

PARTITION PLAT NO. 2017-18

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

SURVEYOR'S NARRATIVE

THIS SURVEY WAS UNDERTAKEN IN MAY OF 2017 AT THE REQUEST OF KARL E. HERKAMP. THE PURPOSE OF THE SURVEY IS TO PERFORM A PARTITION SURVEY ON PROPERTY 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 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.

THE BOUNDS OF THE PARENT PARCEL WERE ESTABLISHED AS FOLLOWS:

THE NORTHWEST CORNER OF THE PARENT PARCEL WAS A FOUND AND RECOVERED 1/2 INCH IRON ROD AS SET BY LS #951 IN SURVEY NUMBER M-77-B. I HELD THIS LOCATION.

THE NORTHEAST CORNER OF THE PARENT PARCEL WAS A FOUND AND RECOVERED 1/2 INCH IRON ROD AS SET BY LS #951 IN SURVEY NUMBER M-77-B. I HELD THIS LOCATION.

I FOUND THE SOUTHEAST 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 SOUTHEAST CORNER OF THE PARENT PARCEL IN ITS ORIGINAL LOCATION AS CALLED FOR IN SURVEY NUMBER M-77-B.

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"x30" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48509".

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

THE COMMON LINE BETWEEN PARCELS 2 AND 3 AS SHOWN ON THIS PLAT WAS COMPUTED TO ENCOMPASS 2.00 ACRES FOR PARCEL 2.

THE BASIS OF BEARING ON THIS PARTITION PLAT IS FROM THE FOUND 3 1/4 INCH BRASS CAP MARKING THE SOUTHEAST 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

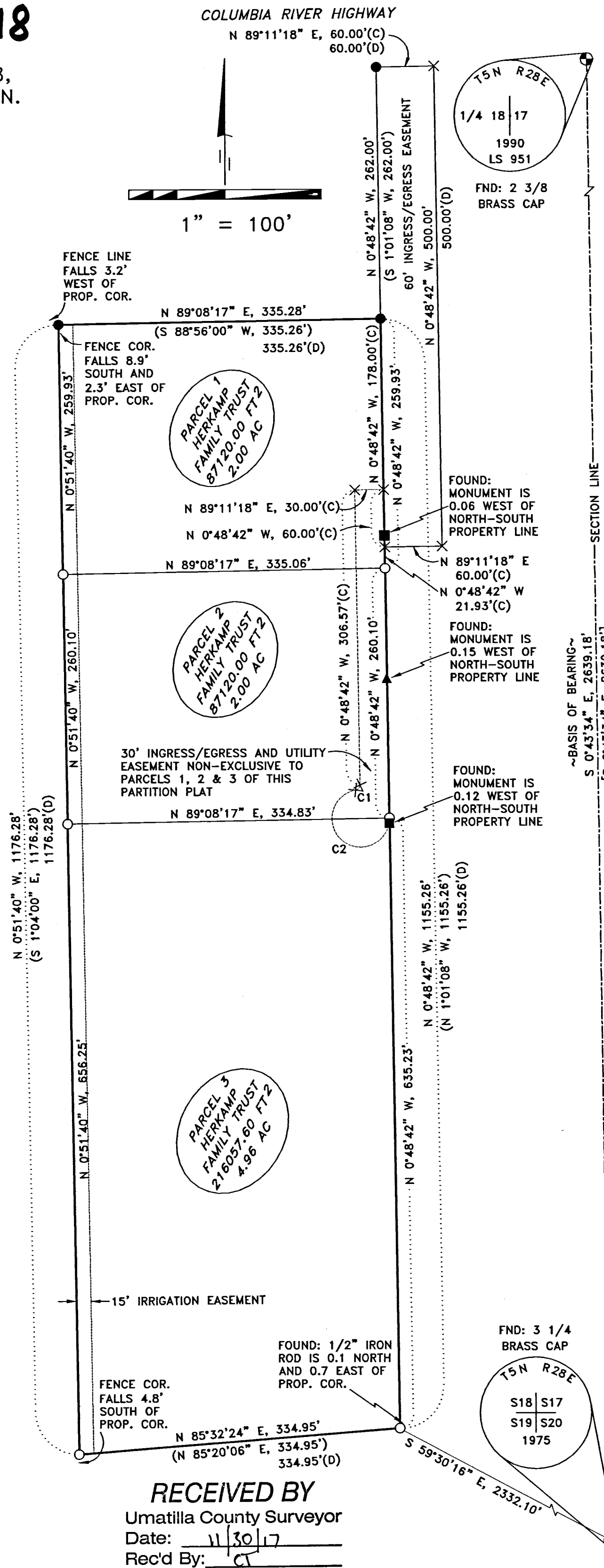
I, BRIT L. PRIMM, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN MAY 2017, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY ORS CHAPTER 92, AND HAVE SET THE PROPER 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
 BRIT L. PRIMM

REGISTERED PROFESSIONAL LAND SURVEYOR
Brit L. Primm
 OREGON
 JULY 13, 1999
 BRIT L. PRIMM
 48509
 EXPIRATION DATE: 12/31/18

DATE: 26 Oct 17



LEGEND

- SET 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

DEEDS

- DOC. NO. 1999-3590514
- DOC. NO. 2009-5490329
- INST. NO. 2011-5850641
- INST. NO. 2008-5370212
- INST. NO. 2009-5520513
- DOC. NO. 1999-3610393
- INST. NO. 2016-6450215
- DOC. NO. 1999-3510389
- REEL 174 PAGE 282-284

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'	261°17'10"	45.53'	N 50°14'34" W	34.95'

AREA TABLE

DESCRIPTION	SQUARE FEET	ACRES
PARENT PARCEL	390297.60 FT ²	8.96 AC.
PARCEL 1	87120.00 FT ²	2.00 AC.
PARCEL 2	87120.00 FT ²	2.00 AC.
PARCEL 3	216057.60 FT ²	4.96 AC.
30' EASEMENT	12196.80 FT ²	0.28 AC.

SURVEYS

M-77-B
 R-0151-A
 PARTITION PLAT 1998-43
 BOOK 13 PAGE 145

NOTES

() SURVEY # M-77-B
 [] BOOK 13 PAGE 145

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 & 3 OF THIS PARTITION WAS CREATED AT THE REQUEST OF THE CITY OF UMATILLA PLANNING DEPARTMENT.

OWNER'S ACKNOWLEDGEMENT/DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT I KARL E. HERKAMP, OWNER OF THE LANDS AS 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, AND DO HEREBY DEDICATE THE USE OF THE 30 FOOT INGRESS/EGRESS AND UTILITY EASEMENT NON-EXCLUSIVE TO PARCELS 1, 2 AND 3 AS SHOWN HEREON. I FURTHERMORE HEREBY DEDICATE THE 15 FOOT IRRIGATION EASEMENT EXCLUSIVELY TO WEST EXTENSION IRRIGATION DISTRICT FOR IRRIGATION PURPOSES ONLY.

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

KNOW ALL PEOPLE BY THESE PRESENTS THAT ON THIS DAY 26th OF October, 2017

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

BEFORE ME *Debra A Wainwright*
 NOTARY PUBLIC FOR OREGON

PRINTED NAME *Debra A Wainwright*

COMMISSION NO. 926408

MY COMMISSION EXPIRES March 19, 2018

PRIMM LAND SURVEYING, INC.

P.O. BOX 1322, 1340 N.E. 4TH
 HERMISTON, OR 97838
 BU (541) 564-7887
 FAX (541) 567-8020
 brit@primmlandsurveying.com
 keith@primmlandsurveying.com

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 #: 1705004
 DATE: 12 MAY 17
 FB/PG: 038/44
 SHEET: 1 OF 1
 DRAWN: BLP
 APPROVED: BLP

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. Hill
 UMATILLA COUNTY SURVEYOR

DATED THIS 8 DAY OF November, 2017

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.

Beverly J. Bridgewater
 MANAGER

DATED THIS 27 DAY OF Oct, 2017

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.

Paul J. Pelley
 ADMINISTRATOR

DATED THIS 1 DAY OF NOVEMBER, 2017

CITY OF UMATILLA 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.

Barbara A. ...
 CHAIRMAN UMATILLA PLANNING COMMISSION
 UMATILLA CITY PLANNING DIRECTOR

DATED THIS 1 DAY OF November, 2017

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.

Bettina Enright by Kristin Shanada
 TAX COLLECTOR

DATED THIS 20th DAY OF November, 2017

STATE OF OREGON,
 COUNTY OF UMATILLA }

I certify that this instrument was received and recorded on 11-20-2017

at 10:55 o'clock a m., in the record of PLATS of said County.

YEAR 2017 NUMBER 18

OFFICE OF COUNTY RECORDS

By: David A Stuvland Records Officer

Fee \$ 80.00 No. 2017-6650376

RECEIVED BY
 Umatilla County Surveyor
 Date: 11/30/17
 Rec'd By: CT

NO. 17-126-B