

0' 50' 100' 200'
SCALE IN FEET
PLOT DATE: 9/19/2017

REFERENCES:

- 1) SURVEY FOR CHARLES KIK BY EDWARDS SURVEYING JULY 24, 1979 C.S. #Q-1158-B
- 2) PARTITION PLAT 1991-4 FOR CHARLES KIK BY EDWARDS SURVEYING RECORDED MAY 1, 1991 C.S. #91-47-B
- 3) PARTITION PLAT 2002-13 FOR JOHN C. SCHNELL BY WILLIAM R. WELLS, PLS RECORDED APRIL 3, 2002

PARTITION PLAT
TAX LOT 05N-28-27C 300 (ACCT. #137603)
IN THE SW1/4 OF SECTION 27,
TOWNSHIP 5 N., RANGE 28 E., W.M.
UMATILLA COUNTY, OREGON
SEPTEMBER 19, 2017

OWNER:

DELHUR INDUSTRIES, INC.
30607 OLDFIELD STREET
HERMISTON, OR. 97838
CONTACT: JOHN M. DOYLE,
VICE PRESIDENT OF
OPERATIONS

STATE OF OREGON, }
COUNTY OF UMATILLA }
I certify that this instrument was received
and recorded on 10-02-2017
at 3:28 o'clock p. m., in the record of
PLATS of said County.
YEAR 2017 NUMBER 15
OFFICE OF COUNTY RECORDS
By: *Steve Chubb* Records Officer
Fee \$ 80.00 No. 2017-6630478

PARCEL 1 87,588 S.F. = 2.01 AC.
PARCEL 2 43,875 S.F. = 1.01 AC.
PARCEL 3 113,401 S.F. = 2.60 AC.
TOTAL 244,864 Sq.Ft. = 5.62 ACRES
(TAX LOT 05N-28-27C 300)

DECLARATION:

WE, THE OWNERS OF THE LAND SHOWN HEREIN, HEREBY DECLARE THAT THIS DIVISION OF LAND IS A LEGAL PLAT AND HAS BEEN MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES.

John M. Doyle 9-21-2017
John M. Doyle, V.P. Date of Operations

ACKNOWLEDGEMENT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 21 DAY OF SEPTEMBER 2017 BY JOHN M. DOYLE, V.P. OF OPERATIONS (DELHUR INDUSTRIES, INC.)

Tanya G. Tamba
Notary signature
Tanya G. Tamba
NOTARY PUBLIC - OREGON Washington
COMMISSION No. 141670
MY COMMISSION EXPIRES 3/19/21

I hereby certify this partition was examined and approved as of this 18 day of September, 2017
David H. Klein
Umatilla County Surveyor

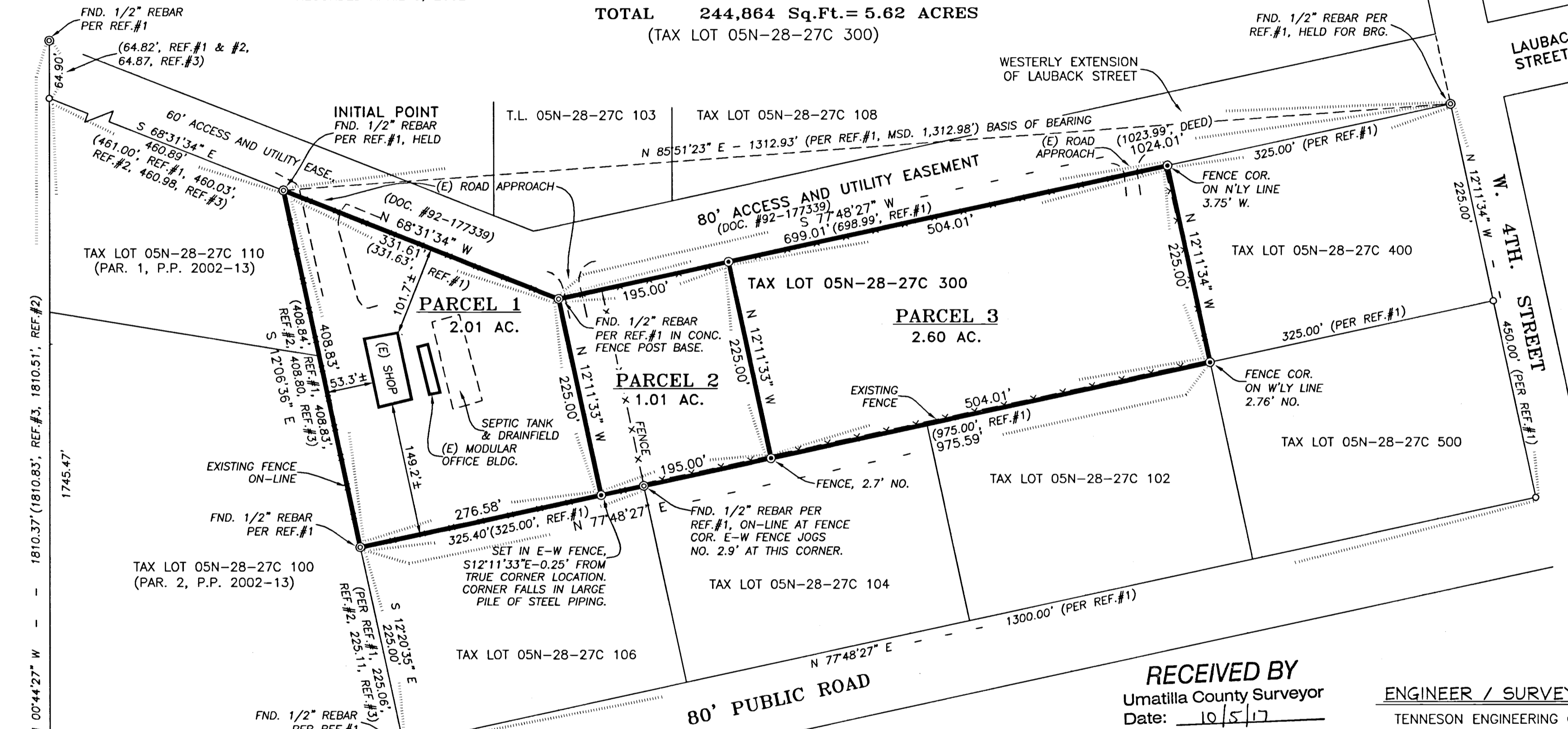
I hereby certify this partition was examined and approved as of this 21st day of September, 2017
Annita J. Suptaric
District Manager,
Hermiston Irrigation District

I hereby certify this partition was examined and approved as of this 2nd day of October, 2017

Robert T. Waldner
Umatilla County
Planning Director

I hereby certify this partition was examined and approved as of this 21 day of September, 2017
Betha E. Enright
Umatilla County Tax Collector

SHEET 1 OF 2



LEGEND:

- ⊙ SET 5/8" x 30" REBAR WITH YELLOW PLASTIC CAP, "B BESEDA PLS 50800"
- ⊙ FOUND MONUMENTS, AS NOTED.
- CALCULATED CORNERS, NOT SET.
- SET HUB & TACK.
- SET P.K. NAIL OR AS NOTED.
- ◆ SET BRASS SCREW AND WASHER, INSCRIBED "LS 50800"
- x- EXISTING FENCE LINE.

NOTES:

1. BEARINGS ARE OREGON STATE PLANE COORDINATE SYSTEM NORTH ZONE GRID BETWEEN THE FOUND MONUMENTS AS SHOWN.
2. PROPERTY IS VESTED IN DELHUR INDUSTRIES BY WARRANTY DEED RECORDED NOVEMBER 23, 1992 AT DOCUMENT #92-177339 RECORDS OF UMATILLA COUNTY.
3. MONUMENTS SHOWN HEREON WERE RECOVERED OR SET ON SEPTEMBER 17, 2017.
4. ZONING: LIGHT INDUSTRIAL "LI"
5. THIS LAND USE ACTION WAS REVIEWED AND APPROVED BY UMATILLA COUNTY AS LAND DIVISION REQUEST #LD-5N-856-17.
6. PARCEL 1 CONTAINS AN EXISTING APPROVED ON-SITE DISPOSAL SYSTEM. PARCELS 2 AND 3 HAVE BEEN EVALUATED AND APPROVED FOR ON-SITE DISPOSAL BY THE UMATILLA COUNTY PUBLIC HEALTH, ENVIRONMENTAL HEALTH DIVISION.

RECEIVED BY
Umatilla County Surveyor
Date: 10/5/17
Rec'd By: CT
No.: 17-113-B

ENGINEER / SURVEYOR:

TENNESON ENGINEERING CORP.
3775 CRATES WAY
The Dalles, Oregon. 97058
Ph. 541-296-9177
FAX 541-296-6657

09/19/17
REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 13, 1999
BENJAMIN B. BESEDA
50800

EXPIRES: 12/31/2017

PARTITION PLAT

TAX LOT 05N-28-27C 300 (ACCT. #137603)

IN THE SW1/4 OF SECTION 27,
TOWNSHIP 5 N., RANGE 28 E., W.M.

UMATILLA COUNTY, OREGON

SEPTEMBER 19, 2017

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OFFICE OF COUNTY RECORDS
By: *Jan Churchill* Records Officer
Fee \$ 80.00 No. 2017-6630478

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION TAX LOT 05N-28-27C 300, BEING THAT TRACT OF LAND DESCRIBED IN DOCUMENT #92-177339, RECORDS OF UMATILLA COUNTY, INTO THREE DISTINCT PARCELS. PRIOR TO COMPLETING THE FIELD WORK AND MAPPING NECESSARY FOR THIS PARTITION, RESEARCH WAS MADE TO OBTAIN A COPY OF THE CURRENT DEED FOR THE SUBJECT PROPERTY AND TO OBTAIN COPIES OF PRIOR SURVEYS AND PLATS COMPLETED ON OR IN THE VICINITY OF THE SUBJECT PROPERTY. PRIOR SURVEYS UTILIZED AS A PART OF THE RESOLUTION SHOWN HEREON ARE LISTED AS REFERENCES.

IN THE FIELD, MONUMENTS WERE FOUND ALONG THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF LAUBACK STREET, THE WESTERLY LINE OF THE SUBJECT PROPERTY, AND ON THE WEST LINE OF SECTION 27, AS SHOWN ON THE PLAT. THESE MONUMENTS WERE FOUND TO CLOSELY MATCH RECORD DIMENSION AND WERE HELD AS FOUND. THE MONUMENTS FOUND AT THE NORTHWEST CORNER OF THE SUBJECT PROPERTY AND AT THE SOUTHWEST CORNER OF THE INTERSECTION OF LAUBACK STREET AND WEST 4TH STREET WERE HELD TO ESTABLISH THE BASIS OF BEARING FOR THIS SURVEY PER REFERENCE #1. THE SOUTHERLY LINE OF THE WESTERLY EXTENSION OF LAUBACK STREET WAS MODELED PER REFERENCE #1. RESOLVED DIMENSIONS MATCH VERY CLOSELY TO REFERENCE #1. THE WEST LINE OF THE SUBJECT PROPERTY WAS ESTABLISHED BY HOLDING MONUMENTS FOUND PER REFERENCE #1. THE EASTERLY LINE OF THE SUBJECT PROPERTY WAS ESTABLISHED AT RECORD DISTANCE WESTERLY OF AND PARALLEL WITH WEST 4TH STREET, CONSISTENT WITH REFERENCE #1. THE SOUTH LINE OF THE SUBJECT PROPERTY WAS ESTABLISHED AS PARALLEL WITH AND 225 FEET SOUTHERLY OF THE WESTERLY EXTENSION OF LAUBACK STREET. THIS RESOLUTION MATCHED WITH REFERENCE #1 MONUMENTS FOUND AT THE SOUTHWEST CORNER AND ON THE SOUTHERLY LINE OF THE SUBJECT PROPERTY. THIS COMPLETED THE RESOLUTION OF THE BOUNDARY OF THE SUBJECT PROPERTY. THE SUBJECT PROPERTY WAS THEN DIVIDED INTO THREE PARCELS, PER LANDOWNER DIRECTION. MONUMENTS WERE SET WHERE THEY WERE NOT RECOVERED ON THE EXTERIOR BOUNDARY AND ON THE ESTABLISHED PARCEL LINES.

SET MONUMENTS ARE 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "B BESEDA PLS 50800" UNLESS NOTED OTHERWISE.

OWNER:

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30607 OLDFIELD STREET
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ENGINEER / SURVEYOR:

TENNESON ENGINEERING CORP.
3775 CRATES WAY
The Dalles, Oregon. 97058
Ph. 541-296-9177
FAX 541-296-6657

09/19/17
REGISTERED PROFESSIONAL LAND SURVEYOR
B. Beseda
OREGON
JULY 13, 1999
BENJAMIN B. BESEDA
50800
EXPIRES: 12/31/2017

SURVEYOR'S CERTIFICATE:

I, BENJAMIN B. BESEDA, REGISTERED LAND SURVEYOR #50800 IN THE STATE OF OREGON, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY EXECUTED, ACCORDING TO ORS CHAPTER 92 AND UMATILLA COUNTY REQUIREMENTS, A PARTITION PLAT LYING IN THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON. THE INITIAL POINT FOR SAID PARTITION IS THE 1/2" REBAR FOUND AT THE NORTHWESTERLY CORNER OF THE SUBJECT PROPERTY, SAID POINT BEING THE NORTHEASTERLY CORNER OF PARCEL 1 OF PARTITION PLAT 2002-13, SAID INITIAL POINT BEARS NORTH 00°44'27" WEST 1,745.47 FEET AND THENCE SOUTH 68°31'34" EAST 460.89 FEET FROM THE 5/8" REBAR IN MOUND OF STONES FOUND AT THE SOUTHWEST CORNER OF SAID SECTION 27. THE PLATTED PROPERTY IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE AFORESAID INITIAL POINT; THENCE ON THE EASTERLY LINE OF SAID PARTITION PLAT 2002-13, SOUTH 12°06'36" EAST 408.83 FEET; THENCE LEAVING SAID EASTERLY LINE, NORTH 77°48'27" EAST 975.59 FEET; THENCE NORTH 12°11'34" WEST 225.00 FEET TO THE INTERSECTION WITH THE SOUTHERLY LINE OF THE WESTERLY EXTENSION OF LAUBACK STREET; THENCE ON SAID WESTERLY EXTENSION, SOUTH 77°48'27" WEST 699.01 FEET; THENCE NORTH 68°31'34" WEST 331.61 FEET TO THE INITIAL POINT.

CONTAINS 5.62 ACRES.

