

PARTITION PLAT NO. 2022-24

A LAND PARTITION PLAT OF PROPERTY THAT IS LOCATED IN THE N.E. 1/4 OF SEC. 15, TWP. 5 NORTH, RNG. 28, EAST OF THE W.M., CITY OF UMATILLA, UMATILLA COUNTY OREGON.

CLIENT: **JORGE OMAR MENDOZA CUEVAS**
MARILUZ DE LA PAZ
146 COLUMBIA BOULEVARD
UMATILLA, OREGON 97882

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 AUGUST 2022, IN CONFORMANCE WITH THE REQUIREMENTS OF SUBDIVISIONS AND PARTITIONS, AS ESTABLISHED BY O.R.S. CHAPTER 92, AND HAVE SET THE PROPER MONUMENTS.

LEGAL DESCRIPTION:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN; THENCE S 45°30'47" W, 1450.36 FEET TO A PK NAIL WITH A WASHER STAMPED "PLS LS 48509" ON THE SOUTHERLY RIGHT OF WAY LINE OF JOHN DAY STREET AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY LINE S 9°38'09" E, 234.46 TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "EDWARDS #951" ON THE NORTHERLY RIGHT OF WAY LINE OF COLUMBIA BOULEVARD; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE S 80°20'31" W, 293.72 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48509"; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE N 9°38'37" W, 150.04 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48509"; THENCE N 80°19'36" E, 20.00 FEET TO A 5/8" IRON ROD; THENCE N 9°39'43" W, 119.89 FEET TO A 5/8" IRON ROD ON THE SOUTHERLY RIGHT OF WAY OF JOHN DAY STREET; THENCE ALONG SOUTHERLY RIGHT OF WAY LINE OF JOHN DAY STREET N 79°52'47" E, 20.01 FEET TO A PK NAIL WITH A WASHER STAMPED "PLS LS 48509"; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE S 75°01'06" E, 85.78 FEET TO A 5/8" IRON ROD; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE N 80°17'50" E, 175.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.59 ACRES.

INITIAL POINT OF THIS PARTITION PLAT BEING THE NORTHEAST CORNER OF PARCEL 1.

REGISTERED PROFESSIONAL LAND SURVEYOR

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

EXPIRATION DATE: 12/31/22

DATE: 20 OCT 22

OWNER'S ACKNOWLEDGEMENT/DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE JORGE OMAR MENDOZA CUEVAS AND MARILUZ DE LA PAZ, OWNERS OF THE LANDS SHOWN ON THIS PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING LEGAL DESCRIPTION, HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO PARCELS AS SHOWN ON THIS PLAT, AND CITY OF UMATILLA ORDINANCES.

Jorge Omar Mendoza Cuevas
Mariluz de la Paz

MARILUZ DE LA PAZ

KNOW ALL PEOPLE BY THESE PRESENTS THAT ON

THIS DAY 31st of October, 2022
 APPEARED JORGE OMAR MENDOZA CUEVAS AND MARILUZ DE LA PAZ TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING PARTITIONING TO BE A FREE AND VOLUNTARY ACT.

BEFORE ME **Lorena Inocencio**
 NOTARY PUBLIC FOR OREGON

PRINTED NAME Lorena Inocencio

COMMISSION NO. 988830

MY COMMISSION EXPIRES June 24, 2023

SURVEYOR'S NARRATIVE

THIS SURVEY WAS UNDERTAKEN IN AUGUST OF 2022 AT THE REQUEST OF JORGE OMAR MENDOZA CUEVAS AND MARILUZ DE LA PAZ. THE PURPOSE OF THE SURVEY IS TO PERFORM A LAND PARTITION SURVEY ON THE PROPERTY AS DESCRIBED ON TRACT 1 OF INSTRUMENT NUMBER 2022-7440275. THE LAND IS LOCATED IN THE N.E. 1/4 OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, CITY OF UMATILLA, UMATILLA COUNTY OREGON.

THE LEGAL DESCRIPTION OF RECORD HAS NUMEROUS TYPOGRAPHICAL ERRORS IN IT. IT WAS ENTERED AS IT WAS RECORDED WITH SAID TYPOGRAPHICAL ERRORS.

THE EXTERIOR BOUNDS OF THE PARENT PARCEL HAVE BEEN EITHER FOUND OR COMPUTED AS FOLLOWS:

I RECOVERED THE NORTHWEST CORNER AS PREVIOUSLY RECOVERED BY LS 951. SEE RECORD OF SURVEY NUMBER 03-328-B.

THE CORNER THAT IS EASTERLY 20 FEET FROM THE ABOVE MENTIONED NORTHWEST CORNER WAS NOT RECOVERED AND IT IS BELIEVED TO HAVE BEEN LOST DUE TO CONSTRUCTION ACTIVITIES. I RESET THIS CORNER BASED UPON RECORD OF SURVEY NUMBER 03-328-B.

I RECOVERED THE CENTER NORTH CORNER AS PREVIOUSLY SET BY LS 951. SEE RECORD OF SURVEY NUMBER 03-328-B.

THE NORTHEAST CORNER WAS NOT RECOVERED. I DID LIGHT UP ON ITS LOCATION UNDER AND EXISTING CONCRETE SIDEWALK. I RESET ITS POSITION BASED UPON RECORD OF SURVEY NUMBER 03-328-B.

I RECOVERED THE SOUTHEAST CORNER AS SET BY LS 951 IN RECORD OF SURVEY NUMBER 03-328-B.

I RECOVERED THE SOUTHWEST CORNER AS SET BY LS 951 IN RECORD OF SURVEY NUMBER 03-328-B.

I RECOVERED THE MID-POINT ON THE WESTERLY LINE AS PREVIOUSLY RECOVERED BY LS 951 IN RECORD OF SURVEY NUMBER 03-328-B.

THE BASIS OF BEARING FOR THIS PARTITION SURVEY IS THE FOUND 5/8" IRON ROD THAT IS EASTERLY 20 FEET FROM THE SOUTHWEST CORNER OF THE PARENT PROPERTY AND THE FOUND 5/8" IRON ROD AT THE NORTHERLY RIGHT OF WAY LINE OF COLUMBIA BOULEVARD WITH THE WESTERLY RIGHT OF WAY LINE OF WILLAMETTE AVENUE AND IS BASED UPON RECORD OF SURVEY NUMBER 03-328-B.

THIS SURVEY WAS ACCOMPLISHED UTILIZING 2 TRIMBLE R-10 GNSS RECEIVERS. AN AUTONOMOUS POSITION WAS GENERATED ON THE BASE UNIT AND THE TWO PREVIOUSLY MENTIONED FOUND MONUMENTS WERE SUBSEQUENTLY USED FOR A SITE CALIBRATION FOR THE SYSTEM, EACH CORNER WAS THEN LOCATED OR SET ON A 15 SECOND EPOCH WITH A FIXED SOLUTION.

LEGAL DESCRIPTION OF RECORD 2022-7440275

TRACT I:

Parcel A:

That portion of the Northeast Quarter of Section 15, Township 5 North, Range 28 East, Willamette Meridian, Umatilla County, Oregon, included within the lands of the Cullen Properties, Inc. recorded as Tract One in a deed recorded on Reel 382, Page 277, Umatilla County Deed Records being described as follows: Beginning at the Southeast corner of said Tract One. Said point is the intersection of the Westerly right of way line of Willamette Avenue with the Northerly right of way line of Columbia Boulevard. Said point lies S 31°02'54" W, 1402.00 feet from the Northeast corner of said Section 15 north S 38°11'54" W 1233.57 feet as deed Reel 382, Page 277, states; thence S 80°20'31" W along the Northerly right of way line of Columbia Boulevard 276.28 feet to a 5/8" iron rebar which is the TRUE POINT OF BEGINNING of this description and running; thence continuing S 80°20'31" W along said Northerly right of way line 273.72 feet to the Southwest corner of said Tract One; thence N 9°38'38" W along the west line of said Tract One a distance of 150.04 feet to the southeast corner of Lot One Block Four "McNary Townsite Division Five", thence N 9°39'43" W 119.89 feet to the northeast corner of said Lot One; thence N 79°52'47" E 20.01 feet to the southeast corner of John Day Street as shown on plat of "McNary Townsite Division Five"; thence S 75°01'06" E 85.78 feet to a 5/8" iron rebar; thence N 80°17'50" E 175.80 feet to a 5/8" iron rebar which lies 276.28 feet westerly of the Westerly right of way line of said Willamette Avenue when measured at right angles; thence S 9°38'09" E 234.46 Feet to the TRUE POINT OF BEGINNING.

Parcel B:

Commencing at the Northeast Corner of Section 15, Township 5 North, Range 28, East of the Willamette Meridian and running thence South 31°03'47" West a distance of 1401.86 feet to the intersection of the Westerly right-of-way of Columbia Boulevard in the City of Umatilla, Oregon; thence along said Northerly right-of-way line a distance of 570.00 feet to the true point of beginning for this description; thence North 9°37'40" West a distance of 150.00 feet; thence North 80°22'20" East a distance of 20.00 feet; thence South 9°37'40" East a distance of 150.00 feet to a point on said Northerly right-of-way line; thence South 80°22'20" West a distance of 20.00 feet to the point of beginning.

All being in the County of Umatilla, State of Oregon.

TRACT II

COMMENCING at the Northeast corner of Section 15, Township 5 North, Range 28 East of the Willamette Meridian, Umatilla County, Oregon and running thence South 38°11'54" West a distance of 1233.23 feet to the intersection of the westerly right-of-way line of Willamette Avenue and the Northerly right-of-way line of Columbia Boulevard in the City of Umatilla, Oregon; thence along said Northerly right-of-way line of said Columbia Boulevard a distance of 570.00 feet to the true point of beginning for this description; thence South 80°22'20" West along said northerly right-of-way a distance of 140.00 feet; thence North 9°37'40" West a distance of 150.00 feet; thence North 80°22'20" East a distance of 140.00 feet, thence South 9°37'40" East a distance of 150.00 feet to the point of beginning.

LINE DESCRIPTIONS

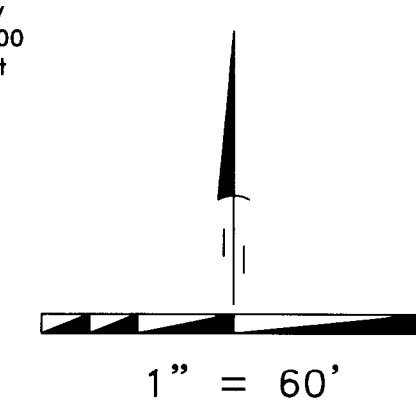
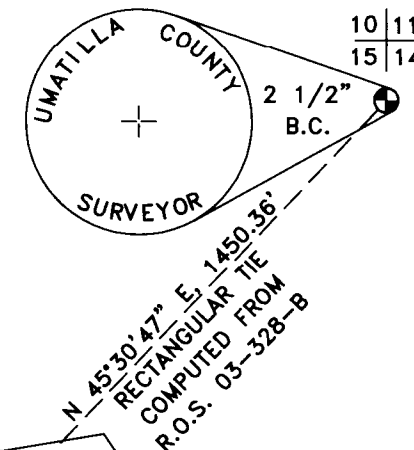
- EXTERIOR PROPERTY BOUNDARY
- TRACT I, PARCELS A&B
- - - STREETS AND BOULEVARD
- - - RECTANGULAR TIE

NOTES

- (C) COMPUTED
- (D) DEED DISTANCE
- () R.O.S. 03-328-B
- [] BK 15, PG 53

SURVEYS

- R.O.S. 03-328-B
- VIRGINIA'S PLACE

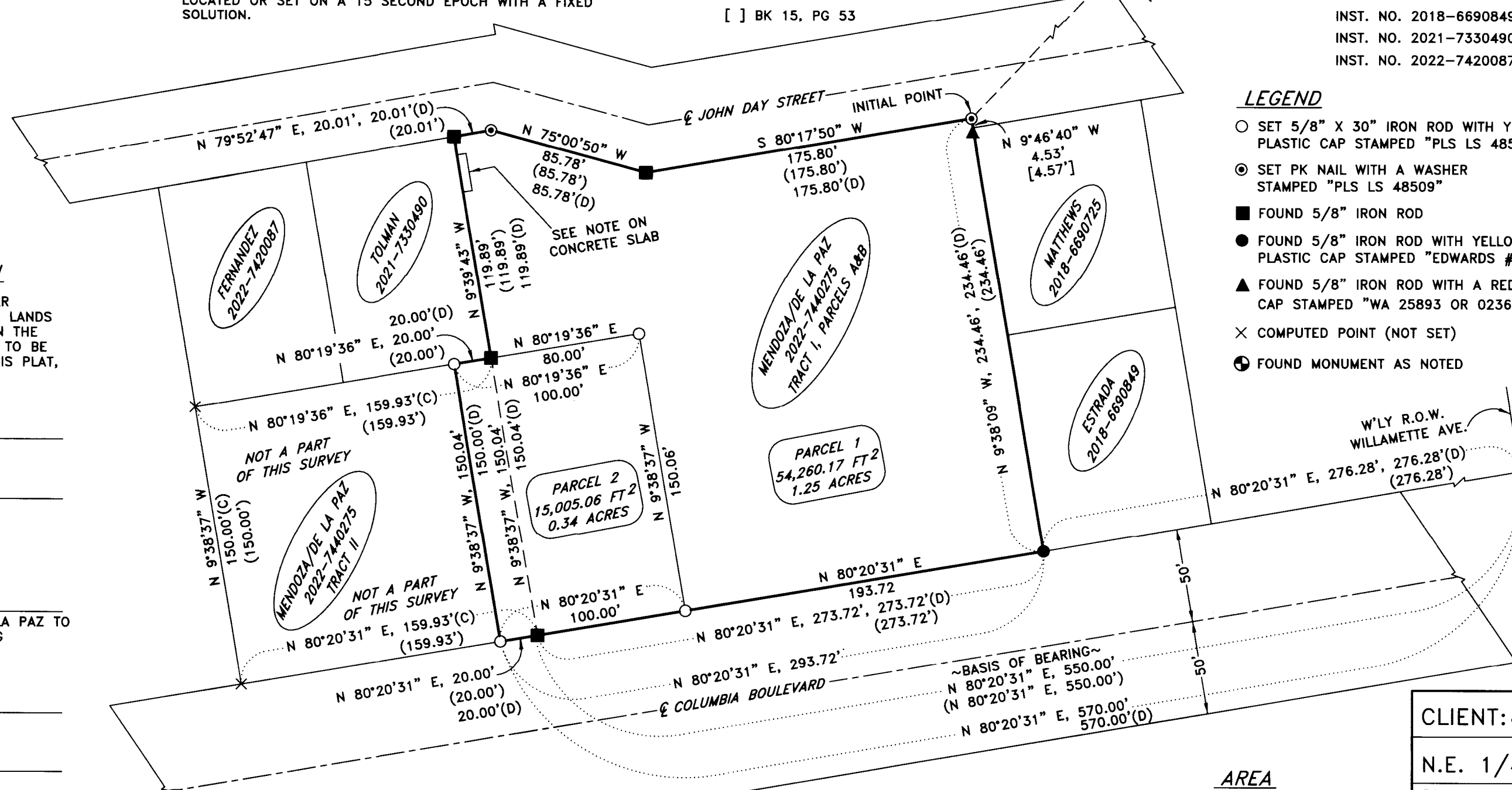


DEEDS

- INST. NO. 2022-7440275
- INST. NO. 2018-6690725
- INST. NO. 2018-6690849
- INST. NO. 2021-7330490
- INST. NO. 2022-7420087

LEGEND

- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PLS LS 48509"
- SET PK NAIL WITH A WASHER STAMPED "PLS LS 48509"
- FOUND 5/8" IRON ROD
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "EDWARDS #951"
- ▲ FOUND 5/8" IRON ROD WITH A RED PLASTIC CAP STAMPED "WA 25893 OR 02360"
- × COMPUTED POINT (NOT SET)
- ⊙ FOUND MONUMENT AS NOTED



NOTE CONCRETE SLAB

AN EXISTING CONCRETE SLAB EXTENDS EASTERLY (±5') ACROSS THE COMMON LINE OF THE TOLMAN PROPERTY AND THE MENDOZA/DE LA PAZ PROPERTY.

DESCRIPTION	FEET ²	ACRES
PARENT	69265.23	1.59
PARCEL 1	54260.17	1.25
PARCEL 2	15005.06	0.34

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 Hahn
 UMATILLA COUNTY SURVEYOR

DATED THIS 7 DAY OF November, 2022

CITY OF UMATILLA PLANNING DEPARTMENT

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

JFZ
 PLANNING DIRECTOR

DATED THIS 1 DAY OF November, 2022

UMATILLA COUNTY TAX COLLECTOR

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

Michael Reenders
 TAX COLLECTOR

DATED THIS 8 DAY OF November, 2022

RECEIVED BY

Umatilla County Surveyor
 Date: 11/10/22
 Rec'd By: CT
 No.: 22-125-B

State of Oregon 2022-7490176
 County of Umatilla 11/08/2022 03:47:09 PM
 REC-DE-PP
 Pgs=1 \$5.00 \$11.00 \$10.00 \$10.00 \$60.00 \$120.00
 \$24.00



Office of County Records
Sten Churchill
 UMATILLA COUNTY

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: **JORGE OMAR MENDOZA CUEVAS & MARILUZ DE LA PAZ**

N.E. 1/4 OF SEC. 15, TWP. 5 N, RNG. 28 E.W.M.

PROJECT:	JOB #:
A LAND PARTITION PLAT OF PROPERTY THAT IS LOCATED IN THE N.E. 1/4 OF SEC. 15, TWP. 5 NORTH, RNG. 28, EAST OF THE W.M., CITY OF UMATILLA, UMATILLA COUNTY OREGON.	2208001
DATE: 02 AUG 22	FB/PG: 043/76
SHEET: 1 OF 1	DRAWN: BLP
APPROVED: BLP	