

# PARTITION PLAT NO. 2007-44

A REPLAT OF PARCEL 2 OF LAND PARTITION PLAT NO. 2005-20 IN THE S. 1/2 OF THE S.W. 1/4 OF SECTION 2, TWP 4 NORTH, RNG 28 EAST OF THE W.M., CITY OF HERMISTON UMATILLA COUNTY, OREGON.

CLIENT: **KEITH P. PRIMM** CITY OF HERMISTON  
**BRIT L. PRIMM** 180 N.E. 2ND STREET  
**P.O. BOX 1322** HERMISTON, OR  
**HERMISTON, OR 97838**

## SURVEYOR'S NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF KEITH P. PRIMM, BRIT L. PRIMM AND THE CITY OF HERMISTON TO PARTITION A PORTION OUT OF PARCEL 2 OF PARTITION PLAT 2005-20. THE CITY OF HERMISTON'S INTENT IS TO PURCHASE SAID PORTION TO CONSTRUCT A STORM WATER RETENTION BASIN.

THERE IS CURRENTLY A BUREAU OF RECLAMATION EASEMENT ACROSS PARCEL 2 OF THIS PARTITION PLAT. IT IS MY UNDERSTANDING THROUGH DISCUSSIONS WITH THE BUREAU OF RECLAMATION AND LEGAL COUNCIL THAT UPON APPROVAL AND ACCEPTANCE OF THE PIPING OF THE HERMISTON IRRIGATION DISTRICT DRAINAGE CANAL, NOW UNDER CONSTRUCTION, THE BUREAU OF RECLAMATION WOULD THEN, BY QUITCLAIM DEED, RELEASE ITS INTEREST IN PARCEL 2 OF THIS PARTITION PLAT TO THE UNDERLYING LANDOWNERS. THE UNDERLYING LANDOWNERS WOULD THEN BE IN A POSITION TO CONVEY BY DEED PARCEL 2 OF THIS LAND PARTITION TO THE CITY OF HERMISTON.

WILLIAM R. WELLS PERFORMED A LAND PARTITION (SEE LAND PARTITION NO. 2000-04 SURVEY NO. 00-36-B) IN THIS AREA IN 2000 FOR COOK DEVELOPMENT CORP. I RECOVERED A 5/8 INCH IRON ROD IN A MONUMENT BOX MARKING THE WEST 1/16 CORNER OF SECTIONS 2 AND 11 AT THE INTERSECTION OF EAST ELM AVE. AND 4TH STREET AND A 2 1/2 INCH BRASS CAP IN A MONUMENT BOX MARKING THE 1/4 CORNER OF SECTIONS 2 AND 11 IN THE CENTERLINE OF EAST ELM AVE. THUS MY BASIS OF BEARING ARE THESE TWO FOUND MONUMENTS AND IS BASED ON SURVEY NO. 00-36-B.

IN MAY OF 2004 THE FOUR CORNERS OF THE SANTIAM PROPERTIES, LLC (THEN MORRIS) TRACT WHERE SET BY THIS FIRM AND RECOVERED DURING THIS SURVEY (SEE SURVEY NO. 04-117-B).

IN MARCH OF 2005 SANTIAM PROPERTIES REQUESTED A LAND PARTITION ON THIS TRACT OF LAND (SEE PARTITION PLAT 2005-20 NOW PRIMM TRACT). THE CORNERS SET IN SAID LAND PARTITION WHERE RECOVERED DURING THIS SURVEY.

THIS SURVEY WAS ACCOMPLISHED UTILIZING THE TOPCON HYPER SYSTEM WITH A LEGACY-H RECEIVER. AN AUTONOMOUS POSITION WAS GENERATED ON THE BASE UNIT AND THE WEST 1/16 CORNER AND THE SOUTH 1/4 CORNER BOTH OF SECTION 2 WERE SUBSEQUENTLY USED FOR LOCALIZING THE SYSTEM. EACH CORNER WAS THEN LOCATED OR SET ON A 15 SECOND EPOCH WITH A FIXED SOLUTION.

## OWNER'S DECLARATION

WE, KEITH P. PRIMM AND BRIT L. PRIMM, 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.

*Keith P. Primm* *Brit L. Primm*  
 KEITH P. PRIMM BRIT L. PRIMM

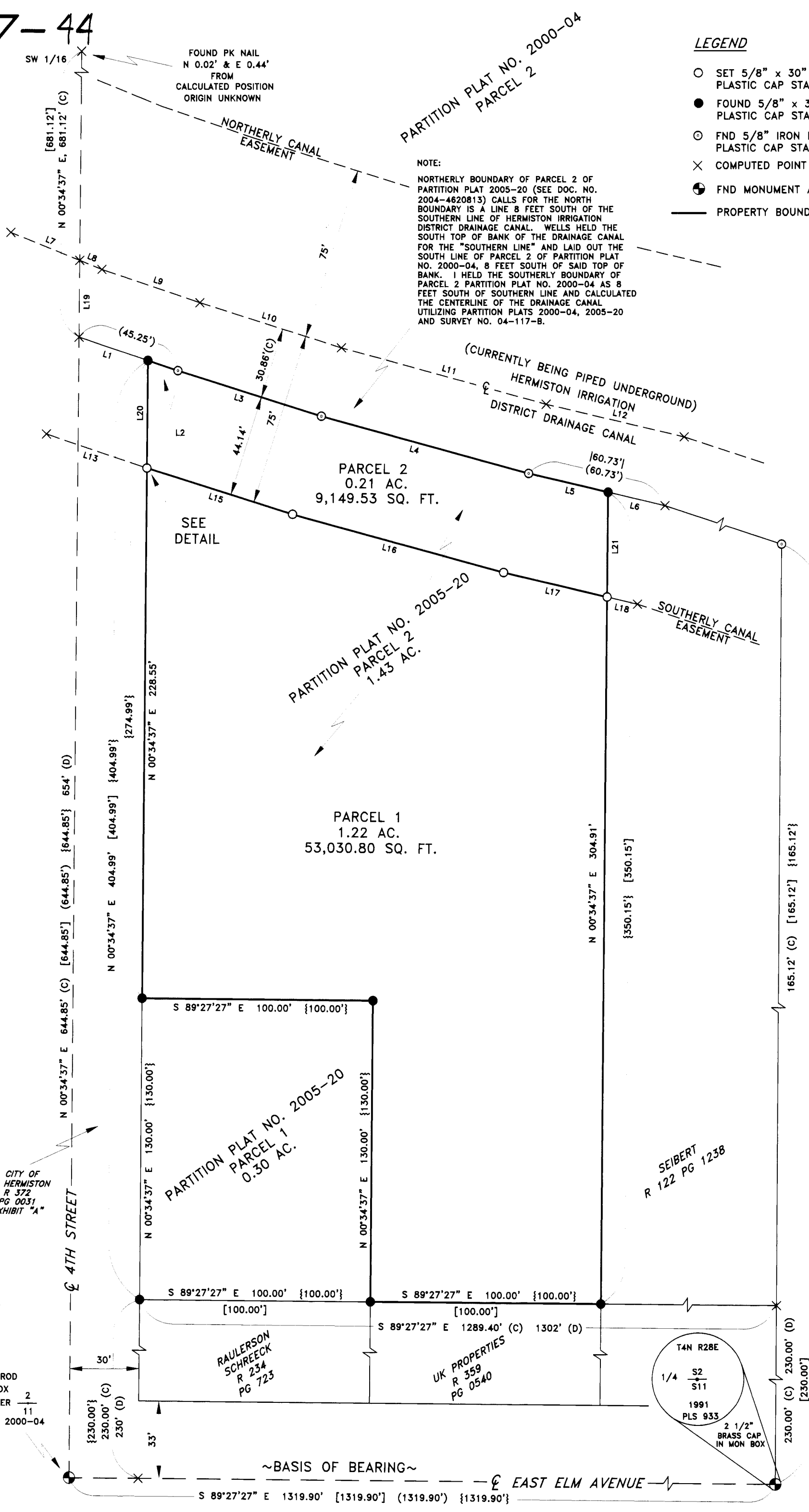
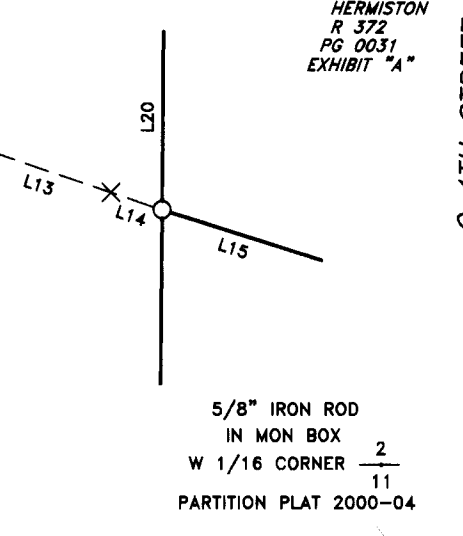
ON THIS 15<sup>th</sup> DAY OF Nov, 2007, THE ABOVE INDIVIDUALS APPEARED PERSONALLY BEFORE ME AND IS KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO EXECUTED THIS PLAT AND ACKNOWLEDGED THAT THEY DID SO FREELY AND VOLUNTARILY. BEFORE ME *David Wm Hadley*

PRINTED NAME David Wm Hadley  
 COMMISSION NO. 398540  
 MY COMMISSION EXPIRES Dec 23, 2009

## LINE TABLE

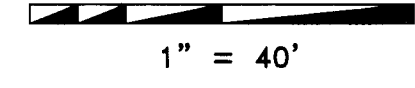
LINE	BEARING	DISTANCE	RECORD	RECORD	RECORD	RECORD
L1	N 71°16'02" W	31.57(C)	{31.57}	{31.57}		
L2	N 71°16'02" W	13.68	{13.68}	{13.68}		{13.68}
L3	N 72°30'01" W	65.17	{65.17}	{65.17}	{65.17}	{65.17}
L4	N 74°38'39" W	93.18	{93.18}	{93.18}	{93.18}	{93.18}
L5	N 76°49'13" W	35.41	{35.41}	{35.41}		
L6	N 76°49'13" W	25.32(C)	{25.31}	{25.31}		
L7	N 68°01'35" W	32.22(C)		{32.22}		
L8	N 67°48'59" W	10.34(C)				
L9	N 71°16'02" W	44.92(C)				
L10	N 72°30'01" W	64.26(C)				
L11	N 74°38'39" W	92.02(C)				
L12	N 76°49'13" W	61.49(C)				
L13	N 71°16'02" W	45.72(C)				
L14	N 72°30'01" W	0.32(C)				
L15	N 72°30'01" W	66.15				
L16	N 74°38'39" W	94.84				
L17	N 76°49'13" W	46.12				
L18	N 76°49'13" W	13.52(C)				
L19	N 00°34'37" E	33.13(C)		{33.13}		
L20	N 00°34'37" E	46.45				
L21	N 00°34'37" E	45.23				

## DETAIL



## LEGEND

- SET 5/8" x 30" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED "PLS LS 48490"
- FOUND 5/8" x 30" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED "PLS LS 48509"
- FND 5/8" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED "OR PLS 1106, WA PLS 17372"
- × COMPUTED POINT
- FND MONUMENT AS NOTED
- PROPERTY BOUNDARIES



## DEEDS

- REEL 218 PAGE 423-424 DOC. # 92-170698
- REEL 372 PAGE 0031 DOC. # 2000-3720031
- REEL 234 PAGE 723 DOC. # 93-181553
- REEL 371 PAGE 0840 DOC. # 2000-3710840
- REEL 359 PAGE 0540 DOC. # 1999-3590540
- REEL 122 PAGE 1238 DOC. # 108243
- DOC. # 2004-4620813

## SURVEYS

- WELLS FOR COOK DEVELOPMENT CORP. (PARTITION PLAT NO. 2000-04)
- WELLS (THE ASPENS PHASE 1, JUNE 2005)
- PRIMM FOR LARRY GRAMES (SURVEY NO. 04-117-B)
- PRIMM FOR LARRY GRAMES (PARTITION PLAT NO. 2005-20)

## NOTES

- (C) CALCULATED
- (D) DEED
- ( ) RECORD AS PER PARTITION PLAT NO. 2000-04
- [ ] RECORD AS PER SURVEY NO. 04-117-B
- { } RECORD AS PER PARTITION PLAT NO. 2005-20
- | | RECORD AS PER THE ASPENS PHASE 1, JUNE 2005

## SURVEYOR'S CERTIFICATION

I, KEITH P. 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 2007, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY ORS CHAPTER 92. AND HAVE SET THE PROPER MONUMENTS.

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Keith P. Primm*  
 OREGON JULY 12, 2005  
 KEITH P. PRIMM 48490  
 EXPIRATION DATE: 12/31/08

DATE 15 Nov 07

I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT AS FILED IN UMATILLA COUNTY, OREGON.

*Keith P. Primm*  
 KEITH P. PRIMM

## 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 THEREFORE APPROVE SAID PLAT.  
*David H. Kline*  
 UMATILLA COUNTY SURVEYOR  
 DATED THIS 29 DAY OF November 2007

HERMISTON IRRIGATION DISTRICT  
 THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAT AND IT IS APPROVED FOR FILING AND RECORDING BY MY AUTHORITY.  
*Charles Wilcox*  
 MANAGER  
 DATED THIS 20<sup>th</sup> DAY OF Nov, 2007

CITY OF HERMISTON  
 WE HAVE EXAMINED THE ACCOMPANYING PLAT AND DO HEREBY CERTIFY THAT IT COMPLIES WITH ALL REQUIREMENTS OF THE ORDINANCES AS ESTABLISHED BY THE CITY OF HERMISTON OREGON AND WE THEREFORE APPROVE SAID PLAT FOR FILING.  
*Margaret Steiner*  
 CHAIRMAN CITY OF HERMISTON PLANNING COMMISSION  
 DATED THIS 20 DAY OF NOV, 2007

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 Knight by Dawn McCabe*  
 TAX COLLECTOR  
 DATED THIS 20<sup>th</sup> DAY OF November 2007

## UMATILLA COUNTY CLERK:

STATE OF OREGON, }  
 COUNTY OF UMATILLA }  
 I certify that this instrument was received and recorded  
 ON November 29, 2007  
 at 3:00 o'clock Pm., in the record of  
 PLATS of said County.  
 YEAR 2007 NUMBER 44 Slide

## OFFICE OF COUNTY RECORDS

By: Jean HEMPHILL Records Officer  
 Fees \$ 50.00 No. 2007-5290158

## PRIMM LAND SURVEYING LLC

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

CLIENT: PRIMM / CITY OF HERMISTON

S. 1/2 OF THE S.W. 1/4 SEC. 2 TWP, 4 N., RNG. 28 E., W.M.

PROJECT:	PARTITION SURVEY OF PARCEL 2 PARTITION PLAT NO. 2005-20	JOB#:	0704007
		DATE:	06 SEP 07
		FB/PG:	025/11
		SHEET:	1 OF 1
		DRAWN BY:	KPP
		APPROVED:	KPP

12-07  
 KK  
 07-299-B 07-291-B