

PARTITION PLAT 2020-13

PARTITION OF PARCEL 1 OF PARTITION PLAT 1999-32 DESCRIBED AND RECORDED AS INSTRUMENT NUMBER 2015-6280053, UMATILLA COUNTY DEED RECORDS. LOCATED IN THE N.W. 1/4 OF SEC. 22, TWP. 4 N., RNG. 28 E.W.M. UMATILLA COUNTY OREGON.

CLIENT: MIKE MCDONOUGH
P.O. BOX 851
HERMISTON, OR 97838

SURVEYOR'S NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF MICHAEL S. MCDONOUGH TO PARTITION PARCEL 1 OF PARTITION PLAT 1999-32 INTO PARCELS AS DEPICTED ON THIS PLAT.

IN 1999 LS 2850 SET THE 6 CORNERS IDENTIFYING THE EXTERIOR BOUNDARY OF PARCEL 1 OF PARTITION PLAT 1999-32. THESE 6 CORNERS WERE FOUND AND RECOVERED.

THE WESTERLY AND SOUTHERLY BOUNDARIES OF PARCEL 1 OF THIS PARTITION PLAT WAS COMPUTED BY HOLDING THE EASTERLY BOUNDARY OF THE GARCIA TRACT RECORDED AS INSTRUMENT NUMBER 2018-6690839 AND EXTENDING S 00°11'45" W, 19.79 FEET FROM THE FOUND AND RECOVERED SOUTHEASTERLY CORNER OF SAID GARCIA TRACT AND INTERSECTING A LINE FROM THIS CORNER, PARALLEL WITH THE SOUTHERLY BOUNDARY OF SAID GARCIA TRACT, WITH THE SOUTHEASTERLY BOUNDARY OF PARCEL 1 OF PARTITION PLAT 1999-32 SO AS TO HAVE SAID PARCEL 1 OF THIS PARTITION PLAT ENCOMPASS 4.21 ACRES.

THE SOUTHERLY BOUNDARY OF PARCEL 2 OF THIS PARTITION PLAT WAS COMPUTED PARALLEL WITH THE SOUTHERLY BOUNDARY OF THE GARCIA TRACT RECORDED AS INSTRUMENT NUMBER 2018-6690839 FROM THE EASTERLY RIGHT OF WAY OF HIGHWAY 207 TO THE SOUTHEASTERLY BOUNDARY OF PARCEL 1 OF PARTITION PLAT 1999-32 SO AS TO HAVE PARCEL 2 AND PARCEL 3 OF THIS PARTITION PLAT ENCOMPASS EQUAL ACREAGE OF 4.00 ACRES EACH.

THIS SURVEY WAS ACCOMPLISHED UTILIZING 2 TRIMBLE R8-2 GNSS RECEIVERS. AN AUTONOMOUS POSITION WAS GENERATED ON THE BASE RECEIVER AND THE 2 1/2 INCH BRASS CAP MARKING THE NORTHWEST CORNER AND THE 2 1/2 INCH BRASS CAP MARKING THE WEST 1/4 CORNER BOTH OF SECTION 22 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 PARTITION PLAT IS BASED ON LAND PARTITION 1999-32.

DECLARATION/DEDICATION

I, MICHAEL S. MCDONOUGH OWNER OF THE LANDS SHOWN ON THIS PLAT AND MORE PARTICULARLY DESCRIBED AND RECORDED AS INSTRUMENT NUMBER 2015-6280053, 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 AND DO HEREBY DEDICATE THE 20 FOOT WIDE IRRIGATION EASEMENT EXCLUSIVE TO PARCEL 1 AND THE 20 FOOT WIDE INGRESS/EGRESS AND UTILITY EASEMENT EXCLUSIVE TO PARCELS 2 AND 3 AS SHOWN HEREON.

Michael S. McDonough
MICHAEL S. MCDONOUGH

NOTARY PUBLIC FOR OREGON

ON THIS 5 DAY OF June, 2020
THE INDIVIDUAL ABOVE APPEARED PERSONALLY BEFORE ME AND IS KNOWN TO ME TO BE THE IDENTICAL INDIVIDUAL WHO EXECUTED THIS PLAT AND ACKNOWLEDGED THAT HE DID SO FREELY AND VOLUNTARILY BEFORE ME.

Karla Lee Van Fossen
NOTARY PUBLIC FOR OREGON

PRINTED NAME Karla Lee Van Fossen

COMMISSION NO. 977400

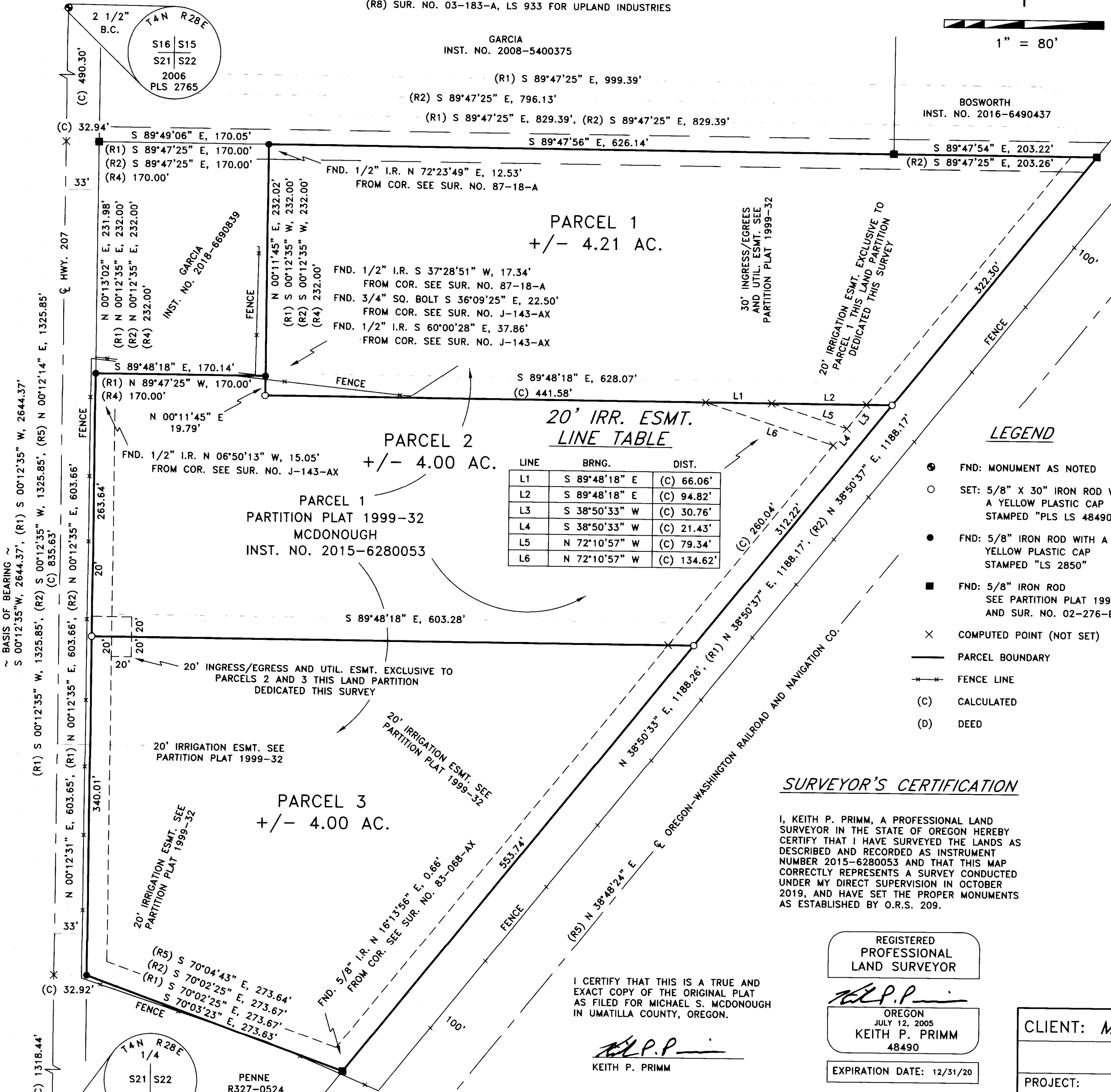
MY COMMISSION EXPIRES August 9, 2022

SURVEYS

- (R1) PARTITION PLAT 1999-32, LS 2850 FOR BENSEL
- (R2) SUR. NO. 02-276-B, LS 2850 FOR BENSEL
- (R3) SUR. NO. 87-18-A, LS 951 FOR JEPPE
- (R4) SUR. NO. 87-60-A, LS 951 FOR JEPPE
- (R5) SUR. NO. 83-068-AX, LS 951 FOR SULLIVAN
- (R6) SUR. NO. J-143-AX, SHEA FOR HARDER
- (R7) SUR. NO. Q-1334-B, HIGGINS FOR BENSEL
- (R8) SUR. NO. 03-183-A, LS 933 FOR UPLAND INDUSTRIES

DEEDS

- INST. NO. 2015-6280053 (MCDONOUGH)
- INST. NO. 2018-6690839 (GARCIA)
- R327-0524 (PENNE)
- INST. NO. 2008-5400375 (GARCIA)
- INST. NO. 2016-6490437 (BOSWORTH)



PARCEL 1
+/- 4.21 AC.

PARCEL 2
+/- 4.00 AC.

PARCEL 3
+/- 4.00 AC.

20' IRR. ESMT. LINE TABLE

LINE	BRNG.	DIST.
L1	S 89°48'18" E	(C) 66.06'
L2	S 89°48'18" E	(C) 94.82'
L3	S 38°50'33" W	(C) 30.76'
L4	S 38°50'33" W	(C) 21.43'
L5	N 72°10'57" W	(C) 79.34'
L6	N 72°10'57" W	(C) 134.62'

- ### LEGEND
- FND: MONUMENT AS NOTED
 - SET: 5/8" X 30" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48490"
 - FND: 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "LS 2850"
 - FND: 5/8" IRON ROD SEE PARTITION PLAT 1999-32 AND SUR. NO. 02-276-B
 - × COMPUTED POINT (NOT SET)
 - PARCEL BOUNDARY
 - FENCE LINE
 - (C) CALCULATED
 - (D) DEED

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 2015-6280053 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

OREGON JULY 12, 2005
KEITH P. PRIMM
48490

EXPIRATION DATE: 12/31/20

I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT AS FILED FOR MICHAEL S. MCDONOUGH IN UMATILLA COUNTY, OREGON.

Keith P. Primm
KEITH P. PRIMM

RECEIVED BY
Umatilla County Surveyor
Date: 6/16/20
Recd By: CT
No.: 20-053-B

DATE: 27 APR 20

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. Gilbr
UMATILLA COUNTY SURVEYOR

DATED THIS 8 DAY OF June, 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.

Cynthia Koptick
MANAGER

DATED THIS 5 DAY OF June, 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 T Waldner
DIRECTOR UMATILLA PLANNING DEPARTMENT

DATED THIS 12TH DAY OF JUNE, 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.

Bettina Enright By Maria Garcia
TAX COLLECTOR

DATED THIS 5th DAY OF June, 2020

UMATILLA COUNTY CLERK:

STATE OF OREGON, COUNTY OF UMATILLA }
I certify that this instrument was received and recorded on 06-12-2020

at 9:33 o'clock a. m., in the record of PLATS of said County.
YEAR 2020 NUMBER 13

OFFICE OF COUNTY RECORDS

By: STEVE CHURCHILL Records Officer

Fee \$ 120.00 No. 2020-7020570

PRIMM LAND SURVEYING, INC.

Keith P. Primm
P.L.S.
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

CLIENT: MIKE MCDONOUGH

PARTITION SURVEY

PROJECT: PARTITION OF THAT LAND DESCRIBED AND RECORDED AS INSTRUMENT NUMBER 2015-6280053, UMATILLA COUNTY DEED RECORDS. LOCATED IN THE N.W. 1/4 OF SEC. 22, TWP. 4 N., RNG. 28 E.W.M. UMATILLA COUNTY OREGON.	JOB #: 1910007
	DATE: 20 OCT 19
	FB/PG: 41/34
	SHEET: 1 OF 1
	DRAWN: KPP
	APPROVED: KPP