

PARTITION PLAT 2017-13
within the E1/2 SW1/4 of Section 13,
Township 5 N., Range 27 E., W.M.,
Umatilla County, Oregon

SURVEYOR'S NARRATIVE & CERTIFICATE

THIS SURVEY WAS MADE AT THE REQUEST OF PHILLIP A. AND LORIE A. REICH FOR THE PURPOSE OF PARTITIONING A PARCEL OF LAND AS DESCRIBED IN STATUTORY WARRANTY DEED INST. No. 2016-6410418, CREATING A 2.95 ACRE PARCEL, A 4.02 ACRE PARCEL AND A 3.90 ACRE PARCEL. CONTROL FOR THIS SURVEY IS FROM FOUND MONUMENTS AS SHOWN ON THE MAP. THE BASIS OF BEARING FOR THIS SURVEY IS BETWEEN THE FOUND 5/8" IRON REBARS ON THE WEST LINE OF THIS PROPERTY AS SHOWN. THIS PARCEL WAS RECENTLY SURVEYED BY BARTON LASER LEVELING, INC (R1), AS A PARTITION PLAT FOR TRENA NORRIS, BUT WAS NOT COMPLETED AND WAS FILED AS COUNTY SURVEY No. 16-056-B. I ORDERED ALL ADJOINING DEEDS AND EVALUATED THEM. I ALSO INTERVIEWED SEVERAL OF THE LONG TIME PROPERTY OWNERS IN THE AREA. I AGREE WITH THE BOUNDARY DETERMINATIONS MADE IN (R1) AND HOLD THESE PREVIOUSLY ESTABLISHED BOUNDARY LINES TO CREATE THIS PARTITION.

I LANCE C. KING A REGISTERED PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MONUMENTED THE BOUNDARIES OF PARCELS 1, 2 AND 3 IN ACCORDANCE WITH ORS CHAPTER 92 THAT THE POINT OF BEGINNING IS AS SHOWN ON THE MAP AND IS WITHIN ACCORDANCE WITH THE REQUIREMENTS OF ORS 92.060(1). I CERTIFY THAT THE FIRST MONUMENT ESTABLISHING OR REESTABLISHING A BOUNDARY MONUMENT WAS PLACED ON 6/13/2017, 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 ON A LINE PARALLEL WITH AND 100 FEET DISTANT NORTHERLY FROM THE CENTERLINE OF THE MAIN CANAL OF THE WEST EXTENSION OF THE UMATILLA PROJECT, SAID POINT BEING 800 FEET EAST OF THE NORTH-SOUTH CENTERLINE OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 27, EAST OF THE WILLAMETTE MERIDIAN, WHEN MEASURED AT RIGHT ANGLES THERETO AND ALSO BEING THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN CONTRACT OF SALE TO LLOYD H. SAMPSON, ET UX, RECORDED IN BOOK 203, PAGE 256, DEED RECORDS AND THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE NORTH ALONG THE EAST LINE OF SAID SAMPSON TRACT, 509.5 FEET, MORE OR LESS TO THE NORTHEAST CORNER THEREOF; THENCE NORTH, PARALLEL WITH THE NORTH-SOUTH CENTERLINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13, A DISTANCE OF 447.2 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF THE COLUMBIA RIVER HIGHWAY ALSO KNOWN AS U.S. HIGHWAY NO. 730; THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO A POINT WHERE SAID RIGHT OF WAY LINE INTERSECTS THE NORTH-SOUTH CENTERLINE OF SAID SECTION 13; THENCE SOUTH ALONG SAID NORTH-SOUTH CENTERLINE TO ITS INTERSECTION WITH A LINE PARALLEL WITH AND 100 FEET DISTANT NORTHERLY FROM THE CENTERLINE OF THE AFORESAID CANAL; THENCE WESTERLY ALONG SAID PARALLEL LINE TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THAT TRACT OF LAND CONVEYED TO THE STATE OF OREGON, STATE HIGHWAY COMMISSION, BY DEED RECORDED IN BOOK 261, PAGE 557, DEED RECORDS.

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:

- ① EASEMENT TO UMATILLA ELECTRIC COOPERATIVE ASSOCIATION, BOOK 120, PAGE 515, DEED RECORDS, UMATILLA COUNTY, OREGON.
- ② EASEMENT TO CASCADE NATURAL GAS, BOOK 272, PAGE 555, DEED RECORDS, UMATILLA COUNTY OREGON.

WE HEREBY DEDICATE A NON-EXCLUSIVE 30 FOOT WIDE ACCESS & UTILITY EASEMENT PERTAINING TO PARCELS #2 AND #3 ALONG THE WEST BOUNDARY OF PARCEL #2 AS SHOWN HEREON. WE HEREBY DEDICATE A 40 FOOT WIDE EASEMENT TO WEST EXTENSION IRRIGATION DISTRICT ALONG THE WEST AND NORTH BOUNDARY OF PARCELS #2 AND #3 AS SHOWN. WE HEREBY DEDICATE A 15 FOOT WIDE IRRIGATION EASEMENT AS SHOWN THROUGH PARCELS #2 & #3 FOR PARCELS #1, #2 & #3 USE.

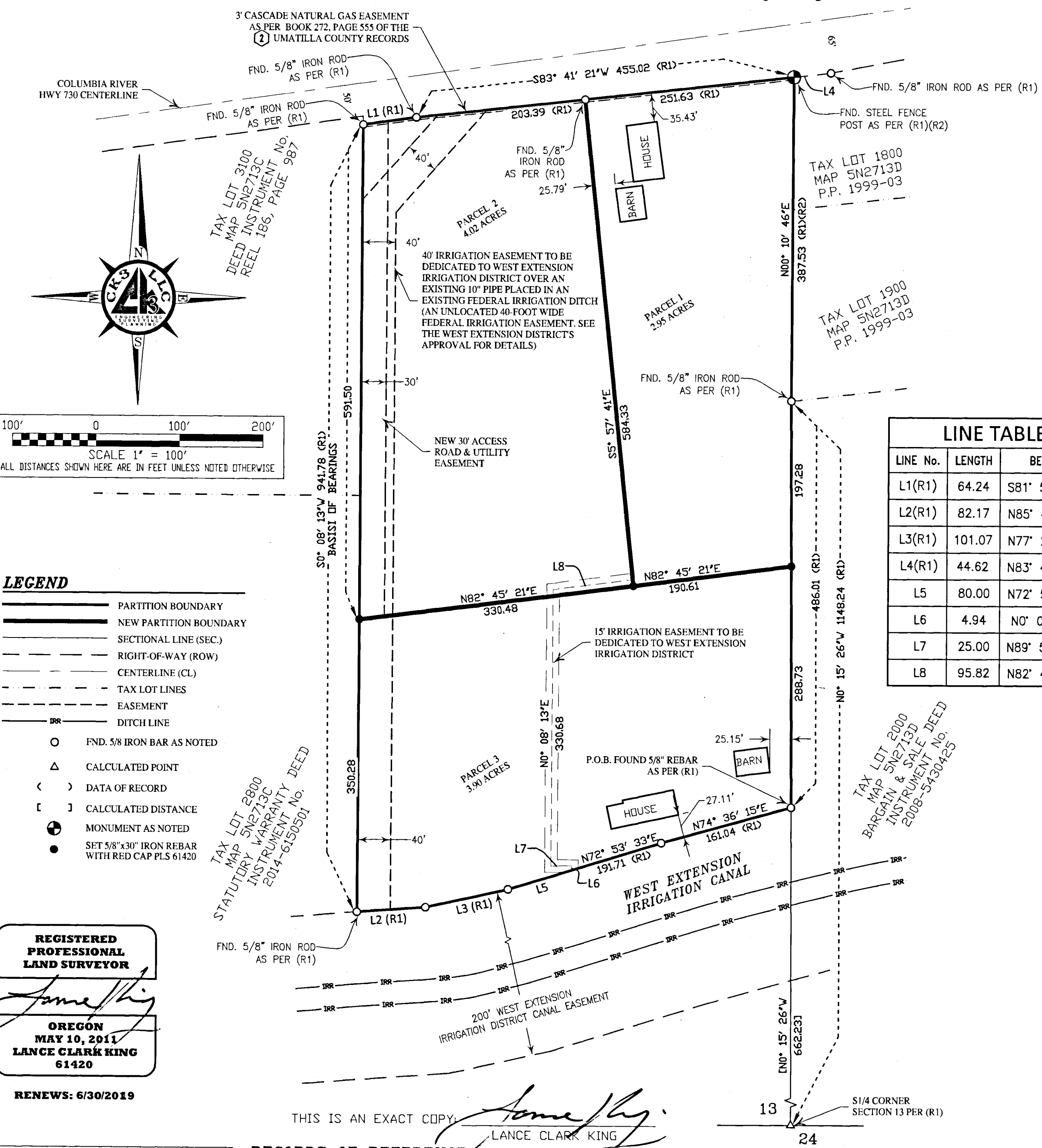
Phillip A. Reich
 PHILLIP A. REICH
Lorie A. Reich
 LORIE A. REICH

STATE OF OREGON }
 COUNTY OF UMATILLA } s.s.
 BEFORE ME THIS 14th DAY OF June, 2017
 APPEARED PHILLIP A. REICH AND LORIE A. REICH, OWNERS AND
 ACKNOWLEDGED THE FOREGOING DECLARATION.

Sirena D. Deacon
 NOTARY PUBLIC FOR OREGON
 Sirena D. Deacon
 PRINTED NAME
 COMMISSION NO. 926849
 MY COMMISSION EXPIRES April 8, 2018

RECEIVED BY
 Umatilla County Surveyor
 Date: 7/7/17
 Rec'd By: CT
 No.: 17-086-B

LINE No.	LENGTH	BEARING
L1(R1)	64.24	S81° 58' 06"W
L2(R1)	82.17	N85° 46' 19"E
L3(R1)	101.07	N77° 23' 52"E
L4(R1)	44.62	N83° 41' 21"E
L5	80.00	N72° 53' 33"E
L6	4.94	N0° 08' 13"E
L7	25.00	N89° 51' 47"W
L8	95.82	N82° 45' 21"E



- LEGEND**
- PARTITION BOUNDARY
 - NEW PARTITION BOUNDARY
 - - - SECTIONAL LINE (SEC.)
 - - - RIGHT-OF-WAY (ROW)
 - - - CENTERLINE (CL)
 - - - TAX LOT LINES
 - - - EASEMENT
 - - - DITCH LINE
 - FND. 5/8 IRON BAR AS NOTED
 - △ CALCULATED POINT
 - < > DATA OF RECORD
 - [] CALCULATED DISTANCE
 - ⊕ MONUMENT AS NOTED
 - SET 5/8"x30" IRON REBAR WITH RED CAP PLS 61420

REGISTERED PROFESSIONAL LAND SURVEYOR
James King
OREGON
MAY 10, 2011
LANCE CLARK KING
61420
RENEWS: 6/30/2019

- RECORDS OF REFERENCE**
- R1 UNRECORDED PARTITION PLAT, BY BARTON LASER LEVELING INC, FILED UNDER COUNTY SURVEY No. 16-056-B PARTITION PLAT 1999-03, BY EDWARDS SURVEYING, FILED UNDER COUNTY SURVEY No. 99-05-B
 - R2

NOTE: ①
 A BLANKET RIGHT-OF-WAY EASEMENT TO UMATILLA ELECTRIC COMPANY AS PER BOOK 120, PAGE 515 OF THE UMATILLA COUNTY RECORD EXISTS ON THIS PROPERTY

UMATILLA COUNTY TAX COLLECTOR
 TAXES ARE PAID IN FULL
 APPROVED THIS 30th DAY OF June, 2017
Bettina King
 UMATILLA COUNTY TAX COLLECTOR

APPROVALS:
UMATILLA COUNTY SURVEYOR
 APPROVED THIS 30th DAY OF June, 2017
David H. Hahn
 UMATILLA COUNTY SURVEYOR
UMATILLA CITY PLANNING DEPARTMENT
 APPROVED THIS 14th DAY OF June, 2017
Bob Seales
 UMATILLA CITY PLANNING DIRECTOR

OFFICIAL STAMP
 SIRENA D. DEACON
 NOTARY PUBLIC-OREGON
 COMMISSION NO. 926849
 MY COMMISSION EXPIRES APRIL 08, 2018

IN APPROXIMATELY 1994 A 10-INCH DIAMETER PIPE WAS LAID IN AN EXISTING FEDERAL IRRIGATION DITCH OF WHAT WAS FORMERLY THE OREGON LAND AND WATER COMPANY. THE EXACT LOCATION WAS NOT MAPPED AT THE TIME. ABOVE GROUND EVIDENCE SHOWS THE PIPE ENTERING THE PROPERTY AT APPROXIMATELY 25 FEET EAST OF THE SOUTHWEST CORNER, AND LEAVING AT APPROXIMATELY 115 FEET EAST OF THE NORTHWEST CORNER.
WEST EXTENSION IRRIGATION DISTRICT
 APPROVED THIS 29th DAY OF June, 2017
Burton D. Bridgeway
 WEST EXTENSION IRRIGATION DISTRICT MANAGER

SURVEY FOR:
PHILLIP REICH
CK3, LLC
 CIVIL-STRUCTURAL-ELECTRICAL ENGINEERING, SURVEYING & PLANNING
 ONTARIO HERMISTON
 368 SW 5TH AVE. 945 W. ORCHARD AVE.
 ONTARIO, OR 97914 HERMISTON, OR 97838
 PHONE (541) 889-5411 PHONE (541) 567-2345
 FAX (541) 889-2074 FAX (541) 567-2305
 WEB: CK3LLC.NET

CHECKED BY: LCK FIELDBOOK No.: 0-318 PAGE(S): 3-7
 DRAWN BY: RWF DWG FILE No.: B-1224
 APPROVED BY: LCK FILENAME: VO16034.dwg JOB No. VO-16034
 DATE: 6/14/2017 DATE REVISED: SHEET: 1 of 1

NOTE
 RECORD AND MEASURED DIMENSIONS COINCIDE UNLESS INDICATED OTHERWISE AND ARE IN ACCORDANCE WITH THE REQUIREMENTS OF ORS 92.050(2)

THIS IS AN EXACT COPY.
James King
 LANCE CLARK KING