

PARTITION PLAT 2015-18

IN THE S.E. 1/4 OF SEC. 33, TWP. 5 N.,
RNG. 28 E.W.M. UMATILLA COUNTY, OREGON

CLIENT: **DAVID AND CATHY ZINTER**
80452 COONEY LANE
HERMISTON, OR
97838

SURVEYOR'S NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF DAVID AND CATHY ZINTER, TO PARTITION THAT LAND DESCRIBED AND RECORDED AS INSTRUMENT NUMBER 2010-5680324.

THE INTENT OF THIS LAND PARTITION IS TO CREATE TWO PARCELS, PARCEL 2 TO ENCOMPASS 2.00 ACRES AND PARCEL 1 TO ENCOMPASS THE REMAINDER.

3/4" IRON PIPES WERE RECOVERED ON THE CENTER LINE OF COONEY LANE MARKING THE SOUTHEAST 1/16 CORNER AND THE EAST 1/16 CORNER BOTH OF SECTION 33.

5/8" IRON RODS WERE RECOVERED ON THE OREGON-WASHINGTON RAILROAD AND NAVIGATION COMPANY EASTERLY RIGHT OF WAY MARKING THE NORTHWESTERLY CORNER OF LOT 15 AND ON THE WESTERLY RIGHT OF WAY OF COONEY LANE MARKING THE SOUTHEASTERLY CORNER OF LOT 12 BOTH OF BLOCK 1 NORTH HILL TERRACE.

THE OREGON-WASHINGTON RAILROAD AND NAVIGATION COMPANY EASTERLY AND WESTERLY RAILS WHERE LOCATED DURING THIS SURVEY. THE DISTANCE BETWEEN THE TWO RAILS WAS THEN SPLIT TO COME UP WITH A CENTERLINE OF WHICH WAS THEN OFFSET EASTERLY 50' FOR THE EASTERLY RIGHT OF WAY, AS PER RIGHT-OF-WAY AND TRACK MAP OREGON-WASHINGTON RAILROAD & NAVIGATION COMPANY FILED AS SLIDE NUMBER 47, UMATILLA COUNTY SURVEY RECORDS.

THIS SURVEY WAS ACCOMPLISHED UTILIZING 2 TRIMBLE R8 GNSS RECEIVERS. AN AUTONOMOUS POSITION WAS GENERATED ON THE BASE RECEIVER AND THE PREVIOUSLY MENTIONED SOUTHEAST 1/16 CORNER AND EAST 1/16 CORNER WERE SUBSEQUENTLY USED FOR A SITE CALIBRATION, OCCUPATION WAS 180 EPOCHS AT EACH SAID 2 CORNERS.

OWNER'S ACKNOWLEDGMENT & DECLARATION

WE, DAVID N. ZINTER AND CATHY A. ZINTER 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 IN ACCORDANCE WITH O.R.S. CHAPTER 92, AS REVISED.

DAVID N. ZINTER

Cathy A. Zinter
CATHY A. ZINTER

ON THIS 4th DAY OF August, 2015, THE ABOVE INDIVIDUALS APPEARED PERSONALLY BEFORE ME AND IS KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO EXECUTED THIS PLAT AND ACKNOWLEDGED THAT THEY DID SO FREELY AND VOLUNTARILY, BEFORE ME.

Francinya R. Meyers
NOTARY PUBLIC FOR OREGON

PRINTED NAME Francinya R. Meyers

COMMISSION NO. 478122

MY COMMISSION EXPIRES 6-4-2017

SURVEYOR'S CERTIFICATION

I, KEITH P. 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 2015, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY O.R.S. CHAPTER 92 AND HAVE SET THE PROPER MONUMENTS.

LEGAL DESCRIPTION AS PER INSTRUMENT NUMBER 2010-5680324:

TRACT I: BEGINNING AT NORTHEAST CORNER OF SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, AND THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE SOUTH ALONG EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 33 A DISTANCE OF 405 FEET; THENCE WESTERLY, PARALLEL NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 33 A DISTANCE OF 500 FEET, MORE OR LESS, TO EASTERLY RIGHT OF WAY LINE OF OREGON-WASHINGTON RAILROAD & NAVIGATION COMPANY RIGHT OF WAY; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE TO ITS INTERSECTION WITH NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 33; THENCE EAST ALONG SAID NORTH LINE A DISTANCE OF 578 FEET, MORE OR LESS, TO NORTHEAST CORNER THEREOF, AND THE POINT OF BEGINNING.

TRACT II: BEGINNING AT A POINT ON EAST-WEST CENTERLINE OF SAID SECTION 33, TOWNSHIP 5 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, SAID POINT BEING SOUTH 89°32'37" WEST A DISTANCE OF 31.73 FEET FROM SOUTHWEST CORNER OF NORTHWEST QUARTER OF SECTION 33 AND THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE SOUTH 89°32'37" WEST A DISTANCE OF 631.03 FEET TO EASTERLY RIGHT OF WAY LINE OF UNION PACIFIC RAILROAD; THENCE NORTH 14°30'05" WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 11.78 FEET; THENCE NORTH 89°09' EAST A DISTANCE OF 628.476 FEET TO A POINT ON WESTERLY RIGHT OF WAY LINE OF COONEY LANE; THENCE SOUTH 19°29'17" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 16.66 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM ANY PORTION WHICH MAY LAY WITHIN THE BOUNDARIES OF LOTS 15, 16, AND 17, NORTH HILL TERRACE, PLATTED IN BOOK 12, PAGE 33, PLAT RECORDS.

DEEDS

INSTRUMENT NO. 2010-5680324

NOTE ON RECORD LEGAL DESCRIPTIONS

I BELIEVE THE INTENT OF THE DESCRIPTION FOR TRACT I IS TO EXCEPT THAT PORTION THAT FALLS WITHIN THE RIGHT OF WAY OF COONEY LANE AND THE INTENT OF THE FIRST CALL IN TRACT II IS TO BEGIN AT A POINT ON THE EAST-WEST CENTERLINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 33 AND NOT AT A POINT ON THE EAST-WEST CENTERLINE OF SECTION 33. SEE LEGAL DESCRIPTIONS UNDER SURVEYOR'S CERTIFICATION.

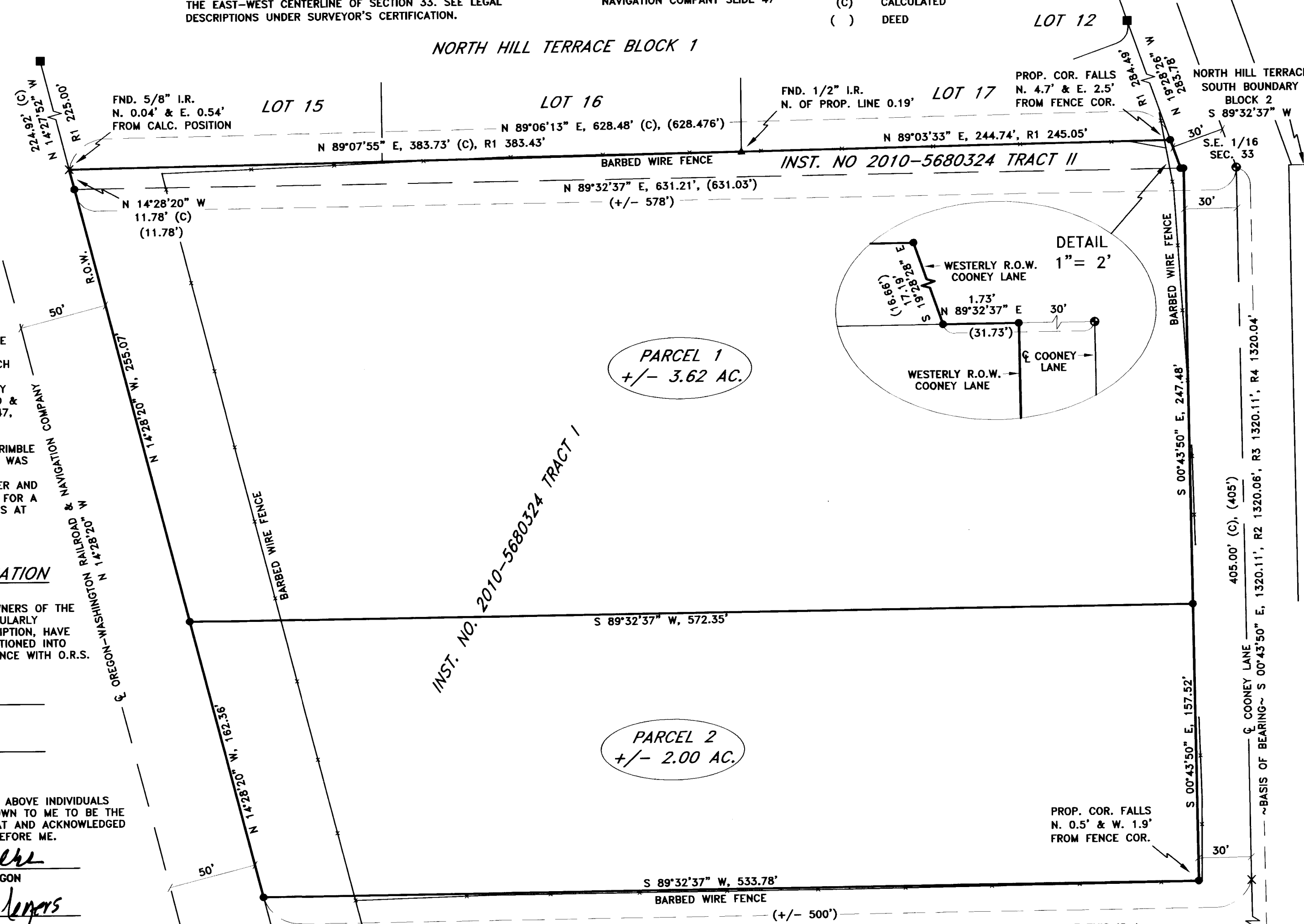
RECORD MEASUREMENTS

- R1 NORTH HILL TERRACE BOOK 12 PAGE 33
- R2 MING FOR SPRINGER SURVEY NO. 87-48-A
- R3 EDWARDS FOR CAMPBELL SURVEY NO. 91-28-A
- R4 EDWARDS FOR SHAEFER PARTITION PLAT 1993-07
- R5 RIGHT-OF-WAY AND TRACK MAP OREGON-WASHINGTON RAILROAD AND NAVIGATION COMPANY SLIDE 47

LEGEND

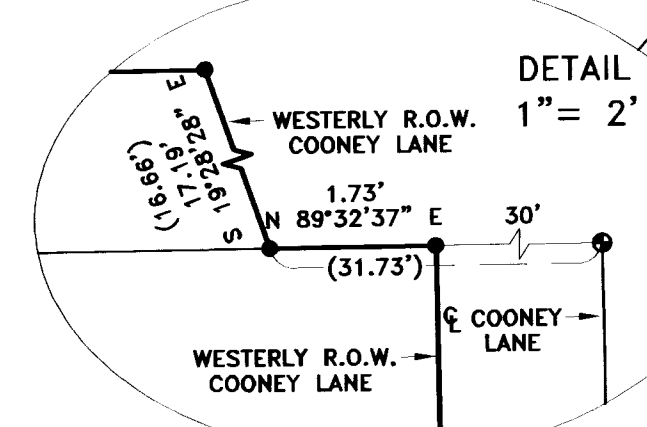
- FND: 3/4" IRON PIPE SEE SUR. NO. 87-48-A
- SET: 5/8" X 30" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48490"
- FND: 5/8" IRON ROD (STABLER NORTH HILL TERRACE)
- ▲ FND: 1/2" IRON ROD (STABLE NORTH HILL TERRACE)
- × COMPUTED POINT (NOT SET)
- PARENT PARCEL BOUNDARIES
- FENCE AS NOTED
- (C) CALCULATED
- () DEED

NORTH HILL TERRACE BLOCK 1



PARCEL 1
+/- 3.62 AC.

PARCEL 2
+/- 2.00 AC.



I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT AS FILED IN UMATILLA COUNTY, OREGON.

Keith P. Primm
KEITH P. PRIMM

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 12, 2005
KEITH P. PRIMM
48490

EXPIRATION DATE: 12/31/16

DATE 04 Aug 15

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 FILING AND RECORDING OF SUCH PLATS AND I THEREFORE APPROVE SAID PLAT.

David H. Kline
UMATILLA COUNTY SURVEYOR

DATED THIS 6 DAY OF August 2015

HERMISTON IRRIGATION DISTRICT:

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

Annette Kirkpatrick
MANAGER

DATED THIS 4 DAY OF Aug, 2015

UMATILLA COUNTY PLANNING DEPARTMENT:

I HAVE EXAMINED THE ACCOMPANYING PLAT AND DO HEREBY CERTIFY THAT IT COMPLIES WITH ALL REQUIREMENTS OF THE ORDINANCES AS ESTABLISHED BY UMATILLA COUNTY AND I THEREFORE APPROVE SAID PLAT FOR FILING.

Jeff Mahlett
PLANNING DIRECTOR

DATED THIS 7th DAY OF August, 2015

UMATILLA COUNTY TAX COLLECTOR:

I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TAX RECORDS RELATIVE TO THE LANDS COVERED BY THE ACCOMPANYING PLAT AND THAT ALL MONIES DUE FOR COUNTY TAXES AND ASSESSMENTS THAT COULD CONSTITUTE A LIEN ON SAID LANDS HAVE BEEN PAID, AND I HEREBY APPROVE SAID PLAT.

Bethina Enright by Kristin Sharnack
TAX COLLECTOR
deputy

DATED THIS 6th DAY OF Aug, 2015

UMATILLA COUNTY CLERK:

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

ON August 7, 2015

at 9:18 o'clock Am., in the record of PLATS of said County.

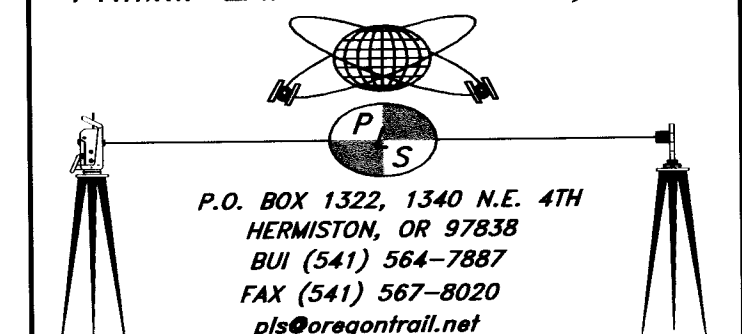
YEAR NUMBER Slide
2015 18

OFFICE OF COUNTY RECORDS

By: ...Steve Churchill...Records Officer

Fees \$ 78.00 No. 2015-6330003

PRIMM LAND SURVEYING, INC.



CLIENT: **DAVID AND CATHY ZINTER**

SE 1/4 OF SEC. 33, TWP. 5 N., RNG. 28 E., W.M.

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| PROJECT: | LAND PARTITION IN THE S.E. 1/4 OF SEC. 33 TWP. 5 N. RNG. 28 E.W.M. UMATILLA COUNTY OREGON. | JOB #: 1503004 |
| | | DATE: 31 MAR 15 |
| | | FB/PG: 32/74 |
| | | SHEET: 1 OF 1 |
| | | DRAWN: KPP |
| | | APPROVED: KPP |

Received by Umatilla County Surveyor 08/11/2015 Gtensley 15-071-B