

PARTITION PLAT 2020-31

A PARTITION SURVEY ON LAND LOCATED IN THE N.E. 1/4 OF SEC. 7, TWP. 4 N., RNG. 29 E.W.M., UMATILLA COUNTY, OREGON.

CLIENT: MITCHELL S. WILSON & CINDY L. WILSON
32395 EAST LOOP ROAD
HERMISTON, OREGON 97838

SURVEYOR'S NARRATIVE

THIS SURVEY WAS UNDERTAKEN IN NOVEMBER OF 2020 AT THE REQUEST OF MITCHELL S. WILSON AND CINDY L. WILSON. THE PURPOSE OF THE SURVEY IS TO PERFORM A PARTITION SURVEY ON LAND LOCATED IN THE N.E. 1/4 OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 29, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON. THE INTENT IS TO CREATE PARCELS 2 & 3 AS ±3.586 ACRES AND PARCEL 1 AS BEING THE REMAINDER AREA. THE PARENT PARCEL IS DESCRIBED IN UMATILLA COUNTY DEED RECORDS DOCUMENT NUMBER 1998-3360134. AND IS DESCRIBED AS FOLLOWS:

TOWNSHIP 4 NORTH, RANGE 29, E.W.M.
SECTION 7: Beginning at the Southeast corner of that tract of land conveyed to Ernest E. Netter and Linda L. Netter, by Warranty Deed recorded in Book 322, Page 211, Deed Records; thence Northeasterly along the North line of County Road No. 867, 600 feet, more or less, to the true point of beginning for this description; thence Northerly 1150 feet, more or less, to a point in the South line of the O.W.R. & N. Co.'s right of way, said point being 300 feet, more or less, Southwesterly along the South line of the O.W.R. & N. Co.'s right of way from the East-West centerline of the Northeast Quarter of said Section 7 and 700 feet, more or less, Northeasterly along the south line of the O.W.R. & N. Co.'s right of way line from the Northeast corner of the above mentioned Netter tract; thence Northeasterly along the south right of way line of the above said railroad, 300 feet, more or less, to the East-West centerline of the Northeast Quarter of said Section 7; thence South along the North-South centerline of Northeast Quarter of said Section 7 to the North line of County Road No. 867; thence Southwesterly along the North line of County Road No. 867, 500 feet, more or less, to the true point of beginning;

Also EXCEPTING THEREFROM the real property more particularly described as follows:
Tract I: Beginning at intersection of North-South centerline of Section 7, Township 4 North, Range 29, and Northerly right of way of County Road No. 867; thence Northeasterly along said Northerly right of way a distance of 877.1 feet, more or less, to Southwest corner of that tract of land conveyed to Raymond R. Perkins, et ux, by Deed recorded in Book 343, Page 278, Deed Records, and the true point of beginning for this description; thence North along West line of said Perkins Tract a distance of 476.06 feet; thence Northeasterly, parallel to and 476.06 feet distant from North line of said County Road No. 867, a distance of 183 feet; thence South, parallel to West line of said Perkins Tract a distance of 476.06 feet to a point on North line of said County Road No. 867; thence Southwesterly along said North line a distance of 183 feet to the point of beginning;

Tract II: Beginning at intersection of North-South centerline of Section 7, Township 4 North, Range 29, and Northerly right of way of County Road No. 867; thence Northeasterly along said Northerly right of way a distance of 1377.1 feet, more or less, to Southeast corner of that tract of land conveyed to Raymond R. Perkins, et ux, by Deed recorded in Book 343, page 278, Deed Records, and the true point of beginning for this description; thence North along East line of said Perkins tract a distance of 577.59 feet; thence Southwesterly, parallel to and 577.59 feet distant from North line of said County Road No. 867 a distance of 178.42 feet; thence Southeasterly a distance of 577 feet, more or less, to a point on the North line of said County Road No. 867, said point being 123.75 feet Southwesterly from the point of beginning when measured along North line of said County Road No. 867; thence Northeasterly along said North line of County Road No. 867, a distance of 123.75 feet to the point of beginning;
All being subject to any and all water rights of way and roads;
All being East of the Willamette Meridian, Umatilla County, Oregon.

IT SHOULD BE NOTED THAT THE ABOVE MENTIONED DEED WAS ENTERED INTO THIS PARTITION PLAT AS IT WAS RECORDED WITHIN UMATILLA COUNTY RECORDS DEPARTMENT. THE DEED CONTAINS NUMEROUS ERRORS TO INCLUDE TYPOGRAPHICAL & SPELLING. IN ADDITION THE DEED CREATES AMBIGUITY.

I ESTABLISHED THE EXTERIOR BOUNDS OF THE PARENT PROPERTY AS FOLLOWS:

NORTHERLY LINE ALONG RXR: I FOUND A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "HARRIS PLS 346" MARKING THE NORTHWEST CORNER OF THE PARENT PROPERTY AND A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "HARRIS PLS 346" MARKING THE NORTHEASTERLY CORNER OF THE PARENT PROPERTY. I HELD THESE MONUMENTS AS THE NORTHERLY LINE.

NORTH LINE: I FOUND A 2 1/2" BRASS CAP MARKING THE NORTHEAST 1/16 CORNER OF SECTION 7 AND THE PREVIOUSLY MENTIONED FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "HARRIS PLS 346" MARKING THE NORTHEASTERLY CORNER OF THE PARENT PROPERTY. I HELD THESE MONUMENTS AS THE NORTH LINE.

EAST LINE: I FOUND A 5/8 INCH IRON ROD AT THE NORTHERLY R.O.W. LINE OF EAST LOOP ROAD AND THE PREVIOUSLY MENTIONED FOUND A 2 1/2" BRASS CAP MARKING THE NORTHEAST 1/16 CORNER OF SECTION 7 I HELD THESE MONUMENTS AS THE EAST LINE.

SOUTH-EASTERLY LINE: I SET THE SOUTH EASTERLY MONUMENT AS PER DEED DISTANCE OF 577.59 FEET NORTHERLY ALONG THE PREVIOUSLY MENTIONED EAST LINE. I FOUND AN UNMARKED 2 1/2" CAP, EASTERLY 178.42 FEET, THIS FIT THE DEED DISTANCE OF 178.42 FEET. I HELD THE PREVIOUSLY SET MONUMENT AND THE FOUND 2 1/2" INCH CAP AS THE SOUTH-EASTERLY LINE.

EAST-SOUTHERLY LINE: I SET THE SOUTHEAST PROPERTY CORNER AT THE DEED DISTANCE OF 123.75 FEET WESTERLY FROM THE PREVIOUSLY FOUND 5/8 INCH IRON ROD. I HELD THIS LOCATION AND THE FOUND UNMARKED 2 1/2" CAP AS THE EAST-SOUTHERLY LINE.

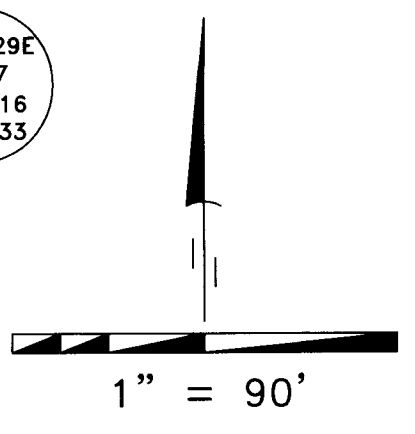
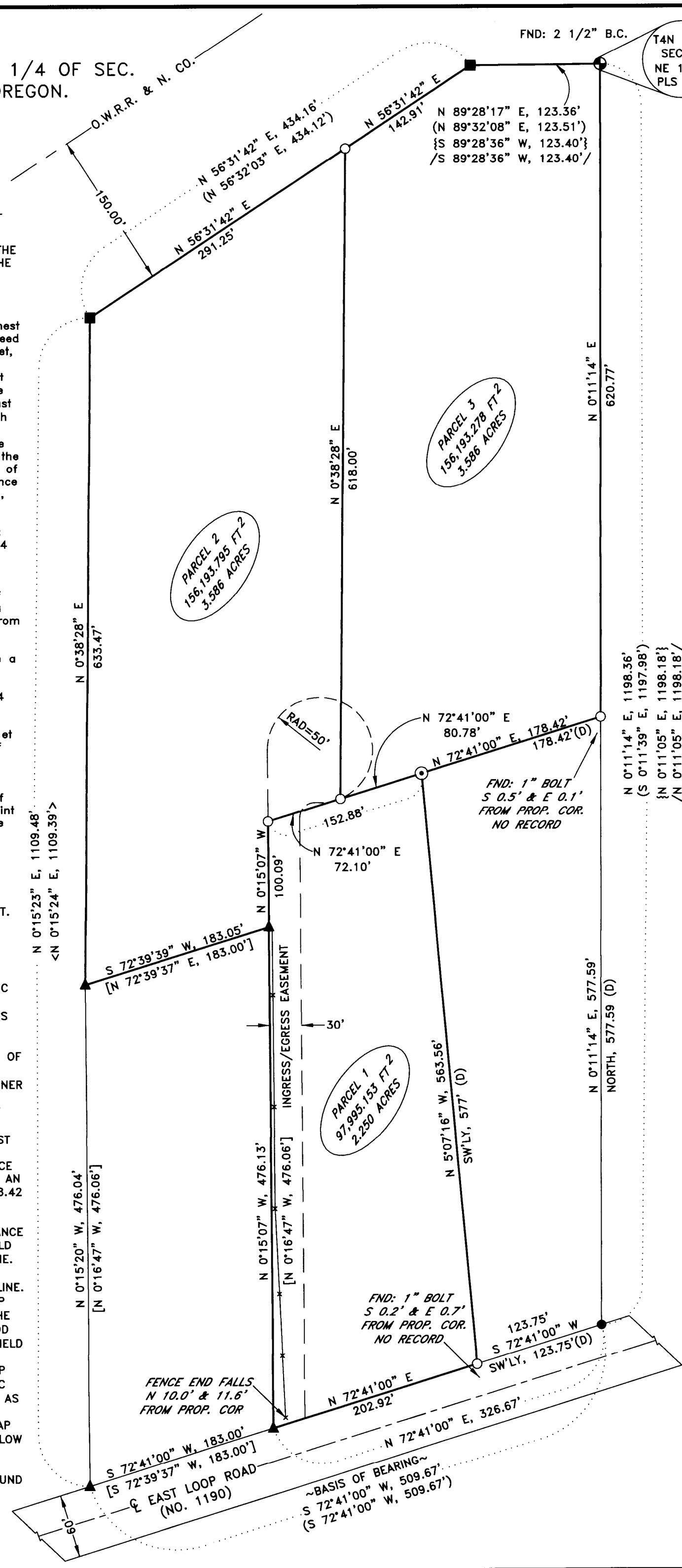
SOUTH LINE: I HELD THE PREVIOUSLY SET SOUTHEAST CORNER AND THE FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS 2627" AS THE SOUTH LINE.

SOUTH-WESTERLY LINE: I FOUND A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS 2627" AT THE NORTHERLY R.O.W. LINE OF EAST LOOP ROAD, ALSO THE SOUTHWEST CORNER OF THE PARENT PROPERTY. I ALSO FOUND A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS 2627" TO THE NORTH 476.13 FEET. I HELD THESE 2 MONUMENTS AS THE SOUTH-WESTERLY LINE.

WEST-SOUTHERLY LINE: I FOUND A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS 2627". I ALSO FOUND A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS 2627" TO THE WEST 183.05 FEET. I HELD THESE 2 MONUMENTS AS THE WEST-SOUTHERLY LINE.

WEST LINE: THE PREVIOUSLY FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS 2627" AND THE PREVIOUSLY FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "HARRIS 346" WAS HELD AS THE WEST LINE.

THIS SURVEY WAS ACCOMPLISHED UTILIZING THE TRIMBLE R10 GNSS SYSTEM. THE FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS 2627" MARKING THE SOUTHWESTERLY CORNER OF THE ADJACENT PROPERTY TO THE WEST AS WELL AS THE 5/8" IRON ROD MARKING THE SOUTHEASTERLY CORNER OF THE ADJACENT PROPERTY TO THE EAST WAS UTILIZED FOR A SITE CALIBRATION. THE BASIS OF BEARING IS FROM R.O.S. J-104-A. EACH CORNER AND FEATURE 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 R.O.S. J-104-A LS 933
- ▲ FOUND 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS 2627"
- FOUND 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "HARRIS PLS 346"
- ⊙ 2 1/2" CAP, RECORD UNKNOWN
- ⊕ FOUND MONUMENT AS NOTED
- PARCEL 1, 2, & 3 BOUNDARIES

NOTES

- () R.O.S. J-104-A
- [] R.O.S. 97-044-A
- { } R.O.S. 85-067-AX
- // R.O.S. P-049-B
- < > R.O.S. 0-55-B
- (D) DEED

DEEDS

INSTRUMENT NO. 2015-6340136
INSTRUMENT NO. 2018-6760394
DOCUMENT NO. 1998-3360134

SURVEYS

R.O.S. J-104-A
R.O.S. 97-044-A
R.O.S. 85-067-AX
R.O.S. P-049-B
R.O.S. 0-55-B

OWNER'S ACKNOWLEDGEMENT/DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, MITCHELL S. WILSON AND CINDY L. WILSON, OWNERS OF THE LAND 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. WE FURTHERMORE DO HEREBY DEDICATE THE 30 FEET INGRESS/EGRESS EASEMENT AS SHOWN TO PARCEL 2 AND PARCEL 3.

Mitchell S. Wilson
MITCHELL S. WILSON
Cindy L. Wilson
CINDY L. WILSON

KNOW ALL PEOPLE BY THESE PRESENTS THAT ON

THIS DAY 29 OF June, 2021

APPEARED MITCHELL S. WILSON AND CINDY L. WILSON TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING LAND PARTITION TO BE A FREE AND VOLUNTARY ACT.

BEFORE ME *Sonia Marissa Nash*
NOTARY PUBLIC FOR OREGON

PRINTED NAME Sonia Marissa Nash

COMMISSION NO. 990518

MY COMMISSION EXPIRES August 19, 2023

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 NOVEMBER 2020, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY ORS CHAPTER 92, AND HAVE SET THE PROPER MONUMENTS.

I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT AS FILED FOR MITCHELL S. WILSON AND CINDY L. WILSON IN UMATILLA COUNTY, OREGON.
Brit L. Primm
BRIT L. PRIMM

REGISTERED PROFESSIONAL LAND SURVEYOR

Brit L. Primm
OREGON
JULY 13, 1999
BRIT L. PRIMM
48509

EXPIRATION DATE: 12/31/22

DATE: 29 Jun 21

PRIMM LAND SURVEYING, INC.

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

CLIENT: MITCHELL & CINDY WILSON

N.E. 1/4 OF SECTION 7, TWP. 4 N. RNG. 29 E. WM

PROJECT:
A PARTITION SURVEY ON LAND LOCATED IN THE N.E. 1/4 OF SEC. 7, TWP. 4 N., RNG. 29 E.W.M., UMATILLA COUNTY, OREGON.

JOB #: 2011001
DATE: 16 NOV 20
FB/PG: 043/11
SHEET: 1 OF 1
DRAWN: BLP
APPROVED: BLP

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.

David H. Hill
UMATILLA COUNTY SURVEYOR

DATED THIS 1 DAY OF July, 2021

HERMISTON IRRIGATION DISTRICT

THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAT AND IT IS APPROVED FOR FILING AND RECORDING BY MY AUTHORITY.

Anneth Patrick
MANAGER

DATED THIS 29 DAY OF June, 2021

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. Walden
DIRECTOR UMATILLA COUNTY PLANNING DEPARTMENT

DATED THIS 28TH DAY OF OCTOBER, 2021

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.

Rachael Reynolds by Kristin Shamard
TAX COLLECTOR

DATED THIS 26th DAY OF July, 2021

STATE OF OREGON, }
COUNTY OF UMATILLA }

I certify that this instrument was received and recorded on 11-29-2021

at 02:00 o'clock p.m., in the record of PLATS of said County.
YEAR 2021 NUMBER 31

OFFICE OF COUNTY RECORDS

By: STEVE CHURCHILL, Records Officer

Fee \$ 120.00 No. 2021-7320383

RECEIVED BY

Umatilla County Surveyor
Date: 12/6/21
Rec'd By: CT
No.: 21-130-B