

PARTITION PLAT NO. 2018-07

A REPLAT OF PARCEL 3, PARTITION PLAT 2014-12 LOCATED IN THE S.E. 1/4 N.E. 1/4 OF SECTION 36, TWP. 5 NORTH, RNG. 28 EAST OF THE W.M., UMATILLA COUNTY, OREGON.

CLIENT: **BRADY & JOSEPH RETTKOWSKI**
30178 KING LANE
HERMISTON, OREGON 97838

SURVEYOR'S NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF BRADY A. RETTKOWSKI AND JOSEPH A. RETTKOWSKI TO PARTITION PARCEL 3 OF PARTITION PLAT 2014-12 LOCATED IN THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36 TOWNSHIP 5 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

THE INTENT IS TO CREATE PARCEL 2 AND PARCEL 3 AT +/- 2.00 ACRES AS SHOWN UPON THE FACE OF THIS PARTITION PLAT AND THE REMAINDER OF THE ACREAGE BEING PARCEL 1.

I RECOVERED ALL OF THE SET CORNERS FOR PARCEL 3 OF PARTITION PLAT 2014-12 THAT I PERFORMED FOR BRADY A. RETTKOWSKI AND JOSEPH A. RETTKOWSKI IN 2014.

THE BASIS OF BEARING FOR THIS SURVEY IS THE FOUND NORTHEAST CORNER OF PARCEL 1 OF PARTITION PLAT 2011-13 AND THE FOUND NORTHWEST CORNER OF PARCEL 1 OF PARTITION PLAT 2011-13.

THIS SURVEY WAS ACCOMPLISHED UTILIZING THE TRIMBLE R8 GNSS SYSTEM. THE NORTHWEST PROPERTY CORNER OF PARCEL 1 OF PARTITION PLAT 2011-13 WAS OCCUPIED WITH THE BASE UNIT AND SELECTED OTHER CORNERS WERE THEN STAKED OUT TO VERIFY THEIR POSITIONS. EACH CORNER WAS THEN LOCATED OR SET ON A 15 SECOND EPOCH WITH A FIXED SOLUTION.

OWNER'S DECLARATION-ACKNOWLEDGEMENT

WE, BRADY A. RETTKOWSKI AND JOSEPH A. RETTKOWSKI, 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, AND DO HEREBY DEDICATE EXCLUSIVELY TO PARCELS 1, 2 & 3 FOREVER THE 60 FOOT EASEMENT FOR INGRESS AND EGRESS.

Brady A. Rettkowski
BRADY A. RETTKOWSKI
Joseph A. Rettkowski
JOSEPH A. RETTKOWSKI

REGISTERED PROFESSIONAL LAND SURVEYOR
BRIT L. PRIMM
JULY 13, 1999
48509
EXPIRATION DATE: 12/31/20

ON THIS 21 DAY OF Nov, 2018, THE ABOVE INDIVIDUALS APPEARED PERSONALLY BEFORE ME AND ARE KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO EXECUTED THIS PLAT AND ACKNOWLEDGED THAT THEY DID SO FREELY AND VOLUNTARILY BEFORE ME.
Mike Marvin Nunez
NOTARY PUBLIC FOR OREGON
PRINTED NAME MIKE MARVIN NUNEZ
COMMISSION NO. 961142
MY COMMISSION EXPIRES 4-3-21

DATE 15 Nov 2018
I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT AS FILED IN UMATILLA COUNTY, OREGON.
Brit L. Primm
BRIT L. PRIMM

- ### LEGEND
- △ SET: 5/8" X 30" IRON REBAR WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48509"
 - FND: 5/8" X 30" IRON REBAR WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48509"
 - ⬢ FND: 2 1/2" BRASS CAP AS NOTED
 - ⊠ FND: 5/8" X 30" IRON REBAR WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48509"
 - FND: 5/8" X 30" IRON REBAR WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48509"
 - FND: ANGLE IRON WITH STAMPED "LS 1425"
 - ⊙ FND: 5/8" IRON REBAR WITH A YELLOW PLASTIC CAP STAMPED "GBW 02817LS"
 - ⊘ FND: 5/8" IRON REBAR (UNKNOWN)
 - × COMPUTED
 - PROPERTY BOUNDARIES
 - M-LINE CANAL
 - 60' EASEMENT
 - SUN RIDGE LANE

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 OCTOBER 2018, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY ORS CHAPTER 92. AND HAVE SET THE PROPER MONUMENTS.

- ### SURVEYS
- PRIMM (PARTITION PLAT 2014-12)
 - PRIMM (PARTITION PLAT 2012-15)
 - PRIMM (PARTITION PLAT 2011-13)
 - TELEK (SURVEY NO. S-21-B)
 - KRUMBEIN (SURVEY NO. 88-28-B)
 - ROGERS (SURVEY NO. 2002-4240394)
 - EDWARDS (PARTITION PLAT 2002-39)
 - EDWARDS (SURVEY NO. R-32-A)
 - EDWARDS (SURVEY NO. 04-46-B)

RECORD LEGAL DESCRIPTION

PARCEL 3 OF PARTITION PLAT 2014-12.

NOTES

- { } RECORD AS PER PARTITION PLAT 2014-12
- () RECORD AS PER PARTITION PLAT 2002-39
- (C) CALCULATED

DEEDS

INSTRUMENT NO. 2008-5340286

LINE DATA

LINE #	BEARING	H. DIST.
L1	N 76°24'26" E	50.00'
L2	N 76°24'26" E	46.70'
L3	N 76°24'26" E	50.00'
L4	S 89°27'05" E	2.67'
L5	S 89°27'02" E	3.00'
L6	S 89°26'59" E	3.33'
L7	S 89°27'02" E	136.63'
L8	S 29°27'02" E	51.91'
L9	N 60°32'58" E	40.00'
L10	S 29°27'02" E	63.45'
L11	S 30°32'58" W	63.45'
L12	S 59°27'02" E	40.00'
L13	N 30°32'58" E	51.91'
L14	S 89°27'02" E	136.63'
L15	N 76°24'26" E	3.30'
L16	S 89°27'02" E	25.00'

AREA NOTE

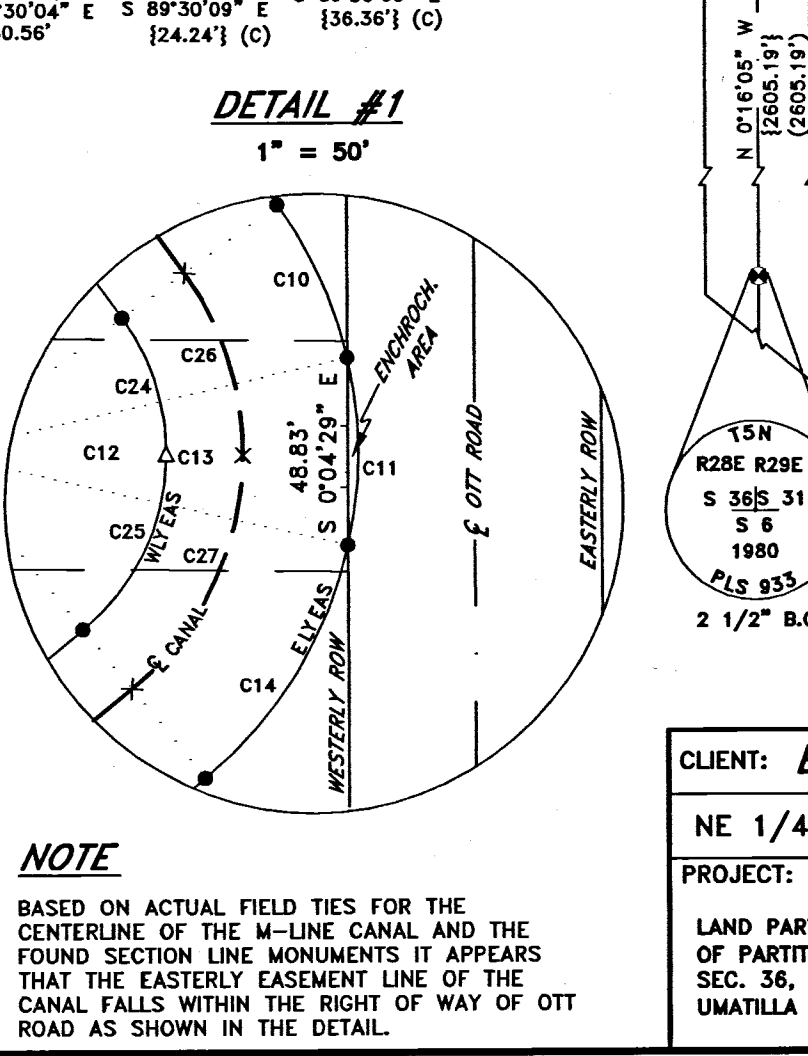
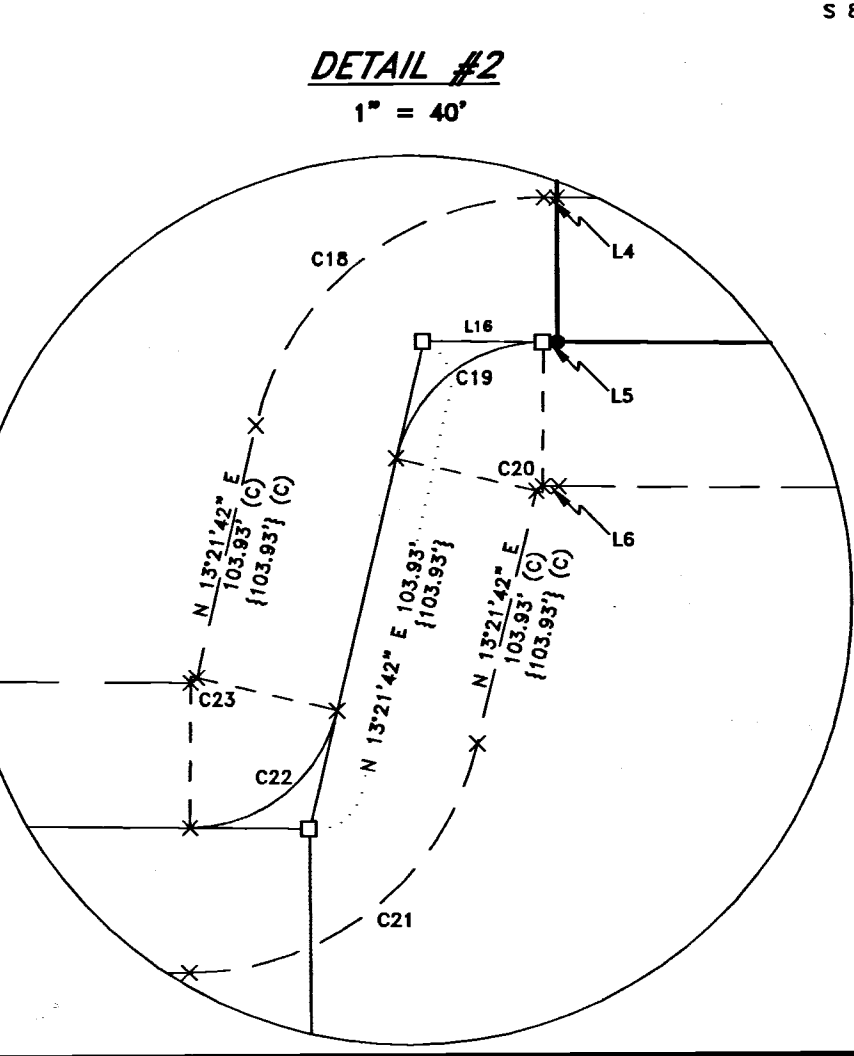
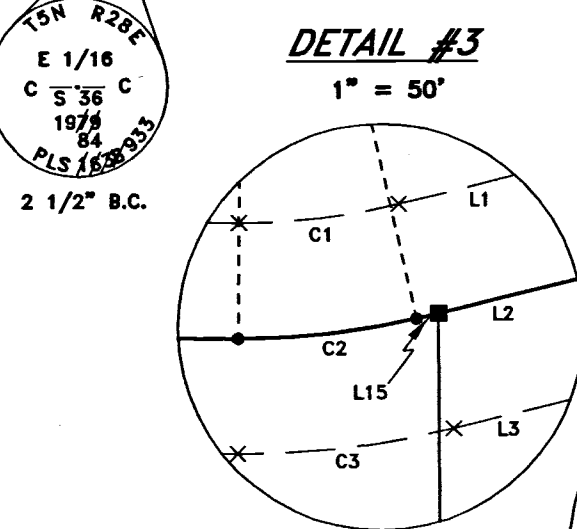
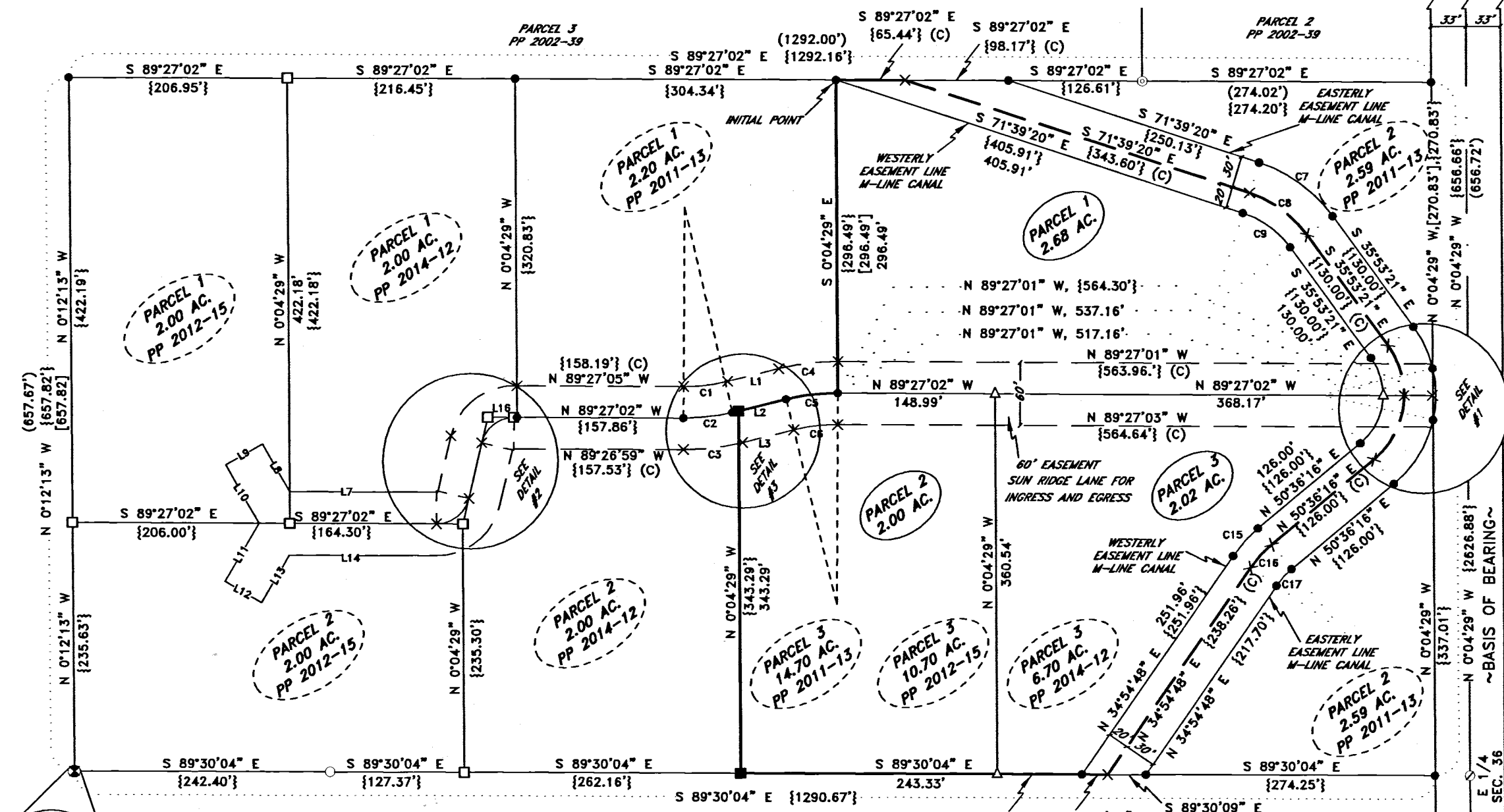
THE AREA AS SHOWN FOR PARCEL 1 AND PARCEL 3 IS TO THE CENTERLINE OF THE CANAL AND NOT THE EASEMENT LINES TO THE EAST AND WEST. THE PROPERTY CORNERS ARE SET AT THE 20' AND 30' EASEMENT LINES OF THE CANAL.

AREA DATA

DESC.	SQ. FT.	ACRES
PARENT	291498.92	6.70
PARCEL 1	116624.73	2.68
PARCEL 2	87120.00	2.00
PARCEL 3	87754.19	2.02
CANAL	52252.20	1.20
ENCROACH.	89.82	0.002
60' EASE.	74224.14	1.70

CURVE DATA

CURVE #	DELTA	RAD	TAN	LC	LC BNG
C1	14°08'32"	170.00'	21.09'	41.85'	N 83°28'42" E
C2	14°08'32"	200.00'	24.81'	49.24'	N 83°28'42" E
C3	14°08'32"	230.00'	28.53'	56.63'	N 83°28'42" E
C4	14°08'32"	230.00'	28.53'	56.63'	N 83°28'42" E
C5	14°08'32"	200.00'	24.81'	49.24'	N 83°28'42" E
C6	14°08'32"	170.00'	21.09'	41.85'	N 83°28'42" E
C7	35°45'59"	140.27'	45.26'	86.15'	S 53°46'21" E
C8	35°45'59"	110.27'	35.58'	67.72'	S 53°46'21" E
C9	35°45'59"	90.27'	29.13'	55.44'	S 53°46'21" E
C10	22°56'55"	109.64'	22.26'	43.62'	S 24°24'54" E
C11	25°43'54"	109.64'	25.04'	48.83'	S 00°04'29" E
C12	86°29'37"	59.64'	56.10'	81.72'	S 07°21'28" W
C13	86°29'37"	79.64'	74.91'	109.13'	S 07°21'27" W
C14	37°48'48"	109.64'	37.55'	71.05'	S 31°41'52" W
C15	15°41'28"	128.20'	17.66'	35.00'	S 42°45'32" W
C16	15°41'28"	108.20'	14.91'	29.54'	S 42°45'32" W
C17	15°41'28"	78.20'	10.78'	21.35'	S 42°45'32" W
C18	77°11'16"	61.32'	48.94'	76.51'	N 51°57'20" E
C19	77°11'16"	31.32'	25.00'	39.08'	N 51°57'20" E
C20	77°11'16"	1.32'	1.06'	1.65'	N 51°57'20" E
C21	77°11'16"	61.32'	48.94'	76.51'	N 51°57'20" E
C22	77°11'16"	31.32'	25.00'	39.08'	N 51°57'20" E
C23	77°11'16"	1.32'	1.06'	1.65'	N 51°57'20" E
C24	36°30'48"	59.64'	19.67'	37.37'	S 17°37'57" E
C25	49°58'48"	59.64'	27.80'	50.39'	S 25°36'52" W
C26	36°29'41"	79.64'	26.26'	49.87'	S 17°38'31" W
C27	49°59'56"	79.64'	37.13'	67.31'	S 25°36'18" W



NOTE

BASED ON ACTUAL FIELD TIES FOR THE CENTERLINE OF THE M-LINE CANAL AND THE FOUND SECTION LINE MONUMENTS IT APPEARS THAT THE EASTERLY EASEMENT LINE OF THE CANAL FALLS WITHIN THE RIGHT OF WAY OF OTT ROAD AS SHOWN IN THE DETAIL.

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. Keller
UMATILLA COUNTY SURVEYOR
DATED THIS 17 DAY OF December 2018

HERMISTON IRRIGATION DISTRICT:
THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAT AND IT IS APPROVED FOR FILING AND RECORDING BY MY AUTHORITY.
Christy K. Kopp
MANAGER
DATED THIS 11 DAY OF December 2018

UMATILLA COUNTY PLANNING
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.
Robert T. Waldner
DIRECTOR UMATILLA COUNTY PLANNING
DATED THIS 12 DAY OF MARCH 2019

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 STATE AND COUNTY TAXES AND ASSESSMENTS THAT COULD CONSTITUTE A LIEN ON SAID LANDS HAVE BEEN PAID, AND I HEREBY APPROVE SAID PLAT.
Bettina S. Galt
TAX COLLECTOR
DATED THIS 17 DAY OF Dec 2018

UMATILLA COUNTY CLERK:
STATE OF OREGON, }
COUNTY OF UMATILLA }
I certify that this instrument was received and recorded on 03-13-2019
at 8:21 o'clock a. m., in the record of PLATS of said County.
YEAR 2019 NUMBER 07
OFFICE OF COUNTY RECORDS
By: STEVE CHURCHILL Records Officer
Fee \$ 120.00 No. 2019-6830470

RECEIVED BY

Umatilla County Surveyor
Date: 3/14/19
Rec'd By: CT
No.: 19-025-B

PRIMM LAND SURVEYING, INC.

P.O. BOX 1322, 1340 N.E. 4TH
HERMISTON, OR 97838
BUI (541) 564-7887
FAX (541) 567-8020
pls@oregontrail.net

CLIENT: **BRADY & JOSEPH RETTKOWSKI**
NE 1/4 OF SEC 36, TWP. 5 N., RNG. 28E., W.M.
PROJECT: LAND PARTITION SURVEY OF PARCEL 3 OF PARTITION PLAT 2014-12 LOCATED IN SEC. 36, TWP 5 N, RNG 28, E, OF THE W.M. UMATILLA COUNTY, OREGON.
JOB#: 1810002
DATE: 8 OCT 18
FB/PG: 40-28
SHEET: 1 OF 1
DRAWN BY: BLP
APPROVED: BLP