

2004-26

# PARTITION PLAT NO. 2004 26

CITY OF STANFIELD, UMATILLA COUNTY, OREGON  
LOCATED IN A PORTION OF THE SE 1/4 SEC. 30  
TOWNSHIP 4 NORTH, RANGE 29 EAST, W.M.

CLIENT: **SHELLEY BONNETT, CITY MANAGER**  
**155 W. COE AVENUE**  
**STANFIELD, OREGON 97875**

**PARENT PARCEL LEGAL DESCRIPTION**  
PARCEL 2, PARTITION PLAT 1997-07.

## SURVEYOR'S NARRATIVE

THIS SURVEY WAS UNDERTAKEN IN APRIL OF 2004 AT THE REQUEST OF SHELLEY BONNETT CITY OF STANFIELD MANAGER. THE PURPOSE OF THE SURVEY IS TO PARTITION A PORTION OF PARCEL 2 OF PARTITION PLAT 1997-07 INTO THREE SEPARATE PARCELS LOCATED IN THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 29 EAST OF THE WILLAMETTE MERIDIAN. PARCEL 2 WILL BE DEEDED TO THE CITY OF STANFIELD FOR THE FUTURE EXTENSION OF MAMIE STREET FROM THE NORTHEASTERLY RIGHT OF WAY OF VANTAGE BLVD. TO THE SOUTHWESTERLY RIGHT OF WAY OF THE UMATILLA-STANFIELD HIGHWAY, THE REMAINDER WILL BE PARCELS 1 AND 3.

I RECOVERED A 2 1/2 INCH BRASS CAP MARKING THE SECTION CORNER COMMON TO SECTIONS 29, 30, 31, AND 32. I ALSO RECOVERED A 2 1/2 INCH BRASS CAP MARKING THE 1/4 CORNER COMMON TO SECTIONS 29 AND 30, THUS MY BASIS OF BEARING IS THESE TWO FOUND MONUMENTS AND IS BASED ON WILLIAM R. WELLS PARTITION PLAT 1997-07.

I RECOVERED ALL OF THE CORNERS OF PARCEL 2 OF PARTITION PLAT 1997-07 WITH THE EXCEPTION OF THE SOUTHEASTERLY CORNER AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY OF THE UMATILLA-STANFIELD HIGHWAY AND THE NORTHWESTERLY RIGHT OF WAY OF ROSALYNN DRIVE, WHICH I SUSPECT WAS DESTROYED DURING CONSTRUCTION OF UNDERGROUND UTILITIES.

A THROUGH SEARCH WAS MADE FOR NUMEROUS CORNERS WITHIN PANORAMIC RIDGE PHASE 2 SUBDIVISION AND ONLY ONE WAS FOUND AT THE WESTERLY CORNER OF LOT 37 (SEE SURVEY NO. 99-268-B). I CONTACTED DAVID G. CHRISTENSON (SURVEYOR FOR THE PANORAMIC RIDGE PHASE 2 SUBDIVISION) AND HE INFORMED ME THAT NONE OF THE INTERIOR CORNERS HAD BEEN SET DUE TO FINANCING HAVING FAILED WITH THE OWNER/DEVELOPER.

THIS SURVEY WAS ACCOMPLISHED USING THE TOPCON HYPER GPS SYSTEM. AN AUTONOMOUS POSITION WAS GENERATED ON THE BASE UNIT AND THE SECTION CORNER COMMON TO SECTIONS 29, 30, 31, AND 32 AS WELL AS THE 1/4 CORNER COMMON TO SECTIONS 29 AND 30 WERE SUBSEQUENTLY USED FOR LOCALIZING THE SYSTEM. EACH CORNER WAS LOCATED AND OR SET WITH A 15 SECOND EPOCH ON A FIXED SOLUTION.

### LEGEND

- SET 5/8" x 30" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED PLS LS 48509
- ⊙ FND MONUMENT AS NOTED
- ⊙ FND 5/8" IRON ROD
- FND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LS 1106"
- ⊙ FND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LS 1094"
- × CALCULATED POINT
- BOUNDARY OF PROPERTY SURVEYED

### LINE DATA

LINE	BEARING	HORIZ. DIST.	RECORD
L1	N 35°41'33" W	74.94'	(75.00')
L2	S 39°34'42" E	146.15'	
L3	S 39°34'42" E	100.00'	
L4	S 39°34'57" E	80.07'	(80.00')
L5	N 39°40'52" W	174.85'	(174.85')
L6	N 47°00'28" W	102.02'	(101.98')
L7	N 54°44'09" W	100.01'	
L8	N 54°44'09" W	71.21'	
L9	N 39°13'58" W	146.14'	
L10	S 39°34'42" E	78.14'	(78.14')
L11	N 54°25'18" E	40.00'	
L12	S 39°34'42" E	120.00'	
L13	N 54°25'25" E	40.00'	
L14	N 54°25'25" E	40.00'	

### MEASURED CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	LONG CHORD	L.C. BRNG.
C1	89°55'48"	14.99'	23.55'	21.20'	S 80°34'59" E

### RECORD PER PARTITION PLAT 1997-07 CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	LONG CHORD	L.C. BRNG.
C1	90°00'00"	15.00'	23.56'	21.21'	S 80°34'35" E

### DEEDS

REEL 319 PAGE 0059  
REEL 354 PAGE 0090 DOC# 1999-3540090

### NOTES

{000} RECORD PER SURVEY NO. 97-67-B  
{000} RECORD PER SURVEY NO. 99-268-B

### OWNER'S DECLARATION

WE, PANORAMIC RIDGE INVESTMENTS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY DO HEREBY ACKNOWLEDGE THAT THIS PARTITION PLAT WAS PREPARED WITH OUR KNOWLEDGE AND CONSENT, AND THIS LAND PARTITION IS IN ACCORDANCE WITH O.R.S. CHAPTER 92, AS REVISED, AND THE CITY OF STANFIELD ORDINANCES.

By: *George Garlick*  
GEORGE GARLICK MANAGING MEMBER

### OWNER'S DECLARATION

I, KENNETH D. PETERSON DO HEREBY ACKNOWLEDGE THAT THIS PARTITION PLAT WAS PREPARED WITH MY KNOWLEDGE AND CONSENT, AND THIS LAND PARTITION IS IN ACCORDANCE WITH O.R.S. CHAPTER 92, AS REVISED, AND THE CITY OF STANFIELD ORDINANCES.

By: *Kenneth D. Peterson*  
KENNETH D. PETERSON

ON THIS 8th DAY OF JUNE, 2004, THE ABOVE INDIVIDUAL APPEARED PERSONALLY BEFORE ME AND IS KNOWN TO ME TO BE THE IDENTICAL INDIVIDUAL WHO EXECUTED THIS PLAT AND ACKNOWLEDGED THAT THEY DID SO FREELY AND VOLUNTARILY BEFORE ME

*Christina Conn*  
NAME: Christina Conn  
NOTARY PUBLIC FOR WASHINGTON

PRINTED NAME: Christina Conn

COMMISSION NO. \_\_\_\_\_

MY COMMISSION EXPIRES Aug 19, 2007

ON THIS 26th DAY OF JULY, 2004, THE ABOVE INDIVIDUAL APPEARED PERSONALLY BEFORE ME AND IS KNOWN TO ME TO BE THE IDENTICAL INDIVIDUAL WHO EXECUTED THIS PLAT AND ACKNOWLEDGED THAT THEY DID SO FREELY AND VOLUNTARILY BEFORE ME

*Shelley Bonnett*  
NAME: Shelley Bonnett  
NOTARY PUBLIC FOR OREGON

PRINTED NAME: Shelley Bonnett

COMMISSION NO. 337933

MY COMMISSION EXPIRES 8-24-04

### 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 APRIL 2004, 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 IN UMATILLA COUNTY, OREGON.

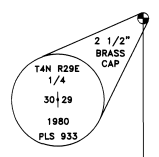
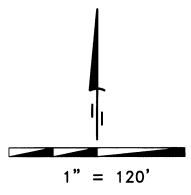
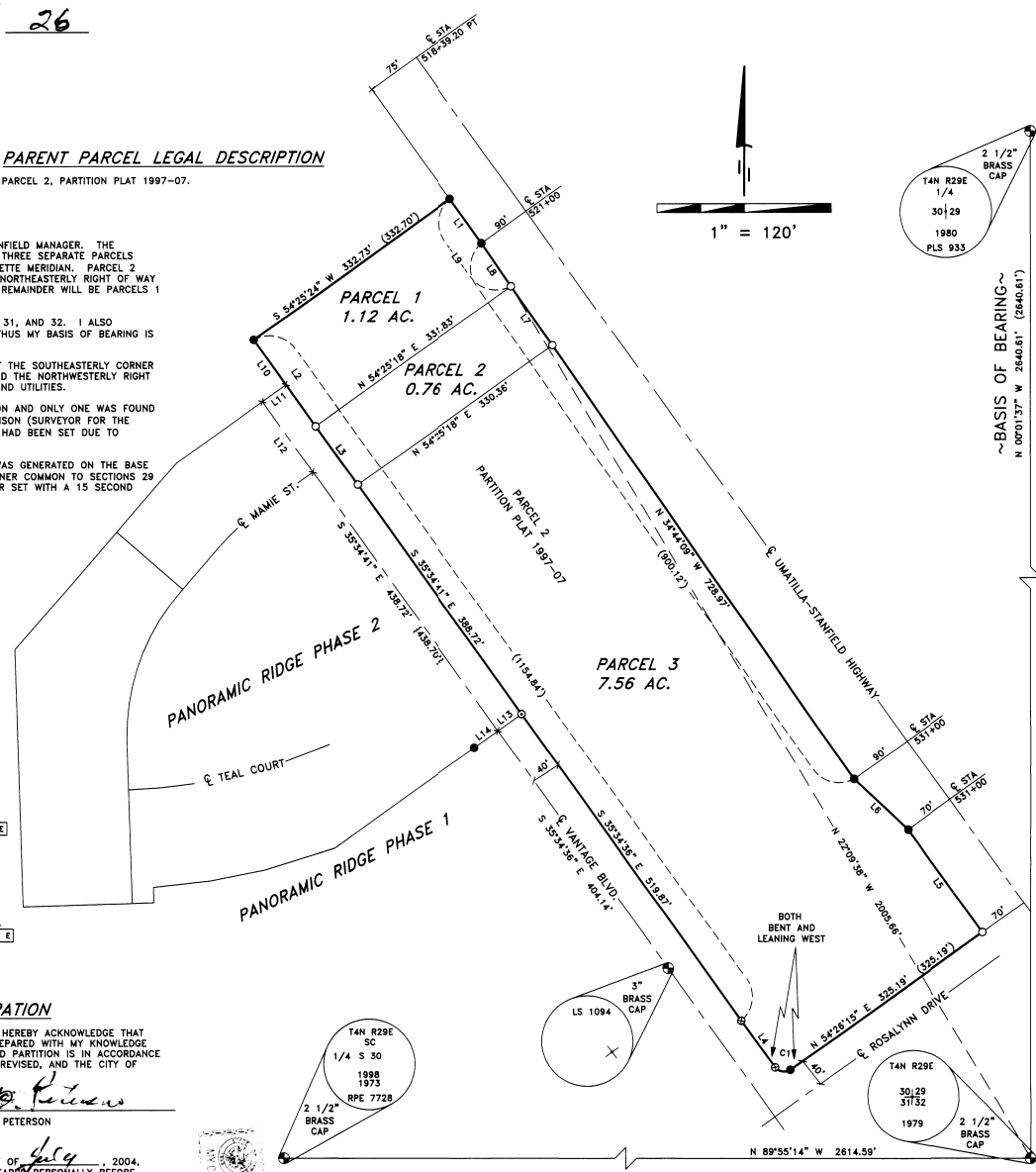
*Brit L. Primm*  
BRIT L. PRIMM

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON  
JULY 13, 1999  
BRIT L. PRIMM  
48509

EXPIRATION DATE: 12/31/04

DATE 5/24/04



~ BASIS OF BEARING ~  
N 00°01'37\"/>

### APPROVALS

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PARTITION PLAT ON THIS 19 DAY OF August, 2004

*David H. Kline*  
UMATILLA COUNTY SURVEYOR

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PARTITION PLAT ON THIS 24th DAY OF May, 2004

*Steven Phillips*  
CITY OF STANFIELD PLANNING COMMISSION

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PARTITION PLAT ON THIS 24th DAY OF MAY, 2004

*Thomas Nelson*  
STANFIELD CITY COUNCIL

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PARTITION PLAT ON THIS 19th DAY OF July, 2004

*Greg Kovacs*  
STANFIELD IRRIGATION DISTRICT

I CERTIFY THAT THE TAXES ARE PAID ON THE TAX LOT PORTRAYED IN THIS PARTITION 19 DAY OF August, 2004

*Rhonda Schuff*  
UMATILLA COUNTY TAX COLLECTOR

### RECORDING INFORMATION

UMATILLA COUNTY CLERK  
STATE OF OREGON,  
COUNTY OF UMATILLA }

I certify that this instrument was received and recorded

ON August 19, 2004  
at 11:05 o'clock AM, in the record of  
PLATS of said County.

YEAR 2004 NUMBER 26 Slide

### OFFICE OF COUNTY RECORDS

By: Jean Hemphill, Records Officer

Fees \$ 50.00 No. 2004-4680043

### PRIMM LAND SURVEYING LLC

P.O. BOX 1322, 775 S.E. 10TH  
HERMISTON, OR 97838  
BUI (541) 564-7887  
FAX (541) 567-8020  
pls@oregontrall.net

CLIENT: **SHELLEY BONNETT, CITY OF STANFIELD MANAGER**

SE 1/4 OF SEC 30, TWP. 4 N., RNG. 29 E., W.M.

PROJECT:  
PARTITION SURVEY OF A PORTION OF THE SE 1/4 OF SECTION 30, TWP. 4 N., RNG. 29 E., W.M.  
CITY OF STANFIELD, UMATILLA COUNTY, OREGON.

JOB#: 0404004  
DATE: 4/28/04  
FB/PG: 012/63  
SHEET: 1 OF 1  
DRAWN BY: KPP  
APPROVED: BLF