

2005-22

# PARTITION PLAT NO. 2005-22

CITY OF HERMISTON, UMATILLA COUNTY, OREGON  
 LOCATED IN A PORTION OF THE NW 1/4 SEC. 16  
 TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M.

FOR: **MARK A. DOTSON & CATHERINE R. DOTSON**  
 1030 SW 17TH STREET  
 HERMISTON, OREGON 97838

- SURVEYS**
- ASCHER SURVEY FOR DYER A-23-AX (5/7/85)
  - CRAMER SURVEY FOR KERBY 87-44-A (7/30/87)
  - FERGUSON SURVEY FOR SANTIAM PROPERTIES 99-26-B
  - ROGERS SURVEY MEADOWVIEW WEST 99-287-B
  - ASCHER SURVEY FOR SMITH C-17-B (6/24/88)

- NOTES**
- (000) RECORD PER WALLULIS "ROCKWOOD ESTATES" 1976
  - [000] RECORD PER DEED REEL 412 PAGE 0255
  - [000] CALCULATED
- DEEDS**
- R 412 PG 0255 2002-4120255
  - R 424 PG 0699 2002-4240699
  - R 221 PG 0637

- LEGEND**
- SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED PLS LS 48509
  - FND RAIL ROAD SPIKE (ORIGIN UNKNOWN)
  - x CALCULATED POINT
  - ⊕ FND MONUMENT AS NOTED
  - Ⓢ POINTS USED FOR LOCALIZING THE GPS BASE STATION
  - BOUNDS OF THE PARENT PARCEL

## 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 MARCH 2005, 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

*Brit L. Primm*

OREGON  
 JULY 13, 1999  
 BRIT L. PRIMM  
 48509

EXPIRATION DATE: 12/31/08

DATE: 01 Aug 05

## OWNER'S DECLARATION

WE, MARK A. DOTSON AND CATHERINE R. DOTSON, HUSBAND AND WIFE, 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 HERMISTON ORDINANCES.

*Mark A. Dotson*      *Catherine R. Dotson*  
 MARK A. DOTSON      CATHERINE R. DOTSON

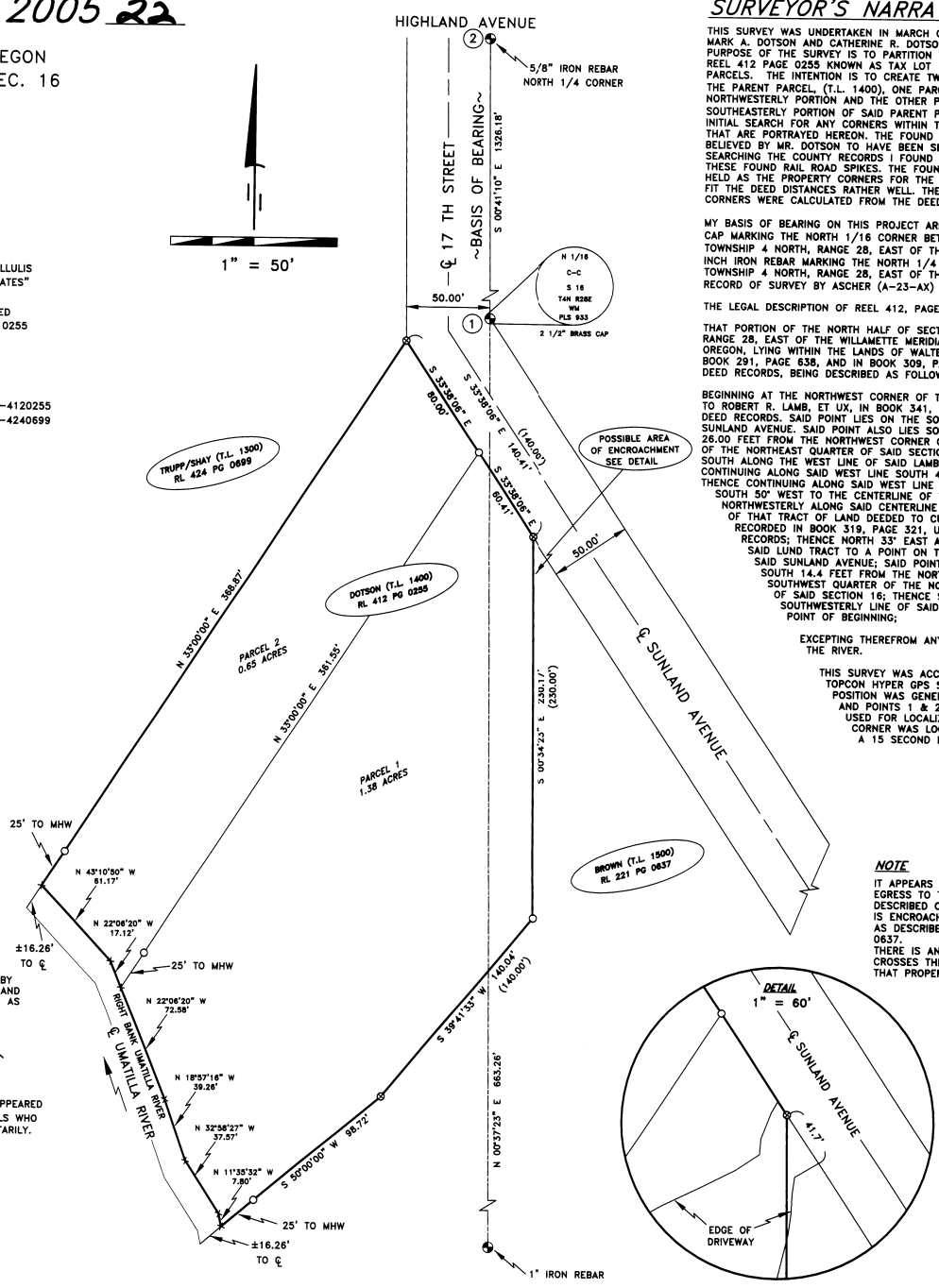
ON THIS 8th DAY OF August, 2005, THE ABOVE INDIVIDUALS APPEARED PERSONALLY BEFORE ME AND ARE KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO EXECUTED THIS PLAT AND ACKNOWLEDGED THAT THEY DID SO FREELY AND VOLUNTARILY.

BEFORE ME: *Jesusita Gallup*  
 NOTARY PUBLIC FOR OREGON

PRINTED NAME: Jesusita Gallup

COMMISSION NO. 394048

MY COMMISSION EXPIRES June 19, 2009



## SURVEYOR'S NARRATIVE

THIS SURVEY WAS UNDERTAKEN IN MARCH OF 2005 AT THE REQUEST OF MARK A. DOTSON AND CATHERINE R. DOTSON HUSBAND AND WIFE. THE PURPOSE OF THE SURVEY IS TO PARTITION THAT PROPERTY DESCRIBED ON REEL 412 PAGE 0255 KNOWN AS TAX LOT 1400 INTO TWO SEPARATE PARCELS. THE INTENTION IS TO CREATE TWO SEPARATE PARCELS FROM THE PARENT PARCEL (T.L. 1400), ONE PARCEL WILL BE THE NORTHWESTERLY PORTION AND THE OTHER PARCEL WILL BE THE SOUTHEASTERLY PORTION OF SAID PARENT PARCEL (T.L. 1400). I MADE AN INITIAL SEARCH FOR ANY CORNERS WITHIN THE AREA AND FOUND THOSE THAT ARE PORTRAYED HEREON. THE FOUND RAIL ROAD SPIKES WERE BELIEVED BY MR. DOTSON TO HAVE BEEN SET BY MR. WALTER CRAMER, SEARCHING THE COUNTY RECORDS I FOUND NO RECORD OF SURVEY FOR THESE FOUND RAIL ROAD SPIKES. THE FOUND RAIL ROAD SPIKES WERE HELD AS THE PROPERTY CORNERS FOR THE PARENT PARCEL BECAUSE THEY FIT THE DEED DISTANCES RATHER WELL. THE REMAINING PROPERTY CORNERS WERE CALCULATED FROM THE DEED DISTANCES AND DIRECTIONS.

MY BASIS OF BEARING ON THIS PROJECT ARE THE FOUND 2 1/2 BRASS CAP MARKING THE NORTH 1/16 CORNER BETWEEN SECTIONS 9 AND 10, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WM, AND THE FOUND 5/8 INCH IRON REBAR MARKING THE NORTH 1/4 CORNER OF SECTION 9 TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WM, AND IS BASED ON RECORD OF SURVEY BY ASCHER (A-23-AX)

THE LEGAL DESCRIPTION OF REEL 412, PAGE 0255 IS AS FOLLOWS:  
 THAT PORTION OF THE NORTH HALF OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, LYING WITHIN THE LANDS OF WALTER W. CRAMER RECORDED IN BOOK 291, PAGE 638, AND IN BOOK 309, PAGE 220, UMATILLA COUNTY DEED RECORDS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THAT TRACT OF LAND DEEDED TO ROBERT R. LAMB, ET UX, IN BOOK 341, PAGE 523, UMATILLA COUNTY DEED RECORDS, SAID POINT LIES ON THE SOUTHWESTERLY LINE OF SUNLAND AVENUE. SAID POINT ALSO LIES SOUTH 130.8 FEET AND EAST 26.00 FEET FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 16 AND RUNNING; THENCE SOUTH ALONG THE WEST LINE OF SAID LAMB TRACT 230.00 FEET; THENCE CONTINUING ALONG SAID WEST LINE SOUTH 40° WEST 140.00 FEET; THENCE CONTINUING ALONG SAID WEST LINE SOUTH 50° WEST TO THE CENTERLINE OF THE UMATILLA RIVER; THENCE NORTHWESTERLY ALONG SAID CENTERLINE TO THE SOUTHWEST CORNER OF THAT TRACT OF LAND DEEDED TO CURTIS W. LUND, ET UX, RECORDED IN BOOK 319, PAGE 321, UMATILLA COUNTY DEED RECORDS; THENCE NORTH 33° EAST ALONG THE EAST LINE OF SAID LUND TRACT TO A POINT ON THE SOUTHWESTERLY LINE OF SAID SUNLAND AVENUE; SAID POINT LIES WEST 50.00 FEET AND SOUTH 14.4 FEET FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 16; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID SUNLAND AVENUE TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM ANY PORTIONS OF ISLANDS IN THE RIVER.

THIS SURVEY WAS ACCOMPLISHED USING THE TOPCON HYPER GPS SYSTEM. AN AUTONOMOUS POSITION WAS GENERATED ON THE BASE UNIT AND POINTS 1 & 2 WERE SUBSEQUENTLY USED FOR LOCALIZING THE SYSTEM. EACH CORNER WAS LOCATED AND OR SET WITH A 15 SECOND EPOCH ON A FIXED SOLUTION.

### NOTE

IT APPEARS THAT THE INGRESS AND EGRESS TO THAT PROPERTY AS DESCRIBED ON REEL 412 PAGE 0255 IS ENCRANCHING ON THAT PROPERTY AS DESCRIBED ON REEL 221 PAGE 0637. THERE IS AN ASPHALT DRIVEWAY THAT CROSSES THE NORTHERLY PORTION OF THAT PROPERTY TO THE SOUTHEAST.

## APPROVALS

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PARTITION PLAT ON THIS 5 DAY OF August 2005

*David H. Kline*  
 UMATILLA COUNTY SURVEYOR

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PARTITION PLAT ON THIS 9 DAY OF August 2005

*Margaret Louisa*  
 CITY OF HERMISTON PLANNING COMMISSION

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PARTITION PLAT ON THIS 7th DAY OF August 2005

*Charles Wilson*  
 HERMISTON IRRIGATION DISTRICT

I CERTIFY THAT THE TAXES ARE PAID ON THE TAX LOT PORTRAYED IN THIS PARTITION 19 DAY OF Aug 2005

*Phyllis Schultz, David James Joseph*  
 UMATILLA COUNTY TAX COLLECTOR Deputy

RECORDING INFORMATION  
 UMATILLA COUNTY CLERK  
 SEAL

STATE OF OREGON }  
 COUNTY OF UMATILLA }  
 I certify that this instrument was received and recorded  
 ON August 19, 2005  
 at 2:00 o'clock PM., in the record of  
 PLATS of said County.  
 YEAR NUMBER Slide  
 2005 22 NA

OFFICE OF COUNTY RECORDS  
 By: Steve Churchill Records Officer  
 Fees \$50.00 No. 2005-4870417

## PRIMM LAND SURVEYING LLC

*Primm Land Surveying LLC*

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

CLIENT: **MARK A. DOTSON & CATHERINE R. DOTSON**

NW 1/4 OF SEC 16, TWP. 4 N., RNG. 28 E., W.M.

PROJECT:	PARTITION SURVEY OF THAT PROPERTY DESCRIBED ON REEL 412 PAGE 0255 CITY OF HERMISTON, UMATILLA COUNTY OREGON.	JOB#: 0503001
DATE:	20 MAR 05	
FB/PG:	015/22	
SHEET:	1 OF 1	
DRAWN BY:	BLP	
APPROVED:	BLP	