

PARTITION PLAT NO. 2015-30

A PARTITION OF A PARCEL OF LAND LOCATED IN THE SW 1/4, SEC. 34, TWP. 1 N., RNG. 35 E.W.M. THE SE 1/4, SEC. 33, TWP. 1 N., RNG. 35 E.W.M. UMATILLA COUNTY, OREGON

CLIENT: **3R VALVE, LLC**
29299 MADISON ROAD
ECHO, OREGON 97826

NOTES

- (C) COMPUTED
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- POC POINT ON CURVE
- POT POINT ON TANGENT
- PRC POINT OF REVERSE CURVATURE

LEGEND

- FND 5/8" IRON ROD WITH A 2" ALUMINUM CAP STAMPED "PLS LS 48509"
- SET 5/8" X 30" IRON ROD WITH A 2" ALUMINUM CAP STAMPED "PLS LS 48509"
- PARTITION LINES
- - - EASEMENT LINES

DATUMS

HORIZONTAL.....OREGON STATE PLANE NORTH ZONE (3601) INTERNATIONAL FEET
 VERTICAL.....NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) INTERNATIONAL FEET

OWNER'S DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE KENT AND LAURA MADISON, 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.

Kent Madison
 KENT MADISON, OF 3R VALVE, LLC
Laura L. Madison
 LAURA MADISON, OF 3R VALVE, LLC

KNOW ALL PEOPLE BY THESE PRESENTS THAT ON THIS DAY 4th OF December, 2015 APPEARED KENT AND LAURA MADISON OF 3R VALVE INC., HUSBAND AND WIFE, TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING PARTITIONING OF LAND TO BE FREE AND VOLUNTARY ACT.

BEFORE ME Tracie M Dietl
 NOTARY PUBLIC FOR OREGON

PRINTED NAME Tracie M Dietl

COMMISSION NO. 479427 Expires 6/27/17

SURVEYOR'S NARRATIVE

THIS SURVEY WAS UNDERTAKEN IN APRIL OF 2013 AT THE REQUEST OF KENT AND LAURA MADISON.
 THE PURPOSE OF THE SURVEY IS TO PERFORM A PARTITION SURVEY ON A PORTION OF THE SW 1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 35, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.
 I PREVIOUSLY PERFORMED A BOUNDARY LINE ADJUSTMENT ON 5 TAX LOTS FOR KENT AND LAURA MADISON IN THIS GENERAL AREA FOR FUTURE DEVELOPING AND PARTITIONING.
 THIS PARTITION SURVEY IS REPRESENTING A PARTITION ON TAX 501 AS IT WAS ADJUSTED IN THE BOUNDARY LINE ADJUSTMENT MENTIONED.
 I WAS ABLE TO RECOVER ALL THE CORNERS I SET IN THE BOUNDARY LINE ADJUSTMENT AND MORE SPECIFICALLY THOSE CORNERS THAT IDENTIFIES THE BOUNDS OF THE ADJUSTED TAX LOT 501.
 THE 60 FOOT EASEMENT AS SHOWN HEREON WAS PREVIOUSLY RECORDED WITH UMATILLA COUNTY ON DOCUMENT 2013-6110756.
 THE NEWLY CREATED PARTITION LINES ARE AS KENT AND LAURA MADISON REQUESTED THEM, TAKING INTO CONSIDERATION THE AREA OF EACH CREATED PARCEL.
 THIS SURVEY WAS ACCOMPLISHED BY UTILIZING A COMBINATION OF THE TRIMBLE R8 GNSS SYSTEM AND A TRIMBLE S6 ROBOTIC TOTAL STATION.

DEEDS

- INSTRUMENT NO. 134927
- INSTRUMENT NO. 129206
- INSTRUMENT NO. 140243
- INSTRUMENT NO. 132743
- INSTRUMENT NO. 2010-588001
- BOOK 123 PAGE 332
- BOOK 255 PAGE 496
- BOOK 123 PAGE 334
- BOOK 160 PAGE 484
- BOOK 240 PAGE 563
- BOOK 249 PAGE 480
- BOOK 337 PAGE 187
- BOOK 230 PAGE 423
- REEL 113 PAGE 1848
- REEL 114 PAGE 1156
- DOC. 2013-6110756

SURVEYS

- BRIT L. PRIMM, RECORD OF SURVEY NUMBER 14-107-C FOR KENT AND LAURA MADISON
- BILL WELLS, RECORD OF SURVEY NUMBER 97-156-B FOR DAN MILLS IN 1997
- BILL WELLS, RECORD OF SURVEY NUMBER 95-16-C FOR UMATILLA COUNTY IN 1994
- DAVE KRUMBEIN, RECORD OF SURVEY NUMBER 82-133-B FOR HELIX PHONE CO. IN 1982
- BILL WELLS, RECORD OF SURVEY NUMBER 95-221-B FOR FOREST RECOVERY, INC. IN 1995
- ROBERT BUTLER, RECORD OF SURVEY NUMBER 03-44-C FOR ODOT IN 2002

CURVE DATA

CENTERLINE OF 60 FOOT EASEMENT

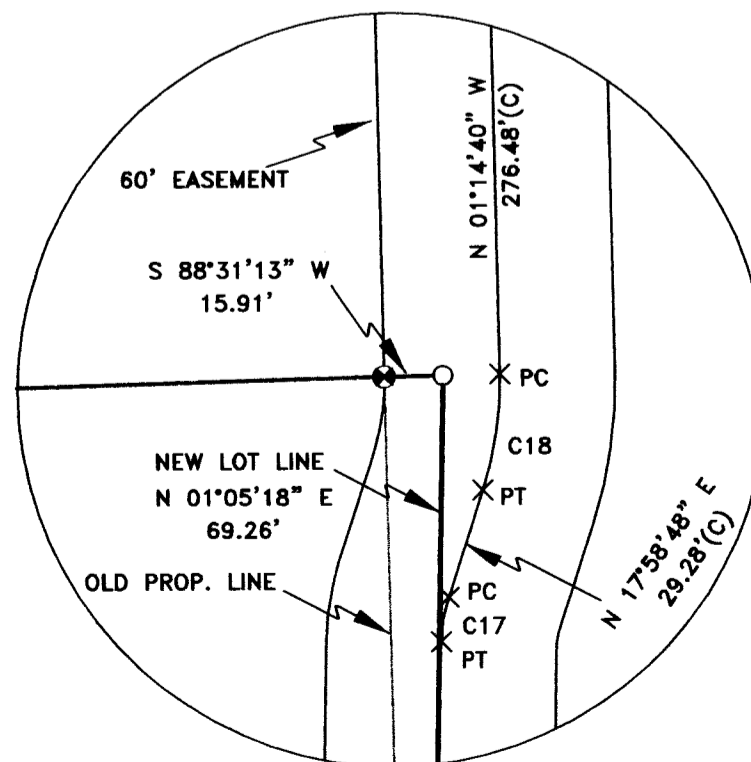
	RADIUS	DELTA	TANGENT	LENGTH	LONG CHORD	LC BNG
C12	707.85'	38°54'16"	250.00'	480.64'	471.46'	N 25°37'29" W
C13	310.03'	54°35'42"	160.00'	295.41'	284.36'	N 33°28'12" W
C14	240.70'	34°36'48"	75.00'	145.41'	143.21'	N 43°27'38" W
C15	227.47'	34°12'37"	70.00'	135.82'	133.81'	N 43°15'33" W
C16	138.27'	61°27'10"	82.18'	148.30'	141.30'	N 29°38'17" W
C17	39.76'	16°53'30"	5.90'	11.72'	11.68'	N 09°32'03" W
C18	91.19'	19°12'56"	15.44'	30.58'	30.44'	N 08°22'20" E
C46	227.47'	23°24'31"	47.12'	92.93'	92.29'	N 48°39'37" W
C47	227.47'	10°48'06"	21.50'	42.88'	42.82'	N 31°33'18" W
C48	707.85'	20°08'07"	125.68'	248.76'	247.48'	N 16°14'25" W

LEGAL DESCRIPTION OF PARENT PROPERTY

Beginning at a 2 1/2 inch brass cap marking the West One-Quarter corner to Section 34, Township 1 North, Range 35, East of the Willamette Meridian; thence N 88°31'13" E, 15.91 feet to a 5/8 inch by 30 inch iron rod with a 2 inch aluminum cap stamped "PLS LS 48509"; thence S 01°05'18" W, 69.26 feet to a point on the centerline of a 60 foot easement as described on document 2013-6110756; thence along said centerline S 01°05'18" W, 170.85 feet to a 5/8 inch by 30 inch iron rod with a 2 inch aluminum cap stamped "PLS LS 48509"; thence continuing along said centerline through a curve concave to the Northeast having a radius of 138.27 feet, the long chord of which bears S 29°31'17" E, 141.30 feet to a 5/8 inch by 30 inch iron rod with a 2 inch aluminum cap stamped "PLS LS 48509"; thence continuing along said centerline through a curve concave to the Southwest having a radius of 227.47 feet, the long chord of which bears S 43°15'33" E, 133.81 feet to a 5/8 inch by 30 inch iron rod with a 2 inch aluminum cap stamped "PLS LS 48509"; thence continuing along said centerline S 26°09'15" E, 108.90 feet to a 5/8 inch by 30 inch iron rod with a 2 inch aluminum cap stamped "PLS LS 48509"; thence continuing along said centerline through a curve concave to the Northeast having a radius of 240.70 feet, the long chord of which bears S 43°27'38" E, 143.21 feet to a 5/8 inch by 30 inch iron rod with a 2 inch aluminum cap stamped "PLS LS 48509"; thence continuing along said centerline through a curve concave to the Southwest having a radius of 310.03 feet, the long chord of which bears S 33°28'12" E, 284.36 feet to a 5/8 inch by 30 inch iron rod with a 2 inch aluminum cap stamped "PLS LS 48509"; thence continuing along said centerline through a curve concave to the East having a radius of 707.85 feet, the long chord of which bears S 16°14'25" E, 247.48 feet to a 5/8 inch by 30 inch iron rod with a 2 inch aluminum cap stamped "PLS LS 48509"; thence continuing along said centerline through a curve concave to the West having a radius of 707.85 feet, the long chord of which bears S 16°14'25" E, 247.48 feet to a 5/8 inch by 30 inch iron rod with a 2 inch aluminum cap stamped "PLS LS 48509"; thence leaving said centerline S 88°33'17" W, 1068.32 feet to a 5/8 inch by 30 inch iron rod with a 2 inch aluminum cap stamped "PLS LS 48509", on the Easterly right of way line of Interstate 84; thence along said right of way line N 34°20'46" W, 1764.68 feet to a 5/8 inch by 30 inch iron rod with a 2 inch aluminum cap stamped "PLS LS 48509", on the South Section line of Section 34, Township 1 North, Range 35, East of the Willamette Meridian; thence leaving the said right of way line and along said Section line N 88°31'13" E, 1162.00 feet to the point of beginning. Containing 38.39 acres more or less.

DETAIL

1" = 50'



SCALE & ROTATION

SCALE.....0.9996916709
 ROTATION.....+1°25'39"

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 SEPTEMBER OF 2013, 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 KENT AND LAURA MADISON IN UMATILLA COUNTY, OREGON.

Brit L. Primm
 BRIT L. PRIMM

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.

Dave H. Wells
 UMATILLA COUNTY SURVEYOR

DATED THIS 4 DAY OF December, 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.

Jeff Muhlatt
 DIRECTOR UMATILLA COUNTY PLANNING DEPARTMENT

DATED THIS 11th DAY OF December, 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.

Rutha Knight
 TAX COLLECTOR

DATED THIS 4th DAY OF December, 2015

STATE OF OREGON, }
 COUNTY OF UMATILLA }

I certify that this instrument was received and recorded

ON December 11, 2015
 at 2:37 o'clock P.m., in the record of
 PLATS of said County.
 YEAR NUMBER Slide
 2015 30

OFFICE OF COUNTY RECORDS

By: Steve Churchill, Records Officer

Fees \$ 78.00 No. 2015-6370524

UMATILLA COUNTY CLERK

RECEIVED BY

Umatilla County Surveyor
 Date: 12/18/15
 Rec'd By: G. Hensley
 No.: 15-029-B

PRIMM LAND SURVEYING, INC.



CLIENT: **3R VALVE, LLC**

SE 1/4, SEC. 33 & W 1/2 SEC. 34, TOWNSHIP 1 NORTH, RANGE 35, EAST OF THE WILLAMETTE MERIDIAN.

PROJECT: PARTITION SURVEY OF A PORTION OF THE SW 1/4 OF SECTION 34, TWP. 4 N. RNG. 25 E.W.M., UMATILLA COUNTY, OREGON.

JOB #: 1304001
 DATE: 15 AUG 14
 FB/PAGE: 032/1-8
 SHEET: 1 OF 1
 DRAWN: BLP
 APPROVED: BLP