

# PARTITION PLAT 2020-20

A PARTITION SURVEY OF LAND LOCATED IN THE SW 1/4 SEC. 32, TWP. 5 N., RNG. 29 E.W.M., UMATILLA COUNTY, OREGON.

CLIENT: **TRACIA L. NUNNALLY**  
80457 BURRUSS LANE  
HERMISTON, OREGON 97838

## SURVEYOR'S NARRATIVE

THIS SURVEY WAS UNDERTAKEN IN APRIL OF 2020 AT THE REQUEST OF H. EUGENE SMITH FOR ALICIA L. NUNNALLY. THE PURPOSE OF THE SURVEY IS TO PERFORM A PARTITION SURVEY ON LAND LOCATED IN THE SW 1/4 OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 29, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON. THE INTENT IS TO PARTITION PARCEL 2 OF PARTITION PLAT 2003-21. THE END RESULT WILL CREATE 2 PARCELS, PARCEL 1 BEING ± 2 ACRES AND PARCEL 2 BEING ± 2 ACRES. THE PARENT PARCEL IS DESCRIBED IN UMATILLA COUNTY DEED RECORDS INSTRUMENT NUMBER 2017-6570188. AND IS DESCRIBED AS FOLLOWS:

Parcel 2, PARTITION PLAT No. 2003-21 (Instrument No. 2003-4430433, Office of Umatilla County Records) located in the Southeast Quarter of the Southwest Quarter of Section 32, Township 5 North, Range 29, East of the Willamette Meridian, Umatilla County, Oregon.

Encumbrances: NONE

SUBJECT TO PERMITTED EXCEPTIONS ON ATTACHED EXHIBIT "A"

EXHIBIT "A"

SUBJECT TO THE FOLLOWING PERMITTED EXCEPTIONS:

1. As disclosed by the tax rolls the premises herein described have been zoned or classified for special use. At any time that said land is disqualified for such use said property will be subject to additional taxes and interest.

Persons or parties acquiring title to said lands should check with the appropriate Planning Department and Assessors Office to verify zoning or classifications.

2. Water rights, claims to water or title to water, whether or not such rights are a matter of public record.

3. 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.

4. Irrevocable Consent Agreement, including the terms and provisions thereof,  
First Party: H. Eugene Smith  
Second Party: Umatilla County  
Recorded: January 2, 1985, Microfilm Reel 120, Page 1769, Office of Umatilla County Records.

5. Easement for irrigation purposes, including the terms and provisions thereof, contained in Deed,  
Grantee: H. Eugene Smith  
Recorded: December 11, 1997, Instrument no. 2003-4430433, Office of Umatilla County Records.

6. Easements as shown on Partition Plat 2003-21,  
Recorded: September 03, 2003, Instrument No. 2003-4430433, Office of Umatilla County Records.

7. Irrevocable Consent Agreement, including the terms and provisions thereof,  
First Party: H. Eugene Smith and Jacquelyn R. Smith  
Second Party: Umatilla County  
Recorded: September 03, 2003, Instrument No. 2003-4430435, Office of Umatilla County Records.

THE SOUTH LINE OF THE PARENT PROPERTY WAS MONUMENTED IN UMATILLA COUNTY SURVEY PARTITION PLAT 2003-21. I WAS ABLE TO RECOVER BOTH THE SOUTHEAST AND SOUTHWEST CORNERS OF THE PARENT PROPERTY.

THE NORTH LINE OF THE PARENT PROPERTY WAS MONUMENTED IN UMATILLA COUNTY SURVEY PARTITION PLAT 2003-21. I WAS ABLE TO RECOVER BOTH THE NORTHEAST AND NORTHWEST CORNERS OF THE PARENT PROPERTY.

THE COMMON LINE BETWEEN PARCEL 1 AND PARCEL 2 OF THIS PARTITION PLAT WAS ESTABLISHED AS FOLLOWS:

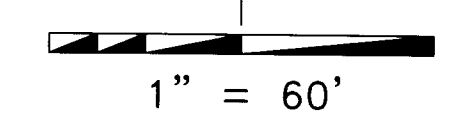
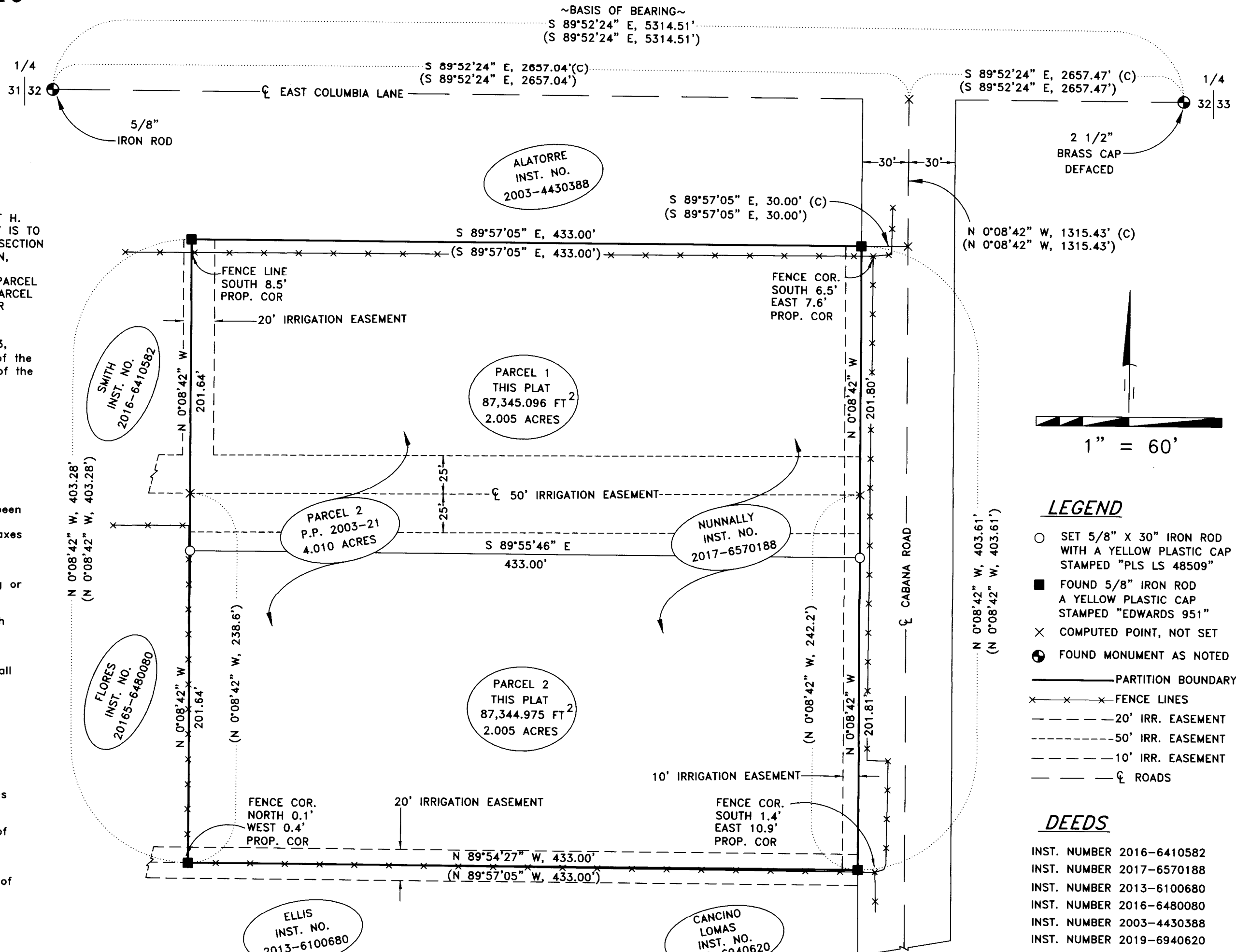
**SOUTHWEST CORNER OF PARCEL 1 ALSO NORTHWEST CORNER OF PARCEL 2:** THIS CORNER WAS COMPUTED AT THE MID-POINT FROM THE FOUND CORNER MARKING THE NORTHWEST CORNER OF THE PARENT PROPERTY AND THE FOUND CORNER MARKING THE SOUTHWEST CORNER OF THE PARENT PROPERTY.

**SOUTHEAST CORNER OF PARCEL 1 ALSO NORTHWEST CORNER OF PARCEL 2:** THIS CORNER WAS COMPUTED AT THE MID-POINT FROM THE FOUND CORNER MARKING THE NORTHEAST CORNER OF THE PARENT PROPERTY AND THE FOUND CORNER MARKING THE SOUTHWEST CORNER OF THE PARENT PROPERTY.

THE IRRIGATION EASEMENTS AS SHOWN ON THE FACE OF THIS PARTITION SURVEY HAVE BEEN COMPUTED FROM DIMENSIONS AS SHOWN ON PARTITION PLAT 2003-21.

THE BASIS OF BEARING ON THIS PARTITION PLAT IS FROM THE FOUND 5/8" IRON ROD MARKING THE WEST ONE-QUARTER CORNER OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 29, EAST OF THE W.M. AND THE FOUND 2 1/2 INCH BRASS CAP MARKING EAST ONE-QUARTER CORNER OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 29, EAST OF THE W.M. IS BASED UPON PARTITION PLAT 2003-21.

THIS SURVEY WAS ACCOMPLISHED UTILIZING THE TRIMBLE R10 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"
  - × COMPUTED POINT, NOT SET
  - FOUND MONUMENT AS NOTED
  - PARTITION BOUNDARY
  - × × × FENCE LINES
  - - - 20' IRR. EASEMENT
  - - - 50' IRR. EASEMENT
  - - - 10' IRR. EASEMENT
  - - - ROADS

- ### DEEDS
- INST. NUMBER 2016-6410582
  - INST. NUMBER 2017-6570188
  - INST. NUMBER 2013-6100680
  - INST. NUMBER 2016-6480080
  - INST. NUMBER 2003-4430388
  - INST. NUMBER 2019-6940620
  - INST. NUMBER 1997-3200616
  - INST. NUMBER 2003-4430433
  - INST. NUMBER 2003-4460435
  - DOC. NUMBER 1996-226390
  - REEL 120, PAGE 1769

### SURVEYS

LS 951 PARTITION PLAT 2003-21

### NOTES

( ) PARTITION PLAT 2003-21

## OWNER'S ACKNOWLEDGEMENT

KNOW ALL PEOPLE BY THESE PRESENTS THAT I, TRACIA L. NUNNALLY, 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.

*Tracia L. Nunnally*  
TRACIA L. NUNNALLY

KNOW ALL PEOPLE BY THESE PRESENTS THAT ON THIS DAY 8<sup>th</sup> of October, 2020

APPEARED TRACIA L. NUNNALLY TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING LAND PARTITION TO BE A FREE AND VOLUNTARY ACT.

BEFORE ME *Shirley Marie Wellard*  
NOTARY PUBLIC FOR OREGON

PRINTED NAME Shirley Marie Wellard

COMMISSION NO. 980495

MY COMMISSION EXPIRES Oct 21, 2022

## 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 APRIL, 2020, 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

I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT AS FILED FOR TRACIA L. NUNNALLY, IN UMATILLA COUNTY, OREGON.

*Brit L. Primm*  
BRIT L. PRIMM

## RECEIVED BY

Umatilla County Surveyor  
Date: 10/15/20  
Rec'd By: CT  
No.: 20-089-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.

*Doreen H. Kalin*  
UMATILLA COUNTY SURVEYOR

DATED THIS 13 DAY OF October, 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 Kapotich*  
MANAGER

DATED THIS 8 DAY OF October, 2020

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 13<sup>TH</sup> DAY OF OCTOBER, 2020

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.

*Michael Reynolds*  
TAX COLLECTOR

DATED THIS 13 DAY OF October, 2020

STATE OF OREGON,  
COUNTY OF UMATILLA }

I certify that this instrument was received and recorded on 10-14-2020

at 9:53 o'clock a. m., in the record of PLATS of said County.  
YEAR 2020 NUMBER 20

OFFICE OF COUNTY RECORDS

By: STEVE CHURCHILL Records Officer

Fee \$ 120.00 No. 2020-7090313

## PRIMM LAND SURVEYING, INC.

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

CLIENT: TRACIA L. NUNNALLY

SW 1/4, SEC 32, TWP. 5 N. RNG. 29 E. WM

PROJECT:	PARTITION SURVEY OF LAND LOCATED IN THE SW 1/4 OF SEC. 32, TWP. 5 N. RNG. 29 E. OF THE WILLAMETTE MERIDIAN. UMATILLA COUNTY, OREGON.	JOB #:	2004001
DATE:	10/15/20	DATE:	03 APR 20
RECD BY:	CT	FB/PG:	040/60
NO.:	20-089-B	SHEET:	1 OF 1
		DRAWN:	BLP
		APPROVED:	BLP