

# PARTITION PLAT No. 2021-38

City of Stanfield, Umatilla County, Oregon  
 Township 4 North, Range 29, East, W.M.  
 Southwest 1/4 of Southeast 1/4, Section 32,  
 for:

Tod & Clara Nichols  
 P.O. Box 637  
 Stanfield, Oregon 97875

**LEGAL DESCRIPTION:**

Deed 2021-7290027, Deed Records of Umatilla County.  
 Lots 10, 11, & Portion of Lot 12 in Stanfield Orchard Outlots  
 as found in Plat Records of Umatilla County, Oregon

**SURVEYORS CERTIFICATE & NARRATIVE:**

I, Ronald V. McKinnis, being a Registered Professional Surveyor of the State of Oregon, certify that I have correctly Surveyed and Monumented the lands as Described in the Property Description on the face of this Plat, and that this Plat meets all the requirements as established by Chapter 92, Oregon Revised Statutes. The INITIAL POINT for this Partition is Edwards' monument set at the Northeast Corner of Parcel 1 of Partition Plat 1999-43, located on the South right of way of East Coe Ave.

This survey is based on a survey by Edwards for Nichols, P.P. 1999-43, My Bearing Base is the centerline of East Coe Avenue as was Edwards' for that Plat. I held the location of all but the Krumbein monument in the Northeast corner of the property and divided it into three parcels as desired by the owners. I reset the Northeast corner of the new Parcel 1. This survey was completed with a Trimble GPS RTK Total Station.

**OWNER'S DECLARATION & DEDICATION:**

We, the undersigned owners of the lands as shown on this plat, do hereby Dedicate the 25.00 foot wide Access & Utility Easement known as Rauch Lane on each property for common use as depicted on this Plat, we acknowledge that we have caused this plat to be created, We authorized that this Plat be prepared in accordance with the provisions of ORS Chapter 92, and we recognize this Plat as the Official Plat and Map of the Partition as filed in the County of Umatilla, State of Oregon.

By OWNERS:

*Tod Alan Nichols*  
 Tod Alan Nichols  
*Clara Lea Nichols*  
 Clara Lea Nichols  
*Robert E. Couey*  
 Robert E. Couey  
*Judy A. Couey*  
 Judy A. Couey  
*Larry C. Moore*  
 Larry C. Moore

RECEIVED BY  
 Umatilla County Surveyor  
 Date: 12/16/21  
 Rec'd By: CT  
 No.: 21-144-B

**APPROVALS:**

I certify that I have examined and approved this Partition Plat on this 13 day of December, 2021  
*David V. Hild*  
 Umatilla County Surveyor

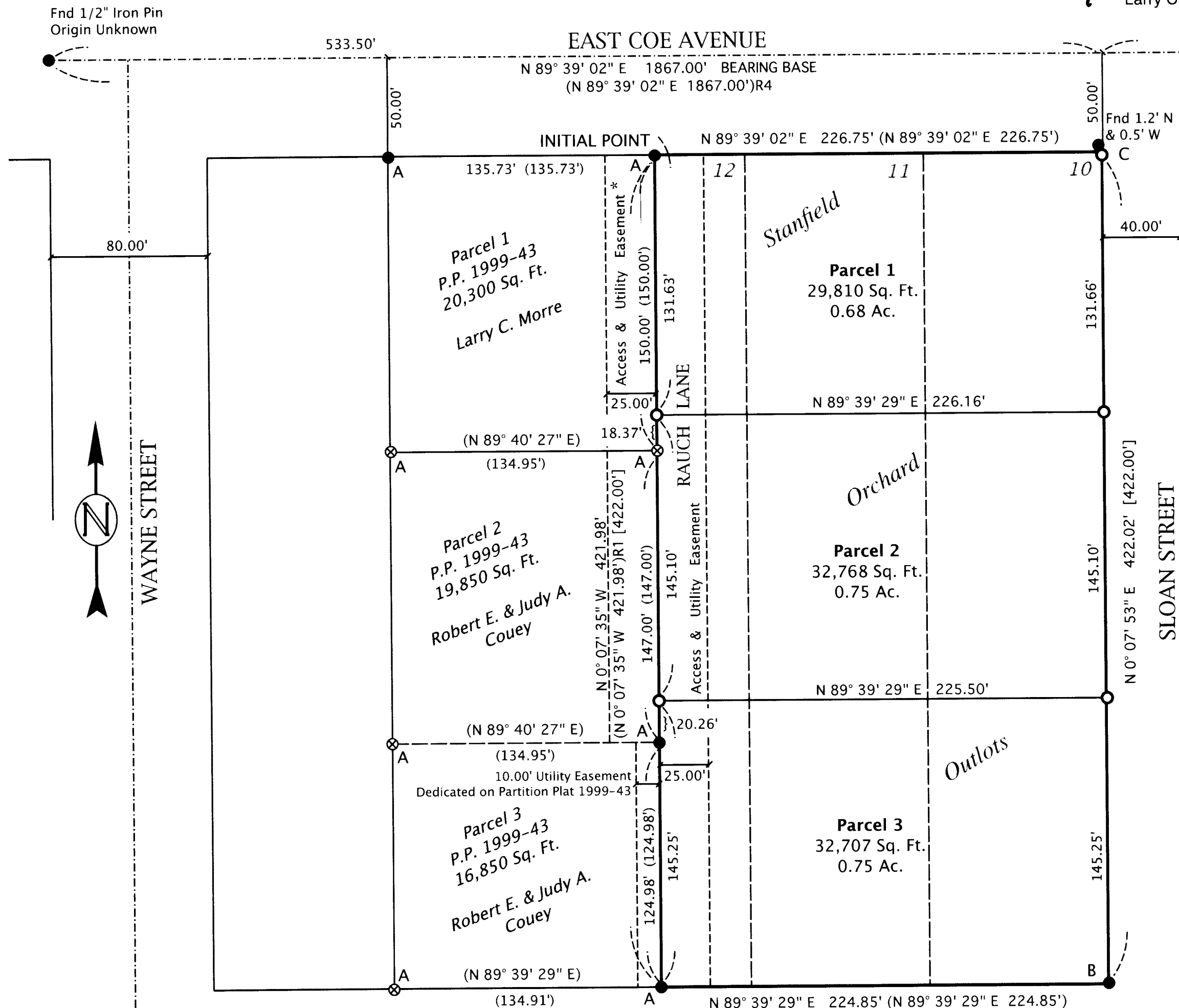
I certify that I have examined and approved this Partition Plat on this 8 day of December, 2021  
*Bill B*  
 City of Stanfield Planning Department

I certify that I have examined and approved this Partition Plat on this 8 day of Dec, 2021  
*Jay Kopas*  
 Manager, Stanfield Irrigation District

I certify that I have examined and approved this Partition Plat on this 13 day of December, 2021  
*Rachael Reynolds*  
 Umatilla County Tax Collector

Umatilla County  
 Office of County Records  
 Recording Information  
 Seal

STATE OF OREGON }  
 COUNTY OF UMATILLA }  
 I certify that this instrument was received and recorded on 12-14-2021  
 at 8:14 o'clock a.m., in the record of PLATS of said County.  
 YEAR 2021 NUMBER 38  
**OFFICE OF COUNTY RECORDS**  
 By: David A Stuvland Records Officer  
 Fee \$ 120.00 No. 2021-7330257



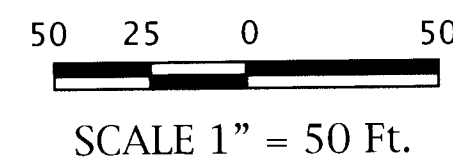
On this 7 day of December, 2021, the above individuals appeared personally before me and are known to me to be the identical individuals who executed this plat declaration and acknowledged that they did so freely and voluntarily.

Before me: *William J Porfily*  
 Notary Public for Oregon  
 My Printed Name is *William J Porfily*  
 My Commission No. is *995575*  
 My Commission Expires *Jan. 05 2024*

I do hereby certify that this is a true and exact copy of the Original Partition Plat as filed for Tod & Clara Nichols in Umatilla County.  
*Ronald V. McKinnis*  
 Ronald V. McKinnis PLS 2431

**Record Surveys:**

- R1 - Coe's First Addition to the City of Stanfield
- R2 - Lewis for Juan Angel, C.S. # 18-072-B, 2018 (Partition Plat 2018-10)
- R3 - Edwards for Pearson, C.S. # 13-212-B, 2013
- R4 - Edwards for Nichols, Partiton Plat 1999-43, 1999
- R5 - Edwards for Mallett, C.S. # O-101-A, 1977
- R6 - Edwards for Rauch, C.S. # 93-103-A, 1993
- R7 - Krumbein for Brooks, C.S. # P-104-B, 1978



Revised 12-06-2021

**LEGEND**

- Found Monument as Noted From Survey Referenced (R0)
- Set 5/8" x 30" Rebar W/ Plastic Cap, PLS #2431
- ⊗ CALCULATED POINT - Not Set
- Street Center/Section Lines
- PARTITION BOUNDARIES
- Stanfield Orchards Outlots Lines
- (000)R4 Record Bearing / Distance From Reference Noted
- [000] Record, Coe's First Addition
- A Monuments Found From R4
- B Monuments Found From R6
- C Monuments Found From R7

September, 2021

ENGINEERING - LAND SURVEYING - WATER RIGHTS  
**R. V. McKINNIS ENGINEERING**  
 79980 Prindle Loop Road  
 Hermiston, Oregon 97838  
 (541) -567-2017

\* Note: 25.00' Access & Utility Easement Dedicated on Partiton Plat 1999-43  
 Owners Now Dedicate This Easement to Rauch Lane & common use for the Parcels on This Plat