcia Marie Rosenberg*
 NOTARY PUBLIC FOR OREGON

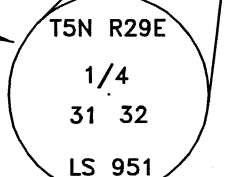
PRINTED NAME Marcia Marie Rosenberg

COMMISSION NO. 974189

MY COMMISSION EXPIRES 4/30/22



FND: 3" BRASS CAP AT THE INTERSECTION OF COLUMBIA LANE WITH EDWARDS ROAD THAT IS LIGHTLY STAMPED AS SHOWN.



DEEDS

- REEL 202 PAGE 1801-1803
- REEL 54 PAGE 173-174
- BOOK 281 PAGE 104
- BOOK 348 PAGE 584-585
- BOOK 192 PAGE 316
- DOCUMENT # 1198-3290339
- INSTRUMENT # 2016-6460305
- INSTRUMENT # 2008-5400405
- INSTRUMENT # 2010-5720216
- INSTRUMENT # 2012-5870532

NOTES

- () PARTITION PLAT 1991-01
- (C) COMPUTED
- (D) DEED

SURVEYS

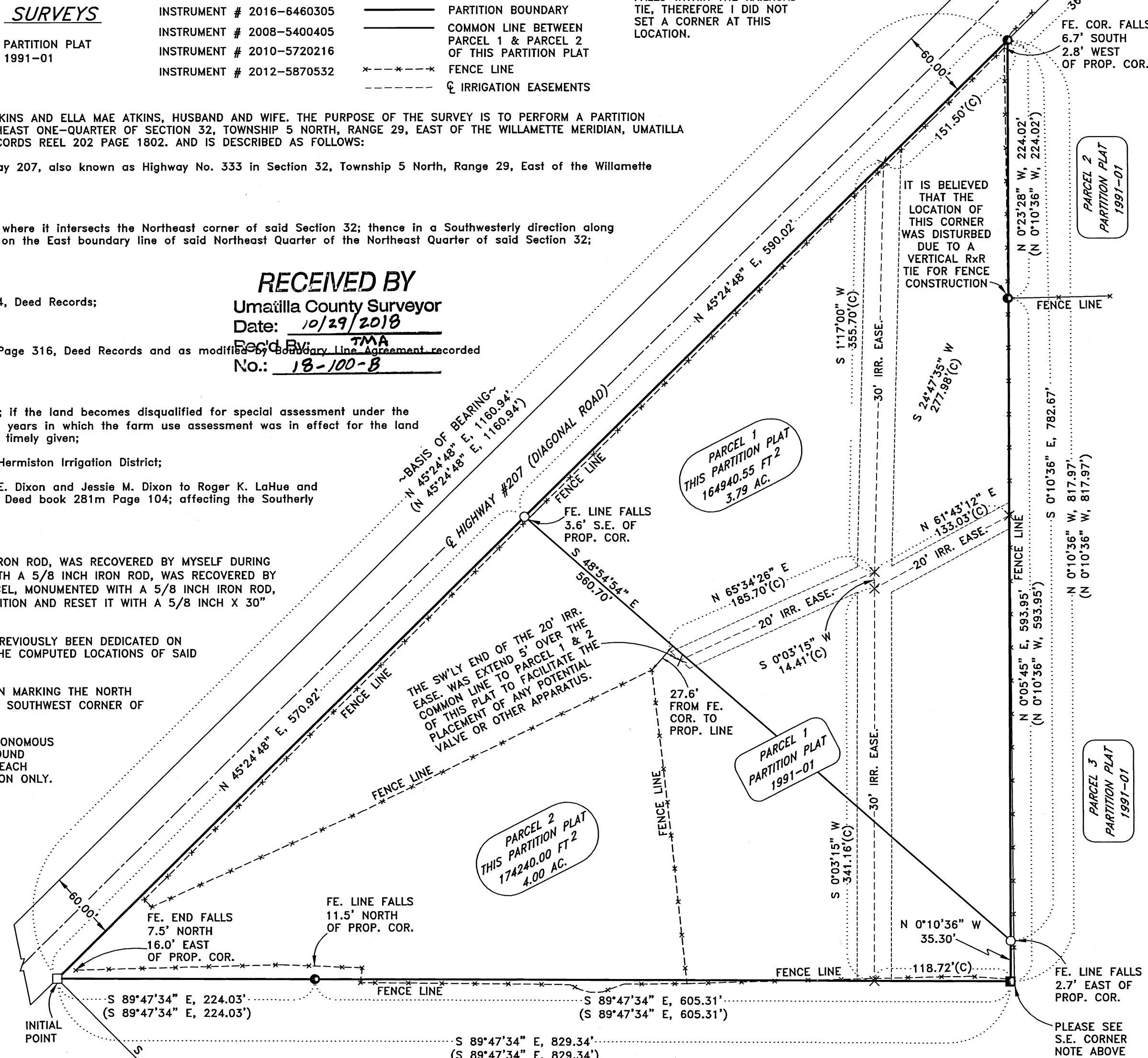
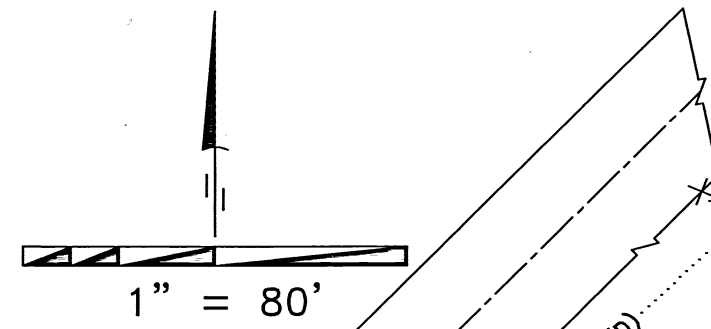
- PARTITION PLAT 1991-01

LEGEND

- SET 5/8" X 30" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48509"
- FOUND 5/8" IRON ROD BY LS 951
- FOUND 1/2" IRON ROD BY LS 951
- VERTICALLY RXR TIE
- × COMPUTED PT, NOT SET
- ⊙ FOUND MONUMENT AS NOTED
- PARTITION BOUNDARY
- COMMON LINE BETWEEN PARCEL 1 & PARCEL 2 OF THIS PARTITION PLAT
- - - - - FENCE LINE
- * * * * * IRRIGATION EASEMENTS

NOTE S.E. CORNER

THE ADJACENT PROPERTY OWNER PLACED A VERTICAL RAILROAD TIE AS A FENCE CORNER AT THIS LOCATION. THE RAILROAD TIE IS ± 1.5 FEET NORTHERLY FROM A LARGE DECIDUOUS TREE. MY COMPUTED POSITION FOR THIS PROPERTY CORNER FALLS WITHIN THE RAILROAD TIE, THEREFORE I DID NOT SET A CORNER AT THIS LOCATION.



RECEIVED BY

Umatilla County Surveyor
 Date: 10/29/2018
 Rec'd By: TMA
 No.: 18-100-B

THE SWLY END OF THE 20' IRR. EASE. WAS EXTEND 5' OVER THE COMMON LINE TO FACILITATE THE PLACEMENT OF ANY POTENTIAL VALVE OR OTHER APPARATUS.

IT IS BELIEVED THAT THE LOCATION OF THIS CORNER WAS DISTURBED DUE TO A VERTICAL RXR TIE FOR FENCE CONSTRUCTION

THE SWLY END OF THE 20' IRR. EASE. WAS EXTEND 5' OVER THE COMMON LINE TO FACILITATE THE PLACEMENT OF ANY POTENTIAL VALVE OR OTHER APPARATUS.

THE SWLY END OF THE 20' IRR. EASE. WAS EXTEND 5' OVER THE COMMON LINE TO FACILITATE THE PLACEMENT OF ANY POTENTIAL VALVE OR OTHER APPARATUS.

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 MARCH 2018, 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 RONALD AND ELLA MAE ATKINS, IN UMATILLA COUNTY, OREGON.

Brit L. Primm
 BRIT L. PRIMM
 EXPIRATION DATE: 12/31/18
 DATE: 14 SEP 18

NOTES ON IRRIGATION EASEMENTS

THE 20 FOOT AND 30 FOOT IRRIGATION EASEMENTS AS SHOWN HEREON HAVE PREVIOUSLY BEEN DEDICATED ON PARTITION PLAT 1991-01. I COMPUTED THE LOCATIONS OF SAID IRRIGATION EASEMENTS FROM THE DATA AS SHOWN ON PARTITION PLAT 1991-01. IT SHOULD BE NOTED THAT LS 951 CALLS FOR THE IRRIGATION EASEMENTS LISTED OUT DISTANCES TO THE NEAREST 10TH OF A FOOT AND SOME OF THE BEARINGS TO THE NEAREST MINUTE OF ANGLE, THIS IN TURN CREATED SOME UNCERTAINTY IN THE PRECISE LOCATIONS OF SAID IRRIGATION EASEMENTS.

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.
David Hill
 UMATILLA COUNTY SURVEYOR

DATED THIS 9 DAY OF October, 2018

HERMISTON IRRIGATION DISTRICT
 THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAT AND IT IS APPROVED FOR FILING AND RECORDING BY MY AUTHORITY.
Cynthia Kumpatuck
 MANAGER

DATED THIS 27 DAY OF Sept, 2018

UMATILLA COUNTY PLANNING COMMISSION

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.
Robert T Waldner
 CHAIRMAN-CITY OF HERMISTON PLANNING COMMISSION
 UMATILLA COUNTY DIRECTOR
 DATED THIS 11th DAY OF OCTOBER, 2018

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.
Steve Churchill
 TAX COLLECTOR
 DATED THIS 9th DAY OF October, 2018

STATE OF OREGON, }
 COUNTY OF UMATILLA }
 I certify that this instrument was received and recorded on 10-17-2018
 at 9:05 o'clock a. m., in the record of PLATS of said County.
 YEAR 2018 NUMBER 16
OFFICE OF COUNTY RECORDS
 By: STEVE CHURCHILL Records Officer
 Fee \$ 120.00 No. 2018-6780092

PRIMM LAND SURVEYING, INC.

 P.O. BOX 1322, 1340 N.E. 4TH
 HERMISTON, OR 97838
 501 (541) 564-7887
 FAX (541) 567-8020
 brit@primmlandsurveying.com
 keith@primmlandsurveying.com

CLIENT: **RONALD AND ELLA MAE ATKINS**

NE 1/4, SEC 32, TWP. 5 N. RNG. 29 E.W.M.

PROJECT: A PARTITION SURVEY OF PARCEL 1 OF PARTITION PLAT 1991-01 LOCATED IN THE NE 1/4 OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 29 EAST OF THE W.M., UMATILLA COUNTY, OREGON.	JOB #: 1803002
DATE: 20 MAR 18	FB/PG: 040/06
SHEET: 1 OF 1	DRAWN: BLP
APPROVED: BLP	