

PARTITION PLAT NO. 2015-05
within the E1/2 of SE1/4 Section 13,
Township 5 N., Range 27 E., W.M.,
Umatilla County, Oregon

APPROVALS:

UMATILLA COUNTY SURVEYOR

APPROVED THIS 30 DAY OF March, 2015

David H. Clark
 UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY PLANNING DEPARTMENT

APPROVED THIS 30th DAY OF March, 2015

Lance Clark King
 UMATILLA COUNTY PLANNING DIRECTOR

WEST EXTENSION IRRIGATION DISTRICT

APPROVED THIS 25th DAY OF March, 2015

Brenda Bridges
 WEST EXTENSION IRRIGATION DISTRICT MANAGER

UMATILLA COUNTY TAX COLLECTOR

TAXES ARE PAID IN FULL

APPROVED THIS 30 DAY OF March, 2015

Bottina C. Smith
 UMATILLA COUNTY TAX COLLECTOR

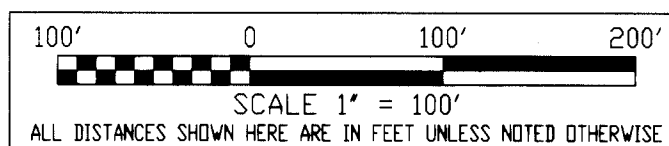
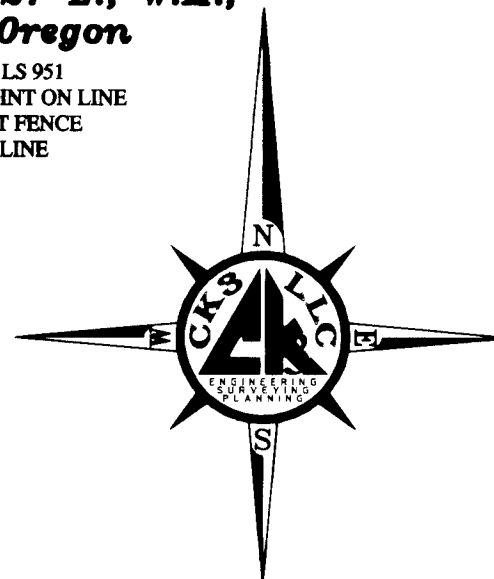
LINE No.	LENGTH	BEARING
L1	86.99	N82° 09' 41"E
L2	50.32	S0° 21' 19"W
L3	50.32	S83° 52' 44"W
L4	25.22	N78° 32' 39"E
L5	40.05	N11° 27' 54"W
L6	40.10	N11° 27' 54"W
L7	154.00	N82° 22' 14"E

CURVE No.	RADIUS	DELTA	LENGTH	TANGENT	BEARING CHORD	CHORD
C1	50.00	240°26'53"	209.8305	85.83	S6° 17' 26"E	86.406

FOUND 4" ALUMINUM CAP
 STAMPED CORPS OF ENGINEERS
 1" SOUTH OF EAST-WEST FENCE LINE
 11.4' WEST OF FENCE LINE RUNNING SOUTH

FOUND 2 1/2" BRASS CAP LS 951
 MARKED AS 2728 TSN POINT ON LINE
 0.5' SOUTH OF EAST-WEST FENCE
 LINE 6.9' EAST OF FENCE LINE
 RUNNING SOUTH

1 1/2" IRON PIPE MARKED
 TL 3318 & 3319 1' SOUTH OF EAST-WEST FENCE LINE
 4.5' WEST OF FENCE LINE RUNNING SOUTH



RECORDS OF REFERENCE

- R1 RECORD OF SURVEY FOR BERNARD MATHEWS, BY JAMES HIGGINS, FILED UNDER COUNTY SURVEY No. Q-108-AX & Q-108-AX-N1
- R2 PARTITION PLAT 2008-08 FOR JAMES MAGOTEAUX, BY EDWARDS SURVEYING, FILED UNDER COUNTY SURVEY No. 08-060-B
- R3 SURVEY FOR O.D.O.T. BY OREGON DEPARTMENT OF TRANSPORTATION, FILED UNDER COUNTY SURVEY No. 12-102-B

OWNER'S DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNDERSIGNED, ARE THE OWNER OF THE LANDS AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE CAUSED THE SAME TO BE PARTITIONED AND SURVEYED IN ACCORDANCE WITH ORS CHAPTER 92. WE ACKNOWLEDGE THE FOLLOWING EASEMENTS:

- EASEMENT TO UMATILLA ELECTRIC COOPERATIVE ASSOCIATION, BOOK 120, PAGE 436, DEED RECORDS.
- EASEMENT TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY, BOOK 200, PAGE 436, DEED RECORDS.
- EASEMENT TO UMATILLA ELECTRIC COOPERATIVE ASSOCIATION, INSTRUMENT No. 2007-5210227 UMATILLA COUNTY RECORDS.
- PERMANENT EASEMENT TO STATE OF OREGON THROUGH ODOT INSTRUMENT No. 2011-5800139 UMATILLA COUNTY RECORDS.
- 25' OREGON LAND AND WATER COMPANY IRRIGATION EASEMENT ALONG THE SOUTH BOUNDARY OF PARCEL #2 AS SHOWN AS PER WEST EXTENSION IRRIGATION DISTRICT.

WE HEREBY DEDICATE A TWENTY FOOT IRRIGATION EASEMENT ALONG THE EAST BOUNDARY OF PARCEL #2 AS SHOWN. WE HEREBY DEDICATE A THIRTY FOOT UTILITY & ACCESS EASEMENT ALONG THE EAST BOUNDARY OF PARCEL #1 AND A 50 FOOT RADIUS CUL-DE-SAC, AS SHOWN FOR THE USE OF BOTH PARCELS.

Jody A. Brittain
 JODY A. BRITTAIN
Rick A. Brittain
 RICK A. BRITTAIN

STATE OF OREGON } s.s.
 COUNTY OF UMATILLA }

BEFORE ME THIS 26th DAY OF MARCH, 2015
 APPEARED RICK A. BRITTAIN & JODY A. BRITTAIN, OWNERS AND
 ACKNOWLEDGED THE FOREGOING DECLARATION.

Steven M. Churchill
 NOTARY PUBLIC FOR OREGON
STEVEN M. CHURCHILL
 PRINTED NAME
 COMMISSION NO. 930500
 MY COMMISSION EXPIRES 07-27-2018

RECEIVED BY
 Umatilla County Surveyor
 Date: 4/9/2015
 Rec'd By: G. Nensley
 No.: 15-074-B

REGISTERED PROFESSIONAL LAND SURVEYOR
Lance Clark King
OREGON
MAY 10, 2011
LANCE CLARK KING
61420

OFFICE OF COUNTY RECORDS

STATE OF OREGON, COUNTY OF UMATILLA } s.s.
 I certify that this instrument was received and recorded

ON March 31, 2015
 at 8:16 o'clock Am., in the record of
 PLATS of said County.
 YEAR NUMBER Slide
 2015 05

OFFICE OF COUNTY RECORDS

By: Steve Churchill, Records Officer

Fees \$ 78.00 No. 2015-6270677

THIS IS AN EXACT COPY:

Lance Clark King
 LANCE CLARK KING

SURVEYOR'S NARRATIVE & CERTIFICATE

THIS SURVEY WAS MADE AT THE REQUEST OF RICK & JODY BRITTAIN FOR THE PURPOSE OF PARTITIONING A PARCEL OF LAND AS DESCRIBED IN PRELIMINARY TITLE REPORT ORDER NO. 92303 DATED 2/24/2014, CREATING A 2 ACRE PARCEL AND A 2.9 ACRE PARCEL. CONTROL FOR THIS SURVEY IS FROM FOUND MONUMENTS AS SHOWN ON THE MAP. THE BASIS OF BEARING FOR THIS SURVEY IS ALONG THE SOUTH RIGHT OF WAY LINE OF HIGHWAY 730 BETWEEN THE FOUND RAIL ROAD SPIKE AND THE FOUND 1" IRON PIPE AS SHOWN ON THIS SURVEY AND OF RECORD (R2) AS SHOWN ON THE REFERENCE TABLE HEREIN.

THIS PARCEL WAS ORIGINALLY SURVEYED IN MAY OF 1954 BY JAMES HIGGINS FOR B.W. MATHEWS, ACCOMPANYING THIS SURVEY IS A DETAILED NARRATIVE BY MR. HIGGINS EXPLAINING HIS BOUNDARY DETERMINATION. THE SECTION CONTROL THAT EXISTS TODAY WAS NOT IN EXISTENCE IN MAY OF 1954, I HAVE ELECTED TO HOLD AS THE BEST EVIDENCE OF THE BOUNDARY THE SURVEY BY MR. HIGGINS.

THE NORTH LINE OF PARCEL WAS RETRACED ALONG THE EXISTING SOUTH HIGHWAY RIGHT OF WAY BETWEEN THE FOUND NORTHWEST CORNER AS PER (R2) & (R3) AND THE FOUND 1" PIPE AS PER (R2) & (R3). AT THE NORTHEAST CORNER OF THIS PARCEL A 1" BRASS ROD WAS FOUND AS PER (R1) BUT IS 1.65 FEET SOUTH OF THE RIGHT OF WAY AS SHOWN THIS BRASS ROD WAS HELD TO CONTROL THE EAST LINE OF THIS PARCEL AND THE NORTHEAST CORNER OF THIS PARCEL IS CALCULATED ALONG THE RIGHT OF WAY.

THE EAST LINE OF THIS PARCEL WAS RETRACED ALONG AN EXISTING FENCE LINE BETWEEN THE FOUND 1" BRASS ROD AND A FOUND 1-1/4" IRON PIPE MARKING THE N1/16 CORNER. THE LINE WAS THEN EXTENDED SOUTHERLY 46.00 FEET AS SHOWN IN (R1) TO ESTABLISH THE SOUTHEAST CORNER OF THIS PARCEL WHICH FALL IN THE CENTERLINE OF AN EXISTING BUT ABANDONED DITCH LINE AS PER (R1).

THE SOUTH LINE OF THIS PARCEL WAS RETRACED ALONG THE EXISTING BUT ABANDONED DITCH LINE AS PER (R1) BETWEEN THE ESTABLISHED SOUTHEAST CORNER AND A FOUND 5/8" REBAR AS PER (R2). THE PROPERTY FOLLOWS THE DITCH LINE, THERE IS AN EXISTING FENCE LINE SOUTH OF THE DITCH APPROXIMATELY 6 FEET AS SHOWN ON THE MAP AND WAS MOST LIKELY BUILT ALONG THE SOUTH TOP OF BANK OF THE DITCH. THE AREA BETWEEN THE DITCH LINE AND FENCE LINE IS OVERGROWN WITH BLACKBERRY BUSHES WHICH FORM A NATURAL BOUNDARY BETWEEN THE PARCELS.

THE WEST LINE OF THIS PARCEL WAS RETRACED ALONG AN EXISTING FENCE LINE BETWEEN THE FOUND 5/8" REBAR AT THE SOUTHWEST CORNER AND THE FOUND 5/8" REBAR AT THE NORTHWEST CORNER BOTH OF RECORD AS PER (R2).

I LANCE C. KING A REGISTERED PROFESSIONAL LAND SURVEY HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MONUMENTED THE BOUNDARIES OF PARCELS 1 AND 2 IN ACCORDANCE WITH ORS CHAPTER 92. I CERTIFY THAT THE FIRST MONUMENT ESTABLISHING OR REESTABLISHING A BOUNDARY MONUMENT WAS PLACED ON 3/13/2015, THAT THE ADJOINING PROPERTY AND ALL PROPERTY ACCESSED IN THIS SURVEY WAS DONE IN ACCORDANCE WITH ORS 672.047, THAT THE SURVEY WAS MADE BY ME OR UNDER MY DIRECTION, THAT THE MONUMENTS ARE AS SHOWN AND THAT THIS MAP IS A TRUE AND ACCURATE REPRESENTATION OF SAID SURVEY. THE LAND BEING PARTITIONED IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 46 FEET SOUTH FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 27, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON; THENCE NORTH 809.20 FEET; THENCE SOUTH 78°27' WEST 288.40 FEET; THENCE SOUTH 764.00 FEET TO THE CENTER OF THE OREGON LAND AND WATER COMPANY'S CANAL; THENCE EASTERLY ALONG THE CENTERLINE OF SAID CANAL, 280.00 FEET, MORE OR LESS TO THE POINT OF BEGINNING;

NOTE:
 A BLANKET POLE LINE EASEMENT TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY AS PER BOOK 200, PAGE 297 OF THE UMATILLA COUNTY RECORD EXISTS ON THIS PROPERTY
 EASEMENT TO UMATILLA ELECTRIC COOPERATIVE AS PER BOOK 120, PAGE 436 OF THE UMATILLA COUNTY RECORD REFERS TO A PROPERTY TO THE WEST OF THIS PROPERTY

LEGEND

- PARTITION BOUNDARY
- NEW PARTITION LINE
- RIGHT-OF-WAY (ROW)
- EASEMENT LINE
- TIE LINES
- TAX LOT LINES
- X — X — X — X — EXISTING FENCE LINE
- HWY CENTER LINE
- () DATA OF RECORD
- ⊕ MONUMENT AS NOTED
- FND. 5/8" IRON BAR AS NOTED
- △ CALCULATED POINT
- SET 5/8"-30" IRON REBAR & ORANGE PLASTIC CAP MARKED PLS 61420
- FND. MONUMENT AS NOTED

SURVEY FOR:
RICK & JODY BRITTAIN

CKS, LLC
 CIVIL-STRUCTURAL-ELECTRICAL ENGINEERING,
 SURVEYING & PLANNING
 368 S.W. 5TH AVENUE
 ONTARIO, OREGON 97914
 E-MAIL: CK3@CK3LLC.NET
 TEL: 541-889-5411 ~ FAX: 541-889-2074

CHECKED BY: LCK	FIELDBOOK No.: 0-288	PAGE(S): 77-79
DRAWN BY: RWF	DWG FILE No.: B-1175	
APPROVED BY: LCK	FILENAME: V014079.dwg	JOB No. VO-14079
DATE: 2/17/2015	DATE REVISED:	SHEET: 1 of 1

