

PARTITION PLAT 2019-03

A PARTITION SURVEY OF LAND LOCATED IN THE NW 1/4 SEC. 28, TWP. 5 N., RNG. 28 E.W.M., UMATILLA COUNTY, OREGON.

CLIENT: **JEREMY C. CARLSON**
81140 COONEY LANE
HERMISTON, OREGON 97838

SURVEYOR'S NARRATIVE

THIS SURVEY WAS UNDERTAKEN IN DECEMBER OF 2018 AT THE REQUEST OF JEREMY C. CARLSON. THE PURPOSE OF THE SURVEY IS TO PERFORM A PARTITION SURVEY ON LAND LOCATED IN THE NW 1/4 OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON. THE INTENT IS TO CREATE 2 PARCELS OF LAND THAT ARE ± 4 ACRES EACH OUT OF THE PARENT PARCEL THAT IS DESCRIBED IN UMATILLA COUNTY DEED RECORDS INSTRUMENT NUMBER 2005-4850261. AND IS DESCRIBED AS FOLLOWS:

TRACT I

Beginning at the Southeast corner of the Northwest Quarter of Section 28, Township 5 North, Range 28, East of the Willamette Meridian, Umatilla County, Oregon; thence West along the East-West centerline of said Section 28, a distance of 30 feet to the West right of way line of County Road No. 706 and the True Point of Beginning for this description; thence West along said East-West centerline, 792 feet; thence North at right angles, 220 feet; thence East at right angles, parallel to and 220 feet distant from said East-west centerline, 792 feet to a point on the West right of way line of County Road No. 706; thence South along said West right of way line of County Road No. 706, a distance of 220 feet to the point of beginning.

TRACT II

The North 220 feet of the South 440 feet of the East 822 feet of the Northwest Quarter of Section 28, Township 5 North, Range 28, East of the Willamette Meridian, Umatilla County, Oregon.

Excepting therefrom the East 30 feet lying in the County Road right of way.

SUBJECT TO:

- 2005-06 Taxes which are a lien but not yet due or payable.
- The premises herein described are within the boundaries of the Hermiston Irrigation District and this property is therefore subject to all easements, levies and assessments thereof.
- Easement for electrical transmission and/or distribution lines, including the terms and provisions thereof; Grantee: Umatilla Electric Cooperative Association Recorded: April 7, 1938, Book 120, page 429, Deed Records, Umatilla County, Oregon.
- Restriction, "No mobile home shall be placed or located on said property" contained in declaration. Recorded: March 4, 1985, Microfilm R-122, page 1855, Office of County Records, Umatilla County, Oregon. Tract II

THE ABOVE DEED HAS BEEN ENTERED INTO THIS LAND PARTITION WORD FOR WORD AS IT IS RECORDED WITH UMATILLA COUNTY. THE DEED CONTAINS BOTH TYPOGRAPHICAL AND SPELLING ERRORS DUE TO A LACK OF A COMPLETE REVIEW PRIOR TO RECORDING SAID DEED WITH UMATILLA COUNTY.

THE SOUTH LINE OF THIS PROPERTY WAS MONUMENTED IN UMATILLA COUNTY SURVEY NUMBER 04-148-A. I WAS ABLE TO RECOVER BOTH THE SOUTHEAST AND SOUTHWEST CORNERS OF THE PARENT PROPERTY.

THE EXTERIOR BOUND OF THE PARENT PROPERTY HAVE EITHER BEEN HELD OR COMPUTED AS FOLLOWS:

NORTHWEST PARCEL 1 PROPERTY CORNER: THIS CORNER WAS COMPUTED AT A DISTANCE-DISTANCE INTERSECTION FROM THE SOUTHWEST CORNER AND NORTHEAST CORNER AT 440' AND 822' RESPECTFULLY AS WHAT IS CALLED FOR ON INSTRUMENT NUMBER 2005-4850261.

NORTHEAST PARCEL 1 PROPERTY CORNER: THIS CORNER WAS COMPUTED PARALLEL TO THE EAST-WEST CENTERLINE OF SECTION 28 ON A DIRECTION OF S 89°49'29" E UP TO THE WESTERLY RIGHT OF WAY LINE OF COONEY LANE.

NORTHWEST PARCEL 2 / SOUTHWEST PARCEL 1 PROPERTY CORNER: THIS CORNER WAS COMPUTED AT THE MIDPOINT BETWEEN THE NORTHWEST CORNER OF PARCEL 1 AND THE SOUTHWEST CORNER OF PARCEL 2.

NORTHEAST PARCEL 2 / SOUTHWEST PARCEL 1 PROPERTY CORNER: THIS CORNER WAS COMPUTED PARALLEL TO THE EAST-WEST CENTERLINE OF SECTION 28 ON A DIRECTION OF S 89°49'29" E UP TO THE WESTERLY RIGHT OF WAY LINE OF COONEY LANE.

THE BASIS OF BEARING ON THIS PARTITION PLAT IS FROM THE FOUND 5/8" IRON ROD MARKING THE CENTERLINE ONE-QUARTER CORNER FOR SECTION 28 AND THE FOUND 2 1/2" BRASS CAP MARKING THE NORTH ONE-QUARTER CORNER FOR SECTION 28 AND IS BASED UPON SURVEY NUMBER 04-103-B

THIS SURVEY WAS ACCOMPLISHED UTILIZING THE TRIMBLE R8 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.

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 "EDWARDS 951"
- FOUND 5/8" IRON ROD
- ⊕ FOUND MONUMENT AS NOTED
- PARTITION BOUNDARY

DEEDS

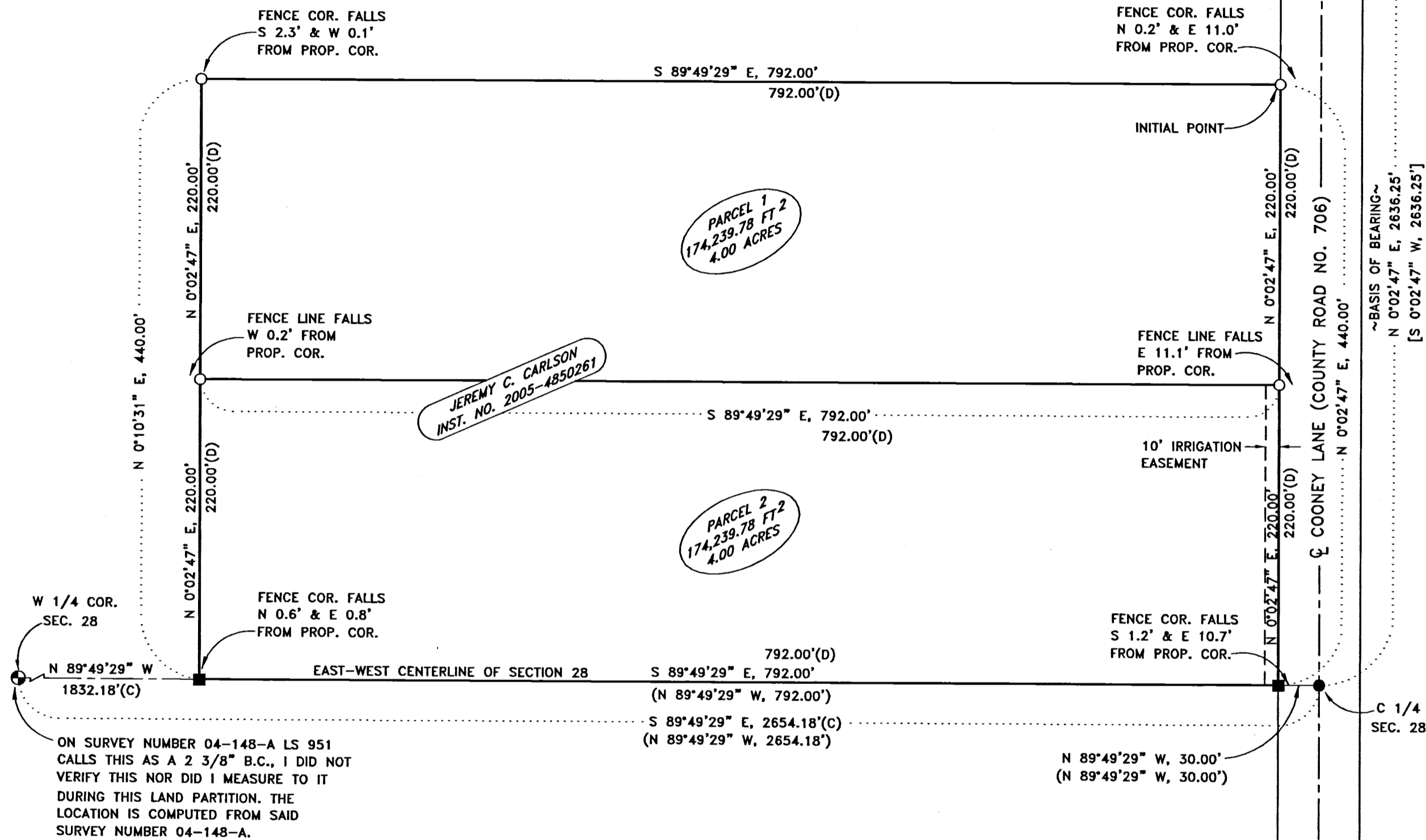
INST. NUMBER 2005-4850261

SURVEYS

- LS 951 SURVEY NUMBER 04-148-A
- LS 951 SURVEY NUMBER 04-103-B
- LS 951 SURVEY NUMBER N-004-A
- LS 951 SURVEY NUMBER 85-56-AX

NOTES

- () SURVEY NO. 04-148-A
- [] SURVEY NO. 04-103-B
- (C) COMPUTED
- (D) DEED



OWNER'S ACKNOWLEDGEMENT

KNOW ALL PEOPLE BY THESE PRESENTS THAT I, JEREMY C. CARLSON, 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. I FURTHERMORE HEREBY DEDICATE THE USE OF THE 10 FOOT IRRIGATION EASEMENT EXCLUSIVELY TO PARCEL 1 OF THIS PARTITION PLAT FOR IRRIGATION PURPOSES ONLY.

Jeremy C. Carlson
JEREMY C. CARLSON

KNOW ALL PEOPLE BY THESE PRESENTS THAT ON

THIS DAY 31ST OF JANUARY, 2019

APPEARED JEREMY C. CARLSON TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING LAND PARTITION TO BE A FREE AND VOLUNTARY ACT.

BEFORE ME *Robert O. Stoltz*
NOTARY PUBLIC FOR OREGON

PRINTED NAME ROBERT O. STOLTZ

COMMISSION NO. 960932

MY COMMISSION EXPIRES 4-9-2021

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 DECEMBER 2018, 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

Brit L. Primm
OREGON
JULY 13, 1999
BRIT L. PRIMM
48509

EXPIRATION DATE: 12/31/20

DATE: 30 JAN 19

I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT AS FILED FOR JEREMY C. CARLSON, IN UMATILLA COUNTY, OREGON.

Brit L. Primm
BRIT L. PRIMM

RECEIVED BY

Umatilla County Surveyor

Date: 2/13/19

Rec'd By: CT

No.: 19-018-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 31 DAY OF JANUARY, 2019

HERMISTON IRRIGATION DISTRICT

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

Constance Spatnik
MANAGER

DATED THIS 30 DAY OF JANUARY, 2019

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.

Robert T. Waldner
DIRECTOR UMATILLA COUNTY PLANNING DEPARTMENT

DATED THIS 6TH DAY OF FEBRUARY, 2019

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.

Paul Clark
TAX COLLECTOR

DATED THIS 31ST DAY OF JANUARY, 2019

STATE OF OREGON, COUNTY OF UMATILLA

I certify that this instrument was received and recorded on February 7, 2019

at 8:53 o'clock a.m., in the record of PLATS of said County.

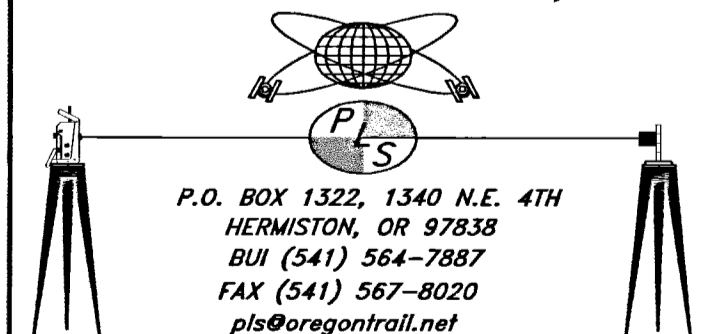
YEAR 2019 NUMBER 03

OFFICE OF COUNTY RECORDS

By: David A Stuvland Records Officer

Fee \$ 120.00 No. 2019-6820276

PRIMM LAND SURVEYING, INC.



P.O. BOX 1522, 1340 N.E. 4TH
HERMISTON, OR 97838
BUI (541) 564-7887
FAX (541) 567-8020
pls@oregontrail.net

CLIENT: JEREMY C. CARLSON

NW 1/4, SEC 28, TWP. 5 N. RNG. 28 E. WM

PROJECT: PARTITION SURVEY OF LAND LOCATED IN THE NW 1/4 OF SEC. 28, TWP. 5 N. RNG. 28 E. OF THE WILLAMETTE MERIDIAN. UMATILLA COUNTY, OREGON.

JOB #: 1812004
DATE: 27 JAN 12
FB/PG: 040/28
SHEET: 1 OF 1
DRAWN: BLP
APPROVED: BLP