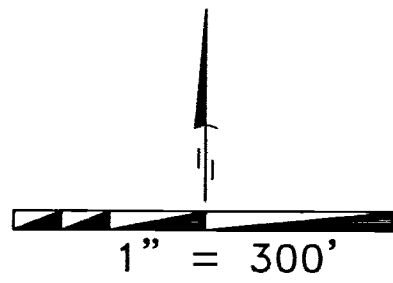


# PARTITION PLAT NO. 2019-17

LOCATED IN THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 29, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

CLIENT:  
**BETH BURTON**  
STANFIELD ELEMENTARY SCHOOL  
1120 NORTH MAIN STREET  
STANFIELD, OREGON 97875



## SURVEYOR'S NARRATIVE

THIS SURVEY WAS UNDERTAKEN IN JANUARY OF 2019 AT THE REQUEST OF BETH BURTON WITH STANFIELD ELEMENTARY SCHOOL. THE PURPOSE OF THE SURVEY IS TO DELINEATE OUT A PORTION OF PROPERTY HELD IN TITLE BY O.W.R.R. & N. CO. AND CREATE A METES AND BOUNDS LEGAL DESCRIPTION ON SAID PROPERTY. THE PROPERTY IS LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 29, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY OREGON.

THE LEGAL DESCRIPTION OF THE PARENT PROPERTY IS RECORDED IN BOOK 338, AGE 426 AND STATES THE FOLLOWING:

The Northeast Quarter of the Northeast Quarter of Section 31, Township 4 North, Range 29 East of the Willamette Meridian, Umatilla County, Oregon.

IT SHOULD BE NOTED THAT WILLAMETTE IS SPELLED INCORRECTLY ON THE RECORDED DOCUMENT BOOK 338, PAGE 426.

THERE IS ANOTHER LEGAL DESCRIPTION FOR PROPOSED ANNEXATION THAT IS RECORDED ON DOCUMENT NUMBER 2001-3930553 AND STATES THE FOLLOWING:

Commencing at a found brass cap monumenting the Northeast Corner of Section 31, said brass cap being the REAL POINT OF BEGINNING. thence along the easterly line of the Northeast 1/4 of said Section 31 South 00°44'21" East 900.00 feet; thence leaving said easterly line South 89°54'26" West 675 feet; thence North 00°44'21" West 599.98 feet; thence South 89°54'25" West 635.14 feet to the westerly line of the Northeast 1/4 of said Section 31; thence along said westerly line North 00°10'15" West 300.00 feet; thence leaving said westerly line along northerly line of the Northeast 1/4 of Section 31 North 89°54'26" East 1307.17 feet to the REAL POINT OF BEGINNING. Comprising 18.31 Acres, more or less, subject to all existing easements and rights of way of record or appearing on said tract.

IT WILL BE REQUIRED TO SUBDIVIDE SECTION 31, TOWNSHIP 4 NORTH, RANGE 29, EAST OF THE WILLAMETTE MERIDIAN IN ORDER TO DELINEATE OUT THE NE QUARTER OF THE NE QUARTER OF SAID SECTION 31 AS SO STATED IN BOOK 338, PAGE 426.

PRIMM LAND SURVEYING, INC. HAD A SEPARATE CONTRACT WITH UMATILLA COUNTY IN 2001, THIS CONTRACT ENTAILED ESTABLISHING OREGON NORTH ZONE 83/91 (3601) STATE PLANE COORDINATES IN INTERNATIONAL FEET ON SELECTED ONE-QUARTER CORNERS AND SECTION CORNERS WITHIN TOWNSHIP 4 NORTH, RANGE 29, EAST OF THE WILLAMETTE MERIDIAN.

THE PUBLIC LAND SURVEY SYSTEM (PLSS) CORNERS AS SHOWN ON THIS MAP CURRENTLY HAVE OREGON NORTH ZONE 83/91 (3601) STATE PLANE COORDINATES IN INTERNATIONAL FEET ON THEM FROM THE 2001 CONTRACT.

I OCCUPIED THE N 1/4 CORNER OF SECTION 31 WITH THE BASE UNIT AND MEASURED VECTORS TO THE NE CORNER TO SECTION 31 FOR A CHECK. I MEASURED VECTORS TO BOTH THE E 1/16 CORNER FOR SECTION 31 AND THE N 1/16 CORNER FOR SECTION 31 FOR 3 CONTINUOUS MINUTES TO ESTABLISH OREGON NORTH ZONE 83/91 (3601) STATE PLANE COORDINATES IN INTERNATIONAL FEET ON THESE TWO CORNERS. I SUBDIVIDED SECTION 31 AS WHAT IS SHOWN ON THIS SURVEY.

A MAP WAS PROVIDED TO MYSELF BY BETH BURTON WITH STANFIELD ELEMENTARY SCHOOL DEPICTING DIMENSIONS FOR THE PROPERTY TO BE DELINEATED OUT. THE MAP COB FILE IS 2247-26. IT IS MY OPINION THAT THE MAP WAS CREATED BY THE UNION PACIFIC RAILROAD COMPANY WITH AN ERRONEOUS ASSUMPTION BEING THAT THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 29, EAST OF THE WILLAMETTE MERIDIAN IS 1340 FEET SQUARE, THAT IS NOT THE CASE WHEN PROPERLY SUBDIVIDING A SECTION OF LAND AS STATED IN THE BLM MANUAL OF SURVEY INSTRUCTIONS DATED 2009. IT IS ALSO MY OPINION THAT THE INTENT OF THE PROPERTY TO BE DELINEATED OUT IS TO FOLLOW THE EXISTING FENCE LINES AROUND THE PERIMETER OF THE STANFIELD ELEMENTARY SCHOOL PROPERTY THAT FALLS WITHIN THE NE QUARTER OF THE NE QUARTER OF SECTION 31.

I ESTABLISHED THE PROPERTY BOUNDARIES AS FOLLOWS:

- 1) I MAPPED THE EXTERIOR FENCE LINE ENCOMPASSING THE STANFIELD ELEMENTARY SCHOOL.
- 2) THE NORTHEAST CORNER (A) WAS HELD AT THE FOUND BRASS CAP MARKING THE NE CORNER FOR SECTION 31.
- 3) THE NW CORNER (B) WAS HELD AT THE FOUND BRASS CAP MARKING THE E 1/16 CORNER FOR SECTION 31.
- 4) THE SW CORNER (C) WAS COMPUTED ON THE WEST LINE OF THE NE QUARTER OF THE NE QUARTER OF SECTION 31 AND 300 FEET SOUTHERLY OF THE E 1/16 CORNER FOR SECTION 31.
- 5) THE NORTHERLY MID CORNER (D) WAS COMPUTED PARALLEL TO THE NORTH LINE OF THE NE QUARTER OF THE NE QUARTER OF SECTION 31 AND 632 FEET EASTERLY OF THE SW CORNER.
- 6) THE SOUTHERLY MID CORNER (E) WAS COMPUTED PARALLEL TO THE WEST LINE OF THE NE QUARTER OF THE NE QUARTER OF SECTION 31 AND 601 FEET SOUTHERLY OF THE NORTHERLY MID CORNER.
- 7) THE SE CORNER (F) WAS COMPUTED PARALLEL TO THE NORTH LINE OF THE NE QUARTER OF THE NE QUARTER OF SECTION 31 AND EXTENDED EASTERLY TO THE EAST LINE OF THE NE QUARTER OF THE NE QUARTER OF SECTION 31.

BY ESTABLISHING THE ABOVE MENTIONED POINTS IN THE MANNER I MENTIONED ENSURES THAT THE EXTERIOR FENCE LINES THAT ARE ENCOMPASSING THE STANFIELD ELEMENTARY SCHOOL PROPERTY FALLS WITHIN THE BOUNDS AS DESCRIBED IN THE SHOWN LEGAL DESCRIPTION. EXCEPT FOR THE FENCE CORNER NEAR THE SOUTHWEST CORNER (C), PLEASE SEE FENCE LINE NOTE FOR FURTHER EXPLANATION.

I MAPPED BOTH SIDES OF THE CANAL TO COMPUTE THE CENTERLINE OF SAID CANAL, I OFFSET THE CENTERLINE OF THE CANAL BY 62.50 FEET AS STATED TO MYSELF BY THE HERMISTON IRRIGATION COMPANY ON 21 MAR 19 AND COMPUTED THE HORIZONTAL CURVES AS SHOWN.

THE BASIS OF BEARING FOR THIS PARTITION PLAT IS OREGON NORTH ZONE (3601) STATE PLANE COORDINATES IN INTERNATIONAL FEET. THE BEARINGS AND DISTANCES AS SHOWN ARE GRID.

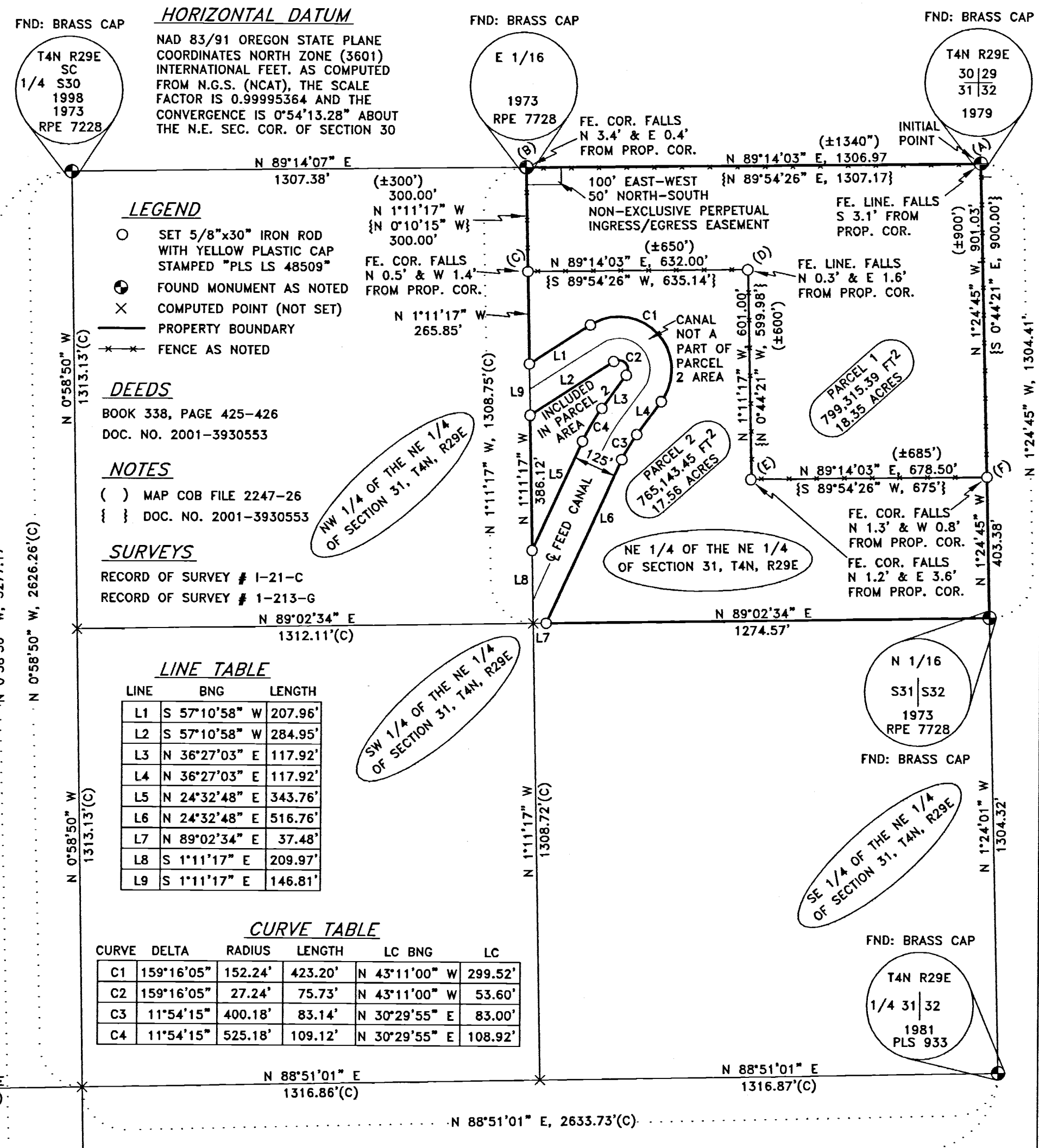
THIS SURVEY WAS ACCOMPLISHED UTILIZING THE TRIMBLE R10 GNSS SYSTEM. THE NORTH 1/4 CORNER FOR SECTION 31 WAS OCCUPIED. EACH CORNER WAS THEN LOCATED OR SET ON A 15 SECOND EPOCH WITH A FIXED SOLUTION ONLY.

## FENCE LINE NOTE

THE ITEMS I UTILIZED IN DETERMINING THE NEW PROPERTY LINES ARE MAP COB FILE 2247-26, BOOK 338, PAGE 425-426 AND THE PHYSICAL LOCATION OF THE EXISTING FENCE LINES. IT WAS NOT RELAYED TO ME BY BOTH BETH BURTON WITH THE STANFIELD ELEMENTARY SCHOOL OR SCHIA CLOUTIER WITH THE O.W.R.R. & N. CO. BUT I BELIEVE THAT THE INTENT OF THIS SURVEY IS TO CREATE THE PROPERTY LINES IN CLOSE PROXIMITY TO THE EXISTING FENCE LINES THAT ENCOMPASS THE STANFIELD ELEMENTARY SCHOOL GROUNDS. THE PROPERTY LINES AS DESIGNED ENSURES THAT THE EXISTING FENCE LINES ARE ON THE STANFIELD ELEMENTARY SCHOOL PROPERTY, EXCEPT AT POINT (C). AT THIS LOCATION THE NORTH-SOUTH FENCE LINE CROSSES OVER TO THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31. IN BOOK 338, PAGE 426 IT MAKES NO MENTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31.

## NOTES ON NOT UTILIZING DOC. NO. 2001-3930553

I ELECTED NOT TO UTILIZE DOC. NO. 2001-3930553 BECAUSE THE CALLS IN THE LEGAL DESCRIPTION DO NOT FIT THE BEARINGS AND DISTANCES FROM THE FOUND MONUMENTS LOCATED IN THE FIELD, IN ADDITION THE CALLS WOULD NOT FIT THE EXISTING FENCE LINES AND I BELIEVE THE INTENT IS TO INCLUDE THE CHAIN LINK FENCE ONTO THE STANFIELD ELEMENTARY SCHOOL PROPERTY.



## OWNER'S ACKNOWLEDGEMENT

KNOW ALL PEOPLE BY THESE PRESENTS THAT I CHRIS GOBLE, ASSISTANT VICE PRESIDENT OF UNION PACIFIC RAILROAD, ALSO OWNER OF THE LANDS SHOWN ON THIS PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING LEGAL DESCRIPTION, HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO THE PARCELS AS SHOWN ON THIS PARTITION PLAT, AND CITY OF STANFIELD ORDINANCES. I FURTHERMORE HEREBY DEDICATE THE NON-EXCLUSIVE PERPETUAL INGRESS/EGRESS EASEMENT TO THE UNION PACIFIC RAILROAD.

*Chris Goble*  
CHRIS GOBLE  
ASSISTANT VICE PRESIDENT  
OF UNION PACIFIC RAILROAD

KNOW ALL PEOPLE BY THESE PRESENTS THAT ON

THIS DAY 26th OF April, 2019  
APPEARED CHRIS GOBLE TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING PARTITION PLAT TO BE A FREE AND VOLUNTARY ACT.

BEFORE ME *Jason E. Mashek*  
NOTARY PUBLIC FOR NEBRASKA

PRINTED NAME JASON E. MASHEK

COMMISSION NO. N/A

MY COMMISSION EXPIRES SEPTEMBER 18, 2021

## 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 FEBRUARY 2019, 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 LAND PARTITION PLAT AS FILED FOR BETH BURTON IN UMATILLA COUNTY, OREGON.

*Brit L. Primm*  
BRIT L. PRIMM

## PRIMM LAND SURVEYING, INC.

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

CLIENT: BETH BURTON, STANFIELD ELEMENTARY SCHOOL

NE 1/4, SEC 31, TWP. 4 N. RNG. 29 E. WM

PROJECT:	PARTITION SURVEY ON LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 29, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.
JOB #:	1901005
DATE:	28 JAN 19
FB/PG:	040/33
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 Stuvland*  
UMATILLA COUNTY SURVEYOR

DATED THIS 30 DAY OF May, 2019

### STANFIELD CITY PLANNING DEPARTMENT

THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAT AND IT IS APPROVED FOR FILING AND RECORDING BY MY AUTHORITY.

*W. Blair Lane*  
STANFIELD CITY PLANNING DEPARTMENT

DATED THIS 21 DAY OF May, 2019

### STANFIELD CITY COUNCIL

THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAT AND IT IS APPROVED FOR FILING AND RECORDING BY MY AUTHORITY.

*N/A - left*  
STANFIELD CITY COUNCIL

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

### HERMISTON IRRIGATION DEPARTMENT

THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAT AND IT IS APPROVED FOR FILING AND RECORDING BY MY AUTHORITY.

*Christy Spack*  
HERMISTON IRRIGATION DEPARTMENT

DATED THIS 28 DAY OF May, 2019

### UMATILLA COUNTY TAX COLLECTOR & ASSESSOR

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAT AND IT IS APPROVED FOR FILING AND RECORDING BY OUR AUTHORITY.

*Bethina Knight by Kristin Shanard*  
TAX COLLECTOR

DATED THIS 30th DAY OF May, 2019

### ASSESSOR

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

### UMATILLA COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAT AND IT IS APPROVED FOR FILING AND RECORDING BY OUR AUTHORITY.

*[Signature]*  
CHAIRPERSON

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

COMMISSIONER

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

COMMISSIONER

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

STATE OF OREGON, COUNTY OF UMATILLA }

I certify that this instrument was received and recorded on 5/30/2019

at 9:44 o'clock a.m., in the record of PLATS of said County.

YEAR 2019 NUMBER 17

OFFICE OF COUNTY RECORDS

By: David A Stuvland Records Officer

Fee \$ 120.00 No. 2019-6860167

RECEIVED BY  
Umatilla County Surveyor  
Date: 5/30/19  
Rec'd By: [Signature]