

ALMONTE SUBDIVISION

A SUBDIVISION SURVEY ON PROPERTY LOCATED IN THE S.E. 1/4 OF SECTION 32, TWP 4 NORTH, RNG 29 EAST OF THE W.M. CITY OF STANFIELD, UMATILLA COUNTY OREGON.

CLIENT: **ARNOLDO ALMONTE**
 P.O. BOX 94
 STANFIELD, OREGON 97875

SURVEYOR'S NARRATIVE

THIS SURVEY WAS UNDERTAKEN IN JANUARY OF 2022 AT THE REQUEST OF ARNOLDO ALMONTE. THE PURPOSE OF THE SURVEY IS TO PERFORM A SUBDIVISION SURVEY ON PROPERTY THAT IS LOCATED IN THE S.E. 1/4 OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 29, EAST OF THE WILLAMETTE MERIDIAN, CITY OF STANFIELD, UMATILLA COUNTY OREGON.

THE INTENT OF THIS SUBDIVISION SURVEY IS TO CREATE 5 LOTS AS FOLLOWS:

LOT 1 WILL CONTAIN THE NORTHERLY 14034.85 SQUARE FEET OF THE PARENT PROPERTY, MAKING THE SOUTH LINE OF SAID LOT 1 AS BEING PARALLEL TO THE NORTH LINE OF THE PARENT PROPERTY AS DESCRIBED ON INSTRUMENT NUMBER 2009-5520062.

LOT 2 WILL CONTAIN 7016.32 SQUARE FEET, MAKING THE SOUTH LINE OF SAID LOT 2 AS BEING PARALLEL TO THE SOUTH LINE OF SAID LOT 1.

LOT 3 WILL CONTAIN 7017.42 SQUARE FEET, MAKING THE SOUTH LINE OF SAID LOT 3 AS BEING PARALLEL TO THE SOUTH LINE OF SAID LOT 2.

LOT 4 WILL CONTAIN 7017.42 SQUARE FEET, MAKING THE SOUTH LINE OF SAID LOT 4 AS BEING PARALLEL TO THE SOUTH LINE OF SAID LOT 3.

LOT 5 WILL CONTAIN THE SOUTHERLY 9926.36 SQUARE FEET OF THE PARENT PROPERTY AS DESCRIBED ON INSTRUMENT NUMBER 2009-5520062.

THE PROPERTY OWNER WILL BE REQUIRED TO DEDICATE THE EASTERLY 5 FEET FOR FUTURE STREET IMPROVEMENTS IN ORDER FOR THIS SUBDIVISION TO BE APPROVED.

THE EXTERIOR BOUNDS OF THE PARENT PROPERTY AS DESCRIBED ON INSTRUMENT NUMBER 2009-5520062 HAVE BEEN EITHER FOUND OR COMPUTED AS FOLLOWS:

IN 2004 AND 2006 I PERFORMED 2 LAND PARTITIONS ON PROPERTIES TO THE EAST AND THE NORTH OF THIS LAND SUBDIVISION AS SHOWN. IN THE 2004 LAND PARTITION I SET THE SOUTHWEST, NORTHWEST AND NORTHEAST CORNERS OF THE PARENT PROPERTY OF THIS SUBDIVISION. I WAS ABLE TO RECOVER THOSE 3 MENTIONED CORNERS. THE SOUTHEAST CORNER OF THE PARENT PROPERTY OF THIS LAND SUBDIVISION WAS COMPUTED BASED UPON LAND PARTITION 2004-29.

IN 2011 LS 951 PERFORMED A SURVEY FOR THE LEVEE PROJECT AND IN THAT SURVEY HE MONUMENTED THE SOUTHERLY 2385 SQUARE FEET OF THE PARENT PROPERTY FOR THIS LAND SUBDIVISION. I WAS ABLE TO RECOVER THESE CORNERS AND THEY SUBSEQUENTLY IDENTIFY TO NORTHERLY LINE OF A LEVEE EASEMENT.

THE BASIS OF BEARING FOR THIS PARTITION SURVEY IS THE FOUND 2 1/2" BRASS CAP MARKING THE CENTER 1/4 CORNER TO SECTION 32, TOWNSHIP 4 NORTH, RANGE 29, EAST OF THE WILLAMETTE MERIDIAN AND THE FOUND 2 1/2" BRASS CAP MARKING THE EAST 1/4 CORNER TO SECTION 32, TOWNSHIP 5 NORTH, RANGE 29, EAST OF THE WILLAMETTE MERIDIAN AND IS BASED UPON PARTITION PLAT 2006-09.

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

East Half of Lots 31, 32, 33, 34 and 35, STANFIELD ORCHARD OUTLOTS, located in South Half of Section 32, Township 4 North, Range 29, East of the Willamette Meridian, Umatilla County, Oregon.

EXCEPTING therefrom North 45.83 feet of said Lot 31;

SUBJECT to any and all water rights of way and streets.

SURVEYOR'S CERTIFICATION

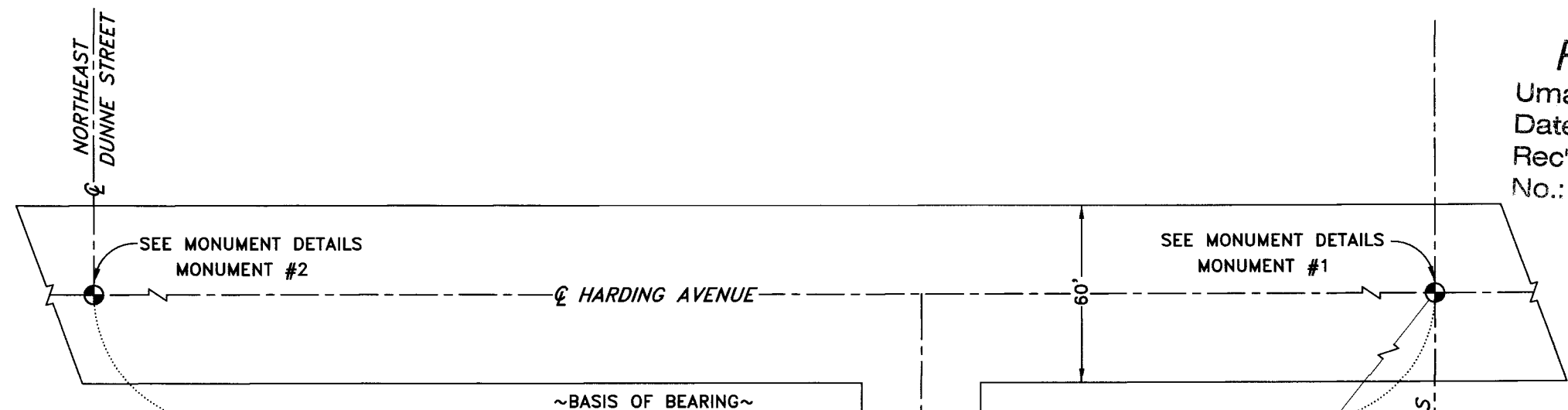
I, BRIT L. PRIMM, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN MARCH 2022, IN CONFORMANCE WITH THE REQUIREMENTS OF SUBDIVISIONS AND PARTITIONS, AS ESTABLISHED BY O.R.S. CHAPTER 92, AND HAVE SET THE PROPER MONUMENTS.

LEGAL DESCRIPTION:

COMMENCING AT A 2 1/2 INCH BRASS CAP MARKING THE EASTERLY QUARTER CORNER TO SECTION 32, TOWNSHIP 4 NORTH, RANGE 29, EAST OF THE WILLAMETTE MERIDIAN; THENCE S 79°18'52" W, 1364.72 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48509" ON THE WESTERLY RIGHT OF WAY LINE OF SLOAN STREET, AND THE TRUE POINT OF BEGINNING; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE S 0°09'37" W, 409.56 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48509"; THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE S 89°40'22" W, 109.86 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48509"; THENCE N 0°09'37" W, 409.94 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48509"; THENCE N 89°52'12" E, 109.86 FEET TO THE POINT OF BEGINNING.

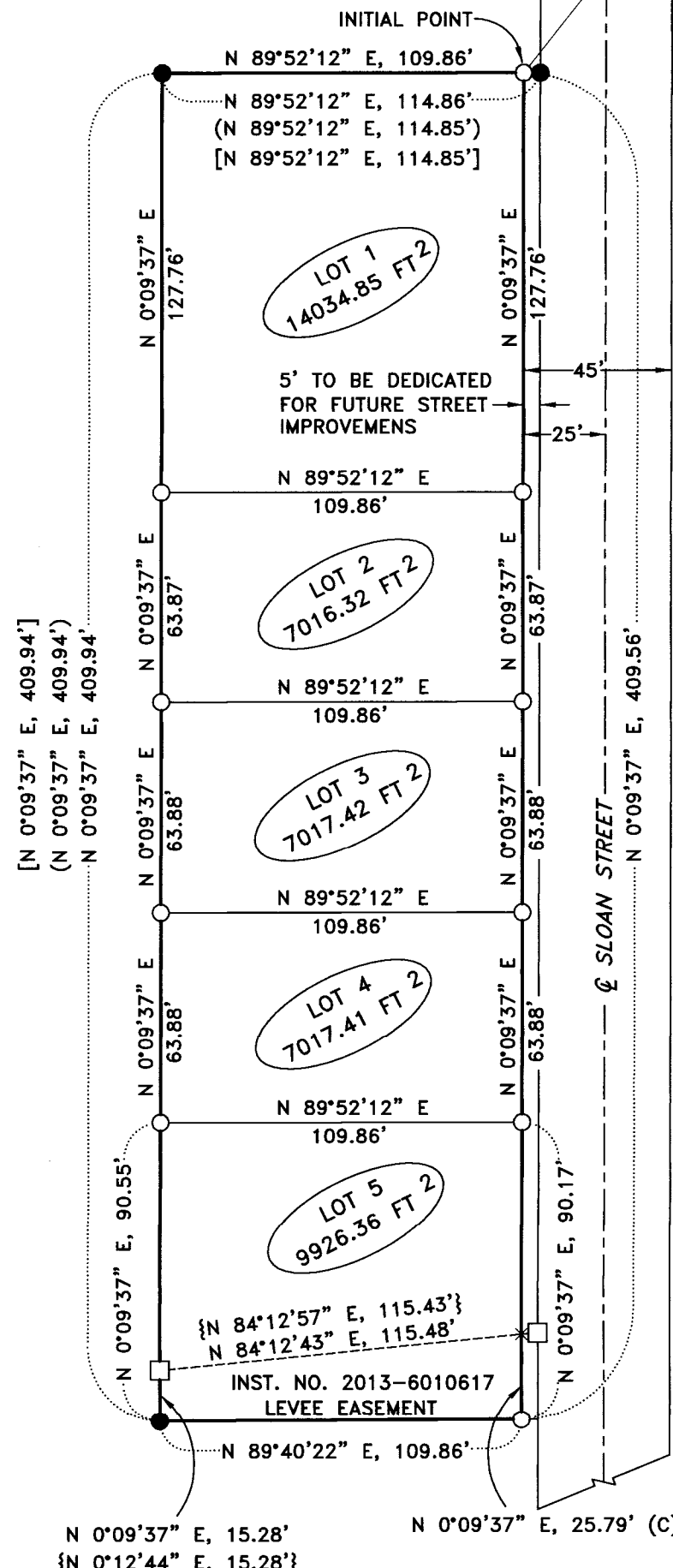
CONTAINING 1.03 ACRES.

INITIAL POINT OF THIS SUBDIVISION PLAT BEING THE NORTHEAST CORNER OF LOT 1.



RECEIVED BY
 Umatilla County Surveyor
 Date: 2/14/23
 Rec'd By: CT
 No.: 23-018-8

DESCRIPTION	FEET ²	ACRES
PARENT PROPERTY	45012.36	1.033
LOT 1	14034.85	0.322
LOT 2	7016.32	0.161
LOT 3	7017.42	0.161
LOT 4	7017.41	0.161
LOT 5	9926.36	0.228
LEVEE EASEMENT	2255.92	0.052



SURVEYS

PARTITION 2006-09
 PARTITION 2004-29
 R.O.S. 11-119-C

DEEDS

INST. NO. 2009-5520062
 INST. NO. 2013-6010617

NOTES

() P.P. 2006-08
 [] P.P. 2004-29
 { } R.O.S. 11-119-C

LEGEND

- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PLS LS 48509"
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PLS LS 48509"
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "951"
- ⊙ FOUND MONUMENT AS NOTED
- × COMPUTED LOCATION, NOT SET
- EXTERIOR BOUNDS OF PROPERTY
- - - CENTER-LINE OF ROADS
- - - - - LEVEE EASEMENT

OWNERS ACKNOWLEDGEMENT

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE ARNOLDO ALMONTE AND KYLEE DIANE ALMONTE RUSSELL, OWNERS OF THE LANDS SHOWN ON THIS SUBDIVISION PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING LEGAL DESCRIPTION, HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED INTO LOTS AS SHOWN ON THIS SUBDIVISION PLAT, AND CITY OF STANFIELD ORDINANCES. FURTHERMORE WE DO HEREBY DEDICATE THE 5 FEET ON THE WESTERLY SIDE OF SLOAN STREET AS SHOWN TO THE CITY OF STANFIELD FOR FUTURE STREET IMPROVEMENTS.

Arnoldo Almonte
 ARNOLDO ALMONTE

Kylee Diane Almonte Russell by Yesenia Rangel, Conservator
 KYLEE DIANE ALMONTE RUSSELL, BY YESENIA RANGEL, CONSERVATOR

KNOW ALL PEOPLE BY THESE PRESENTS THAT ON

THIS DAY 12TH OF JANUARY, 2023
 APPEARED ARNOLDO ALMONTE AND KYLEE DIANE ALMONTE RUSSELL TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING SUBDIVISION TO BE A FREE AND VOLUNTARY ACT.

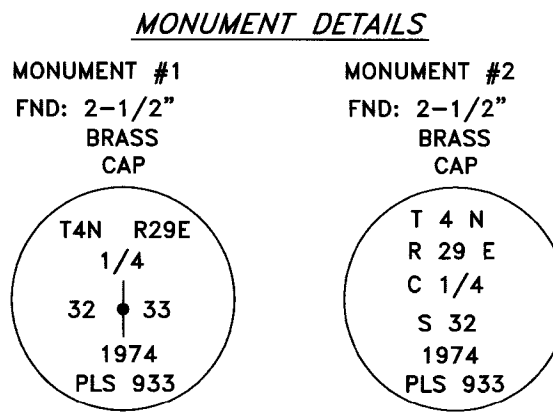
* YESENIA RANGEL, CONSERVATOR

BEFORE ME *Steve Churchill*
 NOTARY PUBLIC FOR OREGON

PRINTED NAME **STEVE CHURCHILL**

COMMISSION NO. 1025581

MY COMMISSION EXPIRES **JUNE 29, 2026**



REGISTERED PROFESSIONAL LAND SURVEYOR
 OREGON
 JULY 13, 1999
 BRIT L. PRIMM
 48509
 EXPIRATION DATE: 12/31/22
 DATE: 05 JUL 22

I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL SUBDIVISION PLAT AS FILED FOR ARNOLDO ALMONTE IN UMATILLA COUNTY, OREGON.
Brit L. Primm
 BRIT L. PRIMM

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: **ARNOLDO ALMONTE**
 SE 1/4 OF SEC. 32, TWP. 4 N, RNG 29 E.W.M.
 PROJECT:
 A SUBDIVISION SURVEY ON PROPERTY LOCATED IN THE S.E. 1/4 OF SECTION 32, TWP 4 NORTH, RNG 29 EAST OF THE W.M. CITY OF STANFIELD, UMATILLA COUNTY OREGON.
 JOB #: 2201002
 DATE: 28 FEB 22
 FB/PG: 043/57
 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. Kline
 UMATILLA COUNTY SURVEYOR
 DATED THIS 2 DAY OF February 2023

STANFIELD CITY PLANNING DEPARTMENT
 THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAT AND IT IS APPROVED FOR FILING AND RECORDING BY MY AUTHORITY.
Brit L. Primm
 STANFIELD CITY PLANNING DEPARTMENT
 DATED THIS 18 DAY OF January 2023

STANFIELD CITY COUNCIL Planning Commission
 THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAT AND IT IS APPROVED FOR FILING AND RECORDING BY MY AUTHORITY.
Brit L. Primm
 STANFIELD CITY COUNCIL Planning Commission
 DATED THIS 19 DAY OF January, 2023

STANFIELD IRRIGATION DEPARTMENT
 THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAT AND IT IS APPROVED FOR FILING AND RECORDING BY MY AUTHORITY.
Brit L. Primm
 STANFIELD IRRIGATION DEPARTMENT
 DATED THIS 30 DAY OF January, 2023

UMATILLA COUNTY COMMISSIONERS
 WE CERTIFY THAT THIS PLAT IS APPROVED FOR FILING IN THE "RECORD OF TOWN PLATS" OF THE COUNTY OF UMATILLA, STATE OF OREGON BY OUR AUTHORITY.
Brit L. Primm
 COMMISSIONER
Brit L. Primm
 COMMISSIONER
Celinda A. Simmons
 COMMISSIONER
 DATED THIS 9TH DAY OF February, 2023

UMATILLA COUNTY TAX COLLECTOR & ASSESSOR
 THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAT AND IT IS APPROVED FOR FILING AND RECORDING BY MY AUTHORITY.
Michael Reynolds
 TAX COLLECTOR
Michael Reynolds
 ASSESSOR
 DATED THIS 6 DAY OF February, 2023

State of Oregon 2023-0000834
 County of Umatilla
 REC-DE-TP 02/10/2023 08:32:11 AM
 Pgs=1 \$5.00 \$24.00 \$11.00 \$10.00 \$10.00 \$120.00
 \$80.00

 Office of County Records
Steve Churchill