

PARTITION PLAT NO. 2020-04

A PARTITION SURVEY OF LOT 3 OF STANFIELD ORCHARD OUTLOTS LOCATED IN THE SE 1/4 SEC. 32, TWP. 4 N., RNG. 29 E.W.M., CITY OF STANFIELD, UMATILLA COUNTY, OREGON.

CLIENT: **ROBERT E. CONKLIN**
 P.O. BOX 911
 STANFIELD, OREGON 97875

OWNER'S ACKNOWLEDGEMENT/DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT I, ROBERT E. CONKLIN, OWNER OF THE LANDS AS SHOWN ON THIS LAND PARTITION SURVEY AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING LEGAL DESCRIPTION, HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO PARCELS AS SHOWN ON THIS LAND PARTITION. FURTHERMORE, I HEREBY DEDICATE THE WESTERLY 5 FEET TO THE CITY OF STANFIELD FOR FUTURE HOWARD STREET IMPROVEMENTS, AND THE 10 FOOT IRRIGATION EASEMENT TO STANFIELD IRRIGATION DISTRICT FOR IRRIGATION PURPOSES.

ROBERT E. CONKLIN

KNOW ALL PEOPLE BY THESE PRESENTS THAT ON THIS DAY 12 OF Feb 2020

APPEARED ROBERT E. CONKLIN TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING LAND PARTITION TO BE A FREE AND VOLUNTARY ACT.

BEFORE ME Mike Marvin
 NOTARY PUBLIC FOR OREGON

PRINTED NAME MIKE MARVIN NUÑEZ

COMMISSION NO. 961142

MY COMMISSION EXPIRES 4-3-21

LEGAL DESCRIPTION OF RECORD

Lot 3 of Replat of Lots 71-90 inclusive of Stanfield Orchard Outlots, located in the City of Stanfield, according to the duly plat thereof, recorded August 30, 1993 in Book 13, Page 29 Plat Records, Umatilla County, Oregon.

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 OCTOBER 2019, 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 13, 1999
 BRIT L. PRIMM
 48509

EXPIRATION DATE: 12/31/20

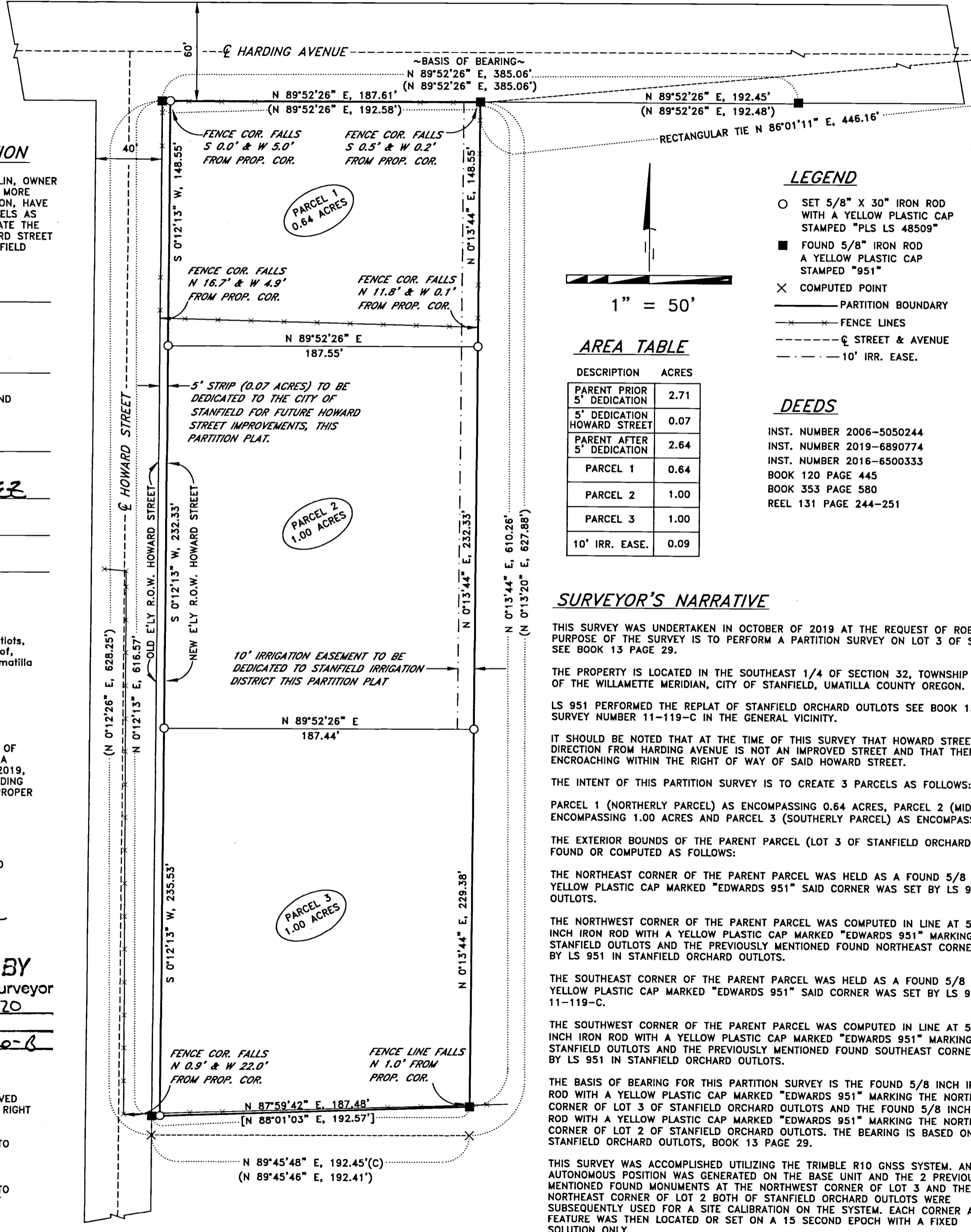
I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT AS FILED FOR ROBERT E. CONKLIN, IN UMATILLA COUNTY, OREGON.

Brit L. Primm
 BRIT L. PRIMM

RECEIVED BY
 Umatilla County Surveyor
 Date: 2/21/20
 Rec'd By: CT
 No.: 20-016-B

GENERAL NOTES

- 1) AT THE TIME OF THIS SURVEY, HOWARD STREET GOING IN A SOUTHERLY DIRECTION FROM HARDING AVENUE IS NOT AN IMPROVED STREET AND THERE ARE FENCE LINES ENCRDACHING WITHIN THE RIGHT OF WAY OF SAID HOWARD STREET.
- 2) THE CITY OF STANFIELD IS REQUIRING MR. ROBERT CONKLIN TO DEDICATE THE WESTERLY 5 FEET FOR FUTURE HOWARD STREET IMPROVEMENTS.
- 3) THE CITY OF STANFIELD IS REQUIRING MR. ROBERT CONKLIN TO DEDICATE THE EASTERLY 10 FEET FROM THE NORTHERLY LINE OF PARCEL 1 DOWN TO THE NORTHERLY LINE OF PARCEL 3 FOR IRRIGATION PURPOSES.



AREA TABLE

DESCRIPTION	ACRES
PARENT PRIOR 5' DEDICATION	2.71
5' DEDICATION HOWARD STREET	0.07
PARENT AFTER 5' DEDICATION	2.64
PARCEL 1	0.64
PARCEL 2	1.00
PARCEL 3	1.00
10' IRR. EASE.	0.09

SURVEYOR'S NARRATIVE

THIS SURVEY WAS UNDERTAKEN IN OCTOBER OF 2019 AT THE REQUEST OF ROBERT E. CONKLIN. THE PURPOSE OF THE SURVEY IS TO PERFORM A PARTITION SURVEY ON LOT 3 OF STANFIELD ORCHARD OUTLOTS, SEE BOOK 13 PAGE 29.

THE PROPERTY IS LOCATED IN THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 29, EAST OF THE WILLAMETTE MERIDIAN, CITY OF STANFIELD, UMATILLA COUNTY OREGON.

LS 951 PERFORMED THE REPLAT OF STANFIELD ORCHARD OUTLOTS SEE BOOK 13 PAGE 29 AS WELL AS SURVEY NUMBER 11-119-C IN THE GENERAL VICINITY.

IT SHOULD BE NOTED THAT AT THE TIME OF THIS SURVEY THAT HOWARD STREET GOING IN A SOUTHERLY DIRECTION FROM HARDING AVENUE IS NOT AN IMPROVED STREET AND THAT THERE ARE FENCE LINES ENCRDACHING WITHIN THE RIGHT OF WAY OF SAID HOWARD STREET.

THE INTENT OF THIS PARTITION SURVEY IS TO CREATE 3 PARCELS AS FOLLOWS:

PARCEL 1 (NORTHERLY PARCEL) AS ENCOMPASSING 0.64 ACRES, PARCEL 2 (MIDDLE PARCEL) AS ENCOMPASSING 1.00 ACRES AND PARCEL 3 (SOUTHERLY PARCEL) AS ENCOMPASSING 1.00 ACRES.

THE EXTERIOR BOUNDS OF THE PARENT PARCEL (LOT 3 OF STANFIELD ORCHARD OUTLOTS) HAVE BEEN EITHER FOUND OR COMPUTED AS FOLLOWS:

THE NORTHEAST CORNER OF THE PARENT PARCEL WAS HELD AS A FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "EDWARDS 951" SAID CORNER WAS SET BY LS 951 IN STANFIELD ORCHARD OUTLOTS.

THE NORTHWEST CORNER OF THE PARENT PARCEL WAS COMPUTED IN LINE AT 5 FEET FROM THE FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "EDWARDS 951" MARKING THE NORTHWEST CORNER OF STANFIELD OUTLOTS AND THE PREVIOUSLY MENTIONED FOUND NORTHEAST CORNER. SAID CORNERS WERE SET BY LS 951 IN STANFIELD ORCHARD OUTLOTS.

THE SOUTHEAST CORNER OF THE PARENT PARCEL WAS HELD AS A FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "EDWARDS 951" SAID CORNER WAS SET BY LS 951 IN SURVEY NUMBER 11-119-C.

THE SOUTHWEST CORNER OF THE PARENT PARCEL WAS COMPUTED IN LINE AT 5 FEET FROM THE FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "EDWARDS 951" MARKING THE SOUTHWEST CORNER OF STANFIELD OUTLOTS AND THE PREVIOUSLY MENTIONED FOUND SOUTHEAST CORNER. SAID CORNERS WERE SET BY LS 951 IN STANFIELD ORCHARD OUTLOTS.

THE BASIS OF BEARING FOR THIS PARTITION SURVEY IS THE FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "EDWARDS 951" MARKING THE NORTHWEST CORNER OF LOT 3 OF STANFIELD ORCHARD OUTLOTS AND THE FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "EDWARDS 951" MARKING THE NORTHEAST CORNER OF LOT 2 OF STANFIELD ORCHARD OUTLOTS. THE BEARING IS BASED ON STANFIELD ORCHARD OUTLOTS, BOOK 13 PAGE 29.

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 AT THE NORTHWEST CORNER OF LOT 3 AND THE NORTHEAST CORNER OF LOT 2 BOTH OF STANFIELD ORCHARD OUTLOTS WERE SUBSEQUENTLY USED FOR A SITE CALIBRATION ON THE SYSTEM. EACH CORNER AND FEATURE WAS THEN LOCATED OR SET ON A 15 SECOND EPOCH WITH A FIXED SOLUTION ONLY.

LEGEND

- SET 5/8" X 30" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48509"
- FOUND 5/8" IRON ROD A YELLOW PLASTIC CAP STAMPED "951"
- × COMPUTED POINT
- PARTITION BOUNDARY
- - - FENCE LINES
- - - - - STREET & AVENUE
- - - - - 10' IRR. EASE.

DEEDS

INST. NUMBER 2006-5050244
 INST. NUMBER 2019-6890774
 INST. NUMBER 2016-6500333
 BOOK 120 PAGE 445
 BOOK 353 PAGE 580
 REEL 131 PAGE 244-251

NOTES

- () BOOK 13 PAGE 29 STANFIELD ORCHARD OUTLOTS
- [] SURVEY NUMBER 11-119-C
- (C) COMPUTED LOCATION

SURVEYS

PARTITION PLAT 2001-24
 SURVEY NUMBER K-007-B
 SURVEY NUMBER 15-113-B
 SURVEY NUMBER 84-100-A
 SURVEY NUMBER 90-38-B
 SURVEY NUMBER S-42-B

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 A. Stuvland
 UMATILLA COUNTY SURVEYOR

DATED THIS 14 DAY OF Feb. 2020

STANFIELD CITY PLANNING DEPARTMENT

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

Brit L. Primm
 STANFIELD CITY PLANNING DEPARTMENT

DATED THIS 13 DAY OF February

STANFIELD CITY COUNCIL

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

Brit L. Primm
 STANFIELD CITY COUNCIL

DATED THIS _____ DAY OF _____

STANFIELD IRRIGATION DEPARTMENT

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

Brit L. Primm
 STANFIELD IRRIGATION DEPARTMENT

DATED THIS 12 DAY OF Feb, 2020

UMATILLA COUNTY TAX COLLECTOR

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

Brit L. Primm
 TAX COLLECTOR

DATED THIS 20 DAY OF Feb

STATE OF OREGON, }
 COUNTY OF UMATILLA }

I certify that this instrument was received and recorded on 2-20-2020

at 11:21 o'clock a.m., in the record of PLATS of said County.

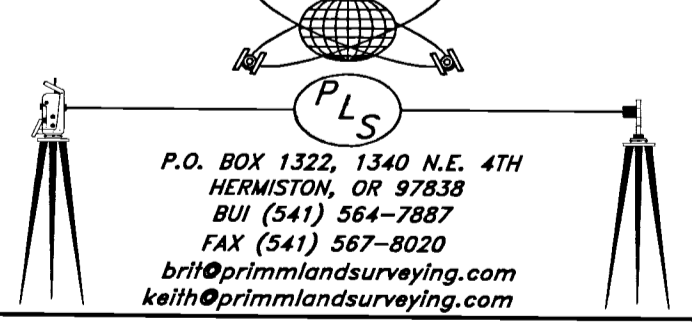
YEAR 2020 NUMBER 04

OFFICE OF COUNTY RECORDS

By: David A. Stuvland Records Officer

Fee \$ 120.00 No. 2020-6970561

PRIMM LAND SURVEYING, INC.



CLIENT: **ROBERT E. CONKLIN**

SE 1/4 OF SEC. 32, TWP. 4 N., RNG 29 E.W.M.

PROJECT: A PARTITION SURVEY OF LOT 3 OF STANFIELD ORCHARD OUTLOTS LOCATED IN THE SE 1/4 SEC. 32, TWP. 4 N., RNG. 29 E.W.M., CITY OF STANFIELD, UMATILLA COUNTY, OREGON.	JOB #: 1910004
	DATE: 12 OCT 19
	FB/PG: 040/46
	SHEET: 1 OF 1
	DRAWN: BLP
	APPROVED: BLP