

PARTITION PLAT 2019-18

PARTITION OF THAT LAND DESCRIBED AND RECORDED AS INSTRUMENT NUMBER 2012-5990431, UMATILLA COUNTY DEED RECORDS. LOCATED IN THE N.E. 1/4 OF SEC. 34, TWP. 5 N., RNG. 28 E.W.M. UMATILLA COUNTY OREGON.

CLIENT: JULIUS A. AND RUTH DIANE SCOFIELD
48236 ADAMS ROAD
ADAMS, OR 97810

SURVEYOR'S NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF JULIE ALFORD IN CARE OF JULIUS A. AND RUTH DIANE SCOFIELD TO PARTITION THAT LAND DESCRIBED AND RECORDED AS INSTRUMENT NUMBER 2012-5990431, UMATILLA COUNTY DEED RECORDS INTO PARCELS AS DEPICTED ON THIS PLAT.

AS PER RECORD, INSTRUMENT NUMBER 2012-5990431:

All that portion of the North Half of Southwest Quarter of Northeast Quarter of Section 34, Township 5 North, Range 28, lying Westerly of State Highway, known as Oregon Trail Highway, Conveyed to State of Oregon, by and through its State Highway Commission, by Deed recorded in Book 180, Page 232, Deed Records.

EXCEPTING THEREFROM that tract conveyed to Neil E. Wolfe, et ux, by Deed recorded in Book 329, Page 580, Deed Records;

ALSO EXCEPTING that tract described in Contract to Frank Petty, et al, recorded in Book 333, Page 471 Deed Records;

Subject to any and all water rights of way and roads;

all being East of the Willamette Meridian, Umatilla County, Oregon.

IN 1979 LS 951 SET A 1/2 INCH IRON ROD AT THE NORTHEAST CORNER OF THE SCOFIELD TRACT. SEE SURVEY NUMBER Q-1181-A. A SPIKE WAS FOUND AND RECOVERED AT THIS LOCATION.

IN 1990 LS 951 SET A 1/2 INCH IRON ROD AT THE SOUTHEAST CORNER OF THE SCOFIELD TRACT. SEE SURVEY NUMBER 91-29-A. THIS CORNER WAS FOUND AND RECOVERED.

THE C-N 1/16 CORNER OF SECTION 34 WAS COMPUTED ON LINE BETWEEN THE FOUND AND RECOVERED CENTER 1/4 CORNER AND THE FOUND AND RECOVERED NORTH 1/4 CORNER BOTH OF SECTION 34 AND AT DISTANCE AS SHOWN ON SURVEY NUMBER 98-205-B.

THE C-S-N 1/64 CORNER OF SECTION 34 WAS COMPUTED AT THE MIDPOINT BETWEEN THE FOUND AND RECOVERED CENTER 1/4 CORNER AND THE COMPUTED C-N 1/16 CORNER BOTH OF SECTION 34.

THE NORTHWEST CORNER OF THE SCOFIELD TRACT WAS COMPUTED ON LINE BETWEEN THE COMPUTED C-N 1/16 CORNER OF SECTION 34 AND THE FOUND AND RECOVERED NORTHEAST CORNER OF THE SCOFIELD TRACT, AT 20.00 FEET FOR 1/2 THE RIGHT OF WAY OF KIK RD.

THE SOUTHWEST CORNER OF THE SCOFIELD TRACT WAS COMPUTED ON LINE BETWEEN THE COMPUTED C-S-N 1/64 CORNER OF SECTION 34 AND THE FOUND AND RECOVERED SOUTHEAST CORNER OF THE SCOFIELD TRACT, AT 20.00 FEET FOR 1/2 THE RIGHT OF WAY OF KIK RD.

THIS SURVEY WAS ACCOMPLISHED UTILIZING 2 TRIMBLE R8-2 GNSS RECEIVERS. AN AUTONOMOUS POSITION WAS GENERATED ON THE BASE RECEIVER AND THE NORTH 1/4, THE CENTER 1/4 CORNERS BOTH OF SECTION 34 WERE SUBSEQUENTLY USED FOR A SITE CALIBRATION. EACH CORNER WAS THEN LOCATED OR SET ON A 1 SECOND EPOCH WITH A FIXED SOLUTION. THE BASIS OF BEARING OF THIS PLAT IS BASED ON RECORD OF SURVEY NUMBER 98-205-B.

SURVEYOR'S CERTIFICATION

I, KEITH P. PRIMM, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON HEREBY CERTIFY THAT I HAVE SURVEYED THE LANDS AS DESCRIBED AND RECORDED AS INSTRUMENT NUMBER 2012-5990431 AND THAT THIS MAP CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN APRIL 2019, AND HAVE SET THE PROPER MONUMENTS AS ESTABLISHED BY O.R.S. 209.

I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT AS FILED FOR JULIUS A. AND RUTH DIANE SCOFIELD IN UMATILLA COUNTY, OREGON.

Keith P. Primm
KEITH P. PRIMM

MONUMENT DETAIL
FOUND
2 3/8" B.C.

15N R28E
S27
1/4 S34
1988
LS 951

FND. 5/8" I.R.
C 1/4
S. 34

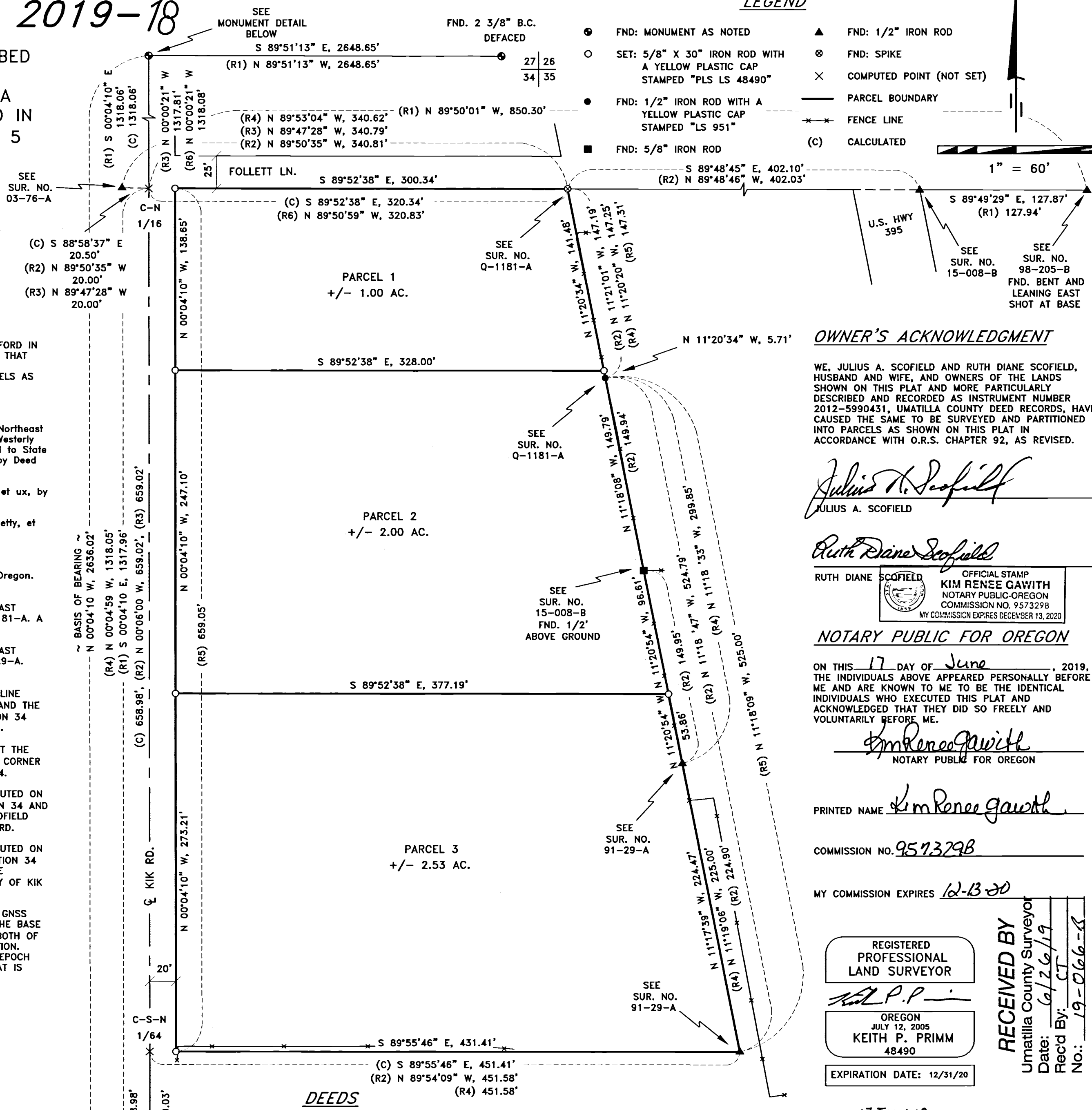
DEEDS
INST. NO. 2012-5990431 (JULIUS A. AND RUTH DIANE SCOFIELD)
BK. 180 PG. 232 (STATE OF OREGON, STATE HIGHWAY COMMISSION)
BK. 329 PG. 580 (NEIL E. AND BONNIE WOLFE)
BK. 333 PG. 471 (FRANK AND PAUL PETTEY)
INST. NO. 2014-6150863 (CRAIG KREUTZ)
INST. NO. 2009-5470117 (DIANE K. AND MICHAEL W. MCKAMEY)
RL. 243 PG. 332 (PETER J. LACOURSIERE)
INST. NO. 1998-3290392 (ALBERT J. AND INEZ L. FROST)
RL. 264 PG. 641 (ALBERT J. AND INEZ L. FROST)
RL. 291 PG. 1399 (COMRIE OLDS-CADILLAC, INC.)
INST. NO. 2000-3690555 (AMERIGAS PROPANE, L.P.)

SURVEYS
(R1) SUR. NO. 98-205-B, LS 2817 FOR GEORGESON
(R2) SUR. NO. 15-008-B, LS 951 FOR FROST PROPERTIES
(R3) SUR. NO. 03-76-A, LS 951 FOR C.B.'S PORTABLE RESTROOMS
(R4) SUR. NO. 91-29-A, LS 951 FOR EMPIRE GAS CO.
(R5) SUR. NO. Q-1181-A, LS 951 FOR SUNDAY ESTATE
(R6) SUR. NO. R-109-AX, LS 951 FOR FOLLETT
(R7) SUR. NO. M-61-B, LS 951 FOR STARRETT

LEGEND

- FND: MONUMENT AS NOTED
- SET: 5/8" X 30" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48490"
- FND: 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "LS 951"
- FND: 5/8" IRON ROD
- ▲ FND: 1/2" IRON ROD
- ⊗ FND: SPIKE
- × COMPUTED POINT (NOT SET)
- PARCEL BOUNDARY
- FENCE LINE
- (C) CALCULATED

1" = 60'



OWNER'S ACKNOWLEDGMENT

WE, JULIUS A. SCOFIELD AND RUTH DIANE SCOFIELD, HUSBAND AND WIFE, AND OWNERS OF THE LANDS SHOWN ON THIS PLAT AND MORE PARTICULARLY DESCRIBED AND RECORDED AS INSTRUMENT NUMBER 2012-5990431, UMATILLA COUNTY DEED RECORDS, HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO PARCELS AS SHOWN ON THIS PLAT IN ACCORDANCE WITH O.R.S. CHAPTER 92, AS REVISED.

Julius A. Scofield
JULIUS A. SCOFIELD

Ruth Diane Scofield

RUTH DIANE SCOFIELD
OFFICIAL STAMP
KIM RENEE GAWITH
NOTARY PUBLIC-OREGON
COMMISSION NO. 9573298
MY COMMISSION EXPIRES DECEMBER 13, 2020

NOTARY PUBLIC FOR OREGON

ON THIS 17 DAY OF June, 2019, THE INDIVIDUALS ABOVE APPEARED PERSONALLY BEFORE ME AND ARE KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO EXECUTED THIS PLAT AND ACKNOWLEDGED THAT THEY DID SO FREELY AND VOLUNTARILY BEFORE ME.

Kim Renee Gawith
NOTARY PUBLIC FOR OREGON

PRINTED NAME *Kim Renee Gawith*

COMMISSION NO. 9573298

MY COMMISSION EXPIRES 12-13-20

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 12, 2005
KEITH P. PRIMM
48490

EXPIRATION DATE: 12/31/20

DATE 17 JUN 19

RECEIVED BY
Umatilla County Surveyor
Date: 6/17/19
Rec'd By: CT
No.: 19-066-8

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 FILING AND RECORDING OF SUCH PLATS AND I THEREFORE APPROVE SAID PLAT.

Daniel H. Kelly
UMATILLA COUNTY SURVEYOR

DATED THIS 14 DAY OF June, 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.

Cynthia K. Spatrick
MANAGER

DATED THIS 17 DAY OF June, 2019

UMATILLA COUNTY PLANNING DEPARTMENT:

I HAVE EXAMINED THE ACCOMPANYING PLAT AND DO HEREBY CERTIFY THAT IT COMPLIES WITH ALL REQUIREMENTS OF THE ORDINANCES AS ESTABLISHED BY UMATILLA COUNTY AND I THEREFORE APPROVE SAID PLAT FOR FILING.

Robert T. Waldner
DIRECTOR UMATILLA PLANNING DEPARTMENT

DATED THIS 24TH DAY OF JUNE, 2019

UMATILLA COUNTY TAX COLLECTOR:

I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TAX RECORDS RELATIVE TO THE LANDS 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 S. ...
TAX COLLECTOR

DATED THIS 19 DAY OF June, 2019

UMATILLA COUNTY CLERK:

STATE OF OREGON, }
COUNTY OF UMATILLA }
I certify that this instrument was received and recorded on JUNE 24, 2019

at 10:45 o'clock a.m., in the record of PLATS of said County.
YEAR NUMBER 18

OFFICE OF COUNTY RECORDS

By: STEVE CHURCHILL Records Officer

Fee \$ 120. No. 2019-6870260

PRIMM LAND SURVEYING, INC.

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

CLIENT: JULIUS AND RUTH SCOFIELD

N.E. 1/4 OF SEC. 34, TWP. 5 N., RNG. 28 E.W.M.

PROJECT: PARTITION OF THAT LAND DESCRIBED AND RECORDED AS INSTRUMENT NUMBER 2012-5990431, UMATILLA COUNTY DEED RECORDS. LOCATED IN THE N.E. 1/4 OF SEC. 34, TWP. 5 N., RNG. 28 E.W.M. UMATILLA COUNTY OREGON.
JOB #: 1904001
DATE: 02 APR 19
FB/PG: 41/20-21
SHEET: 1 OF 1
DRAWN: KPP
APPROVED: KPP