

PARTITION PLAT NO. 2015-23

A PARTITION OF A PARCEL OF LAND LOCATED IN THE SW 1/4, SEC. 34, TWP. 1 N., RNG. 35 E.W.M. UMATILLA COUNTY, OREGON

CLIENT: **JACK-E-UP, LLC**
29299 MADISON ROAD
ECHO, OREGON 97826

SURVEYOR'S NARRATIVE

THIS SURVEY WAS UNDERTAKEN IN APRIL OF 2013 AT THE REQUEST OF KENT AND LAURA MADISON.

THE PURPOSE OF THE SURVEY IS TO PERFORM A PARTITION SURVEY ON A PORTION OF THE SW 1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 35, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

I PREVIOUSLY PERFORMED A BOUNDARY LINE ADJUSTMENT ON 5 TAX LOTS FOR KENT AND LAURA MADISON IN THIS GENERAL AREA FOR FUTURE DEVELOPING AND PARTITIONING SURVEY NUMBER 14-107-C.

THIS PARTITION SURVEY IS REPRESENTING A PARTITION ON TAX 502 AS IT WAS ADJUSTED IN THE BOUNDARY LINE ADJUSTMENT MENTIONED.

I WAS ABLE TO RECOVER ALL THE CORNERS I SET IN THE BOUNDARY LINE ADJUSTMENT AND MORE SPECIFICALLY THOSE CORNERS THAT IDENTIFIES THE BOUNDS OF THE ADJUSTED TAX LOT 502.

THE 60 FOOT EASEMENT AS SHOWN HEREON WAS PREVIOUSLY RECORDED WITH UMATILLA COUNTY ON DOCUMENT 2013-6110756.

THE NEWLY CREATED PARTITION LINES ARE AS KENT AND LAURA MADISON REQUESTED THEM, TAKING INTO CONSIDERATION THE AREA OF EACH CREATED PARCEL.

THIS SURVEY WAS ACCOMPLISHED BY UTILIZING A COMBINATION OF THE TRIMBLE R8 GNSS SYSTEM AND A TRIMBLE S6 ROBOTIC TOTAL STATION.

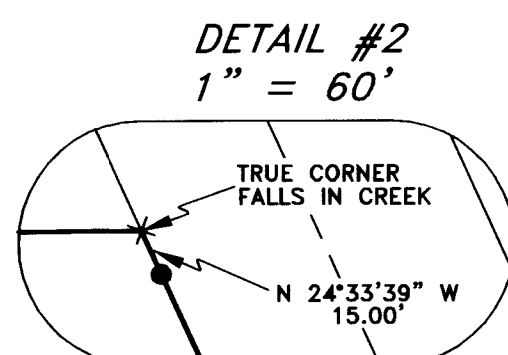
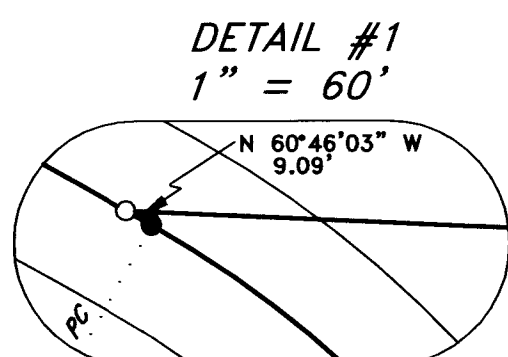
CURVE DATA

WESTERLY ROW LINE OF OLD OREGON TRAIL HIGHWAY

	RADIUS	DELTA	TANGENT	LENGTH	LONG CHORD	LC BNG
C3	1195.91'	13°59'00"	146.66'	291.86'	291.14'	N 31°33'09" W
C4	586.62'	18°42'00"	96.59'	191.46'	190.61'	N 29°11'39" W
C5	527.46'	34°30'00"	163.78'	317.61'	312.83'	N 37°05'39" W
C6	768.51'	31°38'00"	217.71'	424.30'	418.93'	N 38°31'39" W
C37	768.51'	24°37'56"	167.79'	330.39'	327.85'	N 42°01'41" W
C38	1195.91'	13°09'48"	137.98'	274.75'	274.15'	N 31°08'33" W
C40	527.46'	17°39'36"	81.94'	162.58'	161.94'	N 28°40'27" W
C41	1195.91'	0°49'12"	8.56'	17.12'	17.12'	N 38°08'03" W
C42	527.46'	16°50'24"	78.08'	155.03'	154.47'	N 45°55'27" W

CENTERLINE OF 60 FOOT EASEMENT

	RADIUS	DELTA	TANGENT	LENGTH	LONG CHORD	LC BNG
C12	707.85'	38°54'16"	250.00'	480.64'	471.46'	N 25°37'29" W
C13	310.03'	54°35'42"	160.00'	295.41'	284.36'	N 33°28'12" W
C14	240.70'	34°36'48"	75.00'	145.41'	143.21'	N 43°27'38" W
C15	227.47'	34°12'37"	70.00'	135.82'	133.81'	N 43°15'33" W
C36	768.51'	24°37'56"	167.79'	330.39'	327.85'	N 42°01'41" W
C39	707.85'	20°08'07"	125.67'	248.76'	247.48'	S 16°14'25" E
C43	707.85'	18°46'09"	116.99'	231.88'	230.84'	S 35°41'33" E



LEGEND

- FND 5/8" IRON ROD WITH A 2" ALUMINUM CAP STAMPED "PLS LS 48509"
- SET 5/8" X 30" IRON ROD WITH A 2" ALUMINUM CAP STAMPED "PLS LS 48509"
- PARTITION LINES
- - - EASEMENT LINES

LEGAL DESCRIPTION OF PARENT PROPERTY

Beginning at a 5/8 inch by 30 inch iron rod with a 2 inch aluminum cap stamped "PLS LS 48509" on the Westerly right of way line of Old Oregon Trail Highway, from which a 2 1/2 inch brass cap marking the West One-Quarter corner to Section 34, Township 1 North, Range 35, East of the Willamette Meridian bears N 70°25'29" W, 1449.14 feet; thence along said right of way line S 24°33'39" E, 190.37 feet to a 5/8 inch by 30 inch iron rod with a 2 inch aluminum cap stamped "PLS LS 48509"; thence continuing along said right of way line through a curve concave to the East having a radius of 1195.91 feet, the long chord of which bears S 31°33'09" E, 291.14 feet to a 5/8 inch by 30 inch iron rod with a 2 inch aluminum cap stamped "PLS LS 48509"; thence continuing along said right of way line through a curve concave to the West having a radius of 586.62 feet, the long chord of which bears S 29°11'39" E, 190.61 feet to a 5/8 inch by 30 inch iron rod with a 2 inch aluminum cap stamped "PLS LS 48509"; thence continuing along said right of way line through a curve concave to the West having a radius of 527.46 feet, the long chord of which bears S 37°05'39" E, 312.83 feet to a 5/8 inch by 30 inch iron rod with a 2 inch aluminum cap stamped "PLS LS 48509"; thence continuing along said right of way line through a curve concave to the East having a radius of 768.51 feet, the long chord of which bears S 38°31'39" E, 418.93 feet to a 5/8 inch by 30 inch iron rod with a 2 inch aluminum cap stamped "PLS LS 48509"; thence continuing along said right of way line through a curve concave to the West having a radius of 1195.91 feet, the long chord of which bears S 31°08'33" W, 274.15 feet to a 5/8 inch by 30 inch iron rod with a 2 inch aluminum cap stamped "PLS LS 48509"; thence continuing along said right of way line through a curve concave to the West having a radius of 527.46 feet, the long chord of which bears S 28°40'27" W, 161.94 feet to a 5/8 inch by 30 inch iron rod with a 2 inch aluminum cap stamped "PLS LS 48509"; thence continuing along said right of way line through a curve concave to the West having a radius of 768.51 feet, the long chord of which bears S 42°01'41" E, 327.85 feet to a 5/8 inch by 30 inch iron rod with a 2 inch aluminum cap stamped "PLS LS 48509"; thence leaving said right of way line S 8°33'59" W, 1101.40 feet to a 5/8 inch by 30 inch iron rod with a 2 inch aluminum cap stamped "PLS LS 48509"; thence continuing along said centerline through a curve concave to the East having a radius of 707.85 feet, the long chord of which bears N 25°37'29" W, 471.46 feet to a 5/8 inch by 30 inch iron rod with a 2 inch aluminum cap stamped "PLS LS 48509"; thence continuing along said centerline N 06°10'21" W, 131.53 feet to a 5/8 inch by 30 inch iron rod with a 2 inch aluminum cap stamped "PLS LS 48509"; thence continuing along said centerline through a curve concave to the West having a radius of 310.03 feet, the long chord of which bears N 33°28'12" W, 284.36 feet to a 5/8 inch by 30 inch iron rod with a 2 inch aluminum cap stamped "PLS LS 48509"; thence continuing along said centerline N 43°27'38" W, 143.21 feet to a 5/8 inch by 30 inch iron rod with a 2 inch aluminum cap stamped "PLS LS 48509"; thence continuing along said centerline N 43°15'33" W, 133.81 feet to a 5/8 inch by 30 inch iron rod with a 2 inch aluminum cap stamped "PLS LS 48509"; thence continuing along said centerline through a curve concave to the Northeast having a radius of 240.70 feet, the long chord of which bears N 43°27'38" W, 143.21 feet to a 5/8 inch by 30 inch iron rod with a 2 inch aluminum cap stamped "PLS LS 48509"; thence continuing along said centerline N 26°09'15" W, 108.90 feet to a 5/8 inch by 30 inch iron rod with a 2 inch aluminum cap stamped "PLS LS 48509"; thence continuing along said centerline through a curve concave to the Southwest having a radius of 227.47 feet, the long chord of which bears N 31°33'18" W, 42.82 feet to a 5/8 inch by 30 inch iron rod with a 2 inch aluminum cap stamped "PLS LS 48509"; thence leaving said centerline N 89°12'12" E, 1079.45 feet to the point of beginning. Containing 29.66 acres more or less.

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 SEPTEMBER OF 2015, 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 JACK-E-UP IN UMATILLA COUNTY, OREGON.

BRIT L. PRIMM

DATUMS

HORIZONTAL.....OREGON STATE PLANE NORTH ZONE (3601) INTERNATIONAL FEET
 VERTICAL.....NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) INTERNATIONAL FEET

SCALE & ROTATION

SCALE.....0.9996916709
 ROTATION.....+1°25'39"

SURVEYS

BRIT L. PRIMM, RECORD OF SURVEY NUMBER 14-107-C FOR KENT AND LAURA MADISON 2013
 BILL WELLS, RECORD OF SURVEY NUMBER 97-156-B FOR DAN MILLS IN 1997
 BILL WELLS, RECORD OF SURVEY NUMBER 95-16-C FOR UMATILLA COUNTY IN 1994
 DAVE KRUMBEIN, RECORD OF SURVEY NUMBER 82-133-B FOR HELIX PHONE CO. IN 1982
 BILL WELLS, RECORD OF SURVEY NUMBER 95-221-B FOR FOREST RECOVERY, INC. IN 1995
 ROBERT BUTLER, RECORD OF SURVEY NUMBER 03-44-C FOR ODOT IN 2002

NOTES

- (C) COMPUTED
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- POC POINT ON CURVE
- POT POINT ON TANGENT
- PRC POINT OF REVERSE CURVATURE

DEEDS

INSTRUMENT NO. 134927	BOOK 123 PAGE 332	BOOK 249 PAGE 480
INSTRUMENT NO. 129206	BOOK 255 PAGE 496	BOOK 337 PAGE 187
INSTRUMENT NO. 140243	BOOK 123 PAGE 334	BOOK 230 PAGE 423
INSTRUMENT NO. 132743	BOOK 160 PAGE 484	REEL 113 PAGE 1848
REEL 46 PAGE 1385	BOOK 240 PAGE 563	REEL 114 PAGE 1156
	DOC. 2013-6110756	INSTRUMENT NO. 2010-588001

OWNER'S DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT JACK-E-UP, 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.

KENT MADISON, OF JACK-E-UP
 Laura L. Madison
 LAURA MADISON, OF JACK-E-UP

KNOW ALL PEOPLE BY THESE PRESENTS THAT ON THIS DAY 11 OF Sept, 2015

APPEARED KENT AND LAURA MADISON OF JACK-E-UP, HUSBAND AND WIFE, TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING PARTITIONING OF LAND TO BE FREE AND VOLUNTARY ACT.

BEFORE ME Tracie M. Dieck
 NOTARY PUBLIC FOR OREGON

PRINTED NAME Tracie M. Dieck

COMMISSION NO. 479427 exp 4/27/17

REGISTERED PROFESSIONAL LAND SURVEYOR
 BRIT L. PRIMM
 JULY 13, 1999
 BRIT L. PRIMM 48509
 EXPIRATION DATE: 12/31/16

DATE: 09 SEP 15

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 H. Keller
 UMATILLA COUNTY SURVEYOR

DATED THIS 15 DAY OF September, 2015

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.

Jeff. Macbeth
 DIRECTOR UMATILLA COUNTY PLANNING DEPARTMENT

DATED THIS 20 DAY OF September, 2015

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.

Bethia Emigthy Under Shampod
 TAX COLLECTOR

DATED THIS 14 DAY OF September, 2015

RECEIVED BY

Umatilla County Surveyor
 Date: 9/29/2015
 Rec'd By: G. H. Gray
 No.: 15-0910-B

STATE OF OREGON, UMATILLA COUNTY CLERK

I certify that this instrument was received and recorded

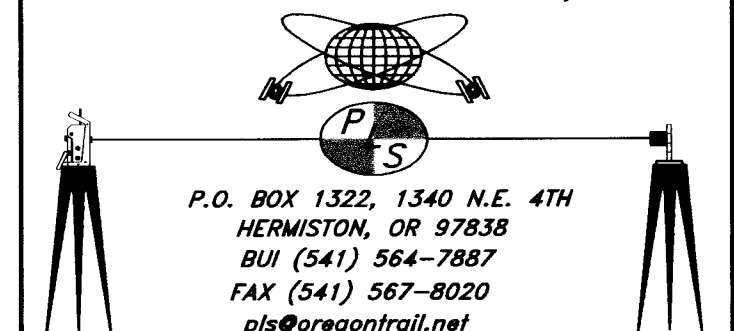
ON September 22, 2015
 at 10:40:47 o'clock Am., in the record of PLATS of said County.
 YEAR NUMBER Slide
 2015 23

OFFICE OF COUNTY RECORDS

By: ...DAVID A STUVLAND...Records Officer

Fees \$ 78.00 No. 2015-6340579

PRIMM LAND SURVEYING, INC.



CLIENT: **JACK-E-UP, LLC**

SE 1/4, SEC. 33 & W 1/2 SEC. 34, TOWNSHIP 1 NORTH, RANGE 35, EAST OF THE WILLAMETTE MERIDIAN.

PROJECT: PARTITION SURVEY OF A PORTION OF THE SW 1/4 OF SECTION 34, TWP. 4 N. RNG 25 E.W.M., UMATILLA COUNTY, OREGON.

JOB #: 1304001
 DATE: 15 AUG 14
 FB/PG: 032/1-8
 SHEET: 1 OF 1
 DRAWN: BLP
 APPROVED: BLP