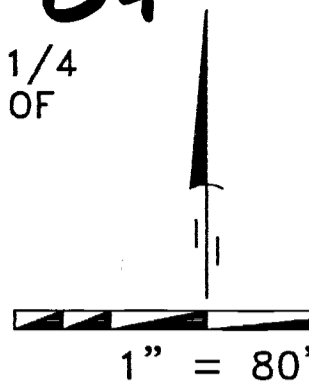


PARTITION PLAT NO. 2019-04

A PARTITION SURVEY LOCATED IN THE NW 1/4 SEC. 2, TWP. 4 N., RNG. 28 E.W.M., CITY OF HERMISTON, UMATILLA COUNTY, OREGON.

CLIENT: **RHONDA S. TEMPLETON**
 412 E. PUNKIN CENTER ROAD
 HERMISTON, OREGON 97838



NOTES

- () P.P. 1998-20
- { } P.P. 2002-28
- [] P.P. 2005-16
- // R 373 P 323
- (C) COMPUTED

SURVEYS

- LS 2735 P.P. 1998-20
- LS 2817 P.P. 2002-28
- LS 54725 P.P. 2005-16

LEGEND

- SET 5/8" X 30" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48509"
- FOUND 5/8" IRON ROD A YELLOW PLASTIC CAP STAMPED "RSI-JAB 02735 LS"
- FOUND 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "WA 30440 OR 2817"
- ⊕ FOUND MONUMENT AS NOTED
- × COMPUTED PT, NOT SET
- PARTITION BOUNDARY

DEEDS

- REEL 373 PAGE 0323
- REEL 372 PAGE 0054
- INSTRUMENT # 2016-6420544
- INSTRUMENT # 2018-6730668
- INSTRUMENT # 2004-4680368
- INSTRUMENT # 2018-6730669
- INSTRUMENT # 2007-5200621
- DOCUMENT # 2000-3680646
- DOCUMENT # 1998-3330442
- DOCUMENT # 2002-4120351

OWNER'S ACKNOWLEDGEMENT DECLARATION AND DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT I, RHONDA S. TEMPLETON, OWNER OF THE LANDS AS 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. I ALSO DO HEREBY DEDICATE THE STRIP OF LAND ON THE EAST SIDE OF N.E. 4TH STREET TO THE CITY OF HERMISTON, SAID STRIP OF LAND CONTAINS 2388.11 SQUARE FEET.

Rhonda S. Templeton
 RHONDA S. TEMPLETON

KNOW ALL PEOPLE BY THESE PRESENTS THAT ON

THIS DAY 4th OF February, 2019

APPEARED RHONDA S. TEMPLETON TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING PARTITIONING OF LAND TO BE FREE AND VOLUNTARY ACT.

BEFORE ME *Kara L. Roy*
 NOTARY PUBLIC FOR OREGON

PRINTED NAME Kara L. Roy

COMMISSION NO. 958148

MY COMMISSION EXPIRES January 17, 2021

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.

David H. Kline
 UMATILLA COUNTY SURVEYOR

DATED THIS 7 DAY OF February 2019

HERMISTON IRRIGATION DISTRICT

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

Cynthia K. Spatrick
 MANAGER

DATED THIS 2 DAY OF February 2019

CITY OF HERMISTON PLANNING COMMISSION

I HAVE EXAMINED THE ACCOMPANYING LAND PARTITION AND DO HEREBY CERTIFY THAT IT COMPLIES WITH THE CITY OF HERMISTON REGULATIONS WITH REFERENCE TO SUCH LAND PARTITIONS, AND I THEREFORE APPROVE SAID LAND PARTITION.

Margaret Taylor
 CHAIRMAN CITY OF HERMISTON PLANNING COMMISSION

DATED THIS 5 DAY OF February 2019

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.

Bettina Emig by *Kristin Shanandi*
 TAX COLLECTOR

DATED THIS 7th DAY OF February 2019

RECEIVED BY

Umatilla County Surveyor

Date: 2/13/19

Rec'd By: CT

No.: 19-019-8

STATE OF OREGON,
 COUNTY OF UMATILLA }

I certify that this instrument was received and recorded on February 7 2019

at 10:18 o'clock a.m., in the record of PLATS of said County.

YEAR 2019 NUMBER 04

OFFICE OF COUNTY RECORDS

By: David A Stuvland Records Officer

Fee \$ 120.00 No. 2019-6820284

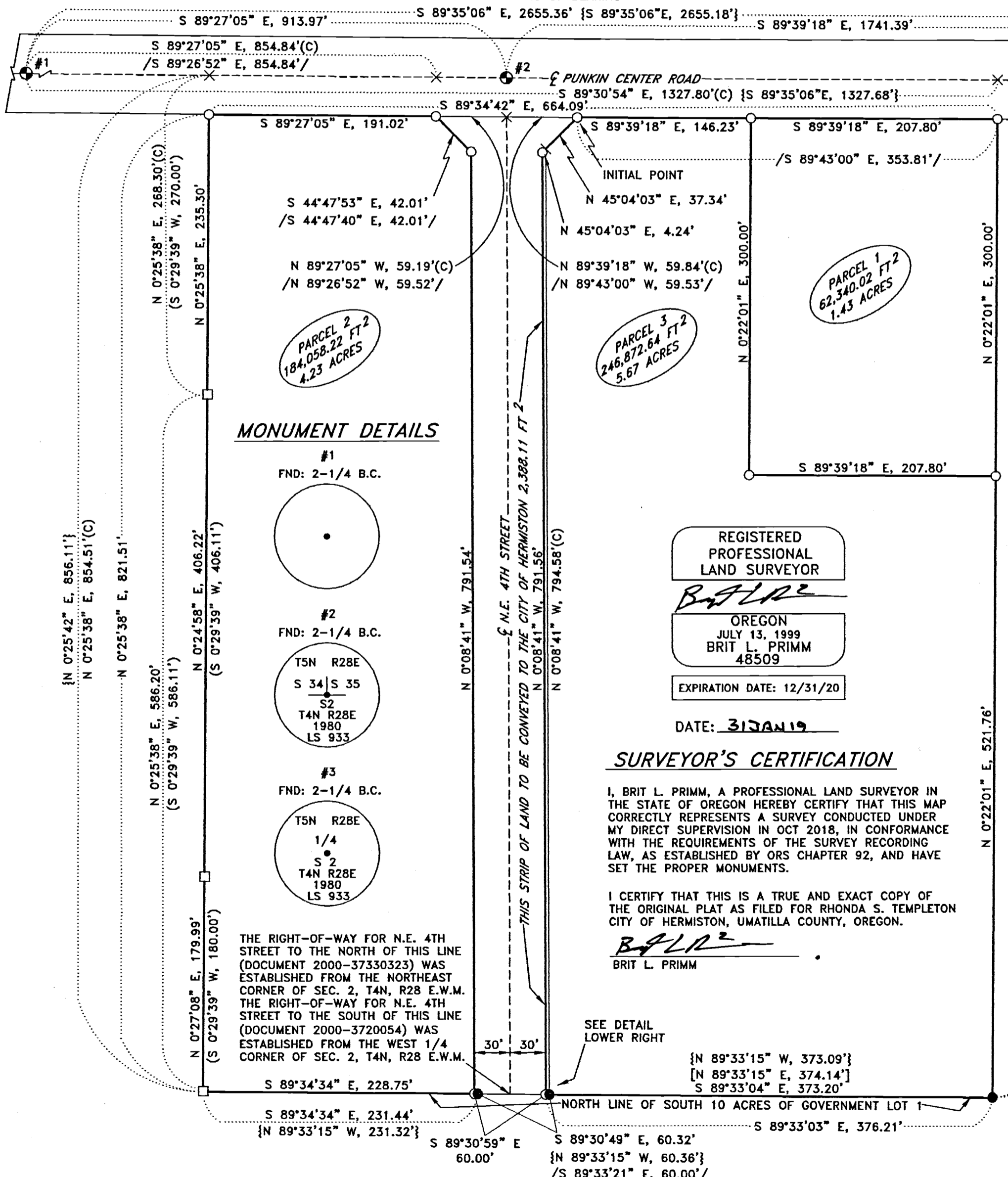
PRIMM LAND SURVEYING, INC.



LEGAL DESCRIPTION ON PROPERTY TO BE CONVEYED

BEGINNING AT A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48509", ON THE EASTERLY RIGHT OF WAY LINE OF N.E. 4TH STREET, FROM WHICH A 2 1/4 INCH BRASS CAP MARKING THE NORTHWEST SECTION CORNER TO SECTION 2, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN BEARS N 85°40'13" W, 946.78 FEET; THENCE ALONG SAID RIGHT-OF-WAY LINE N 45°04'03" E, 4.24 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY LINE S 0°08'41" E, 794.58 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "WA 30440 OR 2817", ON THE NORTH LINE OF THE SOUTH 10 ACRES OF GOVERNMENT LOT 1; THENCE ALONG SAID NORTH LINE N 89°30'59" W, 3.01 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48509", ON THE EASTERLY RIGHT-OF-WAY LINE OF N.E. 4TH STREET; THENCE LEAVING SAID NORTH LINE AND ALONG SAID RIGHT-OF-WAY LINE N 0°08'41" W, 791.56 FEET TO THE POINT OF BEGINNING. CONTAINING 2388.11 SQUARE FEET.

~BASIS OF BEARING~



SURVEYOR'S NARRATIVE

THIS SURVEY WAS UNDERTAKEN IN OCTOBER OF 2018 AT THE REQUEST OF RHONDA S. TEMPLETON. THE PURPOSE OF THE SURVEY IS TO PERFORM A PARTITION SURVEY ON PROPERTY THAT IS LOCATED IN THE NW 1/4 OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, HERMISTON, UMATILLA COUNTY, OREGON. THE PARENT PARCEL IS DESCRIBED IN UMATILLA COUNTY DEED RECORDS INSTRUMENT NUMBER 2016-6420544. AND IS DESCRIBED AS FOLLOWS:

Farm Unit "C", according to the Farm Unit Plat being otherwise described as Lot 1 of Section 2, Township 4 North, Range 28, excepting the South 10 acres thereof; excepting therefrom any portion lying within County Road No. 612 along the Northerly side of said land; all being East of the Willamette Meridian, in the County of Umatilla and State of Oregon; also excepting any and all water rights of way.

I WAS ABLE TO RECOVER THOSE CORNERS AS SET BY LS 02735 ON THE WEST SIDE OF THE PARENT PARCEL AS HE HAD SET THEM IN PARTITION PLAT 1998-20. I WAS ALSO ABLE TO RECOVER THOSE CORNERS AS SET BY LS 02817 ON THE SOUTH SIDE OF THE PARENT PARCEL AS HE HAD SET THEM IN PARTITION PLAT 2002-28.

THE EXTERIOR BOUNDS OF THE PARENT PROPERTY HAVE BEEN ESTABLISHED OR HELD AS FOLLOWS:
 SOUTH LINE - I HELD THE FOUND MONUMENTS AS PER P.P. 2002-28 (4 EACH), THESE 4 FOUND MONUMENTS ARE ON THE NORTH LINE OF GOVERNMENT LOT 1.
 WEST LINE - I HELD THE FOUND MONUMENTS AS PER P.P. 1998-20 (3 EACH), I THEN EXTENDED THIS WEST LINE NORTHERLY TO THE SOUTHERLY RIGHT-OF-WAY LINE OF PUNKIN CENTER ROAD.
 EAST LINE - I HELD THE FOUND MONUMENT AT THE SOUTHEAST CORNER OF THE PARENT PROPERTY AS PER P.P. 2002-28 AND I THEN EXTENDED IT NORTHERLY AS PER THE BEARING CALLED OUT FOR IN P.P. 2002-28 TO THE SOUTHERLY RIGHT-OF-WAY LINE OF PUNKIN CENTER ROAD.
 NORTH LINE - I HELD THE FOUND SECTION MONUMENTS (2 EACH) AND ONE-QUARTER MONUMENTS AND OFFSET THESE LINES TO THE SOUTH AT 33.00 FEET.

THE RIGHT OF WAY LOCATION OF NORTHEAST 4TH STREET WAS COMPUTED FROM DEEDS LOCATED ON REEL 373 PAGE 0323. I ROTATED THE BEARINGS AS CALLED OUT FOR ON DEED REEL 373 PAGE 0323 TO WHAT I MEASURED AND LOCATED THE SECTION CORNERS (2 EACH) AND ONE-QUARTER CORNER LOCATED IN PUNKIN CENTER ROAD. I SPOKE WITH ANDERSON PERRY ASSOCIATES INC. ON 30 OCTOBER 2018 AS TO THE BEST WAY TO ADDRESS THE RIGHT-OF-WAY OF N.E. 4TH STREET. THE GENERAL CONSENSUS IS FOR THE LAND OWNER TO DEDICATE A SLIVER OF LAND ON THE EAST SIDE OF N.E. 4TH STREET TO THE CITY OF HERMISTON, THIS SLIVER OF LAND WILL BE A STRAIGHT LINE DISTANCE FROM THE FOUND MONUMENT AT THE SOUTHWEST CORNER OF PARCEL 3 OF THIS PARTITION PLAT NORTHERLY TO THE NORTHWEST CORNER OF PARCEL 3 OF THIS PARTITION PLAT, SAID SLIVER OF LAND CONTAINS 2388.11 SQUARE FEET. THE PURPOSE FOR THIS DEDICATION IS TO AVOID ANY POTENTIAL CONFLICTS WITH IMPROVEMENTS FROM THE LAND PREVIOUSLY CONVEYED TO THE CITY OF HERMISTON BY DOCUMENT NO. 2000-3730323.

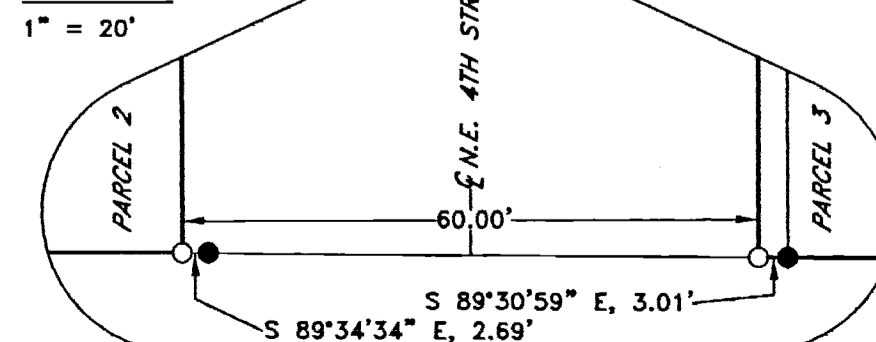
ON REEL 373 PAGE 0323 THE FIRST CALL BY LS 02817 IN THE LEGAL DESCRIPTION STATES "S 89° 26' 52" E, 854.84' " ON PAGE 3 OF SAID REEL AND PAGE IT STATES A DISTANCE OF 854.54 FEET. I UTILIZED THE WRITTEN WORDS IN THE LEGAL DESCRIPTION IN ORDER TO ESTABLISH THE RIGHT OF WAY OF NORTHEAST 4TH STREET.

PARCEL 1 WAS CREATED TO ENCOMPASS THE EXISTING STRUCTURES IN THE NORTHEAST CORNER OF THE PARENT PARCEL. PARCEL 2 WAS CREATED TO ENCOMPASS THE PROPERTY TO THE WESTERLY RIGHT OF WAY OF NORTHEAST 4TH STREET AND PARCEL 3 WAS CREATED TO ENCOMPASS THE PROPERTY TO THE EASTERLY RIGHT OF WAY OF NORTHEAST 4TH STREET EXCEPTING OUT PARCEL 1.

THE BASIS OF BEARING ON THIS PARTITION PLAT IS FROM THE FOUND 2-1/4 INCH BRASS CAP WITH NO MARKINGS IN A MONUMENT BOX MARKING THE NORTHWEST 1/4 CORNER OF SECTION 2 OF TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN AND THE FOUND 2-1/4 INCH BRASS CAP MARKING THE NORTH 1/4 CORNER OF SECTION 2 OF TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN AND IS BASED UPON PARTITION PLAT 2002-28.

THIS SURVEY WAS ACCOMPLISHED UTILIZING THE TRIMBLE R10 GNSS SYSTEM. AN AUTONOMOUS POSITION WAS GENERATED ON THE BASE UNIT AND THE 2 PREVIOUSLY MENTIONED FOUND MONUMENTS WERE SUBSEQUENTLY USED FOR A SITE CALIBRATION ON THE SYSTEM. EACH CORNER WAS THEN LOCATED OR SET ON A 15 SECOND EPOCH WITH A FIXED SOLUTION ONLY.

DETAIL



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 OCT 2018, 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 RHONDA S. TEMPLETON CITY OF HERMISTON, UMATILLA COUNTY, OREGON.

Brit L. Primm
 BRIT L. PRIMM

REGISTERED PROFESSIONAL LAND SURVEYOR

Brit L. Primm

OREGON
 JULY 13, 1999
 BRIT L. PRIMM
 48509

EXPIRATION DATE: 12/31/20

DATE: 31 JAN 19

CLIENT: RHONDA S. TEMPLETON	
NW 1/4, SEC 21, TWP. 4 N. RNG. 28 E.W.M.	
PROJECT:	JOB #: 1809003
A PARTITION SURVEY LOCATED IN THE NW 1/4 SEC. 2, TWP. 4 N., RNG. 28 E.W.M. CITY OF HERMISTON, UMATILLA COUNTY, OREGON.	DATE: 24 OCT 18
	FB/PG: 040/24
	SHEET: 1 OF 1
	DRAWN: BLP
	APPROVED: BLP