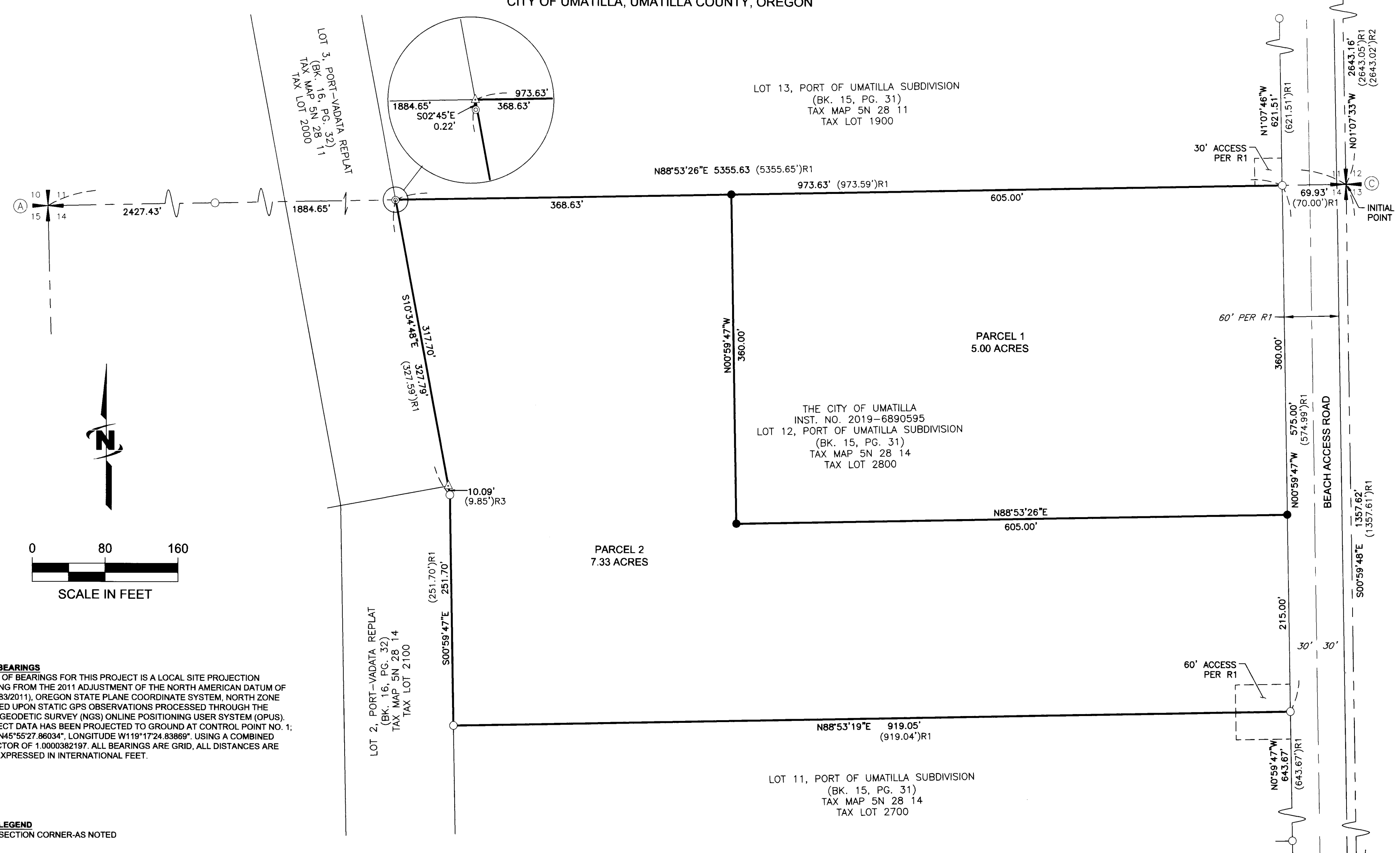


# PARTITION PLAT NO. 2020-19

A PARTITION OF LOT 12, PORT OF UMATILLA SUBDIVISION (BOOK 15, PAGE 31) LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 28 EAST, W.M., CITY OF UMATILLA, UMATILLA COUNTY, OREGON



**BASIS OF BEARINGS**  
 THE BASIS OF BEARINGS FOR THIS PROJECT IS A LOCAL SITE PROJECTION ORIGINATING FROM THE 2011 ADJUSTMENT OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83/2011), OREGON STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3601) BASED UPON STATIC GPS OBSERVATIONS PROCESSED THROUGH THE NATIONAL GEODETIC SURVEY (NGS) ONLINE POSITIONING USER SYSTEM (OPUS). THE PROJECT DATA HAS BEEN PROJECTED TO GROUND AT CONTROL POINT NO. 1; LATITUDE N45°55'27.86034", LONGITUDE W119°17'24.83889". USING A COMBINED SCALE FACTOR OF 1.0000382197. ALL BEARINGS ARE GRID, ALL DISTANCES ARE GROUND EXPRESSED IN INTERNATIONAL FEET.

- LEGEND**
- ⊕ SECTION CORNER-AS NOTED
  - ⊖ 1/4 SECTION CORNER-AS NOTED
  - ◇ 1/16 SECTION CORNER-AS NOTED
  - Ⓐ SEE FOUND MONUMENT DESCRIPTION TABLE
  - FOUND AND HELD 5/8" IRON REBAR WITH YELLOW PLASTIC CAP, STAMPED "USKH OR 2820", SHOWN AS SET IN SURVEY REFERENCE NO. 1. VISITED 08-11-2016
  - ⊙ FOUND AND NOT HELD 5/8" IRON REBAR WITH YELLOW PLASTIC CAP, STAMPED "USKH OR 2820", SHOWN AS SET IN SURVEY REFERENCE NO. 1. VISITED 08-11-2016
  - △ COMPUTED POSITION, NOTHING FOUND OR SET THIS SURVEY
  - SET 5/8" x 24" IRON REBAR WITH YELLOW PLASTIC CAP, STAMPED "SHEA 2751"
  - ( ) R1 RECORD DIMENSION PER SURVEY REFERENCE 1
  - ( ) R2 RECORD DIMENSION PER SURVEY REFERENCE 2
  - INST. INSTRUMENT
  - BK. BOOK
  - PG. PAGE

- SURVEY REFERENCES**
- R1: PORT OF UMATILLA SUBDIVISION, BY GREG E. FLOWERS, PLAT BOOK 15, PAGE 31, RECORDED JUNE 28, 2007, RECORDS OF UMATILLA COUNTY, OR.
  - R2: PARTITION PLAT NO. 2006-20, BY HARMON E. MCLENDON, PLAT BOOK 20, RECORDED AUGUST 3, 2006, RECORDS OF UMATILLA COUNTY, OR.
  - R3: PORT-VADATA REPLAT, BY STUART A. CHISOLM, PLAT BOOK 16, PAGE 32, RECORDED SEPTEMBER 14, 2016, RECORDS OF UMATILLA COUNTY, OR.
- MONUMENT DESCRIPTION TABLE**
- Ⓐ NW CORNER OF SECTION 14, T5N, R28E, W.M. FOUND AND HELD 2-1/2" BRASS CAP, STAMPED "UMATILLA COUNTY SURVEYOR" VISITED 08-11-2016
  - Ⓑ E1/4 CORNER OF SECTION 11, T5N, R28E, W.M. FOUND AND HELD 3-1/4" ALUMINUM CAP, STAMPED "APA LS 2537 2006" WITH SECTION DESIGNATION AS SHOWN IN SURVEY REFERENCE NO. 2. VISITED 08-11-2016
  - Ⓒ NE CORNER OF SECTION 11, T5N, R28E, W.M. FOUND AND HELD 3" BRASS CAP IN CONCRETE, STAMPED "ORPLS 2537 1997" WITH SECTION DESIGNATION. VISITED 08-11-2016
  - Ⓓ N1/16 CORNER OF SECTION 14, T5N, R28E, W.M. FOUND AND HELD 3-1/4" ALUMINUM, STAMPED "LS 976". VISITED 08-11-2016

STATE OF OREGON,  
 COUNTY OF UMATILLA }  
 I certify that this instrument was received and recorded on 10-05-2020 at 1:02 o'clock p. m., in the record of PLATS of said County. YEAR 2020 NUMBER 19  
**OFFICE OF COUNTY RECORDS**  
 By: STEVE CHURCHILL Records Officer  
 Fee \$ 120.00 No. 2020-7080825

08-13-2020  
**REGISTERED PROFESSIONAL LAND SURVEYOR**  
 JOHN JOSEPH SHEA  
 2751LS  
 RENEWAL DATE: 6-30-2022  
 I CERTIFY THIS IS AN EXACT COPY OF PARTITION PLAT NO. 2020-19  
 JOHN J. SHEA, PROFESSIONAL LAND SURVEYOR  
 REGISTRATION NO. 2751

RECEIVED BY  
 Umatilla County Surveyor  
 Date: 10/8/20  
 Rec'd By: CJ  
 No.: 20-086-6

**JUB**  
**J-U-B ENGINEERS, INC.**  
 2810 W. Clearwater Ave., Suite 201  
 Kennewick, WA 99336  
 p | 509 783 2144 w | www.jub.com  
 Dwg Name: 33-20-015\_PP  
 Date: August 13, 2020  
 Dr: DFG Ch: JJS Sheet 1 of 2

# PARTITION PLAT NO. 2020-19

A PARTITION OF LOT 12, PORT OF UMATILLA SUBDIVISION (BOOK 15, PAGE 31) LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 28 EAST, W.M., CITY OF UMATILLA, UMATILLA COUNTY, OREGON

**NARRATIVE**

THIS PARTITION PLAT WAS PREPARED AT THE REQUEST OF THE CITY OF UMATILLA. THE PURPOSE OF THIS SURVEY AND MAP IS TO ILLUSTRATE THE PARTITION OF LOT 12 OF THE PORT OF UMATILLA SUBDIVISION INTO TWO INDEPENDENT PARCELS: ONE PARCEL CONSISTING OF 5.00 ACRES AND LYING IN THE NORTHEAST CORNER OF SAID LOT 12, AND THE OTHER PARCEL BEING THE REMAINDER.

A FIELD SURVEY WAS CONDUCTED TO OBTAIN TIES TO EXISTING SECTION CORNER AND PROPERTY CORNER MONUMENTS FOR THE BOUNDARY ANALYSIS AND RESOLUTION OF SAID LOT 12. THE SURVEY EQUIPMENT USED IN CONJUNCTION WITH THIS SURVEY WAS TWO TRIMBLE R6-3, GNSS DUAL FREQUENCY RECEIVERS, A TRIMBLE S6 ROBOTIC TOTAL STATION AND A TRIMBLE TSC7 DATA COLLECTOR. STATIC GPS DATA FILES COLLECTED OVER MULTIPLE DAYS WERE PROCESSED THROUGH THE NATIONAL GEODETIC ONLINE POSITIONING USER SERVICE (OPUS) WHICH UTILIZED CONTINUOUSLY OPERATING REFERENCE STATIONS. SEE THE BASIS OF BEARINGS STATEMENT FOR DATUM INFORMATION.

ALL CORNERS OF LOT 12 WERE IDENTIFIED, AND FIELD LOCATED, AS WERE SEVERAL CORNERS OF THE ADJACENT LOTS AND THE CONTROLLING MONUMENTS FOR THE NORTH AND EAST LINES OF SECTION 14. AS SHOWN, I HELD OUR TIES TO THE SECTION CORNER MONUMENTS TO ESTABLISH THE NORTH AND EAST LINES OF SECTION 14. HOLDING THE FIELD LOCATED SECTION CORNER MONUMENTS PLACED THE FOUND NORTHWEST CORNER OF LOT 12 ABOUT 0.20 SOUTH OF THE NORTH LINE OF SECTION 14. NOTHING WAS SET AT THE CALCULATED POSITION; ALL OTHER LOT CORNERS WERE FOUND AT THEIR RECORD POSITION AND HELD. A DETAILED DESCRIPTION OF ALL FOUND AND SET MONUMENTS CAN BE FOUND IN THE LEGEND.

**SURVEYOR'S CERTIFICATE**

I, JOHN J. SHEA, OREGON REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 2751LS, HEREBY CERTIFY THAT I HAVE SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LANDS SHOWN ON THIS PARTITION PLAT IN ACCORDANCE WITH O.R.S. CHAPTER 92, THE EXTERIOR BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, CITY OF UMATILLA IN UMATILLA COUNTY, OREGON;

LOT 12, THE PORT OF UMATILLA SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK 15, PAGE 31, RECORDS OF UMATILLA COUNTY, OREGON.

CONTAINING 537288.14 SQUARE FEET (12.33 ACRES), MORE OR LESS.

TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS APPARENT OR OF RECORD.

**DECLARATION**

KNOW ALL MEN BY THESE PRESENTS THAT DAVID STOCKDALE, AUTHORIZED REPRESENTATIVE OF THE CITY OF UMATILLA, THE OWNERS OF THE LANDS SHOWN ON THIS LAND PARTITION CASEFILE, THE BOUNDARY OF WHICH IS MORE PARTICULARLY DESCRIBED IN THE ATTACHED SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SURVEYED, PARTITIONED, AND PLATTED INTO PARCELS AND EASEMENTS AS SHOWN HEREON, AND DO HEREBY SUBMIT FOR RECORD AND APPROVAL SAID PARTITION.

David Stockdale 9/15/20  
DATE

**ACKNOWLEDGEMENT**

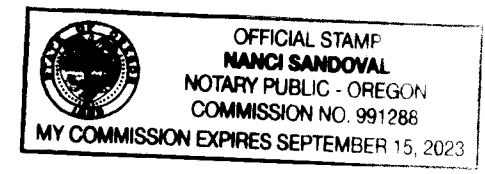
STATE OF Oregon  
COUNTY OF Umatilla

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT David Stockdale HAS SIGNED THIS INSTRUMENT, ON OATH STATED THAT THEY ARE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THEIR FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

Heather 9/15/2020  
NOTARY PUBLIC DATE

MY APPOINTMENT EXPIRES Sept. 15, 2023

RESIDING Umatilla County



**UMATILLA COUNTY ASSESSOR / TAX COLLECTOR**

I HEREBY CERTIFY PURSUANT TO O.R.S. 92.095, ALL AD VALOREM TAXES, SPECIAL ASSESSMENTS, FEES, AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED ON THE 2019-2020 TAX ROLL WHICH MAY BECOME A LIEN ON THIS PARTITION PLAT DURING THIS TAX YEAR, BUT NOT YET CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION, HAVE BEEN PAID.

Rachel Reynolds 9/22/2020  
UMATILLA COUNTY TAX COLLECTOR DATE

**CITY UMATILLA COUNTY PLANNER**

APPROVED THIS 16<sup>th</sup> DAY OF September, 2020

Bob A. [Signature] 9/16/2020  
UMATILLA COUNTY PLANNER DATE  
CITY

**UMATILLA COUNTY SURVEYOR**

APPROVED THIS 22 DAY OF Sept, 2020

David H. [Signature]  
UMATILLA COUNTY SURVEYOR DATE

RECEIVED BY  
Umatilla County Surveyor  
Date: 10/8/20  
Filed By: CT  
No.: 20-086-6

STATE OF OREGON, }  
COUNTY OF UMATILLA }  
I certify that this instrument was received and recorded on 10-05-2020 at 1:02 o'clock p. m., in the record of PLATS of said County. YEAR 2020 NUMBER 19  
**OFFICE OF COUNTY RECORDS**  
By: STEVE CHURCHILL Records Officer  
Fee \$ 120.00 No. 2020-7080825



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19  
JOHN J. SHEA, REGISTERED PROFESSIONAL LAND SURVEYOR  
REGISTRATION NO. 2751

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