

PARTITION PLAT NO. 2018-07

LOCATED IN THE NORTHWEST QUARTER OF SECTION 14 & 15
T5N R28E W.M., CITY OF UMATILLA, UMATILLA COUNTY,
OREGON

SURVEYOR'S NARRATIVE

THIS SURVEY IS BASED ON A SURVEY FOR UMATILLA LAND INVESTMENT BY GREG FLOWERS (02820LS) IN 2017 (17-102-C).

APPROVALS

CITY OF UMATILLA PLANNING DIRECTOR

THIS MINOR PARTITION PLAT IS HEREBY APPROVED THIS 14 DAY OF June, 2018

LAND PARTITION APPROVAL NO. MNP-2-18

Balt + Best
PLANNING DIRECTOR

UMATILLA COUNTY SURVEYOR

THIS MINOR PARTITION PLAT IS HEREBY APPROVED THIS 19 DAY OF June, 2018

David P. Baalman
COUNTY SURVEYOR

COUNTY TAX COLLECTOR

TAXES ARE CURRENT

APPROVED THIS 19 DAY OF June, 2018

[Signature]
COUNTY TAX COLLECTOR

SURVEYOR'S CERTIFICATION

I, DAVID P. BAALMAN, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MONUMENTED THE PARCELS SHOWN ON THIS PARTITION PLAT IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND UMATILLA COUNTY ORDINANCES.

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]
OREGON
NOVEMBER 13, 2012
DAVID P. BAALMAN
86848PLS

6-13-18 RENEWS: 12/31/2019

THIS IS AN EXACT COPY OF THE ORIGINAL

OWNER'S DECLARATION

WE, PHILIP BENJAMIN SEPULVEDA AND THERESA LEE SEPULVEDA, HUSBAND AND WIFE, DO HEREBY ACKNOWLEDGE WE HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED AND THIS LAND PARTITIONED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE UMATILLA COUNTY DEVELOPMENT ORDINANCE.

Philip
PHILIP BENJAMIN SEPULVEDA
Theresa Lee Sepulveda
THERESA LEE SEPULVEDA

ACKNOWLEDGMENT

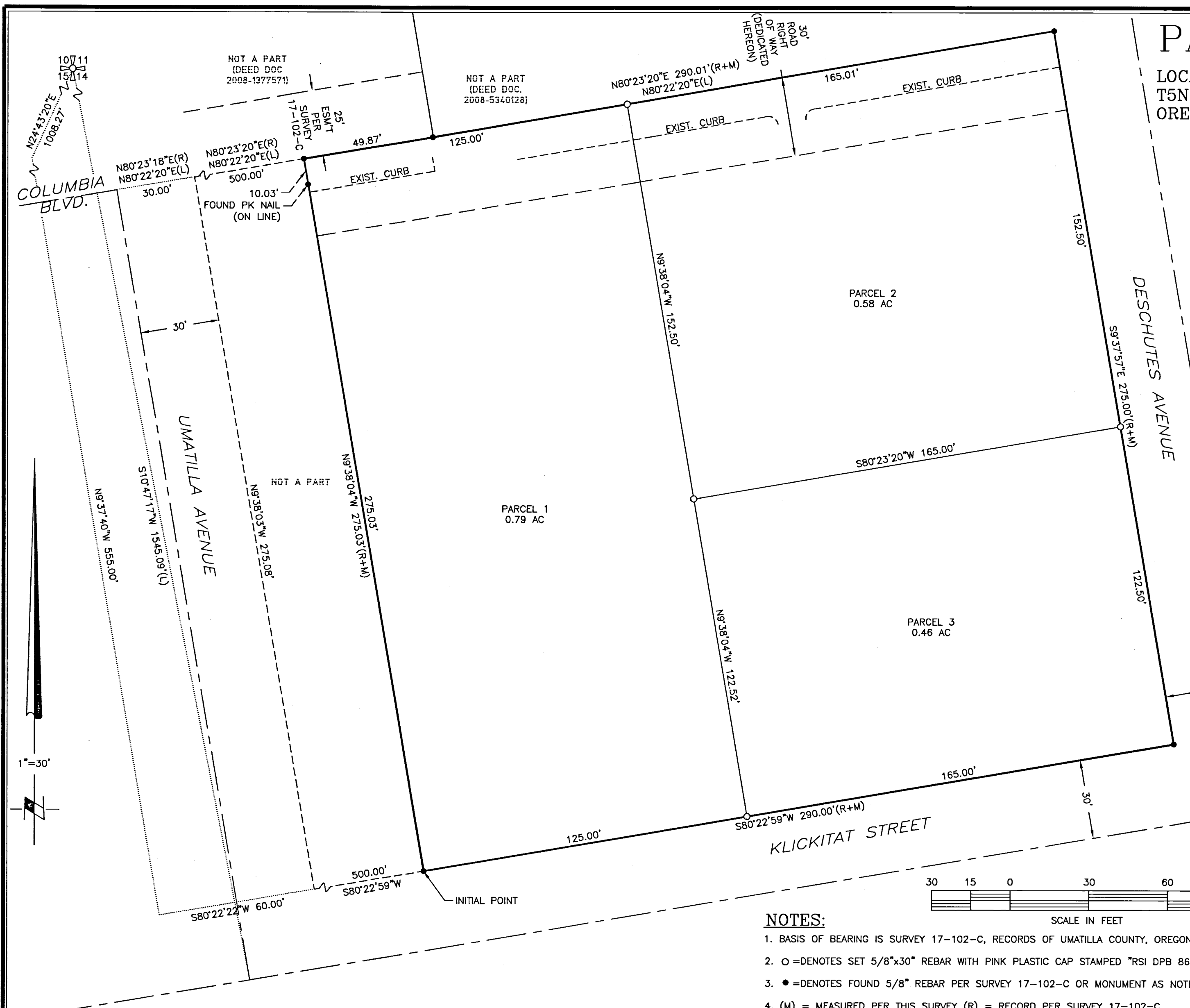
STATE OF _____ } s.s.
COUNTY OF _____ }

THIS IS TO CERTIFY THAT ON THIS 14 DAY OF June, 2018, PERSONALLY APPEARED BEFORE ME PHILIP BENJAMIN SEPULVEDA AND THERESA LEE SEPULVEDA, TO ME KNOWN TO BE THE INDIVIDUALS IN AND WHO EXECUTED THE FOREGOING DEDICATION, AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR VOLUNTARY ACT AND DEED IN WITNESS THEREOF, I HAVE SET MY HAND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

J. Calderon
NOTARY PUBLIC IN AND FOR THE STATE OF Oregon
RESIDING AT Umatilla County
MY COMMISSION EXPIRES: Nov. 05, 2018



STATE OF OREGON, }
COUNTY OF UMATILLA }
I certify that this instrument was received and recorded on 6-19-2018
at 10:01 o'clock a m., in the record of PLATS of said County.
YEAR 2018 NUMBER 07
OFFICE OF COUNTY RECORDS
By: David A Stuvland Records Officer
Fee \$ 120.00 No. 2018-6730373



LEGAL DESCRIPTION

(SEE SWD INST. NO. 2017-6610090)

A PARCEL OF LAND LOCATED IN SECTIONS 14 AND 15, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF UMATILLA, COUNTY OF UMATILLA AND STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NORTHWEST CORNER OF SECTION 14, SAID TOWNSHIP AND RANGE; THENCE SOUTH 24°43'20" WEST 1008.27 FEET; THENCE SOUTH 09°37'40" EAST 555 FEET; THENCE NORTH 80°22'20" EAST 60 FEET TO A POINT WHICH LIES 30 FEET EASTERLY FROM WHEN MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF UMATILLA AVENUE, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 80°22'20" EAST 790 FEET ALONG THE NORTH BOUNDARY OF MCNARY TOWNSITE DIVISION NO. 1; THENCE NORTH 09°37'40" WEST 275 FEET; THENCE SOUTH 80°22'20" WEST 790 FEET; THENCE SOUTH 09°37'40" EAST 275 FEET ALONG A LINE WHICH IS PARALLEL WITH AND 30 FEET FROM THE CENTERLINE OF SAID UMATILLA AVENUE TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM A PARCEL OF LAND LOCATED IN SECTIONS 14 AND 15, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF UMATILLA, COUNTY OF UMATILLA AND STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NORTHEAST CORNER OF SECTION 15, SAID TOWNSHIP AND RANGE; THENCE SOUTH 10°47'17" WEST 1545.09 FEET TO A FOUND IRON PIN AT THE INTERSECTION OF UMATILLA STREET AND KLICKITAT STREET IN CITY OF UMATILLA; THENCE NORTH 09°37'40" WEST 305.08 FEET ALONG THE CENTERLINE OF UMATILLA STREET TO THE CENTERLINE OF COLUMBIA STREET; THENCE NORTH 80°22'20" EAST 30 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 80°22'20" EAST 500 FEET; THENCE SOUTH 09°37'40" EAST 275.08 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF KLICKITAT STREET; THENCE SOUTH 80°22'20" WEST 500 FEET ALONG THE NORTHERLY RIGHT OF WAY LINE OF KLICKITAT STREET TO THE EASTERLY RIGHT OF WAY LINE OF UMATILLA STREET; THENCE NORTH 09°37'40" WEST 275.08 FEET ALONG THE EASTERLY RIGHT OF WAY LINE OF UMATILLA STREET 275.08 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM ANY AND ALL WATER RIGHTS OF WAY AND ROADS;

NOTES:

1. BASIS OF BEARING IS SURVEY 17-102-C, RECORDS OF UMATILLA COUNTY, OREGON.
2. ○ = DENOTES SET 5/8"x30" REBAR WITH PINK PLASTIC CAP STAMPED "RSI DPB 86848PLS".
3. ● = DENOTES FOUND 5/8" REBAR PER SURVEY 17-102-C OR MONUMENT AS NOTED.
4. (M) = MEASURED PER THIS SURVEY (R) = RECORD PER SURVEY 17-102-C (L) = LEGAL DESCRIPTION
5. EQUIPMENT AND PROCEDURES USED: MULTI FREQUENCY GNSS RECEIVERS USING REAL TIME KINEMATIC METHODS & A 1" {1MM 1.5PPM} ROBOTIC MULTI-STATION USING RADIAL TECHNIQUES.

UMATILLA COUNTY CLERK

STATE OF OREGON }
COUNTY OF UMATILLA }
I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS RECEIVED AND FILED FOR RECORD ON THE _____ DAY OF _____, 2018 A.D. AT _____ O'CLOCK _____ M. AND RECORDED AS FILE NO. _____
UMATILLA COUNTY CLERK _____ DEPUTY _____

SURVEY REFERENCES

SURVEY 17-102-C

RECEIVED BY

Umatilla County Surveyor
Date: 6/22/18
Rec'd By: CT
No.: 18-051-B

