

PARTITION PLAT NO. 2022-21
PARTITION PLAT OF A TRACT OF LAND, LOCATED
IN THE S1/2 OF SECTION 12, T.5N., R.28E., W.M.,
UMATILLA COUNTY, OREGON

MnP-3-22
W.O. 22-5778

SURVEY FOR

PORT OF UMATILLA
 500 WILLAMETTE ST.
 UMATILLA, OR 97882
 (541) 379-9700

SURVEY BY

ARMSTRONG SURVEYING, INC.
 267 NE SECOND ST, STE. 100
 PRINEVILLE, OR 97754
 (541) 447-7791

OREGON DEPARTMENT
 OF CORRECTIONS
 3601 STATE ST.
 SALEM, OR 97301

LEGEND

- SET 5/8" x 30" LONG IRON ROD WITH YELLOW PLASTIC CAP MARKED "ARMSTRONG S&E". SET STEEL FENCE POST ALONGSIDE.
- FOUND 5/8" IRON ROD AS PER SURVEY 03-310-B BY WAYNE O. HARRIS, LS 346, RECORDED DECEMBER 6, 1957.
- FOUND 3" ALUMINUM CAP ON A 3-1/2" ALUMINUM PIPE AS PER PARTITION PLAT NO. 2006-20, BY HARMON E. McLENDON, LS 2537, RECORDED JULY 2006.
- FOUND 2-1/2" BRASS CAP AS PER SURVEY 88-038-B, BY GARY L. LANGLITZ, LS 1059, RECORDED JUNE, 1988.
- FOUND 3" BRASS CAP IN CONCRETE AS PER CORNER FORM NO. 97-130-R, BY HARMON E. McLENDON, LS 2537, RECORDED MAY 12, 1997.
- FOUND 1-1/2" ALUMINUM CAP AS PER PARTITION PLAT 2006-20, BY HARMON E. McLENDON, LS 2537, RECORDED MAY 12, 1997.
- 1 () RECORD AS PER SURVEY 03-310-B BY WAYNE O. HARRIS, LS 346, RECORDED DECEMBER 6, 1957.
- 2 () RECORD AS PER THE PLAT OF PORT OF UMATILLA SUBDIVISION, BY GREG E. FLOWERS, LS 02820, RECORDED JUNE 28, 2007.
- 3 () RECORD AS PER PARTITION PLAT 2006-20 BY HARMON E. McLENDON, LS 2537, RECORDED AUGUST, 2006.
- 4 () RECORD AS PER SURVEY 18-043-B BY MICHAEL B. POSADA, LS 02849, RECORDED MAY 29, 2018.

SURVEYOR'S CERTIFICATE

I, TODD R. CATTERSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE SURVEYED AND MARKED WITH PROPER MONUMENTS IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92, THE LANDS REPRESENTED ON THIS PLAT, SAID LANDS ARE LOCATED IN THE SOUTH ONE-HALF (S1/2) OF SECTION 12, T.5N., R.28E., W.M., UMATILLA COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOTS 9, 10, 11 AND 12 AND THE SOUTH HALF OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.
 EXCEPTING THEREFROM: THAT TRACT OF LAND CONVEYED TO THE CITY OF UMATILLA, AN OREGON MUNICIPAL CORPORATION BY DEED RECORDED MAY 16, 2019, INSTRUMENT NO. 2019-6850651, OFFICE OF UMATILLA COUNTY RECORDS, CONTAINING 267.97 ACRES, MORE OR LESS.

SUBJECT TO ANY EXISTING EASEMENTS & RIGHT-OF-WAYS.

SUBJECT TO RESERVATIONS AND EASEMENTS CONTAINED IN PATENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED: OCTOBER 20, 1966
 BOOK: 286, PAGE: 456 NOT MAPPABLE. EASEMENTS ARE BLANKET EASEMENTS WITH NO DESCRIPTION.

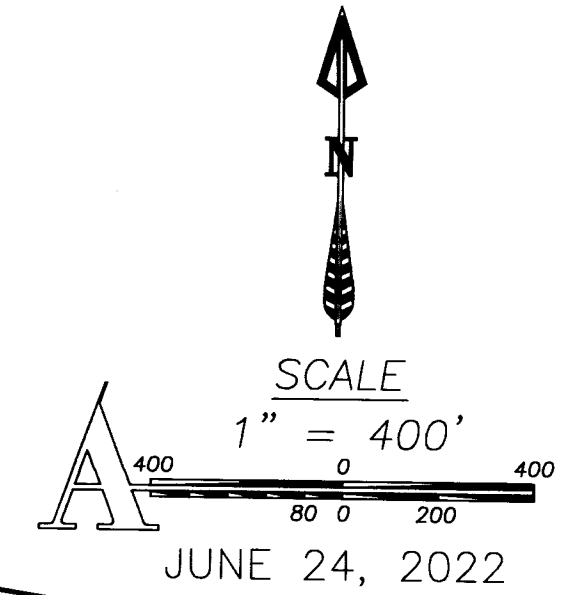
SURVEY NARRATIVE

WE WERE EMPLOYED BY THE PORT OF UMATILLA TO COMPLETE THE SURVEY AND MAPPING REQUIREMENTS OF THIS APPROVED PARTITION. THE WEST LINE OF SUBJECT PROPERTY WAS ESTABLISHED BY HOLDING THE FOUND MONUMENTS AT THE SOUTHWEST CORNER OF SECTION 12 AND THE WEST ONE-QUARTER OF SECTION 12. THE NORTH LINE OF SUBJECT PROPERTY WAS ESTABLISHED BY HOLDING SAID WEST ONE-QUARTER OF SECTION 12 AND A 5/8" IRON ROD AT THE NORTHWEST CORNER OF SUBJECT PROPERTY SET BY WAYNE D. HARRIS, LS 346 DURING SURVEY 03-310-B, DATED DECEMBER 6, 1957. THE EAST LINE OF SUBJECT PROPERTY WAS ESTABLISHED BY HOLDING THE FOUND NORTHEAST CORNER AND THE FOUND MONUMENT AT THE SOUTHEAST CORNER OF SECTION 12. TO ESTABLISH THE SOUTH LINE OF SUBJECT PROPERTY I OFFSET THE SOUTH LINE OF SAID SECTION 12 NORTH A DISTANCE OF 100.00 FEET. THE REMAINING PARTITION LINES ARE FREE LINES AS DESIRED BY THE CLIENT. THIS SURVEY WAS PERFORMED USING A TRIMBLE R10 GPS SYSTEM IN RTK MODE.

BASIS OF BEARINGS

BEARINGS ARE BASED ON GPS SURVEY MEASUREMENTS USING THE WGS 1984 ELLIPSOID AND A TRANSVERSE MERCATOR MAPPING PROJECTION WITH THE FOLLOWING PARAMETERS:

ORIGIN OF LATITUDE = 45°55'22.43441"N
 ORIGIN OF LONGITUDE = 119°15'57.16300"W
 SCALE FACTOR = 1.000000000

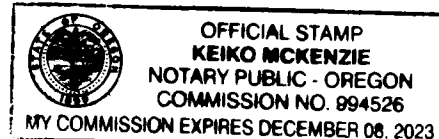


DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE OREGON DEPARTMENT OF CORRECTIONS IS THE OWNER OF THE LANDS REPRESENTED ON THIS PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED INTO PARCELS AS SHOWN HEREON IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92. THERE ARE NO IRRIGATION WATER RIGHT APPURTENANT TO THIS PROPERTY.

Jim Paul
 JIM PAUL, ASSISTANT DIRECTOR OF ADMINISTRATIVE SERVICES

STATE OF OREGON
 COUNTY OF Marion
 BEFORE ME THIS 10th DAY OF Aug., 2022
 APPEARED *Jim Paul*, ASSISTANT DIRECTOR OF ADMINISTRATIVE SERVICES AND ACKNOWLEDGED THE FOREGOING DECLARATION
 NOTARY PUBLIC FOR OREGON
Keiko McKenzie
 PRINTED NAME
 994526
 COMMISSION NO.
 December 8, 2023
 MY COMMISSION EXPIRES



State of Oregon
 County of Umatilla
 REC-DE-PP
 2022-7460173
 08/25/2022 04:06:37 PM
 Fgs. 1 \$5.00 \$11.00 \$10.00 \$10.00 \$20.00 \$74.00 \$120.00



Office of County Records
John Churchill
 UMATILLA COUNTY

APPROVALS

Todd R. Catterson
 TODD R. CATTERSON
 UMATILLA COUNTY SURVEYOR

8/24/2022
 DATE

John Churchill
 JOHN CHURCHILL
 CITY OF UMATILLA
 PLANNING DIRECTOR

8-22-2022
 DATE

TAX CERTIFICATES

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES, SPECIAL ASSESSMENTS, FEES, AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED ON THE 20__-20__ TAX ROLL WHICH BECAME A LIEN OR WILL BECOME A LIEN ON THIS PARTITION DURING THIS TAX YEAR BUT NOT YET CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION HAVE BEEN PAID TO ME.

I HEREBY CERTIFY THAT ALL TAXES ARE PAID AS OF THIS DATE.

Richard Reynolds
 RICHARD REYNOLDS
 COUNTY TAX COLLECTOR
 8-25-2022
 DATE

I HEREBY CERTIFY THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
Todd R. Catterson 7/21/22
 TODD R. CATTERSON, LS53270

REGISTERED PROFESSIONAL LAND SURVEYOR

Todd R. Catterson
 TODD R. CATTERSON
 7/21/22 OREGON
 JAN. 15, 2002
 53270
 RENEWS 12/31/23



SHEET 1 OF 1
 DRG. NO. 22-5778.DWG
 W.O. 22-5778

RECEIVED BY
 Umatilla County Surveyor
 Date: 8/26/22
 Rec'd By: CT
 No.: 22-099-B