

PARTITION PLAT NO. 2019-09

A PARTITION SURVEY LOCATED IN THE SE 1/4 SEC. 18, TWP. 5 N., RNG. 28 E.W.M., UMATILLA COUNTY, OREGON.

CLIENT: **KARL E. HERKAMP**
 P.O. BOX 126
 UMATILLA, OREGON 97882

LEGEND

- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PLS LS 48509"
- ⊙ FOUND 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PLS LS 48509"
- FOUND 1/2" IRON ROD
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "GBW 02817LS"
- ▲ FOUND 2-1/2" ALUMINUM CAP STAMPED "GBW 02817LS"
- ⊕ FOUND MONUMENT AS NOTED
- × COMPUTED POINT NOT SET

- PARTITION BOUNDARY
- 30' INGRESS/EGRESS EASEMENT AND 15' IRRIGATION EASEMENT
- SECTION LINE

DEEDS

- DOC. NO. 1999-3590514 { } PARTITION PLAT 2017-18
- DOC. NO. 2009-5490329 () SURVEY # M-77-B
- INST. NO. 2011-5850641 [] BOOK 13 PAGE 145
- INST. NO. 2008-5370212
- INST. NO. 2009-5520513
- DOC. NO. 1999-3610393 M-77-B
- INST. NO. 2016-6450215 R-0151-A
- DOC. NO. 1999-3510389 PARTITION PLAT 1998-43
- REEL 174 PAGE 282-284 BOOK 13 PAGE 145

SURVEYS

- PARTITION PLAT 2017-18
- SURVEY # M-77-B
- BOOK 13 PAGE 145
- PARTITION PLAT 2017-18

AREA TABLE

DESCRIPTION	SQUARE FEET	ACRES
PARENT PARCEL	216057.60 FT ²	4.96 AC.
PARCEL 1	87120.00 FT ²	2.00 AC.
PARCEL 2	128937.60 FT ²	2.96 AC.
30' EASEMENT	20168.790 FT ²	0.46 AC.

CURVE TABLE

CURVE	RADIUS	DELTA	LC	LC BNG	TAN
C1	5.00'	85°13'11"	6.77'	N 41°47'54" E	4.60'
C2	30.00'	259°36'06"	46.10'	N 49°25'22" W	36.01'

OWNER'S ACKNOWLEDGEMENT/DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT I, KARL E. HERKAMP, OWNER OF THE LANDS AS SHOWN ON THIS PARTITION 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 PARTITION PLAT, AND DO HEREBY VACATE THE CUL-DE-SAC THAT IS STRADDLING THE COMMON LINE BETWEEN PARCEL 2 OF PARTITION PLAT 2017-18 AND PARCEL 1 OF THIS PARTITION PLAT, I FURTHERMORE HEREBY DEDICATE THE USE OF THE 30 FOOT INGRESS/EGRESS AND UTILITY EASEMENT NON-EXCLUSIVE TO PARCELS 1 AND 2 OF PARTITION PLAT 2017-18 AND PARCELS 1 AND 2 OF THIS PARTITION PLAT.

Karl E. Herkamp
 KARL E. HERKAMP TRUSTEE FOR THE HERKAMP FAMILY TRUST

KNOW ALL PEOPLE BY THESE PRESENTS THAT ON
 THIS DAY 29th OF March, 2019

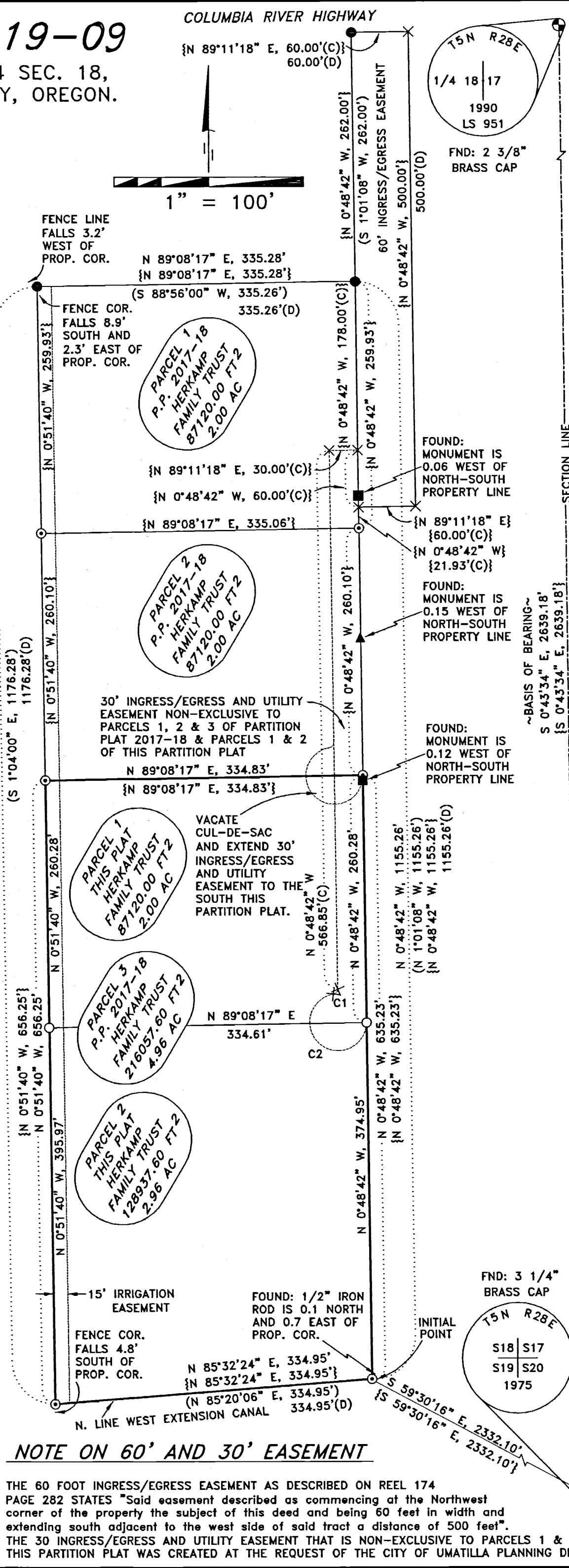
APPEARED KARL E. HERKAMP TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING PARTITIONING OF LAND TO BE FREE AND VOLUNTARY ACT.

BEFORE ME Lisa M Baum
 NOTARY PUBLIC FOR OREGON

PRINTED NAME Lisa M. Baum

COMMISSION NO. 975983

MY COMMISSION EXPIRES 07/02/2022



NOTE ON 60' AND 30' EASEMENT

THE 60 FOOT INGRESS/EGRESS EASEMENT AS DESCRIBED ON REEL 174 PAGE 282 STATES "said easement described as commencing at the Northwest corner of the property the subject of this deed and being 60 feet in width and extending south adjacent to the west side of said tract a distance of 500 feet". THE 30 INGRESS/EGRESS AND UTILITY EASEMENT THAT IS NON-EXCLUSIVE TO PARCELS 1 & 2 OF THIS PARTITION PLAT WAS CREATED AT THE REQUEST OF THE CITY OF UMATILLA PLANNING DEPARTMENT.

SURVEYOR'S NARRATIVE

THIS SURVEY WAS UNDERTAKEN IN FEBRUARY OF 2019 AT THE REQUEST OF KARL E. HERKAMP. THE PURPOSE OF THE SURVEY IS TO PERFORM A PARTITION SURVEY ON PARCEL 3 OF PARTITION PLAT 2017-18 THAT IS LOCATED IN THE SE 1/4 OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON. THE PARENT PARCEL FOR PARTITION PLAT 2017-18 IS DESCRIBED IN UMATILLA COUNTY DEED RECORDS DOCUMENT NUMBER 1999-3610393 AND IS DESCRIBED AS FOLLOWS:

That portion of Southeast Quarter of Section 18, Township 5 North, Range 28, included within lands of Orval S. Eldridge, et ux, recorded in Book 312, page 467, Deed Records, and described as beginning at the Southwest corner of said Eldridge Tract; thence North 85°20'06" East along North right of way line of West Extension Main Canal 334.95 feet to Southwest corner of that tract conveyed to A. L. Conforth, et ux, recorded in Book 333, page 89, Deed Records; thence North 1°01'08" West along West line of said Conforth's Tract, 1155.26 feet; thence South 88°56' West 335.26 feet to West line of said Eldridge Tract; thence South 1°04' East 1176.28 feet to the point of beginning.

Also and easement for irrigation ditch recorded in Agreement dated March 27, 1971 between Orval S. Eldridge and Richard Graham, et ux, over and across Southerly portion of the following:

Beginning at a point which is South 0°02' East, 1083.4 feet from center of said Section 18; thence South 89°14' East, 330.1 feet to a point thence South 0°02' East, 340 feet, more or less, to North right of way line of Main Canal of West Extension of Umatilla Project; thence in a Westerly direction along and following said right of way line to a point where it intersects North and South centerline of said Section 18; thence North 0°02' West along said centerline to the point of beginning;

Lease easement for delivery of water along West side of first above tract. It is understood that there is now an irrigation pipe located in said Easement, a portion of which is buried and that the water from said pipe will be used to supply water to the above property as well as property lying North of said property and South of Highway No. 730. After 1977 purchaser herein agrees to maintain said pipeline;

TOGETHER WITH a non-exclusive easement for ingress and egress as contained in Deed to Oregon Institute for Rehabilitation, Research and Recreation, Inc., recorded in Reel 174, Page 282, Microfilm Records, said easement being 60 feet in width and 500 feet in length and running adjacent to the West line of said Oregon Tract;

All being East of the Willamette Meridian, Umatilla County, Oregon.

I HAD PREVIOUSLY PERFORMED A PARTITION FOR KARL HERKAMP ON THIS PROPERTY IN 2017, PLEASE SEE PARTITION PLAT 2017-18.

THE EXTERIOR BOUNDS OF THE PARENT PARCEL (PARCEL 3 OF PARTITION PLAT 2017-18) WERE FOUND AND HELD AS FOLLOWS:

THE NORTHWEST CORNER OF THE PARENT PARCEL WAS A FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48509" AS SET BY MYSELF IN PARTITION PLAT 2017-18. I HELD THIS LOCATION.

THE NORTHEAST CORNER OF THE PARENT PARCEL WAS A FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48509" AS SET BY MYSELF IN PARTITION PLAT 2017-18. I HELD THIS LOCATION.

I FOUND THE SOUTHWEST CORNER OF THE PARENT PARCEL AS SET BY LS #951 IN SURVEY NUMBER M-77-B. I DID NOT HOLD THIS MONUMENT BECAUSE IT WAS OUT OF LOCATION BY ± 0.6 FEET. I REESTABLISHED THE LOCATION OF THE SOUTHWEST CORNER OF THE PARENT PARCEL IN ITS ORIGINAL LOCATION AS CALLED FOR IN SURVEY NUMBER M-77-B AND MONUMENTED IT WITH A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48509" AS SET BY MYSELF IN PARTITION PLAT 2017-18. I HELD THIS LOCATION.

I FOUND THE SOUTHWEST CORNER OF THE PARENT PARCEL AS SET BY LS #951 IN SURVEY NUMBER M-77-B. I DID NOT HOLD THIS MONUMENT BECAUSE IT WAS LAYING ON THE GROUND FROM WHAT I BELIEVE WAS DUE TO FENCE CONSTRUCTION. I REESTABLISHED THE LOCATION OF THE SOUTHWEST CORNER OF THE PARENT PARCEL IN ITS ORIGINAL LOCATION AS CALLED FOR IN SURVEY NUMBER M-77-B BY A DISTANCE-DISTANCE INTERSECTION FORM THE NORTHWEST CORNER MONUMENTED WITH A 1/2 INCH IRON ROD AND THE SOUTHWEST CORNER MONUMENTED WITH A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48509" AS SET BY MYSELF IN PARTITION PLAT 2017-18. I HELD THIS LOCATION.

THE COMMON LINE BETWEEN PARCELS 1 AND 2 AS SHOWN ON THIS PLAT WAS COMPUTED TO ENCOMPASS 2.00 ACRES FOR PARCEL 1 AND THE REMAINDER FOR PARCEL 2.

THE BASIS OF BEARING ON THIS PARTITION PLAT IS FROM THE FOUND 3 1/4 INCH BRASS CAP MARKING THE SOUTHWEST CORNER OF SECTION 18 OF TOWNSHIP 5 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN AND THE FOUND 2 3/8 INCH BRASS CAP MARKING THE EAST ONE-QUARTER TO SECTION 18 OF TOWNSHIP 5 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, AND IS BASED UPON "UMATILLA HEIGHTS" BOOK 13 PAGE 145.

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.

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 FEBRUARY 2019, 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 KARL E. HERKAMP IN UMATILLA COUNTY, OREGON.

BRIT L. PRIMM

REGISTERED PROFESSIONAL LAND SURVEYOR

Brit L. Primm

OREGON
 JULY 13, 1999
 BRIT L. PRIMM
 48509

EXPIRATION DATE: 12/31/20

DATE: 03 APR 19

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 3 DAY OF April, 2019

WEST EXTENSION IRRIGATION DISTRICT

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

Burch J. Bridgewater
 MANAGER

DATED THIS 29th DAY OF March, 2019

CITY OF UMATILLA ADMINISTRATOR

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

David Steinhilber
 ADMINISTRATOR

DATED THIS 1st DAY OF April, 2019

UMATILLA CITY PLANNING DEPARTMENT

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

Bonnie L. Galt
 UMATILLA CITY PLANNING DIRECTOR

DATED THIS 1st DAY OF April, 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.

Bethie Angelt
 TAX COLLECTOR

DATED THIS 3 DAY OF April, 2019

STATE OF OREGON, COUNTY OF UMATILLA }

I certify that this instrument was received and recorded on 04-04-2019

at 8:38 o'clock a. m., in the record of PLATS of said County.

YEAR 2019 NUMBER 09

OFFICE OF COUNTY RECORDS

By: STEVE CHURCHILL Records Officer

Fee \$ 120.00 No. 2019-6840346

CLIENT: **KARL E. HERKAMP**

SE 1/4, SEC 18, TWP. 5 N. RNG. 28 E.W.M.

PROJECT: A PARTITION SURVEY LOCATED IN THE SE 1/4 SEC. 18, TWP. 5 N., RNG. 28 E.W.M. CITY OF UMATILLA, UMATILLA COUNTY, OREGON.

JOB #: 1902003
 DATE: 15 FEB 19
 FB/PG: 040/35
 SHEET: 1 OF 1
 DRAWN: BLP
 APPROVED: BLP

RECEIVED BY
 Umatilla County Surveyor
 Date: 4/11/19
 Recd By: 19-036-B
 No.:

PRIMM LAND SURVEYING, INC.

Keith Primm

P.O. BOX 1322, 1340 N.E. 4TH
 HERMISTON, OR 97838
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 FAX (541) 567-8020
 brit@primmlandsurveying.com
 keith@primmlandsurveying.com