

PARTITION PLAT NO. 2023-09

A PARTITION SURVEY OF PARCEL 1 OF PARTITION PLAT 2016-05 LOCATED IN THE S.W. 1/4 OF SECTION 35, TWP. 5 N., RNG. 28, E.W.M. UMATILLA COUNTY, OREGON.

CLIENT: **LUIS TEJEDA AND BRENDA A. TEJEDA**
635 N.E. 6TH STREET
HERMISTON, OREGON 97838

SURVEYOR'S NARRATIVE

THIS SURVEY WAS UNDERTAKEN IN OCTOBER OF 2022 AT THE REQUEST OF LUIS TEJEDA AND BRENDA A. TEJEDA. THE PURPOSE OF THE SURVEY IS TO PERFORM A PARTITION SURVEY ON PARCEL 1 OF PARTITION PLAT 2016-05 LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

THE LEGAL DESCRIPTION OF RECORD WAS ENTERED AS IT WAS RECORDED WITH UMATILLA COUNTY, THERE IS AN ERROR ON THE STATUTORY WARRANTY DEED WITH INSTRUMENT NUMBER 2020-7120423. SEE LEGAL DESCRIPTION OF RECORD NOTE.

I WAS ABLE TO RECOVER ALL OF THE EXTERIOR PROPERTY CORNERS OF BOTH PARCEL 1 AND PARCEL 2 OF PARTITION PLAT 2016-05, PARCEL 1 OF PARTITION PLAT 2016-05 CONTAINS 4.76 ACRES.

THE NORTH-SOUTH COMMON LINE OF PARCEL 1 AND PARCEL 2 OF THIS PLAT WAS ESTABLISHED IN ORDER TO CREATE 2.00 ACRES FOR SAID PARCEL 1, TO THE EAST AND THE REMAINDER OF THE AREA WILL BE PARCEL 2, TO THE WEST.

THE BASIS OF BEARING OF THIS SURVEY ARE THE FOUND MONUMENTS MARKING THE SOUTHWEST CORNER AND THE WEST 1/4 CORNER BOTH OF SECTION 35 AND IS BASED ON UMATILLA COUNTY SURVEY PARTITION PLAT 2016-05.

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 RECTANGULAR CORNERS WERE SUBSEQUENTLY USED FOR LOCALIZING THE SYSTEM, EACH CORNER WAS THEN LOCATED OR SET ON A 15 SECOND EPOCH WITH A FIXED SOLUTION.

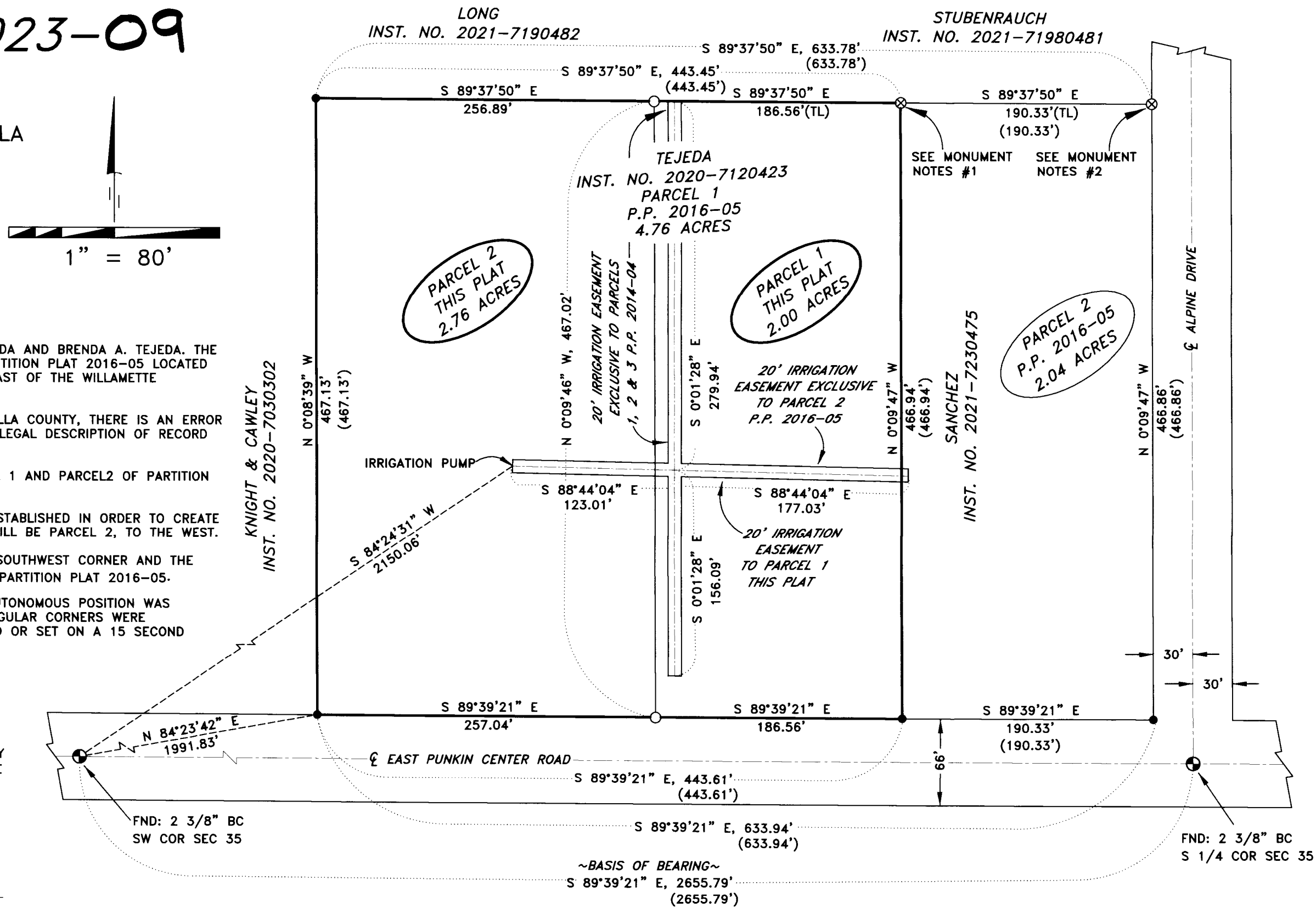
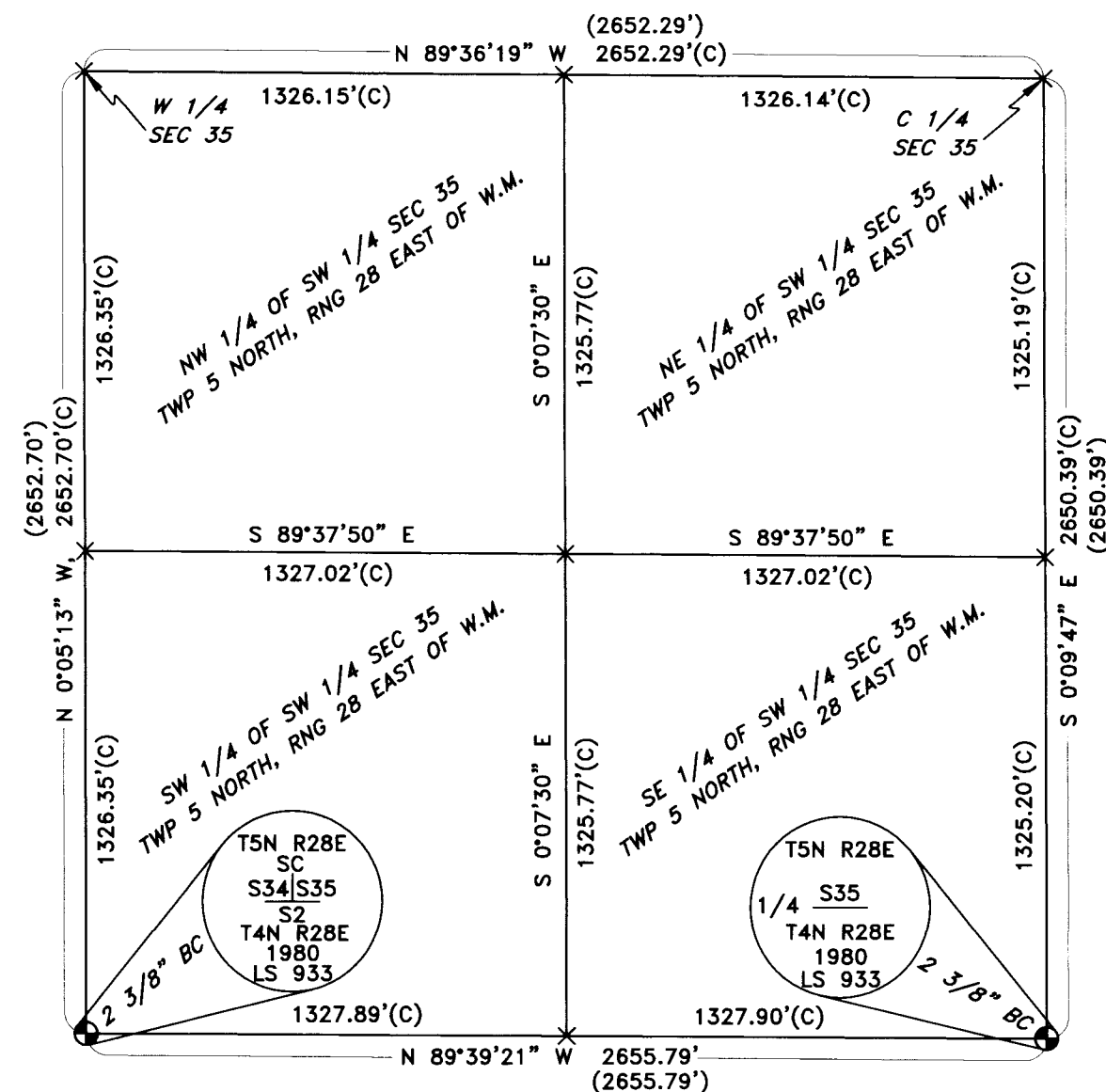
LEGAL DESCRIPTION OF RECORD NOTE

STATUTORY WARRANTY DEED WITH INSTRUMENT NUMBER 2020-7120423 RECORDED 15 DEC, 2020 HAS A TYPO IN THE LEGAL DESCRIPTION. SAID LEGAL DESCRIPTION CLEARLY STATES THE FOLLOWING "....Recorded Mat, 2016...." ON PARTITION PLAT 2016-05 THE RECORDING DATE IS MAY 2, 2016 AS SHOWN ON SAID PARTITION PLAT. THE LEGAL DESCRIPTION AS SHOWN BELOW IS AS WAS RECORDED WITH UMATILLA COUNTY ON 15 DEC, 2020.

LEGAL DESCRIPTION OF RECORD

PARCEL 1, PARTITION PLAT NO. 2016-05, Recorded Mat 2, 2016, as Instrument No. 2016-6430058, Umatilla County Microfilm Records, and located in the Southwest Quarter of Section 35, Township 5 North, Range 28, East of the Willamette Meridian, Umatilla County, Oregon.

SW 1/4 SEC. 35 BREAKDOWN



LEGEND

- SET 5/8" X 30" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48509"
- FOUND 5/8" X 30" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48509"
- ⊕ FOUND MONUMENT AS NOTED
- × COMPUTED POINT (NOT SET)
- ⊗ FOUND 5/8" IRON ROD

LINE WORK

- PARTITION BOUNDARY
- ROADS AND DRIVES
- 20' IRRIGATION EASE.
- RECTANGULAR TIE

MONUMENT NOTES

- #1 - IT APPEARS THAT THE 5/8 INCH IRON ROD IN A CONCRETE STEM WALL WAS MOVED BY THE PROPERTY OWNER. THE TRUE LOCATION SHOULD BE NORTH 0.36' AND EAST 0.18' FROM SAID 5/8 INCH IRON ROD.
- #2 - IT APPEARS THAT THE 5/8 INCH IRON ROD IN A CONCRETE STEM WALL WAS MOVED BY THE PROPERTY OWNER. THE TRUE LOCATION SHOULD BE SOUTH 0.33' AND EAST 0.06' FROM SAID 5/8 INCH IRON ROD.

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 OCTOBER 2022, 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 LUIS TEJEDA AND BRENDA A. TEJEDA IN UMATILLA COUNTY, OREGON.

Brit L. Primm
 BRIT L. PRIMM

LONG
 INST. NO. 2021-7190482

STUBENRAUCH
 INST. NO. 2021-71980481

TEJEDA
 INST. NO. 2020-7120423
 PARCEL 1
 P.P. 2016-05
 4.76 ACRES

SEE MONUMENT NOTES #1
 SEE MONUMENT NOTES #2

PARCEL 2
 THIS PLAT
 2.76 ACRES

PARCEL 1
 THIS PLAT
 2.00 ACRES

PARCEL 2
 P.P. 2016-05
 2.04 ACRES

SURVEYS

- PRIMM FOR WHEELER, PARTITION PLAT 2016-05
- PRIMM FOR WHEELER, PARTITION PLAT 2014-04
- EDWARDS FOR GODWIN, PARTITION PLAT 1993-18
- PRIMM FOR HAAGEN, SURVEY NO. 13-008-B
- EDWARDS FOR HAAGEN, SURVEY NO. 86-125-A
- SHEA FOR GODWIN, SURVEY NO. J-3-AX
- EDWARDS FOR GODWIN, SURVEY NO. 82-88-AX
- EDWARDS FOR GODWIN, SURVEY NO. 82-18-AX
- EDWARDS FOR GODWIN SURVEY NO. 94-144-A

DEEDS

- INST. NO. 2020-7120423
- INST. NO. 2021-7190482
- INST. NO. 2021-7230475
- INST. NO. 2021-7190481
- INST. NO. 2020-7030302

NOTES

- () PRIMM PARTITION PLAT 2016-05
- (C) CALCULATED
- (TL) TRUE LOCATION

DEDICATION/ACKNOWLEDGEMENT

KNOW ALL PEOPLE BY THESE PRESENTS THAT I LUIS TEJEDA AND BRENDA A. TEJEDA, 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 UMATILLA COUNTY ORDINANCES, AND DO HEREBY DEDICATE THE 20 FOOT IRRIGATION TO PARCEL 1 OF THIS PARTITION PLAT. WE ALSO DO HEREBY ACKNOWLEDGE THE EXISTING EASEMENTS AS SHOWN ON PARTITION PLAT 2014-04.

Luis Tejeda R.
 LUIS TEJEDA

Brenda A. Tejeda.
 BRENDA A. TEJEDA

KNOW ALL PEOPLE BY THESE PRESENTS THAT ON

THIS DAY 25 OF January, 2023
 APPEARED LUIS TEJEDA AND BRENDA A. TEJEDA TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING PARTITIONING TO BE A FREE AND VOLUNTARY ACT.

BEFORE ME *Martha Patricia De Leon*
 NOTARY PUBLIC FOR OREGON

PRINTED NAME Martha Patricia De Leon

COMMISSION NO. 10281616

MY COMMISSION EXPIRES September 19, 2026

REGISTERED PROFESSIONAL LAND SURVEYOR
Brit L. Primm
 OREGON
 JULY 13, 1999
 BRIT L. PRIMM
 48509
 EXPIRATION DATE: 12/31/24

DATE: 20 JAN 23

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
 keith@primmlandsurveying.com

CLIENT: **LUIS TEJEDA AND BRENDA A. TEJEDA**

SW 1/4, SEC 35, TWP. 5 N. RNG. 28 E. WM

PROJECT:
 A PARTITION SURVEY OF PARCEL 1 OF PARTITION PLAT 2016-05 LOCATED IN THE S.W. 1/4 OF SECTION 35, TWP. 5 N., RNG. 28, E.W.M. UMATILLA COUNTY, OREGON.

JOB #: 2210004
 DATE: 26 OCT 22
 FB/PG: 047/05
 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 27 DAY OF January 2023

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 K. Ketchum
 MANAGER

DATED THIS 26 DAY OF Jan 2023

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.

Megan Danowski
 DIRECTOR UMATILLA COUNTY PLANNING DEPARTMENT

DATED THIS 2nd DAY OF May 2023

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.

Richard Reynolds
 TAX COLLECTOR

DATED THIS 30 DAY OF January 2023

RECEIVED BY

Umatilla County Surveyor
 Date: 5/4/23
 Rec'd By: CT
 No: 23-041-B

State of Oregon 2023-0002798
 County of Umatilla REC-DE-PP 05/02/2023 10:53:16 AM
 Pgs=1 \$5.00 \$11.00 \$10.00 \$10.00 \$60.00 \$120.00
 \$24.00



Office of County Records
Jan Churchill UMATILLA COUNTY