

# PARTITION PLAT NO. 2020-05

OF PARCEL 1 PARTITION PLAT 2018-08 IN THE S.W. 1/4 OF SEC. 15, TWP. 4 N., RNG. 28 E.W.M. UMATILLA COUNTY OREGON

## SURVEYOR'S NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF HEIDI CARVER IN CARE OF JOY WULFF TO PARTITION PARCEL 1 OF PARTITION PLAT 2018-08. THE INTENT IS TO DELINEATE THAT PORTION FALLING NORTHERLY OF THE MAXWELL CANAL AND WESTERLY OF THE OREGON-WASHINGTON RAILROAD AND NAVIGATION CO. RAILROAD.

PARTITION PLAT 2017-10: PARCEL 1 WAS NOT ESTABLISHED OR MONUMENTED, THE ALIGNMENT OF OWR & N RAILROAD WAS FROM A FIELD AS-BUILT OF THE EXISTING RAILS. SEE PARTITION PLAT 2017-10.

THIS SURVEY: THE CENTERLINE OF THE OWR & N RAILROAD WAS COMPUTED BY HOLDING THE INTERSECTION POINT OF THE AS-BUILT LOCATION OF THE RAILS FROM PARTITION PLAT 2017-10 WITH THE SOUTH LINE OF SECTION 15 AND UTILIZING RECORD DATA FROM RAILROAD MAP NUMBER 93, UMATILLA BRANCH TO BEST FIT THE AS-BUILT LOCATION FROM PARTITION PLAT 2017-10.

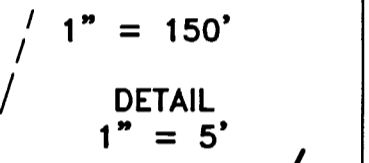
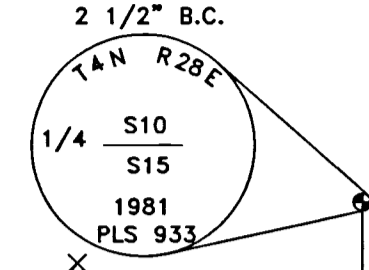
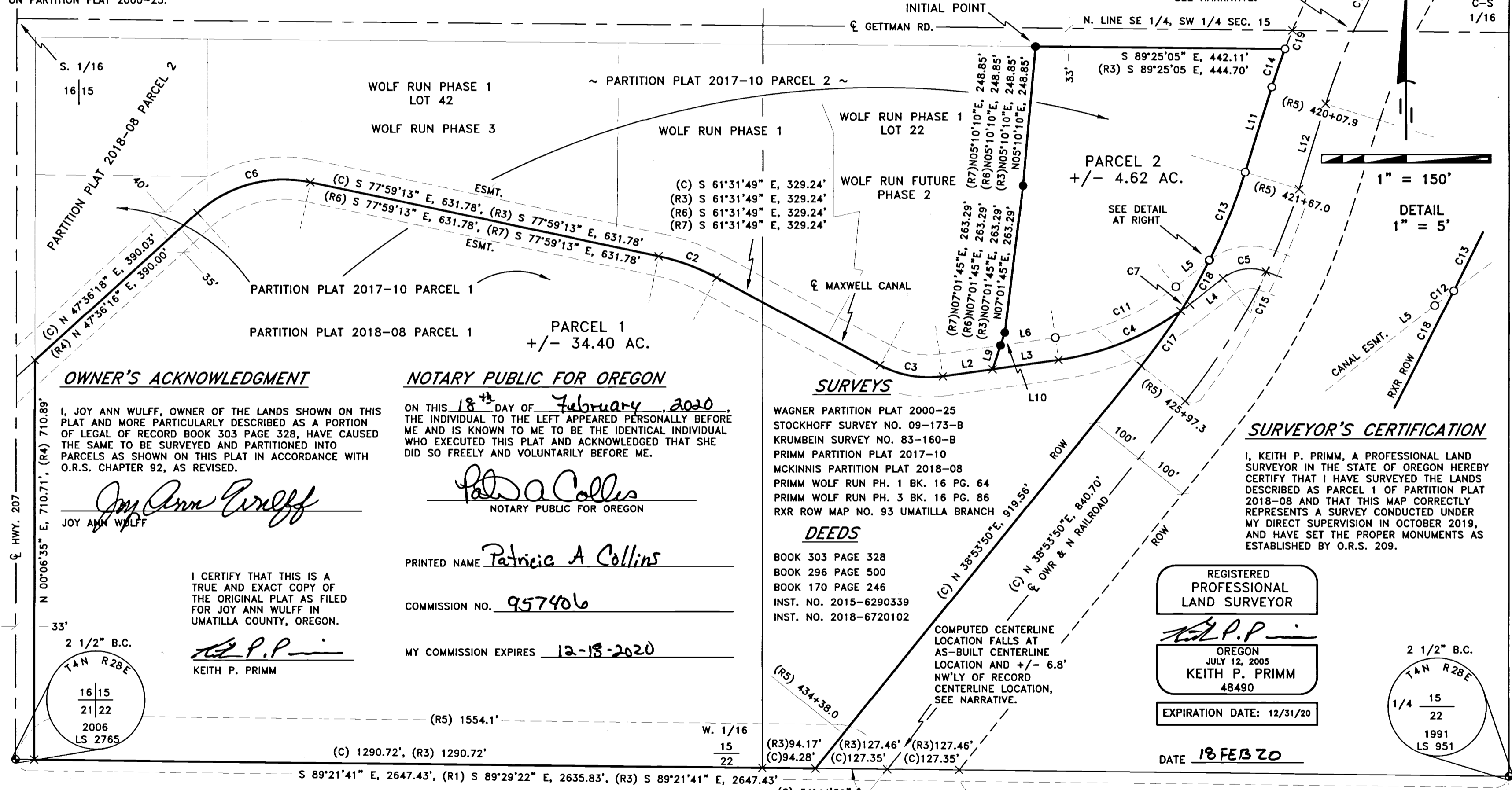
THIS COMPUTED LOCATION IS THE AS-BUILT LOCATION ON THE SOUTH LINE OF SECTION 15 AND FALLS +/- 1.2 FEET NORTHWESTERLY OF THE AS-BUILT LOCATION AT THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 15. THIS COMPUTED POSITION ALSO FALLS +/- 6.8 FEET NORTHWESTERLY OF THE RECORD LOCATION BASED ON RAILROAD MAP 93, UMATILLA BRANCH AT THE SOUTH LINE OF SECTION 15 AND +/- 13.1 FEET NORTHWESTERLY OF THE RECORD LOCATION BASED ON RAILROAD MAP 93, UMATILLA BRANCH AT THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST 1/4 OF SECTION 15.

THE 4 ONE-QUARTER CORNERS AND THE SOUTHWEST SECTION CORNER ALL OF SECTION 15 WERE RECOVERED DURING PARTITION PLAT 2017-10. THE CENTER 1/4 CORNER WAS CALCULATED BASED ON THE 4 RECOVERED ONE-QUARTER CORNERS, AND THE SOUTHWEST ONE-QUARTER OF SECTION 15 WAS THEN SUBDIVIDED.

THIS SURVEY WAS ACCOMPLISHED UTILIZING 2 TRIMBLE R10 GNSS RECEIVERS. AN AUTONOMOUS POSITION WAS GENERATED ON THE BASE RECEIVER AND THE SOUTH AND NORTH ONE-QUARTER CORNERS OF SECTION 15 WERE SUBSEQUENTLY USED FOR A SITE CALIBRATION. EACH CORNER WAS THEN LOCATED OR SET ON A 15 SECOND EPOCH WITH A FIXED SOLUTION. THE BASIS OF BEARING OF THIS PLAT IS BASED ON PARTITION PLAT 2000-25.

## LEGEND

- FND: MONUMENT AS NOTED
- FND: 5/8" X 30" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48490"
- SET: 5/8" X 30" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48490"
- × COMPUTED POINT (NOT SET)
- PARCEL 1 AND 2 BOUNDARIES
- (C) CALCULATED
- (R1) RECORD AS PER PARTITION PLAT NO. 2000-25
- (R2) RECORD AS PER SURVEY NO. 09-173-B
- (R3) RECORD AS PER PARTITION PLAT 2017-10
- (R4) RECORD AS PER PARTITION PLAT 2018-08
- (R5) RECORD AS PER RXR MAP NO. 93 UMATILLA BRANCH
- (R6) RECORD AS PER WOLF RUN PHASE 1 BK. 16 PG. 64
- (R7) RECORD AS PER WOLF RUN PHASE 3 BK. 16 PG. 86



BASIS OF BEARING ~ N 00°01'08" E, 5288.99', (R1) N 00°01'08" E, 5288.99', (R3) N 00°01'08" E, 5288.99'

## OWNER'S ACKNOWLEDGMENT

I, JOY ANN WULFF, OWNER OF THE LANDS SHOWN ON THIS PLAT AND MORE PARTICULARLY DESCRIBED AS A PORTION OF LEGAL RECORD BOOK 303 PAGE 328, 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.

*Joy Ann Wulff*  
JOY ANN WULFF

I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT AS FILED FOR JOY ANN WULFF IN UMATILLA COUNTY, OREGON.  
*Keith P. Primm*  
KEITH P. PRIMM

## NOTARY PUBLIC FOR OREGON

ON THIS 18<sup>th</sup> DAY OF February, 2020, THE INDIVIDUAL TO THE LEFT APPEARED PERSONALLY BEFORE ME AND IS KNOWN TO ME TO BE THE IDENTICAL INDIVIDUAL WHO EXECUTED THIS PLAT AND ACKNOWLEDGED THAT SHE DID SO FREELY AND VOLUNTARILY BEFORE ME.

*Patricia A Collins*  
NOTARY PUBLIC FOR OREGON

PRINTED NAME Patricia A Collins  
COMMISSION NO. 957406  
MY COMMISSION EXPIRES 12-18-2020

## SURVEYS

WAGNER PARTITION PLAT 2000-25  
STOCKHOFF SURVEY NO. 09-173-B  
KRUMBEIN SURVEY NO. 83-160-B  
PRIMM PARTITION PLAT 2017-10  
MCKINNIS PARTITION PLAT 2018-08  
PRIMM WOLF RUN PH. 1 BK. 16 PG. 64  
PRIMM WOLF RUN PH. 3 BK. 16 PG. 86  
RXR ROW MAP NO. 93 UMATILLA BRANCH

## DEEDS

BOOK 303 PAGE 328  
BOOK 296 PAGE 500  
BOOK 170 PAGE 246  
INST. NO. 2015-6290339  
INST. NO. 2018-6720102

## SURVEYOR'S CERTIFICATION

I, KEITH P. PRIMM, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON HEREBY CERTIFY THAT I HAVE SURVEYED THE LANDS DESCRIBED AS PARCEL 1 OF PARTITION PLAT 2018-08 AND THAT THIS MAP CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN OCTOBER 2019, AND HAVE SET THE PROPER MONUMENTS AS ESTABLISHED BY O.R.S. 209.

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Keith P. Primm*  
OREGON  
JULY 12, 2005  
KEITH P. PRIMM  
48490  
EXPIRATION DATE: 12/31/20

DATE 18 FEB 20

## CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	LONG CHORD	LONG CHORD BRNG.	TANGENT	DEG. OF CURVE
(R7)(R6)(R3)(C) C2	16°27'24"	383.11'	110.04'	109.66'	S 69°45'31" E		
(R7)(R6)(R3)(C) C3	36°34'02"	179.78'	114.74'	112.80'	S 79°48'50" E		
(C) C4	27°48'43"	486.21'	236.01'	233.70'	N 67°59'48" E		
(R3) C4	28°13'38"	486.21'	239.54'	237.12'	N 67°47'21" E		
(C) C5	58°44'43"	78.44'	80.42'	76.95'	N 81°05'32" E		
(R3) C5	58°44'53"	78.44'	80.42'	76.95'	N 81°05'32" E		
(C) C6	54°24'31"	226.49'	215.08'	207.09'	N 74°48'34" E		
(C) C7	02°22'22"	486.21'	20.13'	20.13'	N 52°54'16" E		
(R3) C7	01°57'27"	486.21'	16.61'	16.61'	N 52°41'48" E		
(R3)(C) C11	30°11'03"	446.21'	235.07'	232.36'	N 66°48'37" E		
(C) C12	00°41'22"	118.44'	1.42'	1.42'	N 52°03'42" E		
(R3) C12	03°04'55"	118.44'	6.37'	6.37'	N 53°15'29" E		
(R3) C13	09°11'13"	1046.28'	167.76'	167.59'	N 21°58'27" E		
(R3) C14	03°17'40"	1246.09'	71.65'	71.64'	N 19°01'40" E		
(C) C15	21°31'00"	1146.28'	430.47'	427.94'	N 28°08'20" E		
(R5) C15	21°31'					217.8'	5°00'
(C) C16	19°56'00"	1146.09'	398.73'	396.72'	N 27°20'50" E		
(R5) C16	19°56'					201.4'	5°00'
(R5) C17	06°36'51"	1046.28'	120.78'	120.72'	N 35°35'24" E		
(C) C18	05°42'55"	1046.28'	104.37'	104.32'	N 29°25'31" E		
(C) C19	01°37'27"	1246.09'	35.32'	35.32'	N 21°29'14" E		
(C) C20	15°00'52"	1246.09'	326.54'	325.61'	N 29°48'24" E		

## LINE TABLE

LINE	BRNG.	DIST.
(R7)(R6)(R3)(C) L2	N 81°54'09" E	89.31'
(R3)(C) L3	N 81°54'09" E	118.13'
(R3)(C) L4	N 51°43'05" E	74.98'
(R3)(C) L5	N 51°43'05" E	74.98'
(R3)(C) L6	N 81°54'09" E	98.19'
(R7)(R6)(R3)(C) L9	N 18°23'40" E	44.69'
(R7)(R6)(R3)(C) L10	N 18°23'40" E	24.20'
(R7)(R6)(R3)(C) L11	N 17°22'50" E	159.10'
(C) L12	N 17°22'50" E	159.10'

CLIENT: **JOY WULFF**  
795 W. GETTMAN ROAD  
HERMISTON, OR 97838

SW 1/4 OF SEC 15, TWP. 4 N., RNG. 28 E.W.M.

PROJECT: **LAND PARTITION SURVEY**

JOB #: 1910008  
DATE: 23 OCT 19  
FB/PG: 036/73  
SHEET: 1 OF 1  
DRAWN: KPP  
APPROVED: KPP

## 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.  
*David H. Kelly*  
UMATILLA COUNTY SURVEYOR

DATED THIS 20 DAY OF Feb, 2020

HERMISTON IRRIGATION DISTRICT:  
THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAT AND IT IS APPROVED FOR FILING AND RECORDING BY MY AUTHORITY.  
*Christy Spatuck*  
MANAGER

DATED THIS 18 DAY OF Feb, 2020

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 Waldher by Carol Johnson*  
DIRECTOR UMATILLA PLANNING DEPARTMENT

DATED THIS 20 DAY OF Feb, 2020

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.

*Bertine G. Galt*  
TAX COLLECTOR

DATED THIS 20 DAY OF Feb, 2020

UMATILLA COUNTY CLERK:

STATE OF OREGON, COUNTY OF UMATILLA }  
I certify that this instrument was received and recorded on 02-24-2020

at 8:38 o'clock a. m., in the record of PLATS of said County.  
YEAR 2020 NUMBER 05  
OFFICE OF COUNTY RECORDS

By: STEVE CHURCHILL Records Officer  
Fee \$ 120.00 No. 2020-6970615

## PRIMM LAND SURVEYING, INC.

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

RECEIVED BY  
Umatilla County Surveyor  
Date: 2/24/20  
No.: 20-017-6