

PARTITION PLAT NO. 2023-04

A PARTITION PLAT ON PARCEL 1 OF PARTITION PLAT 2009-08 LOCATED IN THE N.E. 1/4 OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE W.M., UMATILLA COUNTY, OREGON.

SURVEYOR'S NARRATIVE

THIS SURVEY WAS UNDERTAKEN IN FEBRUARY OF 2021 AT THE REQUEST OF EDUARDO ROSARIO MADRIGAL CERVANTES. THE PURPOSE OF THE SURVEY IS TO PERFORM A PARTITION SURVEY ON PARCEL 1 OF PARTITION PLAT 2009-08. THE PROPERTY IS LOCATED IN THE N.E. 1/4 OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

THE LEGAL DESCRIPTION FOR THE PARENT PROPERTY IS DESCRIBED ON INSTRUMENT NUMBER 2013-6020598 AND STATES THE FOLLOWING:

Parcel 1, Partition Plat 2009-08, recorded April 2, 2009, instrument No. 2009-5490438, Umatilla County Microfilm Records, a Replat of Parcel 1 of Partition Plat 2007-47, in the Northwest Quarter of the Northeast Quarter, Section 27, Township 5 North, Range 28, East of the Willamette Meridian, Umatilla County, Oregon.

LS 951 PERFORMED PARTITION PLAT 2009-08, IN THAT SURVEY HE CREATED PARCELS 1, 2 AND 3. I WAS ABLE TO RECOVER ALL THE CORNERS OF SAID PARCEL 1.

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

THE NORTHERLY LINE WAS ESTABLISHED FROM THE FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "EDWARDS 951" AT THE SOUTHERLY RIGHT OF WAY LINE OF BENSEL ROAD AND THE EASTERLY LINE OF THE 60 FEET EASEMENT AND THE FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "EDWARDS 951" AT THE SOUTHERLY RIGHT OF WAY LINE OF BENSEL ROAD ALSO THE NORTHEAST CORNER OF PARCEL 1 OF PARTITION PLAT 2009-08.

THE EASTERLY LINE WAS ESTABLISHED FROM THE FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "EDWARDS 951" AT THE SOUTHERLY RIGHT OF WAY LINE OF BENSEL ROAD ALSO THE NORTHEAST CORNER OF PARCEL 1 OF PARTITION PLAT 2009-08 AND THE FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "EDWARDS 951" AT THE SOUTHEAST CORNER OF PARCEL 1 OF PARTITION PLAT 2009-08.

THE SOUTHERLY LINE WAS ESTABLISHED FROM THE FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "EDWARDS 951" AT THE SOUTHEAST CORNER OF PARCEL 1 OF PARTITION PLAT 2009-08 AND THE FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "EDWARDS 951" AT THE EASTERLY LINE OF THE 60 FEET EASEMENT.

THE WESTERLY LINE WAS ESTABLISHED FROM THE FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "EDWARDS 951" AT THE SOUTHERLY RIGHT OF WAY LINE OF BENSEL ROAD AND THE EASTERLY LINE OF THE 60 FEET EASEMENT AND THE FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "EDWARDS 951" AT THE EASTERLY LINE OF THE 60 FEET EASEMENT.

I MONUMENTED THE S.W. CORNER OF PARCEL 1 ALSO THE N.W. CORNER OF PARCEL 2 AT THE EASTERLY EDGE OF THE 60' EASEMENT.

THE BASIS OF BEARING ON THIS SURVEY IS FROM THE FOUND BRASS CAP MARKING THE NORTH 1/4 CORNER FOR SECTION 27 AND THE FOUND BRASS CAP MARKING THE NORTHEAST SECTION CORNER FOR SECTION 27 AND IS BASED ON UMATILLA COUNTY SURVEY PARTITION PLAT 2009-08.

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

DEDICATION/ACKNOWLEDGEMENT

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE EDUARDO ROSARIO MADRIGAL CERVANTES & BENITO MOHEDANO ISLAS OWNERS OF THE LAND 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.

Eduardo Rosario Madrigal Cervantes
EDUARDO ROSARIO MADRIGAL CERVANTES

Benito Mohedano Islas
BENITO MOHEDANO ISLAS

KNOW ALL PEOPLE BY THESE PRESENTS THAT ON

THIS DAY 01 OF MAY, 2023
APPEARED EDUARDO ROSARIO MADRIGAL CERVANTES & BENITO MOHEDANO ISLAS TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING PARTITIONING TO BE A FREE AND VOLUNTARY ACT.

BEFORE ME *Beverly Ayala*
NOTARY PUBLIC FOR OREGON

PRINTED NAME Beverly Ayala

COMMISSION NO. 1028637

MY COMMISSION EXPIRES September 07, 2026

CLIENT: EDUARDO ROSARIO MADRIGAL CERVANTES
BENITO MOHEDANO ISLAS
P.O. BOX 721
UMATILLA, OR 97882

SURVEYS

P.P. 2009-08
P.P. 2007-47

DEEDS

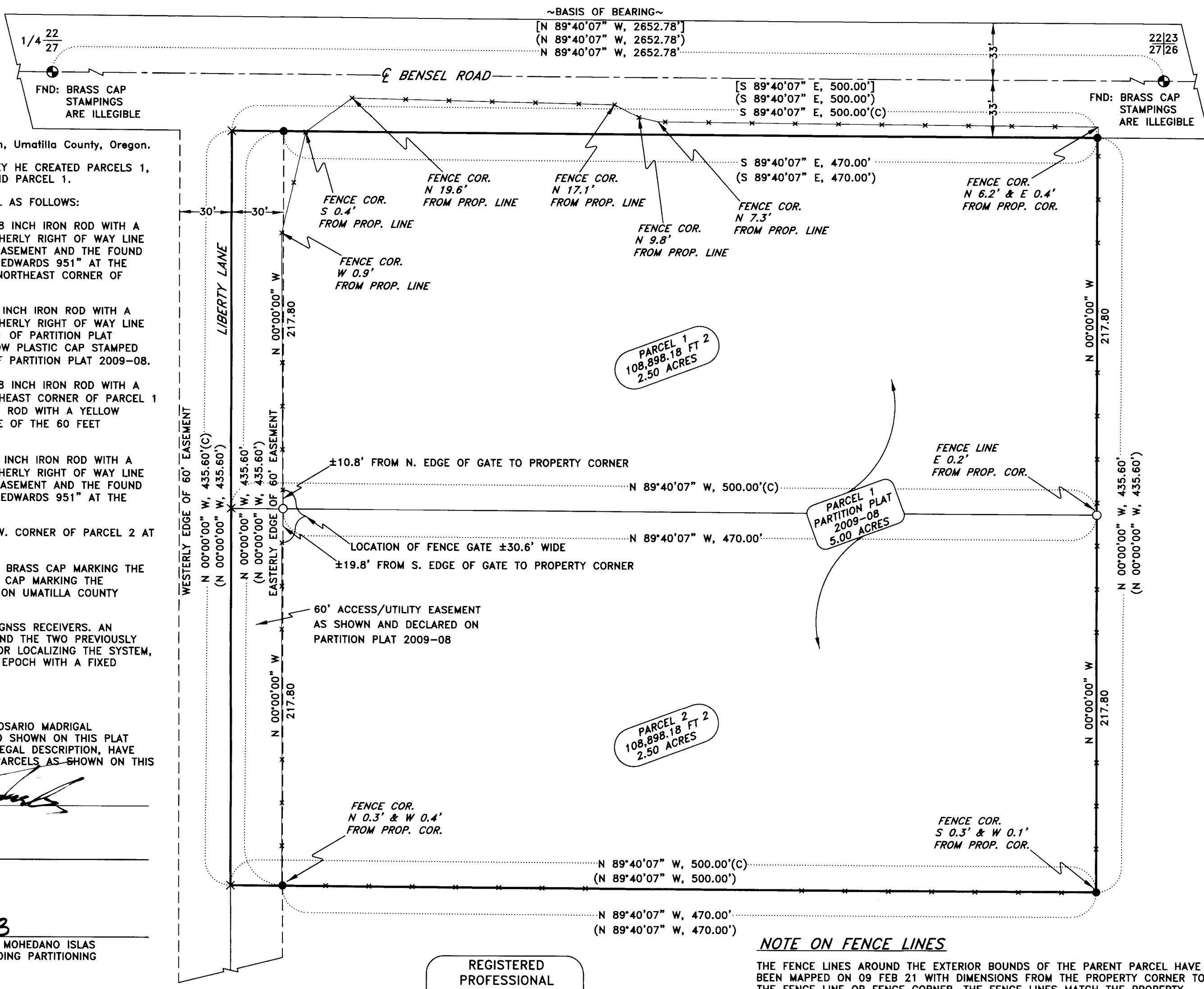
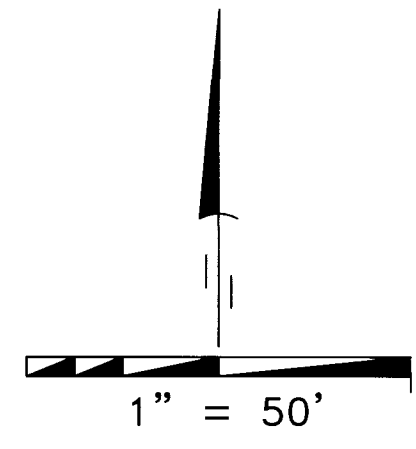
INST. NO. 2013-6020598
INST. NO. 2013-6110406
INST. NO. 2008-5360066
INST. NO. 2020-7080029

NOTES

() P.P. 2009-08
[] P.P. 2007-47
(C) CALCULATED

LEGEND

- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PLS LS 48509"
- FOUND 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "EDWARDS 951"
- ⊕ FOUND MONUMENT AS NOTED
- × COMPUTED POINT (NOT MONUMENTED)
- EXTERIOR PARTITION BOUNDARY
- - - 60' ACCESS/UTILITY EASEMENT AS SHOWN
- *-* FENCE LINE AS OF 09 FEB 21



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 FEBRUARY 2021, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY ORS CHAPTER 92, AND HAVE SET THE PROPER MONUMENTS.

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 13, 1999
BRIT L. PRIMM
48509

EXPIRATION DATE: 12/31/24

DATE: 01 MAY 23

I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT AS FILED FOR EDUARDO ROSARIO MADRIGAL CERVANTES AND BENITO MOHEDANO ISLAS IN UMATILLA COUNTY, OREGON.
Brit L. Primm
BRIT L. PRIMM

NOTE ON FENCE LINES

THE FENCE LINES AROUND THE EXTERIOR BOUNDS OF THE PARENT PARCEL HAVE BEEN MAPPED ON 09 FEB 21 WITH DIMENSIONS FROM THE PROPERTY CORNER TO THE FENCE LINE OR FENCE CORNER. THE FENCE LINES MATCH THE PROPERTY LINES ALONG THE EAST, SOUTH AND WEST SIDES, IT DEVIATES FROM THE NORTH SIDE AS SHOWN.

PRIMM LAND SURVEYING, INC.

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

CLIENT: EDUARDO ROSARIO MADRIGAL CERVANTES
BENITO MOHEDANO ISLAS

N.E. 1/4, SEC 27, TWP. 5 N. RNG. 28 E. W.M.

PROJECT: A PARTITION PLAT ON PARCEL 1 OF PARTITION PLAT 2009-08 LOCATED IN THE N.E. 1/4 OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE W.M., UMATILLA COUNTY, OREGON.	JOB #: 2102002
	DATE: 10 FEB 21
	FB/PG: 043/16
	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. Rumba
UMATILLA COUNTY SURVEYOR

DATED THIS 3 DAY OF May, 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 Kupatrick
MANAGER

DATED THIS 1st DAY OF May, 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 Dancherowski
DIRECTOR UMATILLA COUNTY PLANNING DEPARTMENT

DATED THIS 4 DAY OF March, 2024

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
TAX COLLECTOR

DATED THIS 3 DAY OF May, 2023

UMATILLA COUNTY CLERK

STATE OF OREGON }
COUNTY OF UMATILLA } SS

State of Oregon 2024-0001495
County of Umatilla 03/08/2024 12:30:46 PM
REC-DE-PP
Pgs=1 \$5.00 \$11.00 \$10.00 \$10.00 \$60.00 \$120.00 \$24.00



Office of County Records
John Churchill
UMATILLA COUNTY

RECEIVED BY

Umatilla County Surveyor
Date: 3/14/24
Rec'd By: CT
No.: 24-020-B