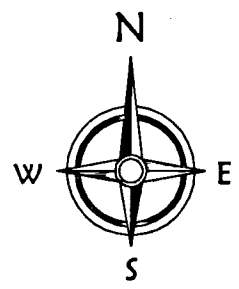


PARTITION PLAT NO. 2017- 22

SITUATED IN: E 1/2 SECTION 26, W 1/2 SECTION 25, SE 1/4 OF SECTION 23,
SW 1/4 OF SECTION 24, T 4N., R 31E., W.M.
UMATILLA COUNTY, OREGON

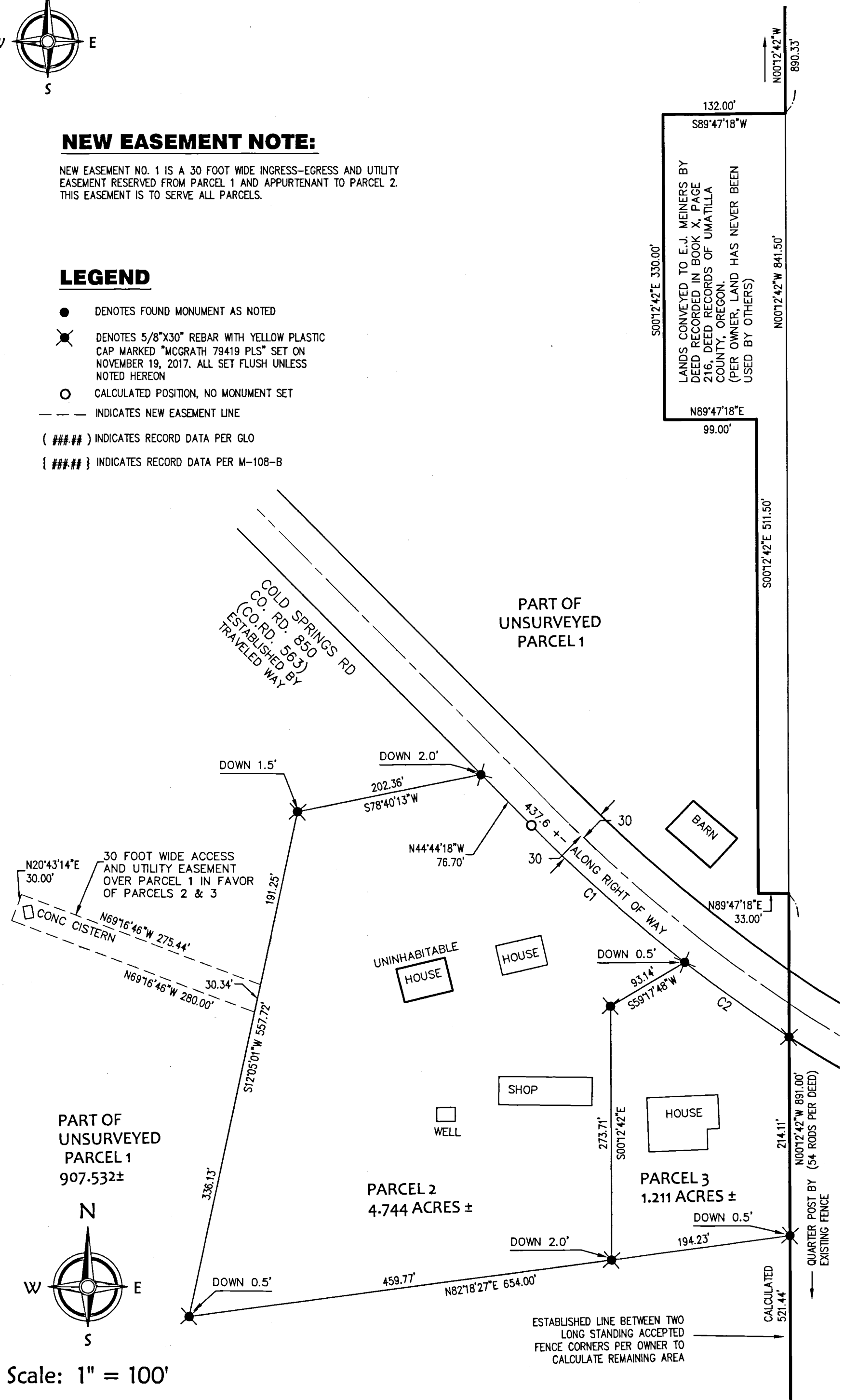


NEW EASEMENT NOTE:

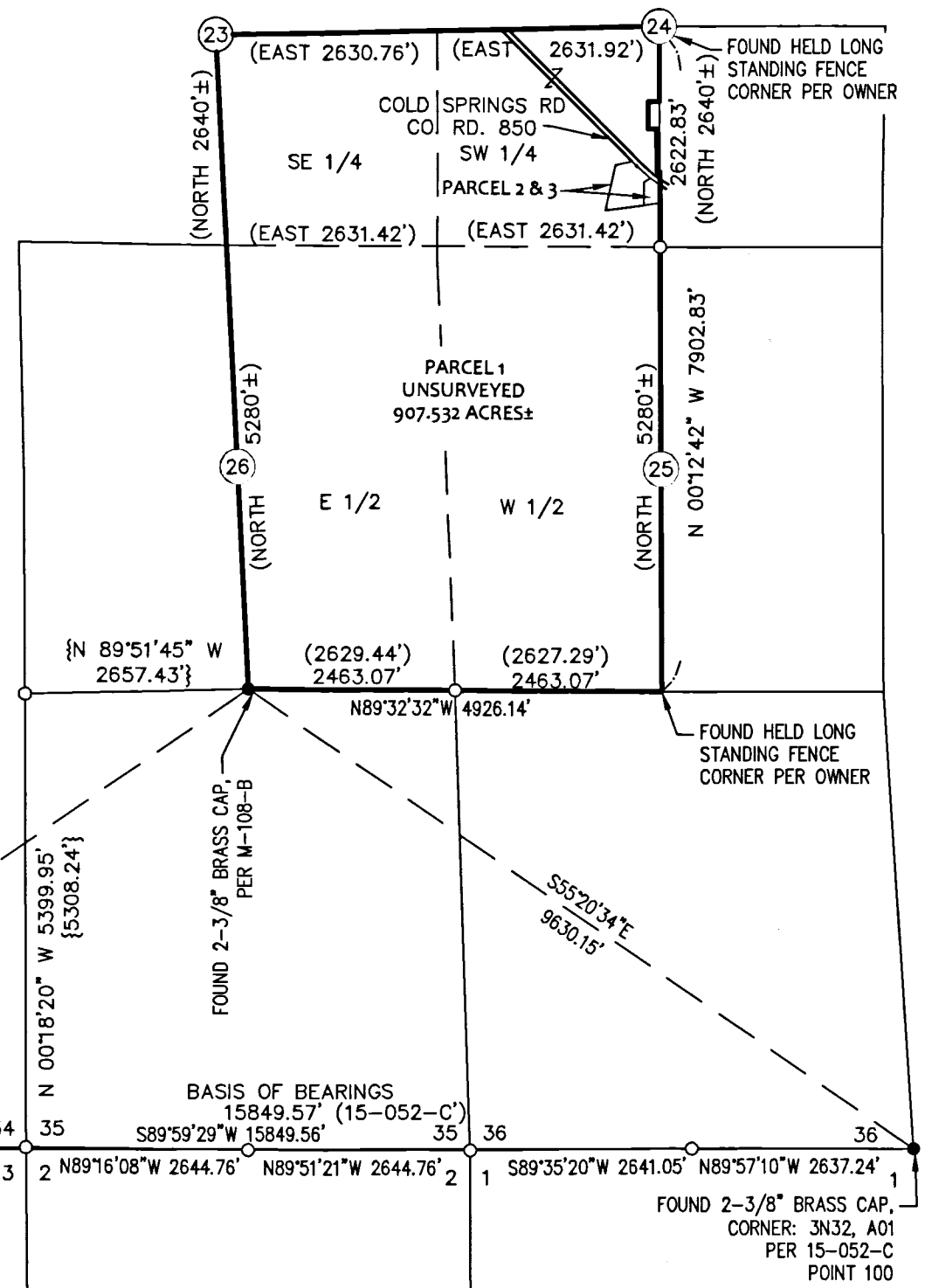
NEW EASEMENT NO. 1 IS A 30 FOOT WIDE INGRESS-EGRESS AND UTILITY EASEMENT RESERVED FROM PARCEL 1 AND APPURTENANT TO PARCEL 2. THIS EASEMENT IS TO SERVE ALL PARCELS.

LEGEND

- DENOTES FOUND MONUMENT AS NOTED
- ✱ DENOTES 5/8"x30" REBAR WITH YELLOW PLASTIC CAP MARKED "MCGRATH 79419 PLS" SET ON NOVEMBER 19, 2017. ALL SET FLUSH UNLESS NOTED HEREON
- CALCULATED POSITION, NO MONUMENT SET
- INDICATES NEW EASEMENT LINE
- {####} INDICATES RECORD DATA PER GLO
- {####} INDICATES RECORD DATA PER M-108-B



Scale: 1" = 100'



Scale: 1" = 2000'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	222.08'	1819.41'	6°59'37"	N48°14'06"W	221.94'
C2	138.86'	1599.22'	4°58'30"	N54°13'10"W	138.82'

THIS IS AN EXACT COPY OF THE ORIGINAL PARTITION PLAT.

RECEIVED BY
Umatilla County Surveyor
Date: 12/28/17
Rec'd By: CT
No.: 17-142-B



RENEWS: 12/31/2018

RECORDING INFORMATION,
UMATILLA COUNTY OFFICE OF RECORDS:
STATE OF OREGON, }
COUNTY OF UMATILLA }
I certify that this instrument was received
and recorded on 12-21-2017
at 2:40 o'clock p. m., in the record of
PLATS of said County.
YEAR 2017 NUMBER 22
OFFICE OF COUNTY RECORDS
By: STEVE CHURCHILL Records Officer
Fee \$ 80.00 No. 2017-6660615

SURVEY FOR: **TOM SOREY, JAMES HARRIS**

DRAWN	DH,JLM	SCALE	1" = 100'	SHEET	1 OF 2
DATE PLOTTED	12/11/2017	FILE	SOREY-HARRIS-P-PLAT.DWG		

COMPASS Land Surveyors
4107 SE International Way, Suite 705
Milwaukie, Oregon 97222 503-653-9093

PARTITION PLAT NO. 2017- 22

SITUATED IN: E 1/2 SECTION 26, W 1/2 SECTION 25, SE 1/4 OF SECTION 23,
SW 1/4 OF SECTION 24, T 4N., R 31E., W.M.
UMATILLA COUNTY, OREGON

SHEET INDEX

SHEET 1 SITE BOUNDARIES, LEGEND, NEW EASEMENT NOTE
SHEET 2 CERTIFICATE, NARRATIVE, APPROVALS,
DECLARATION, ACKNOWLEDGMENT

SURVEYOR'S CERTIFICATE / NARRATIVE

THIS SURVEY FOR PARTITION WAS MADE TO PARTITION AN EXISTING HOUSE AND CERTAIN OUTBUILDINGS FROM A LARGER FARM TRACT.

I RECOVERED AND USED MONUMENTS DEPICTED IN THE VICINITY MAP FOR SURVEY CONTROL FOR THIS PARTITION. THE MONUMENTS USED WERE PREVIOUSLY ESTABLISHED IN SURVEY NO. M-108-B AND 15-052-C. THE TOWNSHIP LINE DISTANCES IN 15-052-C WERE SCALED TO GROUND BY THE PUBLISHED SCALE FACTOR IN SAID SURVEY. THE RESULTING CALCULATED ANGLE POINTS ARE SHOWN. THE EAST LINE OF PARCEL 1 AND PARCEL 3 WAS ESTABLISHED ALONG LONG STANDING USE LINES. THESE USE LINES AND FENCES HAVE BEEN IN PLACE FOR OVER 100 YEARS PER THE OWNER. FENCE CORNERS WERE TIED AND HELD AT EACH END OF THE LINE AS NOTED HEREIN TO CALCULATE THE REMAINING AREA. THE REMAINING BOUNDARY OF PARCEL 1 IS UNSURVEYED AND CALCULATED FROM ORIGINAL SUBDIVISION BREAKDOWN NOTES. COLD SPRINGS ROAD, CO. RD. 850 (CO.RD. 563), WAS ESTABLISHED BY A BEST FIT OF THE TRAVELED WAY. THE SURVEY USED LEICA GEODETIC GPS RECEIVERS OPERATED IN REAL TIME ON THE OREGON COORDINATE REFERENCE FRAME AND A CONVENTIONAL LEICA TOTAL STATION. MONUMENTS TIED AND NEW MONUMENTS SET WERE VERIFIED BY REDUNDANT OBSERVATIONS. THE RESULTING WORK WAS THEN ROTATED TO THE CALCULATED LINE BETWEEN FOUND MONUMENTS 100 AND 101 PER SURVEY NO. 15-052-C. SAID SURVEY BASIS OF BEARINGS IS THE OREGON STATE PLANE COORDINATE SYSTEM.

I HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS, THE LANDS SHOWN ON THE THE ACCOMPANYING PLAT, IN ACCORDANCE WITH ORS CHAPTER 92, AND THE UMATILLA COUNTY DEVELOPMENT ORDINANCE. PARCEL 2 AND PARCEL 3 ARE MONUMENTED WITH REBAR MONUMENTS AS SHOWN ON THIS SHEET. PARCEL 1, BEING OVER 10 ACRES IN SIZE IS UNMONUMENTED EXCEPT FOR CERTAIN MONUMENTS FOUND FROM SURVEY NO. M-108-B.


REAL PROPERTY DESCRIPTION
THE FOLLOWING REAL PROPERTY DESCRIPTION OF THE PARENT PARCEL IS FROM DEED OF AFFIANT RECORDED AS INSTRUMENT NUMBER 2012-5910569, UMATILLA COUNTY RECORDS,

SOUTHEAST QUART(ER) OF SECTION 23; THE SOUTHWEST QUARTER OF SECTION 24; THE WEST HALF OF SECTION 25 AND THE EAST HALF OF SECTION 26; ALL IN TOWNSHIP 4 NORTH, RANGE 31, E.W.M., UMATILLA COUNTY, OREGON

EXCEPTING THEREFROM LANDS CONVEYED TO E.J. MEINERS BY DEED RECORDED IN BOOK X, PAGE 216, DEED RECORDS OF UMATILLA COUNTY, OREGON, WHICH IS DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON DIVISION LINE 54 RODS NORTH OF THE QUARTER SECTION POST ON SOUTH LINE OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 31; RUNNING THENCE NORTH 51 RODS; THENCE WEST AT RIGHT ANGLES 8 RODS; THENCE SOUTH AT RIGHT ANGLES 20 RODS; THENCE EAST AT RIGHT ANGLES 6 RODS; THENCE AT RIGHT ANGLES SOUTH 31 RODS; THENCE 2 RODS TO THE PLACE OF BEGINNING.
ALL BEING EAST OF THE WILLAMETTE MERIDIAN IN THE COUNTY OF UMATILLA AND STATE OF OREGON.

EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE COUNTY ROAD RIGHT-OF-WAY.

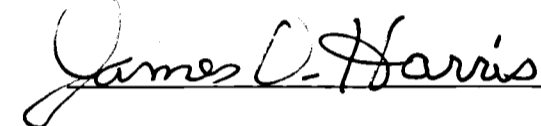
SUBJECT TO EASEMENTS, AND ENCUMBRANCES OF RECORD.


JERED MCGRATH, PLS 79419

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENT THAT JAMES O. HARRIS, OWNER OF THE LAND DEPICTED HEREON AND DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, HAS CAUSED THE SAME TO BE PARTITIONED INTO THREE PARCELS WITH EASEMENTS AS SHOWN ON THE ATTACHED MAP, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF OREGON REVISED STATUTES AND THE UMATILLA COUNTY DEVELOPMENT ORDINANCE.

I HEREBY DESIGNATE NEW EASEMENT FOR THE PURPOSES INDICATED IN "NEW EASEMENT NOTES" ON SHEET 1 OF 2. WIDTH AND LOCATION OF SAID EASEMENT ARE SHOWN HEREON.



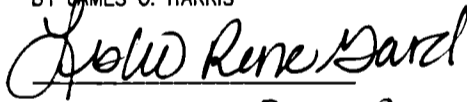
ACKNOWLEDGMENT

STATE OF OREGON)
COUNTY OF Umatilla) SS

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS 13 DAY OF December 2017

BY JAMES O. HARRIS



NOTARY PUBLIC FOR Oregon

MY COMMISSION EXPIRES 10/02/2020

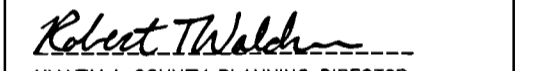
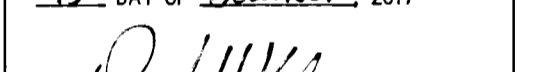
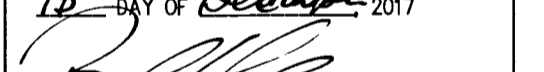
MY COMMISSION NUMBER 955082




RENEWS: 12/31/2018

THIS IS AN EXACT COPY OF THE ORIGINAL PARTITION PLAT.

RECEIVED BY
Umatilla County Surveyor
Date: 12/28/17
Rec'd By: CT
No.: 17-142-8

EXAMINED AND APPROVED THIS
21ST DAY OF DECEMBER, 2017
-4N-
LAND PARTITION APPROVAL NO. LD-99310

UMATILLA COUNTY PLANNING DIRECTOR
EXAMINED AND APPROVED THIS
13 DAY OF December, 2017

UMATILLA COUNTY SURVEYOR
TAXES ARE PAID IN FULL, THIS
13th DAY OF December, 2017

UMATILLA COUNTY TAX COLLECTOR

RECORDING INFORMATION,
UMATILLA COUNTY OFFICE OF RECORDS:
STATE OF OREGON, }
COUNTY OF UMATILLA }
I certify that this instrument was received
and recorded on 12-21-2017
at 2:40 o'clock p. m., in the record of
PLATS of said County.
YEAR 2017 NUMBER 22
OFFICE OF COUNTY RECORDS
By: STEVE CHURCHILL Records Officer
Fee \$ 80.00 No. 2017-6660615

SURVEY FOR: TOM SOREY, JAMES HARRIS		
DRAWN	DH,JLM	SCALE N/A
DATE PLOTTED	12/11/2017	FILE SOREY-HARRIS-P-PLAT.DWG
 COMPASS Land Surveyors 4107 SE International Way, Suite 705 Milwaukie, Oregon 97222 503-653-9093		