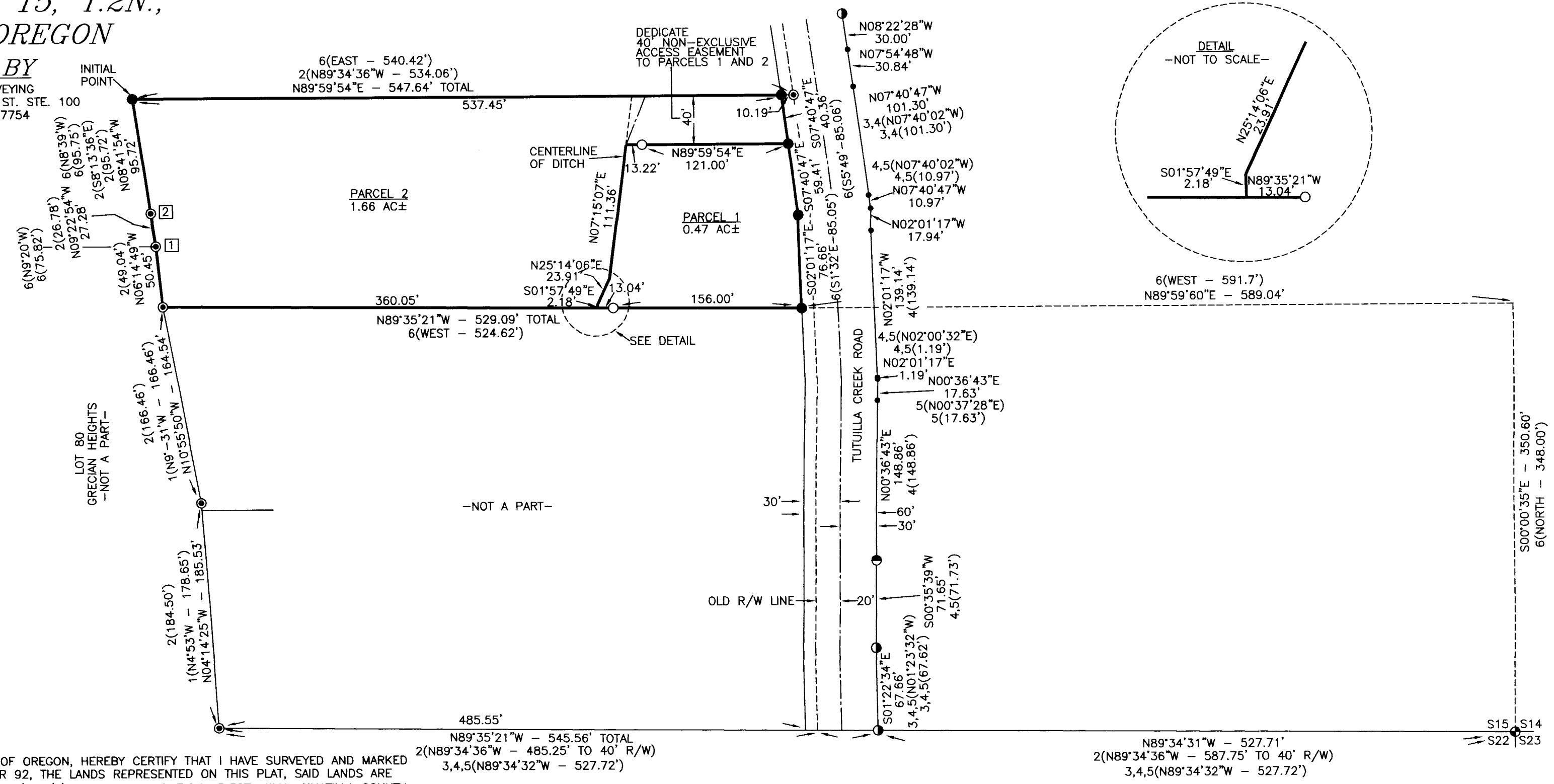


**PARTITION PLAT NO. 2021-19**  
**PARTITION PLAT OF A PARCEL OF LAND LOCATED**  
**IN THE SE1/4 SE1/4 OF SECTION 15, T.2N.,**  
**R.32E., W.M., UMATILLA COUNTY, OREGON**

**MP 21-01 SURVEY FOR SURVEY BY**  
**W.O. 21-5507** MIKE SOMNIS ARMSTRONG SURVEYING  
 CARRIE SOMNIS 267 NE SECOND ST. STE. 100  
 2001 TUTUILLA CREEK RD. PRINEVILLE, OR 97754  
 (541) 215-0974 (541) 447-7791

- LEGEND**
- SET 5/8" x 30" LONG IRON ROD WITH YELLOW PLASTIC CAP MARKED "ARMSTRONG SURVEYING". SET STEEL FENCE POST ALONGSIDE.
  - SET 5/8" x 30" LONG IRON ROD WITH A 1-1/4" ALUMINUM CAP MARKED "RM".
  - ⊙ FOUND 5/8" IRON ROD AS PER GRECIAN HEIGHTS - P.U.D. BY RALPH P. THOMPSON, LS NUMBER UNKNOWN, RECORDED JULY, 1972.
  - ⊙ FOUND 5/8" IRON ROD WITH RED PLASTIC CAP AS PER PARTITION PLAT 2007-01, MARKED "OR PLS 1106, WA PLS 17372", BY WILLIAM R. WELLS, LS 1106, RECORDED DECEMBER 14, 2009.
  - ⊙ FOUND 1-3/4" BRASS CAP AS PER SURVEY NO. 92-092-C, SET BY THE CITY OF PENDLETON.
  - ⊙ FOUND 5/8" IRON ROD WITH RED PLASTIC CAP AS PER THE PLAT OF SUNRIDGE ACRES, MARKED "OR PLS 1006, WA PLS 17372", BY WILLIAM R. WELLS, LS 1106, RECORDED DECEMBER 14, 2009.
  - COMPUTED POINT - NOTHING FOUND OR SET
- 1 ( ) RECORD AS PER C.S. 45 BY ELMO E. ROBNETT, LS 159, JUNE, 1948.  
 2 ( ) RECORD AS PER THE GRECIAN HEIGHTS - P.U.D. BY RALPH P. THOMPSON, LS NUMBER UNKNOWN, RECORDED JULY, 1972.  
 3 ( ) RECORD AS PER PARTITION PLAT NO. 2007-01, BY WILLIAM R. WELLS, LS 1106, RECORDED JANUARY 11, 2007.  
 4 ( ) RECORD AS PER THE PLAT OF SUNRIDGE ACRES BY WILLIAM R. WELLS, LS 1106, RECORDED DECEMBER 14, 2009.  
 5 ( ) RECORD AS PER THE PACE ACRES REPLAT, BY JASON M. WELLS, PLS 54657, RECORDED NOVEMBER 27, 2017.  
 6 ( ) RECORD AS PER TITLE REPORT, INSTRUMENT NUMBER: 2020-7070249.
- R/W RIGHT OF WAY  
 [ ] CORNER IDENTIFICATION NUMBER  
 CNS COMPUTED NOT SET



**BASIS OF BEARINGS**  
 ORIGIN LATITUDE: N45°38'48.68785"  
 ORIGIN LONGITUDE: W118°47'20.29189"  
 SCALE FACTOR: 1.0000000000

**SURVEYOR'S CERTIFICATE**

I, TODD R. CATTERSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE SURVEYED AND MARKED WITH PROPER MONUMENTS IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92, THE LANDS REPRESENTED ON THIS PLAT, SAID LANDS ARE LOCATED IN THE SOUTHEAST ONE-QUARTER (SE1/4) OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 15, T.2N., R.32E., W.M., UMATILLA COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 915, SAID POINT BEING 350.60 FEET NORTH AND 589.04 FEET WEST OF THE SOUTHEAST CORNER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 32, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THAT CERTAIN LAND CONVEYED TO CARL ROYAL TALL AND BERNICE TALL, BY DEED RECORDED IN BOOK 187, PAGE 555; DEED RECORDS; THENCE NORTH 89°35'21" WEST, ALONG THE NORTH LINE OF SAID TALL PROPERTY AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 15, A DISTANCE OF 529.09 FEET TO THE NORTHWEST CORNER OF SAID TALL PROPERTY; THENCE NORTH 6°14'49" WEST, A DISTANCE OF 50.45 FEET; THENCE NORTH 9°22'54" WEST, A DISTANCE OF 27.28 FEET; THENCE NORTH 8°41'54" WEST, A DISTANCE OF 95.72 FEET; THENCE NORTH 89°59'54" EAST, A DISTANCE OF 537.45 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 915; THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 7°40'47" EAST, A DISTANCE OF 99.77 FEET; THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 2°01'17" EAST, A DISTANCE OF 76.66 FEET TO THE POINT OF BEGINNING, CONTAINING 2.13 ACRES, MORE OR LESS.

SUBJECT TO ANY EXISTING EASEMENTS & RIGHT-OF-WAYS.

**SURVEY NARRATIVE**

WE WERE EMPLOYED BY MIKE AND CARRIE SOMNIS TO COMPLETE THE SURVEY AND MAPPING REQUIREMENTS OF THIS APPROVED PARTITION. SEARCH IN THE FIELD RECOVERED SEVERAL MONUMENTS FROM PARTITION PLAT 2007-01, BY WILLIAM R. WELLS, LS 1106, THE PLAT OF SUNRIDGE ACRES BY WILLIAM R. WELLS AND PACE ACRES REPLAT BY JASON M. WELLS, LS 54657 ALONG THE EAST RIGHT-OF-WAY LINE OF TUTUILLA CREEK ROAD. TO ESTABLISH THE WEST RIGHT-OF-WAY OF SAID TUTUILLA CREEK ROAD, I HELD SAID RECOVERED MONUMENTS AND USED THE GRANT BOUNDARY METHOD BETWEEN CORNERS 1 AND 2, THEN OFFSET THIS COMPUTED LINE 60 FEET TO THE WEST. TO ESTABLISH THE SOUTH LINE OF SUBJECT PROPERTY, I HELD THE FOUND MONUMENT AT THE SOUTHWEST CORNER OF SUBJECT PROPERTY FROM THE GRECIAN HEIGHTS. P.U.D. BY RALPH P. THOMPSON AND PROJECTED A LINE EAST PARALLEL TO THE SOUTH LINE OF SAID SECTION 15 TO MY COMPUTED WEST RIGHT-OF-WAY LINE OF SAID TUTUILLA CREEK ROAD. TO ESTABLISH THE WEST AND NORTH LINES OF SUBJECT PROPERTY I RECOVERED MONUMENTS FROM SAID GRECIAN HEIGHTS P.U.D. HOWEVER THE COMMON CORNER BETWEEN GRECIAN HEIGHTS P.U.D. AND THE NORTHWEST CORNER OF SUBJECT PROPERTY WAS NOT RECOVERED AND CONSIDERED LOST. TO RE-ESTABLISH THE NORTHWEST CORNER OF SUBJECT PROPERTY I HELD THE RECORD ANGLE AND DISTANCE FROM THE LINE BETWEEN THE FOUND MONUMENTS AT CORNER LOCATIONS 1 AND 2. THE NORTH LINE OF SUBJECT PROPERTY WAS ESTABLISHED BETWEEN SAID COMPUTED NORTHWEST CORNER AND THE IRON ROD FOUND FROM THE PLAT OF GRECIAN HEIGHTS PLAT NEAR THE NORTHEAST CORNER OF SUBJECT PROPERTY. I SET THE NORTHEAST CORNER OF SUBJECT PROPERTY AT THE INTERSECTION OF BEFORE SAID NORTH LINE OF SUBJECT PROPERTY WITH MY ESTABLISHED BEFORE SAID WEST RIGHT-OF-WAY LINE OF TUTUILLA CREEK. THE NORTH-SOUTH LINE BETWEEN PARCELS 1 AND 2 IS THE CENTERLINE OF AN EXISTING DITCH COURSING THROUGH SUBJECT PROPERTY. THE REMAINING PARTITION LINES ARE FREE LINES AS DESIRED BY THE CLIENT. THIS SURVEY WAS PERFORMED USING A TRIMBLE R10 GPS SYSTEM IN RTK MODE.

**DECLARATION & DEDICATION**

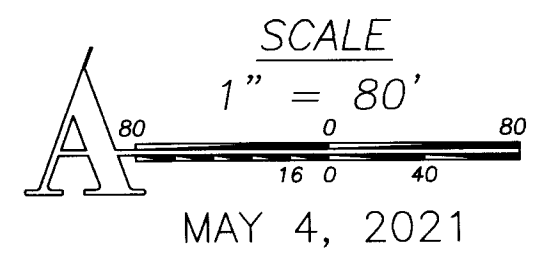
KNOW ALL PEOPLE BY THESE PRESENTS THAT MICHAEL SOMNIS AND CARRIE SOMNIS ARE THE OWNERS OF THE LANDS REPRESENTED ON THIS PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED INTO PARCELS AND NON-EXCLUSIVE ACCESS EASEMENT AND DOES HEREBY DEDICATE TO THE USE OF PARCELS 1 AND 2 THE NON-EXCLUSIVE ACCESS EASEMENT AS SHOWN HEREON IN ACCORDANCE WITH OREGON REVISED STATUTES, CHAPTER 92. THERE ARE NO IRRIGATION WATER RIGHT APPURTENANT TO THIS PROPERTY.

*Michael Somnis*  
 MICHAEL SOMNIS  
*Carrie Somnis*  
 CARRIE SOMNIS

**ACKNOWLEDGEMENT**

KNOW ALL PEOPLE BY THESE PRESENTS THAT ON THIS 28 DAY OF June, 2021, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE COUNTY OF UMATILLA, STATE OF OREGON, PERSONALLY APPEARED THE ABOVE NAMED MIKE SOMNIS AND CARRIE SOMNIS, WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE FOREGOING DECLARATION AND DEDICATION FREELY AND VOLUNTARILY.

*[Signature]*  
 NOTARY PUBLIC FOR THE STATE OF OREGON



STATE OF OREGON, }  
 COUNTY OF UMATILLA }  
 I certify that this instrument was received and recorded on 7-22-2021  
 at 3:24 o'clock p.m., in the record of PLATS of said County.  
 YEAR 2021 NUMBER 19  
**OFFICE OF COUNTY RECORDS**  
 By: David A Stuvland Records Officer  
 Fee \$ 120.00 No. 2021-7250528

**APPROVALS**  
*David H. Kelso*  
 UMATILLA COUNTY SURVEYOR  
 7/22/2021  
 DATE  
 7/13/21  
 DATE  
 CITY OF PENDLETON  
 PLANNING DIRECTOR

**RECEIVED BY**  
 Umatilla County Surveyor  
 Date: 7/27/21  
 Rec'd By: ct  
 No.: 21-080-8

**TAX CERTIFICATES**

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES, SPECIAL ASSESSMENTS, FEES, AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED ON THE 2020-2021 TAX ROLL WHICH BECAME A LIEN OR WILL BECOME A LIEN ON THIS PARTITION DURING THIS TAX YEAR BUT NOT YET CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION HAVE BEEN PAID TO ME.

I HEREBY CERTIFY THAT ALL TAXES ARE PAID AS OF THIS DATE.  
*Rachael Keynolds by Kristin Shannard*, 7/22/21  
 COUNTY TAX COLLECTOR DEPUTY DATE

I HEREBY CERTIFY THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.  
*Todd R. Catterson* 6/25/21  
 TODD R. CATTERSON, LS53270

**ARMSTRONG**  
 surveying, Inc. - established 1977  
 SHEET 1 OF 1  
 DRG. NO. 20-5507.DWG  
 W.O. 20-5507