

PARTITION PLAT NO. 2015-03

A PARTITION OF A PARCEL OF LAND LOCATED IN THE NW 1/4, SEC. 23, TWP. 5 N., RNG. 27 E.W.M. UMATILLA COUNTY, OREGON

CLIENT: **BARRY AND NANCY STICE**
 PO BOX 880
 BOARDMAN, OREGON 97818

SURVEYOR'S NARRATIVE

THIS SURVEY WAS UNDERTAKEN IN AUGUST OF 2014 AT THE REQUEST OF BARRY STICE. THE PURPOSE OF THE SURVEY IS TO PERFORM A PARTITION SURVEY ON A TRACT OF LAND LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 27 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

LS 951 PREVIOUSLY PERFORMED A SURVEY FOR GEORGE FOX ON THIS PROPERTY IN 1992 (SURVEY NO. 92-141-A), THIS PARTITION SURVEY IS BASED UPON THE SURVEY PERFORMED IN 1992 BY LS 951.

THE BASIS OF BEARING OF THIS SURVEY ARE THE FOUND 1 INCH IRON PIPE MARKING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23 OF TOWNSHIP 5 NORTH, RANGE 27, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON AND THE FOUND 5/8 INCH IRON ROD MARKING THE SOUTHEAST CORNER OF TRACT ONE AS DESCRIBED ON DOCUMENT # 1993-188419.

THIS SURVEY WAS ACCOMPLISHED UTILIZING 2 TRIMBLE R-8 GNSS RECEIVERS. AN AUTONOMOUS POSITION WAS GENERATED ON THE BASE UNIT AND THE TWO PREVIOUSLY MENTIONED FOUND 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 PARENT PARCEL

TRACT II

That portion of Northwest Quarter of Northwest quarter of Section 23, Township 5 North, Range 27, described as beginning at a point on East line of said Northwest Quarter of Northwest Quarter, which lies 230 feet South of Northeast corner of said Northwest Quarter of Northwest Quarter; thence continuing along said East line South 0°06'15" East 469.15 feet to a point which lies 250 feet North of the point of intersection of said East line with North right of way line of West Extension Main Canal; thence South 89°53'45" West 300 feet; thence South 0°06'15" East, parallel with said East line 318.98 feet to a point on North right of way line of said canal; thence North 76°56'49" East along said canal right of way 307.83 feet to a point on East line of said Northwest Quarter of Section 23; thence South 0°06'15" East along said East line 364.54 feet to Southeast corner; thence North 89°51'56" West along South line of said Northwest Quarter of Northwest Quarter a distance of 550.89 feet to Southeast corner of that tract conveyed to George Fox, et ux, recorded in Microfilm R-30, Page 581, Deed Records; thence North 10°00'47" West along West line of said Fox Tract 1100.86 feet to a point which lies 230 feet South of North line of said Northwest Quarter of Northwest Quarter, when measured at right angles; thence South 89°52'07" East parallel with said North line 740.56 feet to the point of beginning;

EXCEPTING THEREFROM a 200 foot right of way of West Extension Main Canal;

SUBJECT TO and together with easement for ingress, egress and irrigation pipelines over east 25 feet of Northwest Quarter of Northwest Quarter of Section 23, lying North of North right of way line of West Extension Main Canal;

ALSO SUBJECT TO easement for irrigation purposes over a strip of land 20 feet in width, West line of which is described beginning at Northwest corner of above tract; thence South 10°00'07" East along West line of said tract 871 feet to North right of way line of West Extension Main Canal;

SUBJECT TO any and all rights of way;

All being East of the Willamette meridian, Umatilla County, Oregon.

DEDICATION/ACKNOWLEDGEMENT

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE BARRY W. AND NANCY J. STICE, HUSBAND AND WIFE, 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 WE DO HEREBY DEDICATE THE 60 FOOT EASEMENT FOR INGRESS/EGRESS AND IRRIGATION PURPOSES EXCLUSIVE TO PARCELS 1, 2 & 3 TO BE A FREE AND VOLUNTARY ACT.

Barry W. Stice
 BARRY W. STICE

Nancy J. Stice
 NANCY J. STICE

KNOW ALL PEOPLE BY THESE PRESENTS THAT ON

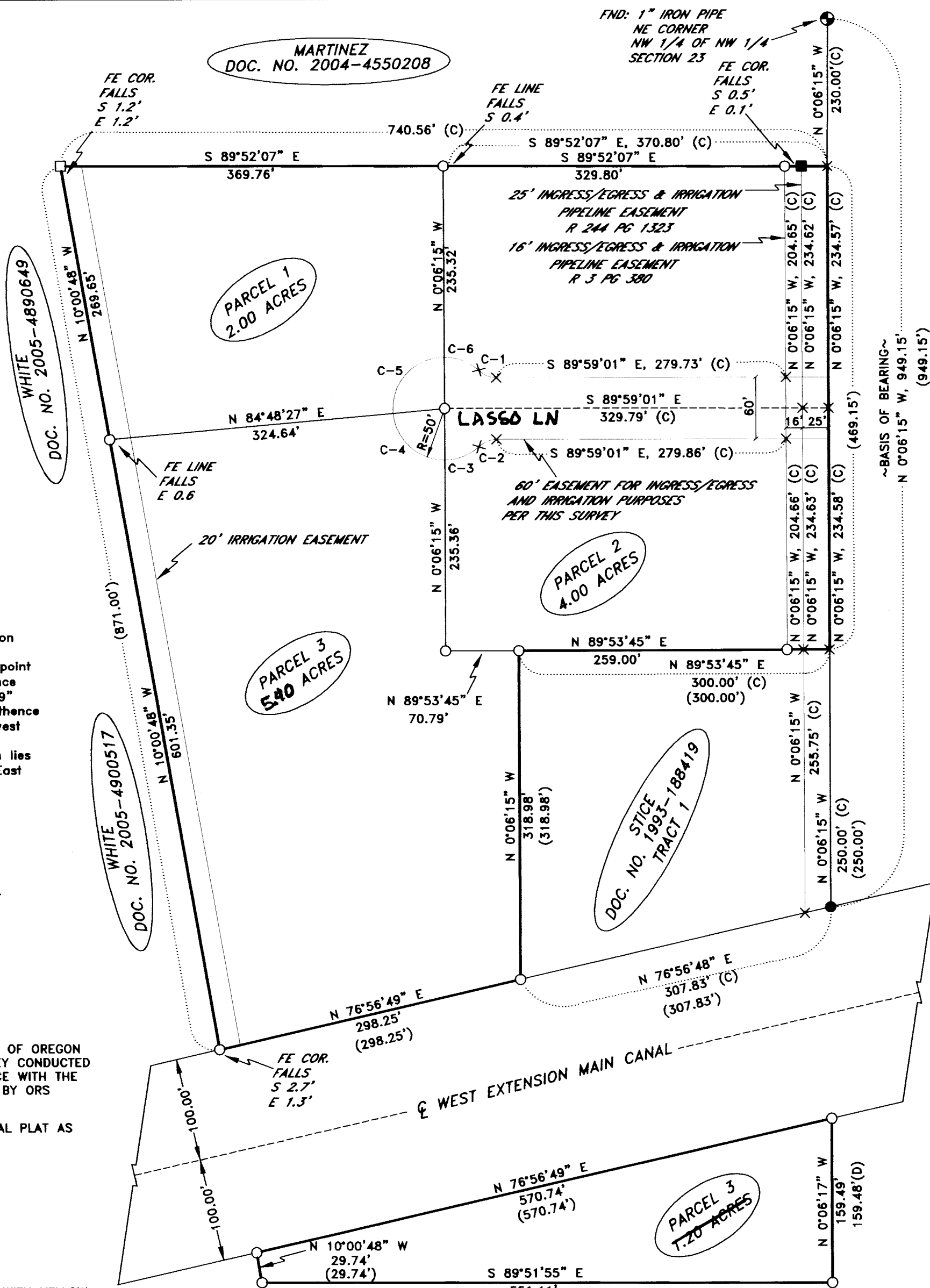
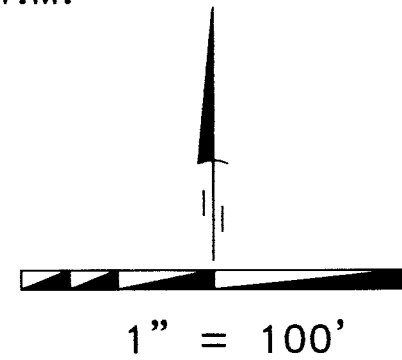
THIS DAY 9 OF January, 2015
 APPEARED BARRY W. AND NANCY J. STICE TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING PARTITIONING AND DEDICATION OF THE 60 FOOT INGRESS/EGRESS EASEMENT EXCLUSIVE TO PARCELS 1, 2 & 3 TO BE A FREE AND VOLUNTARY ACT.

BEFORE ME *Bruce Ganibay*
 NOTARY PUBLIC FOR OREGON

PRINTED NAME *Bruce Ganibay*

COMMISSION NO. 462763

MY COMMISSION EXPIRES 10/16/15



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 AUGUST 2014, 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 BARRY & NANCY STICE IN UMATILLA COUNTY, OREGON.

Brit L. Primm
 BRIT L. PRIMM

LEGEND

- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PLS LS 48509"
- FOUND 5/8" IRON ROD
- FOUND 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "951" IN ROCK
- FOUND 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "951"
- ⊕ MONUMENT AS NOTED
- × COMPUTED POINT (NOT SET)
- PARTITION BOUNDARY
- - - EASEMENT LINES

CURVE DATA

CURVE#	DELTA	RAD	TAN	LC	LC BNG
C-1	47°23'27"	22.78'	10.00'	18.31'	N 66°17'18" W
C-2	47°23'27"	22.78'	10.00'	18.31'	N 66°19'15" E
C-3	41°31'53"	50.00'	18.96'	35.45'	S 69°07'49" W
C-4	84°54'42"	50.00'	45.75'	67.50'	N 47°38'54" W
C-5	95°05'18"	50.00'	54.65'	73.78'	N 42°21'06" E
C-6	41°46'20"	50.00'	19.08'	35.65'	S 69°13'05" E

DEEDS

- DOC. NO. 1993-188419
- DOC. NO. 2005-4900517
- DOC. NO. 2005-4890649
- DOC. NO. 2004-4550208

AREA DATA

PARCEL	SQ. FT.	ACRES
PARENT	496584.00	11.40
PARCEL 1	87120.00	2.00
PARCEL 2	174240.00	4.00
PARCEL 3	235224.00	5.40
60' EASE.	24855.78	0.57
25' EASE.	11729.98	0.27
20' EASE.	17373.61	0.40
16' EASE.	7508.57	0.17

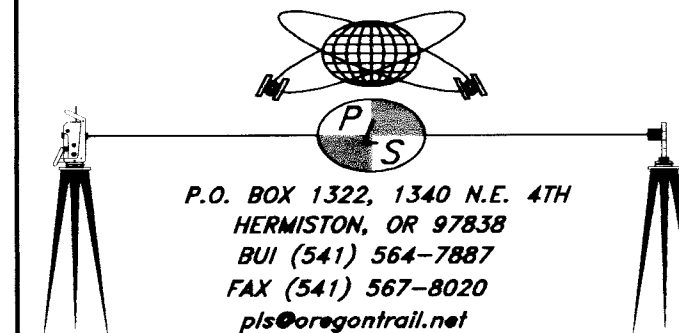
NOTES

- () EDWARDS PARTITION PLAT SURVEY NO. 92-141-A
- (C) CALCULATED
- (D) DEED

SURVEYS

- EDWARDS FOR FOX, SURVEY NO. 92-141-A
- EDWARDS FOR CHETWOOD, PARTITION PLAT 2005-26
- EDWARDS FOR NELSON, SURVEY NO. 02-198-A
- EDWARDS FOR WALTON, SURVEY NO.00-265-B
- EDWARDS FOR WALTON, SURVEY NO. 99-98-A

PRIMM LAND SURVEYING, INC.



CLIENT: **BARRY AND NANCY STICE**

NW 1/4, SEC 23, TWP. 5 N. RNG. 27 E. WM

PROJECT:
 PARTITION SURVEY ON A TRACT OF LAND LOCATED IN THE NW 1/4 OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 27 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

JOB #: 1408001
 DATE: 02 OCT 14
 FB/PG: 032/49
 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. Kim
 UMATILLA COUNTY SURVEYOR

DATED THIS 13 DAY OF January, 2015

WEST EXTENSION IRRIGATION DISTRICT

THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAT AND IT IS APPROVED FOR FILING AND RECORDING BY MY AUTHORITY.

Bruce Ganibay
 MANAGER

DATED THIS 9th DAY OF January, 2015

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.

Leif Mabbett
 DIRECTOR UMATILLA COUNTY PLANNING DEPARTMENT

DATED THIS 25th DAY OF February, 2015

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.

Bethany Knight
 TAX COLLECTOR

DATED THIS 9 DAY OF January, 2015

STATE OF OREGON,
 COUNTY OF UMATILLA }

I certify that this instrument was received and recorded

ON February 26, 2015
 at 10:15 o'clock Am., in the record of
 PLATS of said County.
 YEAR NUMBER Slide
 2015 03

OFFICE OF COUNTY RECORDS

By: *Steve Churchill*...Records Officer

Fees \$ 78.00 No. 2015-6760527

RECEIVED BY

Umatilla County Surveyor

Date: 3/5/2015

Rec'd By: *[Signature]*

No.: 15-017-B