

NARRATIVE OF SURVEY

This plat was prepared at the request of Mr. Robin Mathews. The purpose of the plat is to partition a non-farm dwelling site off of the parent tract as shown hereon.

The property is bounded on the north by the southerly line of Highway 37. ODOT map 5B-29-11 (1940) is the most recent right of way map. However, the deeds for this highway section are based on ODOT map 5B-1-1 (1934). I determined the location of the highway right of way based on the deeded descriptions and the best overall fit of the existing pavement. The monument at the SE corner of Parcel 1 falls 24 feet south of the existing pavement centerline. ODOT map 5B-1-1 shows both the right of way and pavement centerlines from 1934. Scaling between the same lines from that map shows a distance of 25 feet.

The original GLO monument for the south 1/4 corner of Section 29 was a basalt stone 5x4x4 inches. The point for this corner falls on a steep north face with a measured slope of 81%. I did not find the original monument and I attribute its being missing to the slope, the tendency of a stone that shape to roll, and the instability of the soils on that slope. The GLO notes also call for the quarter corner point to fall on the north side of the creek. However, the proportioned corner point is approximately 300' feet south of the creek and approximately 100 feet higher in elevation.

This survey was performed with a Trimble R8S RTK GPS base/rover pair.

BASIS OF BEARINGS

Bearings are based on GPS observed NAD83 Oregon North grid bearings rotated 1°05'11" clockwise to true bearings. Grid distances were converted to ground distances by applying a combined scale factor of 0.9999191369.

EASEMENT LINE TABLE

LINE No.	BEARING	DISTANCE
L1	S35°00'32"E	75.39'
T2	N66°44'15"W	48.85'
T3	N02°11'58"E	42.49'

New Easement for existing dirt road. Access to Parcel 2. 30' wide. 15' on each side of center.

LEGEND

- ⊗ FOUND BRASS CAP PER 07-211-R
- SET A 5/8" x 24" IRON REBAR W/ A 1 1/8" ORANGE PLASTIC CAP STAMPED WTS AND 56295LS
- FOUND FENCE CORNER, CONFIRMED BY ODOT RECORD TIES TO CENTERLINE
- POWER POLE
- OVERHEAD POWER LINES
- R1 GLO CONTRACT #209 DATED JULY 6, 1874 BY NICHOLAS WALDEN
- R2 SURVEY No. 247 RECORD OF PRIVATE SURVEYS BOOK 2, PAGE 61.
- R3 COUNTY SURVEY 07-11-B
- R4 COUNTY SURVEY 07-216-B
- R5 COUNTY SURVEY 17-091-C
- R6 ODOT R/W MAP No. 5B-1-1. AUGUST 1934
- R7 ODOT R/W MAP No. 5B-29-11. OCTOBER 1940

Parcel 2 UNSURVEYED

ARC = 211.35'
DELTA = 31°12'07"
RADIUS = 388.10'
CHORD = 208.75'
BRNG = S50°36'35"E

Parcel 1
4.89 Acres

Utility Note: The existing easements for Umatilla Electric are over and across, with no specified width. The easement to Pacific Northwest Bell is 10 feet wide and runs through the NE quarter of S31 which is in the unsurveyed Parcel 2 and has not been located for this plat.

INITIAL POINT
S30 S29
S31 S32

S88°33'54"E 2159.77'
FROM INITIAL POINT
TO SW CORNER OF
PARCEL 1.

N88°33'54"W 971.58'

S88°33'54"E 2140.79'

SURVEYOR'S CERTIFICATE

I, Stephen K. Haddock, a Registered Professional Surveyor in the State of Oregon, do hereby certify that I have correctly surveyed and marked with legal monuments Parcel 1 of this Partition. Parcel 2 is unsurveyed. I do also state that the initial point is the SW corner of Section 29 and is monumented with a 2 1/2" brass cap on a galvanized iron pipe set as described in Umatilla County survey 07-216-B and corner certificate 07-211-R.

OWNER'S DECLARATION

RM GRAZING, LLC, owner of the lands described hereon, do hereby declare that they have caused this plat to be prepared and this land to be partitioned in accordance ORS Chapter 92 as revised and the ordinance of Umatilla County, Oregon. They do also hereby dedicate the new easement for ingress and egress across Parcel 1 as shown hereon.

BY ROBIN MATHEWS
MANAGING MEMBER
RM GRAZING, LLC

State of: Oregon
County of: Umatilla

On this 18th Day of December, 2023, the above named individual appeared personally before me and is known to me to be the identical individual who executed the plat dedication and acknowledged that they did so freely and voluntarily.

Before me: Kimberly Ann Malcom

Printed name: Kimberly Ann Malcom
Notary Public for Oregon

Commission number: 1040203

My commission expires: August 28, 2027

LEGAL DESCRIPTION

All of that property conveyed to RM Grazing, LLC by the Statutory Warranty Deed recorded on September 9, 2022 as Instrument No. 2022-7460594, Office of County Records, Umatilla County, Oregon, more particularly described as:

TOWNSHIP 5 NORTH, RANGE 31, E.W.M., UMATILLA COUNTY, OREGON

Section 29: That portion of the North Half lying Westerly and Southerly of Highway No. 37. Also, that portion of the South Half lying Westerly of Highway No. 37.

Section 30: The Southeast Quarter. Also, that portion of the Northeast Quarter lying southerly of Highway No. 37.

Section 31: The Northeast Quarter.

EXCEPTING THEREFROM any portion lying within the County Road and Highway right-of-ways.

SUBJECT TO: Those easements, including the terms and provisions thereof, conveyed to Umatilla Electric Cooperative Association on February 7, 1947 in Book 180, Page 279; on April 27, 1954 in Book 217, Page 582; on July 2, 1954 in Book 218, Page 679; and on July 2, 1954 in Book 218, Page 680; all in the Deed Records of Umatilla County, Oregon.

SUBJECT TO: Easement, including the terms and provisions thereof conveyed to Pacific Northwest Bell Telephone Company on August 24, 1979 in Microfilm Reel 54, Page 1456, Office of Umatilla Records.

RECEIVED BY
Umatilla County Surveyor
Date: 12/29/23
Rec'd By: CT
No.: 23-126-B

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Stephen K. Haddock

OREGON
JULY 9, 2001
STEPHEN K. HADDOCK
56295LS

RENEWS 6-30-25

Stephen K. Haddock
This is a true and exact copy.
Monuments set: November 21, 2023

OFFICE OF COUNTY RECORDS

State of Oregon
County of Umatilla
REC-DE-PP
Pg#s=1 \$5.00 \$11.00 \$10.00 \$10.00 \$60.00 \$120.00
\$24.00



Office of County Records
Steve Churchill
UMATILLA COUNTY

2023-0008819

12/27/2023 10:28:31 AM

SURVEY FOR

Mr. Robin Mathews
67561 Hwy 395 South
Pendleton, OR 97801

LOCATION: Sections 29, 30, 31, and 32, T5N, R31E, W.M., Umatilla County, Oregon.

PROJECT DATE: May 9, 2023

Project No. 23-10 SCALE: 1" = 100'

WITNESS TREE SURVEYING

Stephen K. Haddock, PLS, CFedS
P.O. Box G
Pilot Rock, Oregon 97868
(541) 443-2922

PARTITION PLAT No. 2023- **22**

LOCATION: Sections 29, 30, 31, and 32, T5N, R31E, W.M., Umatilla County, Oregon.

SHEET 2 OF 2

APPROVALS

UMATILLA COUNTY PLANNING

This plat is approved this

27 day of December, 2023.

Megan Danchewski
COUNTY PLANNING

UMATILLA COUNTY TAX COLLECTOR

Taxes are paid in full this

22 day of December, 2023.

Michael Reynolds
UMATILLA COUNTY TAX COLLECTOR

COUNTY SURVEYOR

This plat is examined and approved this

22 day of December, 2023.

David H. Kibler
UMATILLA COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Stephen K. Haddock

OREGON
JULY 9, 2001
STEPHEN K. HADDOCK
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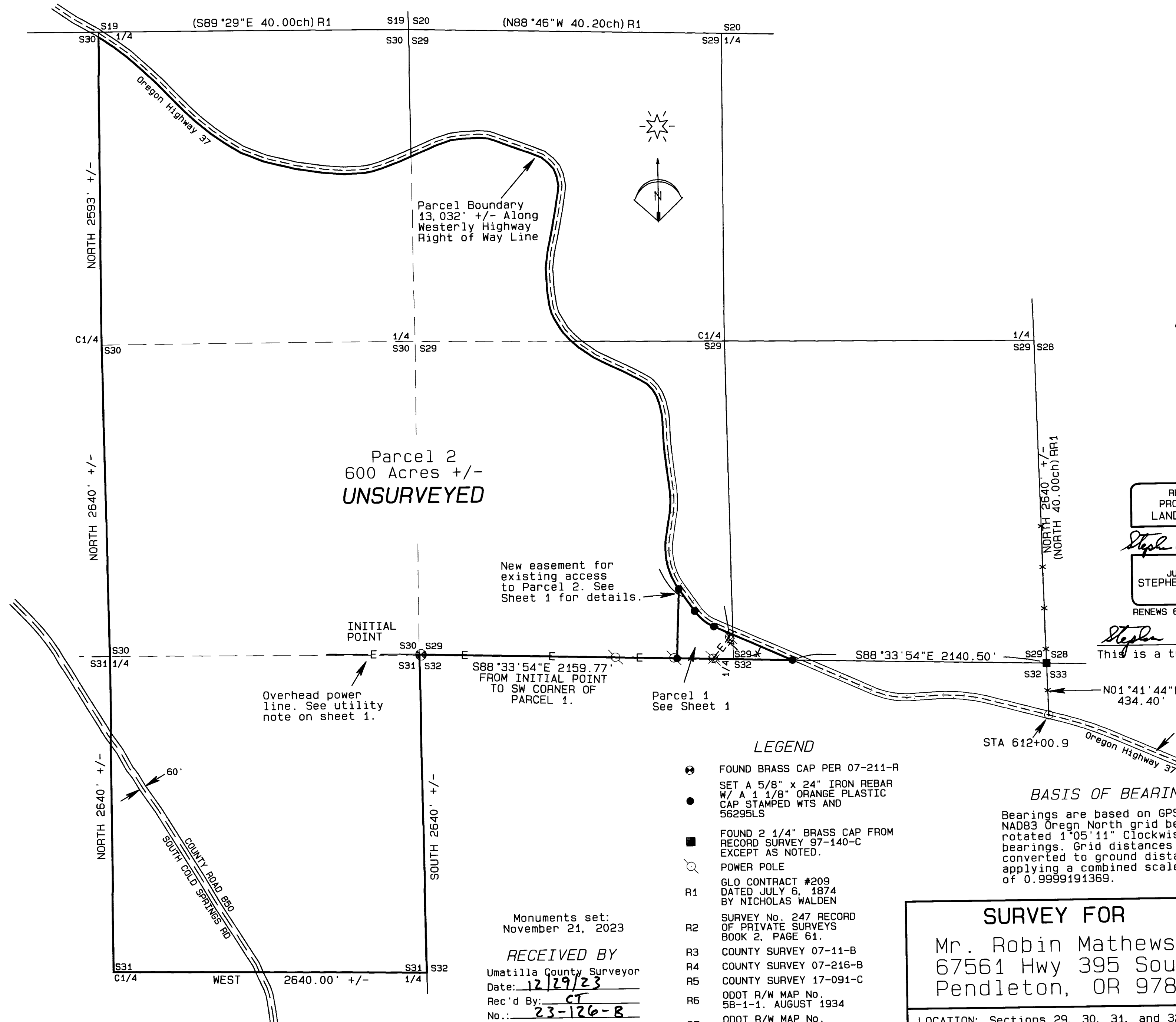
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56295LS
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RECORD SURVEY 97-140-C
EXCEPT AS NOTED.
- POWER POLE
- R1 GLO CONTRACT #209
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BY NICHOLAS WALDEN
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