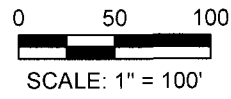


# PARTITION PLAT NO. 2021-1924

LOCATED IN THE WEST HALF OF SECTION 30, T4N, R30E, W.M.,  
UMATILLA COUNTY, OREGON



BASIS OF BEARING  
OREGON STATE PLANE



SURVEYED: APRIL 26, 2021

### OWNERS:

LLOYD AND LOIS PIERCY  
33927 RIVER VIEW DRIVE  
HERMISTON, OR 97838

### APPLICANT:

UMATILLA ELECTRIC COOPERATIVE  
750 W. ELM STREET  
HERMISTON, OR 97838

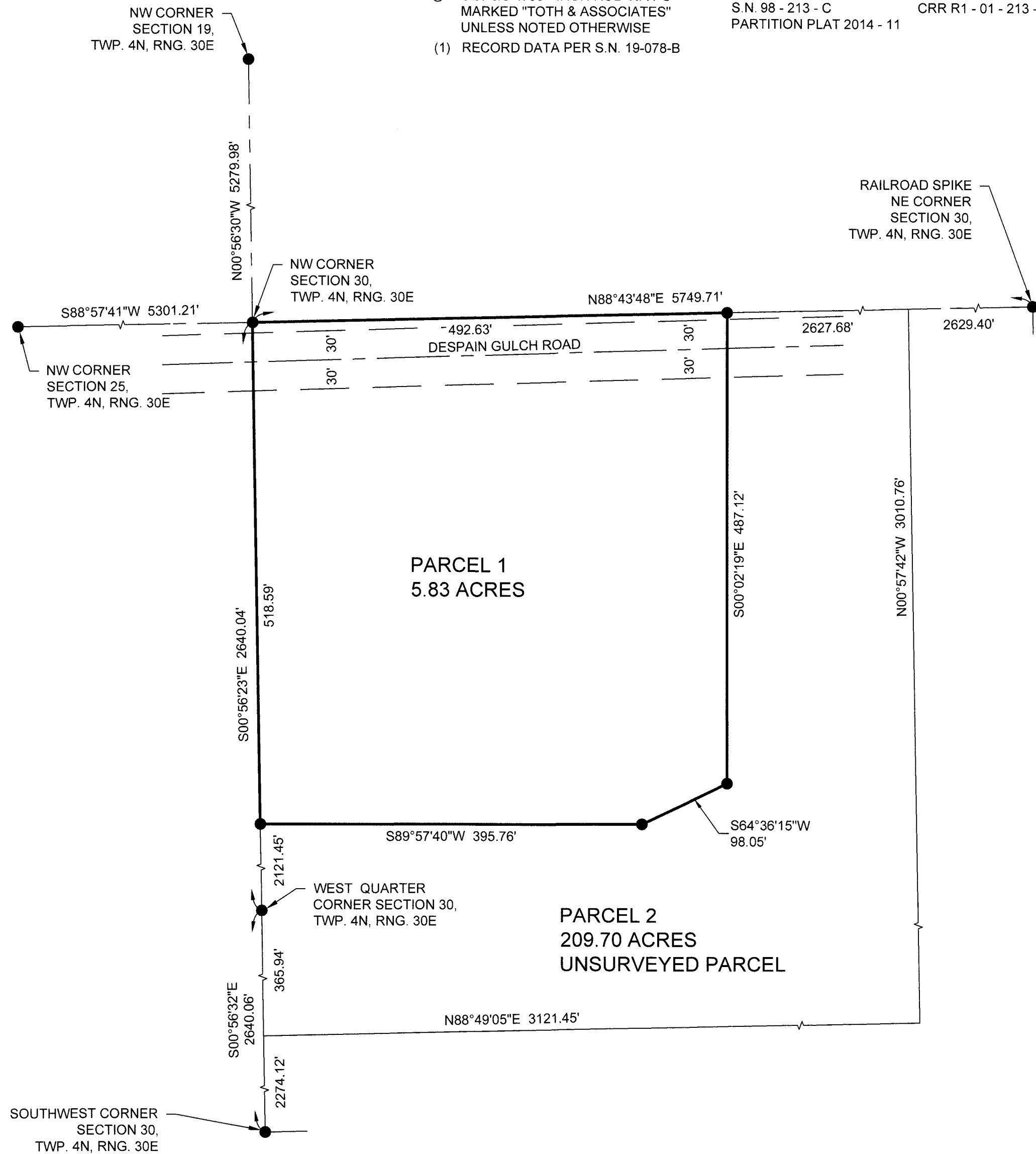
### LEGEND

- FOUND 5/8" IRON ROD WITH RED PLASTIC CAP MARKED 'PLS 61420', UNLESS NOTED OTHERWISE.
- SET 5/8" x 30" IRON ROD W/YPC MARKED "TOH & ASSOCIATES" UNLESS NOTED OTHERWISE
- (1) RECORD DATA PER S.N. 19-078-B

### REFERENCE SURVEYS:

S.N. 04 - 106 - C	CRR T1 - 01 - 213 - G
S.N. 05 - 167 - B	CRR V1 - 01 - 213 - G
S.N. 07 - 230 - B	CRR R23 - 01 - 213 - G
S.N. 13 - 532 - C	CRR N01 - 01 - 213 - G
S.N. 19 - 078 - B	CRR R21 - 01 - 213 - G
S.N. 98 - 213 - C	CRR R1 - 01 - 213 - G

PARTITION PLAT 2014 - 11



### PROPERTY DESCRIPTION: PER DEED DOC. 2007-5410294

A TRACT OF LAND LOCATED IN SECTIONS 30, TOWNSHIP 4 NORTH, RANGE 30 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST HALF OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 30 EAST, WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

EXCEPTING THEREFROM: THE SOUTH 2,274 FEET THEREOF.

SUBJECT TO ANY ROAD RIGHTS-OF-WAY.

### NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION PARCEL "B" OF PARTITION PLAT APPROVED IN FINAL FINDINGS & CONCLUSIONS #LD-4N-856-06, RECORDED NOVEMBER 15, 2006. A SURVEY PLAT WAS NOT REQUIRED AND WAS NEVER RECORDED, BUT A DIVISION MAP LABELED EXHIBIT "A" WAS INCLUDED WITH THE FINAL FINDINGS & CONCLUSIONS.

IN AUGUST OF 2019 MONUMENTS WERE SET AND A RECORD OF SURVEY (19-078-B) WAS PREPARED FOR A SUBSTATION LEASE SITE. AT THAT TIME, THE OREGON REVISED STATUTES AND THE UMATILLA COUNTY DEVELOPMENT CODE (UCDC) DID NOT ALLOW FOR THE CREATION OF A PARTITION PLAT FOR THE CREATION OF A PARCEL THAT COULD BE SOLD IN SUPPORT OF UTILITY FACILITIES NECESSARY FOR PUBLIC SERVICE.

THE OREGON LEGISLATURE HAS SINCE PASSED SB 408 TO ALLOW CREATION OF THESE PARCELS AND IN EARLY 2021 THE UMATILLA COUNTY BOARD OF COMMISSIONERS ADOPTED ORDINANCE NO. 2021-01 ALLOWING PARTITIONS FOR THESE PARCEL CREATIONS. THIS PARTITION PLAT WAS APPROVED PER LAND USE DECISION LUD-258-19.

THE BASIS OF BEARING IS PER OREGON STATE PLANE COORDINATES, NORTH ZONE, NAD 83 (2011).

TOH SURVEY STAFF RECOVERED AND TIED MONUMENTATION AS SHOWN AND DESCRIBED ON S.N. 19-078-B AND COMPARED OUR FINDINGS TO THOSE ON S.N. 19-078-B. THE FINDINGS OF TOH SURVEY EFFORTS ARE DEPICTED ON THIS MAP. CORNER MONUMENTS WERE ACCEPTED OR RE-ESTABLISHED AS SHOWN AND ANGULAR AND DISTANCE DIFFERENCES ARE NOTED.

### OWNER'S DECLARATION:

WE, THE UNDERSIGNED OWNERS OF THE LANDS SHOWN ON THIS PLAT, DO HEREBY ACKNOWLEDGE THE EXISTING EASEMENTS AND ROADWAYS SHOWN ON THIS PLAT. WE ALSO ACKNOWLEDGE THAT WE HAVE CAUSED THIS PLAT TO BE CREATED, WE AUTHORIZE THAT THIS PLAT BE PREPARED IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AND WE RECOGNIZE THIS PLAT AS THE OFFICIAL PLAT AND MAP OF THE PARTITION AS FILED IN THE COUNTY OF UMATILLA, STATE OF OREGON.

*[Signature]*  
LLOYD PIERCY, OWNER

*[Signature]*  
LOIS PIERCY, OWNER

ON THIS 10 DAY OF August, 2021, THE ABOVE INDIVIDUALS, LLOYD PIERCY AND LINDA PIERCY, APPEARED PERSONALLY BEFORE ME AND ARE KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO EXECUTED THE PLAT DEDICATION AND ACKNOWLEDGED THAT THEY DID SO FREELY AND VOLUNTARILY OF THEIR OWN WILL.

BEFORE ME: [Signature]  
NOTARY PUBLIC FOR OREGON

MY PRINTED NAME IS Wendy E. Neal

MY COMMISSION NO. IS 970746

MY COMMISSION EXPIRES 1/29/2022

### APPROVALS:

UMATILLA COUNTY SURVEYOR:  
I HAVE EXAMINED AND APPROVED THIS PARTITION PLAT ON THIS 13 DAY OF August, 2021.  
*[Signature]*  
UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY PLANNING DEPARTMENT:  
I HAVE EXAMINED AND APPROVED THIS PARTITION PLAT IN ACCORDANCE WITH ORS CHAPTER 92 AND THE UMATILLA COUNTY SUBDIVISION ORDINANCE ON THIS 24 DAY OF AUGUST, 2021.  
*[Signature]*  
UMATILLA COUNTY PLANNING DIRECTOR

UMATILLA COUNTY TAX COLLECTOR:  
I HAVE EXAMINED AND APPROVED THIS PARTITION PLAT ON THIS 23 DAY OF August, 2021.  
*[Signature]*  
UMATILLA COUNTY TAX COLLECTOR

STATE OF OREGON, }  
COUNTY OF UMATILLA }  
I certify that this instrument was received and recorded on 8-24-2021  
at 11:49 o'clock a m., in the record of PLATS of said County.  
YEAR 2021 NUMBER 24  
OFFICE OF COUNTY RECORDS  
By: David A Stuvland Records Officer  
Fee \$ 120.00 No. 2021-7270307

RECEIVED BY  
Umatilla County Surveyor  
Date: 8/26/21  
Rec'd By: CT  
No.: 21-096-B

I CERTIFY THIS IS A TRUE AND EXACT COPY OF PARTITION PLAT NO. 2021-19.

*[Signature]*  
JACK A. BUTLER, PLS 2550

### SURVEYOR'S CERTIFICATE:

I, JACK BUTLER, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MONUMENTED THE LANDS MORE PARTICULARLY DESCRIBED IN THE LEGAL DESCRIPTION SHOWN HEREON ACCORDING TO ORS CHAPTER 92 OF THE STATE OF OREGON.



**TOTH & ASSOCIATES**

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SPRINGFIELD, MO Ph: 417-888-0645  
www.tothassociates.com  
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