

CITY OF STANFIELD

THE HIVE ADDITION

LOCATED IN A PORTION OF THE NW 1/4 OF THE NE 1/4 OF SECTION 5, T 3 N, R 29 E
WILLAMETTE MERIDIAN
CITY OF STANFIELD
UMATILLA COUNTY, OREGON

FEBRUARY 13, 2024

THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL DOCUMENT
K L Bethje 2-13-24
KEVIN L. BETHJE DATE

ACKNOWLEDGEMENT:
STATE OF Oregon
COUNTY OF Umatilla

THIS IS TO CERTIFY THAT ON THIS 14 DAY OF February 2024,
Lois J. Piercy PERSONALLY APPEARED BEFORE ME,
AND BEING DULY SWORN ACKNOWLEDGED TO ME
THAT SHE SIGNED THIS INSTRUMENT AS HIS VOLUNTARY ACT AND DEED IN
WITNESS THEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR
FIRST ABOVE WRITTEN.
Kolby Currin 2/14/2024
SIGNATURE NOTARY PUBLIC-OREGON DATE
Kolby Currin
PRINTED NAME

COMMISSION NO: 1027738
MY COMMISSION EXPIRES: 9/7/2026

CERTIFICATE OF OWNERSHIP AND DEDICATION:
WE, LLOYD PIERCY AND LOIS J. PIERCY, DO HEREBY ACKNOWLEDGE THAT THIS SUBDIVISION
PLAT WAS PREPARED WITH MY KNOWLEDGE AND CONSENT, AND THIS LAND PARTITION IS IN
ACCORDANCE WITH O.R.S. CHAPTER 92, AS REVISED, AND THE CITY OF STANFIELD ORDINANCE
AND HEREBY DEDICATE THE STREETS AND EASEMENTS AS SHOWN FOR PUBLIC USE..

Lloyd Piercy 2/14/24
LLOYD PIERCY DATE
Lois J. Piercy 2/14/24
LOIS J. PIERCY DATE

ACKNOWLEDGEMENT:
STATE OF Oregon
COUNTY OF Umatilla

THIS IS TO CERTIFY THAT ON THIS 14th DAY OF February 2024 Lloyd Piercy
PERSONALLY APPEARED BEFORE ME, AND BEING DULY SWORN ACKNOWLEDGED TO ME
THAT HE SIGNED THIS INSTRUMENT AS HIS VOLUNTARY ACT AND DEED IN WITNESS THEREOF, I
HAVE SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.
Kolby Currin 2/14/2024
SIGNATURE NOTARY PUBLIC-OREGON DATE
Kolby Currin
PRINTED NAME

COMMISSION NO: 1027738
MY COMMISSION EXPIRES: 9/7/2026

CITY OF STANFIELD PLANNING COMMISSION

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PARTITION PLAT ON THIS 14th DAY
OF February 2024.
Stanley
CITY OF STANFIELD PLANNING DEPARTMENT

STANFIELD CITY COUNCIL Planning official
I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PARTITION PLAT ON THIS 14 DAY
OF February 2024.
Robert
STANFIELD CITY COUNCIL Planning Director

STANFIELD IRRIGATION DISTRICT

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PARTITION PLAT ON THIS 14 DAY
OF February 2024.
Bob
STANFIELD IRRIGATION DISTRICT

ASSESSOR AND TAX COLLECTOR:

WE, THE ASSESSOR AND TAX COLLECTOR OF UMATILLA COUNTY, OREGON, DO HEREBY CERTIFY
THAT WE 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 LAND HAVE BEEN PAID AND WE
HEREBY APPROVE SAID PLAT
DATED THIS 20 DAY OF February 2024.

Richard Reynolds
COUNTY ASSESSOR
Richard Reynolds
COUNTY TAX COLLECTOR

UMATILLA COUNTY SURVEYOR:

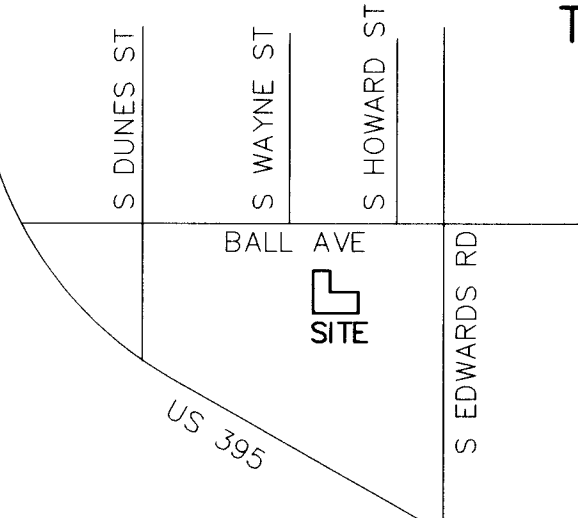
I, DAVID H. KRUMBEIN, UMATILLA CO. SURVEYOR, DO HEREBY CERTIFY THAT I HAVE EXAMINED
THE ACCOMPANYING PLAT, THAT IT COMPLIES WITH THE LAWS OF THE STATE OF OREGON
WITH REFERENCE TO THE FILING AND RECORDING OF SUCH PLATS, AND I THEREFORE
APPROVE SAID PLAT FOR THE APPROVAL OF THE COUNTY COMMISSIONERS OF UMATILLA
COUNTY, OREGON, DATED THIS 16 DAY OF February 2024.

David H. Krumbein
UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY COMMISSIONERS:

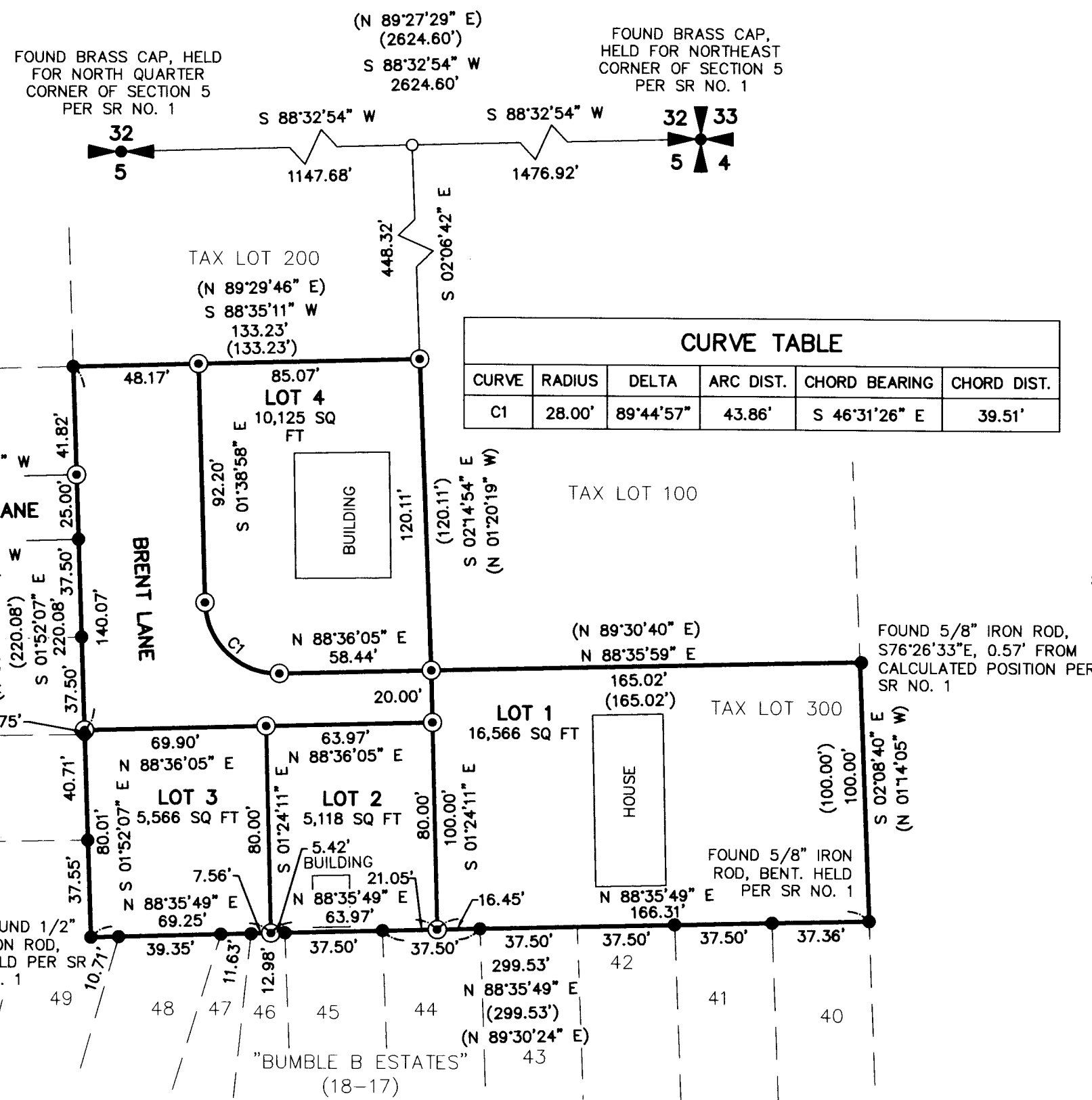
THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT IS APPROVED FOR FILING AND
RECORDING IN THE "RECORD OF TOWN PLATS" OF UMATILLA COUNTY, OREGON, BY THE
UNDERSIGNED BY ITS ORDER. DATED THIS 21st DAY OF Feb 2024.

John
CHAIRMAN
Celinda A. Simmons
COMMISSIONER

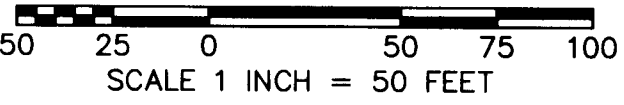


VICINITY MAP
NOT TO SCALE

- LEGEND
- ⊙ INDICATES 5/8" X 30" IRON ROD WITH "BETHJE LS 55437" CAP SET
 - INDICATES FOUND MONUMENT, HELD PER SR NO. 2 UNLESS NOTED OTHERWISE.
 - INDICATES CALCULATED POSITION, NOTHING FOUND OR SET
 - (XX.XX) INDICATES RECORD DATA PER SURVEY REFERENCE NO. 1



CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	28.00'	89°44'57"	43.86'	S 46°31'26" E	39.51'



BASIS OF BEARING: NAD 83/2011 OREGON STATE PLANE COORDINATE SYSTEM, NORTH ZONE COMBINED SCALE FACTOR: 0.99992564 PER 1000 FEET. NORTH ZONE CORNER OF SECTION 5. DISTANCES SHOWN ARE GROUND DISTANCE, INTERNATIONAL FEET.

State of Oregon
County of Umatilla
REC DE TP 02/21/2024 12:06:10 PM
Pg#1 \$5.00 \$24.00 \$11.00 \$10.00 \$10.00 \$120.00
\$60.00
0001961820240001160010019
Office of County Records
Glen Churchill UMATILLA COUNTY

REGISTERED PROFESSIONAL LAND SURVEYOR
K L Bethje
OREGON
JANUARY 9, 2001
KEVIN L. BETHJE
55437
Expires 12-31-2025
02-13-2024

SURVEYOR'S CERTIFICATE
I KEVIN L. BETHJE, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I AM A PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, AND THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS THE LAND REPRESENTED ON THIS PLAT, THE EXTERIOR BOUNDARIES OF WHICH ARE DESCRIBED HEREON.
K L Bethje
KEVIN L. BETHJE PROFESSIONAL LAND SURVEYOR CERTIFICATE NUMBER 55437.
02-13-2024
DATED

SURVEY REFERENCE:
1) EDWARDS SURVEY, RECORDED 12-30-2015, 15-138-C
2) "BUMBLE B ESTATES" BOOK 18, PAGE 17, 23-068-B, FILE NO. 2023-0005179
PREPARED BY: MGS PASCO, INC.
809 S AUBURN ST, KENNEWICK, WA, 99336 509-491-1071
MGS PASCO, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPEL, ETC.

Return to:
MGS PASCO, Inc
809 S Auburn St.
Kennewick, WA 99336



Office of County Records

Stev Churchill



AFFIDAVIT OF CORRECTION

Whereas, I, Kevin L Bethje, a Professional Land Surveyor registered in the State of Oregon, who surveyed and certified the Plat of “The Hive Addition” as recorded under Book 18, Page 30 of Plats, Instrument No. 2024-0001116, records of Umatilla County, Oregon.

Whereas, There was an error on the recorded plat of said “The Hive Addition” described as follows:

On Sheet 1 of 1, in the CERTIFICATE OF OWNERSHIP AND DEDICATION: In line 2, it states Land Partition, it should state Subdivision Plat.

Therefore, This affidavit is filed to correct that error and hereafter show Subdivision Plat in Line 2 of the CERIFICATE OF OWNERSHIP AND DEDICATION of “The Hive Addition”

Whereas, There was an error on the recorded Plat of said “The Hive Addition” as follows:

On Sheet 1 of 1, all 3 Stanfield signature blocks state Partition Plat, it should state Subdivision Plat.

Therefore, This affidavit is filed to correct that error and hereafter state Subdivision Plat in all 3 of the Stanfield Signature blocks show on Sheet 1 of 1 of “The Hive Addition”

Whereas, There was an error on the recorded Plat of said “The Hive Addition” described as follows:

The legal description shown in the deed reference was not shown on said Plat of “The Hive Addition”

Therefore, This affidavit is file to correct that error and hereafter show the following description for said Plat of “The Hive Addition”

Legal description according to Instrument number 2022-7480774,
Umatilla County:

A tract of land located in the Northeast Quarter of Section 5, Township 3 North, Range 29, East of the Willamette Meridian, Umatilla County,

Oregon and being more particularly described as beginning at the most Easterly Northeast corner of that tract of land conveyed to Malvin A. Atwood, etux, by Deed recorded in Microfilm Reel 225, Page 907, Office of Umatilla County Records, said point lies on the East line of the Northwest Quarter of the Northeast Quarter of said Section 5 and being a distance of 570.00 feet South from the Northeast corner of the Northwest Quarter of the Northeast Quarter of said Section 5; thence South 89°33'59" West, parallel with the North line of the Northwest Quarter of the Northeast Quarter of said Section 5, a distance of 165.00 feet; thence North 01°11'43" West, parallel with the East line of the Northwest Quarter of the Northeast Quarter of said Section 5, a distance of 120.00 feet to the Southeast corner of that tract of land conveyed to Stephen Simpson etux, by Deed recorded in Microfilm Reel 225, Page 1080 office of Umatilla County Records; Thence South 89°33'22" West, a distance of 133.49 feet to the Southwest corner of the said Simpson Tract; thence South 00°53'16" East along the Southerly projected west line of said Simpson Tract, a distance of 220.00 feet; thence North 89°33'59" East, parallel with the North line of the Northwest Quarter of the Northeast Quarter of said Section 5, a distance of 299.67 feet to a point which lies on the East line of Northwest Quarter of the Northeast Quarter of said Section 5; thence North 01°11'43" West along the East line of the Northwest Quarter of the Northeast Quarter of said Section 5, a distance of 100.00 feet to eth point of beginning.

Whereas, There was an error on the recorded Plat of said "The Hive Addition" described as follows:

The initial point of the legal description was not shown on said Plat of "The Hive Addition"

Therefore, This affidavit is file to correct that error and hereafter show the following description for said Plat of "The Hive Addition"

The initial point of the Legal description shall be shown as the Northeast corner of newly created Lot 1.

Whereas, There was an error on the recorded Plat of said “The Hive Addition” described as follows:

The survey narrative was not shown on the Plat of said “The Hive Addition”

Therefore, This affidavit is file to correct that error and hereafter show the following description for said Plat of “The Hive Addition”

The survey narrative shall be as follows;

There was a record of survey done by G. Dennis Edwards in December of 2015 of the described parcel shown in deed 2022-7480774 office of Umatilla County Records. In my survey search we found the Northeast corner of Section 5 and the North Quarter corner of Section 5 as shown on the recorded plat of “The Hive Addition”. We also found and held iron rods as shown hereon at the Northwest, Southwest and Southeast corner of the subject parcel per said Edwards Survey. I assessed said Survey and using the ties mentioned above, along with said Edwards survey I computed the Quarter Section and assessed that said Edwards survey reasonably showed the deed description accurately. Therefore, I used the calculations from said Survey to calculate the Easterly and Northerly lines of the described parcel. We found an Iron rod located near the most Easterly Northern corner of the described parcel, it appeared to not be in the calculated position shown in said Edwards survey. The calculated line was held for this plat. We also found numerous iron rods along the South and West line of the described parcel as set in the Plat of “Bumble B Estates” as recorded in Book 18 of Plats at page 17, Umatilla county Surveyor File No. 23-068-B, File No. 2023-0005179, records of Umatilla county. The alignment of those found iron rods matched the alignment of the South and West line of the described parcel and Edwards survey. The Plat of “The Hive Addition” was computed and platted using a combination of the record deed, said Edwards survey and said “Bumble B Estates” Plat.

3-6-2024

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 9, 2001
KEVIN L. BETHJE
55437

EXPIRATION DATE: DEC. 31, 2025

Kevin L. Bethje 3-6-2024

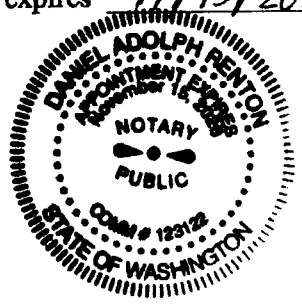
Kevin L. Bethje
Professional Land Surveyor, LS #55437 Oregon

STATE OF WASHINGTON)
) ss.
COUNTY OF Clark)

I certify that I know or have satisfactory evidence that Kevin L Bethje is the person who appeared before me, and said person acknowledge that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Given under my hand and official seal this 6 day of MARCH 2024.

Daniel Adolph Renton
Notary Public in and for the
State of Washington
Residing at VANCOUVER
My appointment expires 11/15/2026



Daniel Adolph Renton
Approved