PARTITION PLAT NO. 2017-05

A PARTITION OF PARCEL 1 OF PARTITION PLAT 1995-16
LOCATED IN THE SE 1/4, SEC. 11, TWP. 4 N., RNG. 28 E.W.M.
CITY OF HERMISTON, UMATILLA COUNTY, OREGON

CLIENT: *DENNIS LEE HAIGH*
P.O. BOX 448
ECHO, OREGON 97826

SURVEYOR'S NARRATIVE

THIS SURVEY WAS UNDERTAKEN IN JANUARY OF 2013 AT THE REQUEST OF DENNIS LEE HAIGH. THE PURPOSE OF THE SURVEY IS TO PERFORM A PARTITION SURVEY ON PARCEL 1 OF PARTITION PLAT 1995-16 INTO 2 PARCELS. THE PARENT PARCEL IS DESCRIBED IN UMATILLA COUNTY DEED RECORDS INSTRUMENT NUMBER 2016-6490035. AND IS DESCRIBED AS FOLLOWS:

Parcel 1, of Partition Plat No. 1995-16, located in the Southeast Quarter of the Southeast Quarter of Section 11, Township 4 North, Range 28, East of the Willamette Meridian, Umatilla County, Oregon.

THE BOUNDS OF THE PARENT PARCEL WERE ESTABLISHED AS FOLLOWS:

THE NORTHEAST CORNER OF THE PARENT PARCEL WAS A FOUND AND RECOVERED 5/8 INCH IRON ROD AS CALLED FOR IN PARTITION PLAT 1995-16 BY LS #951.

THE SOUTHEAST CORNER OF THE PARENT PARCEL WAS A FOUND AND RECOVERED 5/8 INCH IRON ROD AS CALLED FOR IN PARTITION PLAT 1995-16 BY LS #951.

THE SOUTHWEST CORNER OF THE PARENT PARCEL WAS A FOUND AND RECOVERED 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "EDWARDS 951" AS CALLED FOR IN PARTITION PLAT 1995-16 BY LS #951.

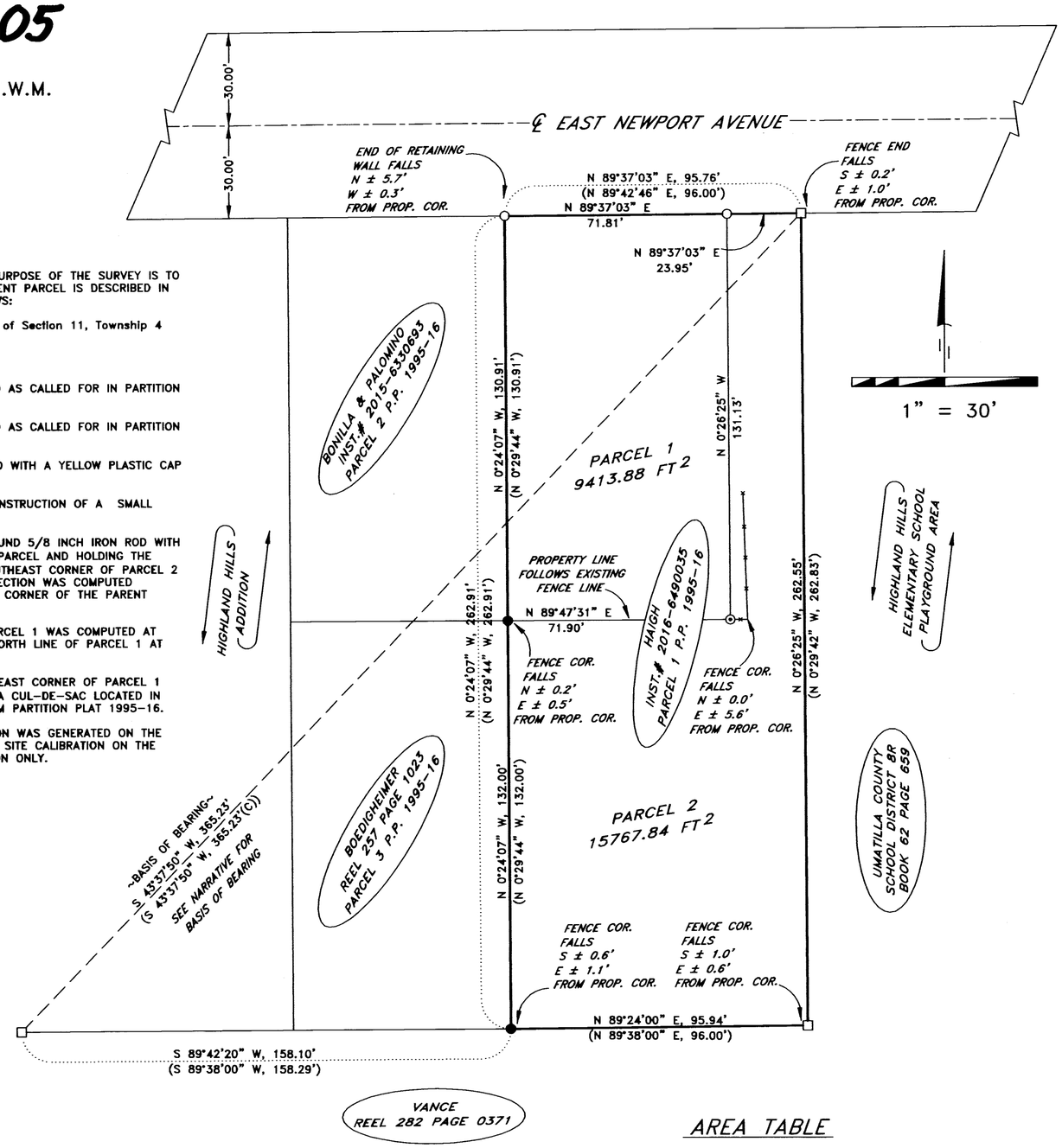
THE NORTHWEST CORNER OF THE PARENT PARCEL WAS NOT RECOVERED, IT IS BELIEVED THAT THE CONSTRUCTION OF A SMALL RETAINING WALL DESTROYED THE SAID NORTHWEST CORNER.

I COMPUTED THE LOCATION OF THE NORTHWEST CORNER OF THE PARENT PARCEL BY HOLDING THE FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "EDWARDS 951" MARKING THE SOUTHWEST CORNER OF THE PARENT PARCEL AND HOLDING THE FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "EDWARDS 951" MARKING THE SOUTHEAST CORNER OF PARCEL 2 OF PARTITION PLAT 1995-16. THE TWO MENTIONED FOUND CORNERS WERE HELD AND A POINT IN DIRECTION WAS COMPUTED UTILIZING THE DATA FROM PARTITION PLAT 1995-16 TO ESTABLISH THE LOCATION OF THE NORTHWEST CORNER OF THE PARENT PARCEL.

AS PER THE INSTRUCTIONS OF THE CITY OF HERMISTON PLANNING DEPARTMENT THE EAST LINE OF PARCEL 1 WAS COMPUTED AT 7.00 FEET EAST FROM THE FOUNDATION LINE OF THE EXISTING HOUSE, THIS IN TURN CREATED THE NORTH LINE OF PARCEL 1 AT 23.95 FEET AS WHAT IS DEPICTED.

THE BASIS OF BEARING ON THIS PARTITION PLAT IS FROM THE FOUND 5/8 INCH MARKING THE NORTHEAST CORNER OF PARCEL 1 OF PARTITION PLAT 1995-16 AND THE FOUND 5/8 INCH IRON ROD MARKING THE RADIUS POINT FOR A CUL-DE-SAC LOCATED IN HIGHLAND HILLS ADDITION, THE BEARING AND DISTANCE FROM THESE TWO POINTS ARE COMPUTED FROM PARTITION PLAT 1995-16.

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/DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT I DENNIS LEE HAIGH, 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 PARTITIONED INTO PARCELS AS SHOWN ON THIS PLAT AND DO HEREBY DEDICATE THE USE OF NORTHERLY PORTION OF PARCEL 2 FOR INGRESS AND EGRESS TO PARCEL 1 OF THIS PARTITION PLAT.

DENNIS LEE HAIGH

KNOW ALL PEOPLE BY THESE PRESENTS THAT ON

THIS DAY 6 OF February, 2017

APPEARED DENNIS LEE HAIGH TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING PARTITIONING OF LAND TO BE FREE AND VOLUNTARY ACT.

BEFORE ME _____
NOTARY PUBLIC FOR OREGON

PRINTED NAME Casey Jean Hinkley

COMMISSION NO. 955613

MY COMMISSION EXPIRES November 7, 2020

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 2016, 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 DENNIS LEE HAIGH IN UMATILLA COUNTY, OREGON.

BRIT L. PRIMM

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

EXPIRATION DATE: 12/31/18

DATE: 06 FEB 17

SURVEYS

(EDWARDS) PARTITION PLAT 1995-16
(STAEBLER) SURVEY NO. R-103-B

DEEDS

INSTRUMENT NUMBER 2016-6490035
INSTRUMENT NUMBER 2015-6330693
REEL 257 PAGE 1023
REEL 282 PAGE 0371
BOOK 62 PAGE 659

NOTES

( ) PARTITION PLAT 1995-16

LEGEND

- ○ SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PLS LS 48509"
- ⊙ SET 1 1/4" PK NAIL WITH A 1 1/4" STAINLESS STEEL WASHER STAMPED "PLS LS 48509"
- ● FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "EDWARDS 951"
- □ FOUND 5/8" IRON ROD
- PARTITION BOUNDARY
- FENCE LINE

AREA TABLE

DESCRIPTION	SQUARE FEET	ACRES
PARENT PARCEL	25181.72 FT^2	0.58 AC.
PARCEL 1	9413.88 FT^2	0.22 AC.
PARCEL 2	15767.84 FT^2	0.36 AC

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 13 DAY OF February 2017

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 7 DAY OF February, 2017

CITY OF HERMISTON PLANNING COMMISSION

I HAVE EXAMINED THE ACCOMPANYING LAND PARTITION AND DO HEREBY CERTIFY THAT IT COMPLIES WITH THE CITY OF HERMISTON REGULATIONS WITH REFERENCE TO SUCH LAND PARTITIONS, AND I THEREFORE APPROVE SAID LAND PARTITION.

CHAIRMAN CITY OF HERMISTON PLANNING COMMISSION

DATED THIS 8 DAY OF February, 2017

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 Kristen Shepard, deputy
TAX COLLECTOR

DATED THIS 10th DAY OF February, 2017

STATE OF OREGON,
COUNTY OF UMATILLA } ss
I certify that this instrument was received and recorded on February 13, 2017 at 1:26 o'clock Pm., in the record of PLATS of said County.

YEAR	NUMBER
2017	05

OFFICE OF COUNTY RECORDS

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

Fees $ 78.00 No. 2017-6540388

RECEIVED BY
Umatilla County Surveyor
Date: 2/16/17
Rec'd By: CT
No.: 17-032-B

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

CLIENT: *DENNIS LEE HAIGH*

SE 1/4, SEC 11, TWP. 4 N. RNG. 28 E.W.M.

PROJECT:
PARTITION SURVEY OF PARCEL 1 OF PARTITION PLAT 1995-16 LOCATED IN THE SE 1/4 OF SECTION 11, TWP 4 NORTH, RNG 28, E.W.M. CITY OF HERMISTON, UMATILLA COUNTY, OREGON.

JOB #:	1610004
DATE:	26 OCT 16
FB/PG:	036/67
SHEET:	1 OF 1
DRAWN:	BLP
APPROVED:	BLP