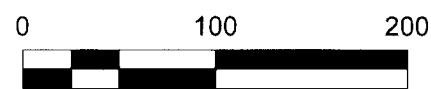
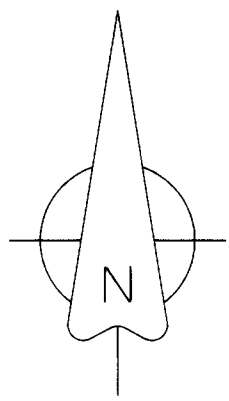


# PARTITION PLAT NO. 2022-18

PARTITION OF LOT 42, HAYDEN RIVER ESTATES NO. 3.  
 LOCATED IN THE W1/2, NW1/4 AND THE NW1/4, SW1/4 OF SECTION 20,  
 T5N, R28E, W.W., CITY OF UMATILLA, UMATILLA COUNTY, OREGON



## SURVEY NARRATIVE

THIS PARTITION PLAT IS BEING PREPARED AT THE REQUEST OF COREY GRIGGS. THE PURPOSE OF THIS PLAT IS TO DIVIDE LOT 42 OF HAYDEN RIVER ESTATES NO. 3 INTO 3 PARCELS AS SHOWN. THE NEW PARCEL CONFIGURATIONS HAVE BEEN COMPUTED AT THE DIRECTION OF MY CLIENT. ALL MONUMENTS FOUND AS REFERENCED HAVE BEEN HELD IN THIS SURVEY. THE MOST EASTERLY CORNER OF PARCEL 1 OF THIS PLAT (LOCATED ON THE SOUTHERLY RIGHT-OF-WAY OF PINE TREE LANE) WAS COMPUTED BY DISTANCE-DISTANCE INTERSECTION FROM THE NEAREST FOUND MONUMENTS NORTH AND WEST, PER R1.

THIS SURVEY WAS PERFORMED USING TWO TOPCON HIPER LITE+ GNSS UNITS OPERATED USING RTK METHODS. THE BASIS OF BEARING IS NORTH 07°10'02" EAST ALONG THE WESTERLY BOUNDARY OF LOTS 9-15 OF HAYDEN RIVER ESTATES NO. 3 AS DETERMINED BY MEASURE BETWEEN FOUND RECORD CORNERS AS SHOWN HEREON. DISTANCES ARE GROUND, INTERNATIONAL FEET.

## PUBLIC UTILITY EASEMENT (P.U.E.) NOTE

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT AND ALL OTHER RELATED FACILITIES ABOVE AND BELOW GROUND WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL OBSTRUCTIONS AT THE OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH OBSTRUCTIONS AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

## UTILITY NOTE

WATER VALVES AND OTHER WATER STRUCTURES CAN BE FOUND WITHIN THE EXISTING WATER LINE EASEMENT ALONG THE WESTERLY BOUNDARY OF THIS PROPERTY. NO OTHER VISIBLE UTILITIES ARE PRESENT. A UTILITY LOCATE REQUEST WAS NOT REQUESTED IN CREATION OF THIS MAP; SUCH A REQUEST SHALL BE MADE PRIOR TO DIGGING OR PLANNING.

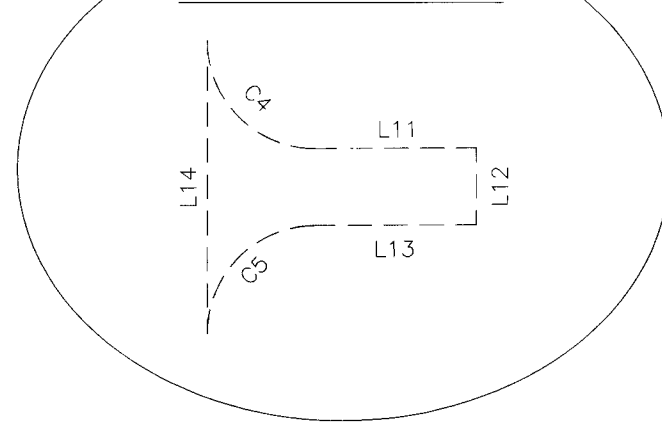
## RECORDS OF REFERENCE

- R1: HAYDEN RIVER ESTATES NO. 1. BOOK 13, PAGE 117 OF PLATS.
- R2: HAYDEN RIVER ESTATES NO. 2A. BOOK 13, PAGE 130 OF PLATS.
- R3: HAYDEN RIVER ESTATES NO. 3. BOOK 14, PAGE 13 OF PLATS.
- R4: RECORD OF SURVEY NO. 97-124-B, DATED 6-17-1997.
- R5: HAYDEN RIVER REPLAT. BOOK 17, PAGE 26 OF PLATS.

## LEGEND

- W1/4 CORNER SECTION 20. FOUND BRASS CAP PER SURVEY NO. 91-001-B.
- (1)○ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP (UNLESS NOTED OTHERWISE) PER R1.
- (3)○ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP PER R3.
- (4)○ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP PER R4.
- (5)○ FOUND 5/8" REBAR WITH BLUE PLASTIC CAP PER R5.
- SET 5/8" X 30" STEEL REBAR WITH 1-1/4" PINK PLASTIC CAP, MARKED "KENNY LS 89374".
- ⊗ CALCULATED POSITION, NOTHING SET.
- ( )R# RECORD DATA REFERENCE.
- EXISTING FENCE LINE LOCATION
- S.P. SPIN POINT (RESULTING CENTER POINT WHEN ROTATING BENT MARKER 360°)
- AC ACRES

## EASEMENT DETAIL



RECEIVED BY  
 Umatilla County Surveyor

Date: 7/21/22  
 Rec'd By: CT  
 No.: 22-076-8

## RECORDING INFORMATION

State of Oregon 2022-7440508  
 County of Umatilla REC-DE-PP 07/18/2022 09:17:14 AM

Fee: \$100.00 + \$10.00 (Recording Fee) + \$24.00 (County Fee) = \$134.00  
 \$120.00



Office of County Records  
 Steve Churchill UMATILLA COUNTY

LINE	BEARING	DISTANCE
L1	S 00°05'54" W	112.95'
(L1)R4	(N 00°07'41" E)	(112.98')
L2	N 69°37'17" E	78.08'
(L2)R3	(S 69°31'36" W)	(77.91')
L3	N 75°12'34" E	130.96'
(L3)R1	(N 75°10'58" E)	(130.96')
L4	S 15°13'24" E	60.00'
(L4)R1	(N 14°49'34" W)	(60.00')
L5	S 14°47'05" E	105.61'
(L5)R1	(N 14°49'34" W)	(105.60')
(L5)R5	(N 15°39'49" W)	(105.70')
L6	N 75°12'34" E	14.12'
L7	S 76°40'52" E	91.40'
L8	S 23°40'30" E	34.01'
L9	S 73°49'58" W	197.02'
L10	S 00°05'54" W	112.79'
L11	S 89°48'22" W	41.86'
L12	N 00°05'54" E	20.00'
L13	S 89°48'22" W	42.14'
L14	S 00°06'00" W	76.01'
L15	S 00°05'54" W	42.14'

I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL

*Matthew Patrick Kenny*  
 MATTHEW PATRICK KENNY  
 89374PLS

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*Matthew Patrick Kenny*  
 OREGON  
 JAN 12, 2016  
 MATTHEW PATRICK KENNY  
 89374PLS

RENEWS: 6-30-23

**KENNY LAND SURVEYING**

P.O. BOX 447, HEPPIER, OR 97836  
 541-379-0242  
 www.kennylandsurveying.com

LAND PARTITION OF LOT 42, HAYDEN RIVER ESTATES NO. 3  
 CITY OF UMATILLA, UMATILLA COUNTY, OR

CLIENT:

**COREY & DUANA GRIGGS**

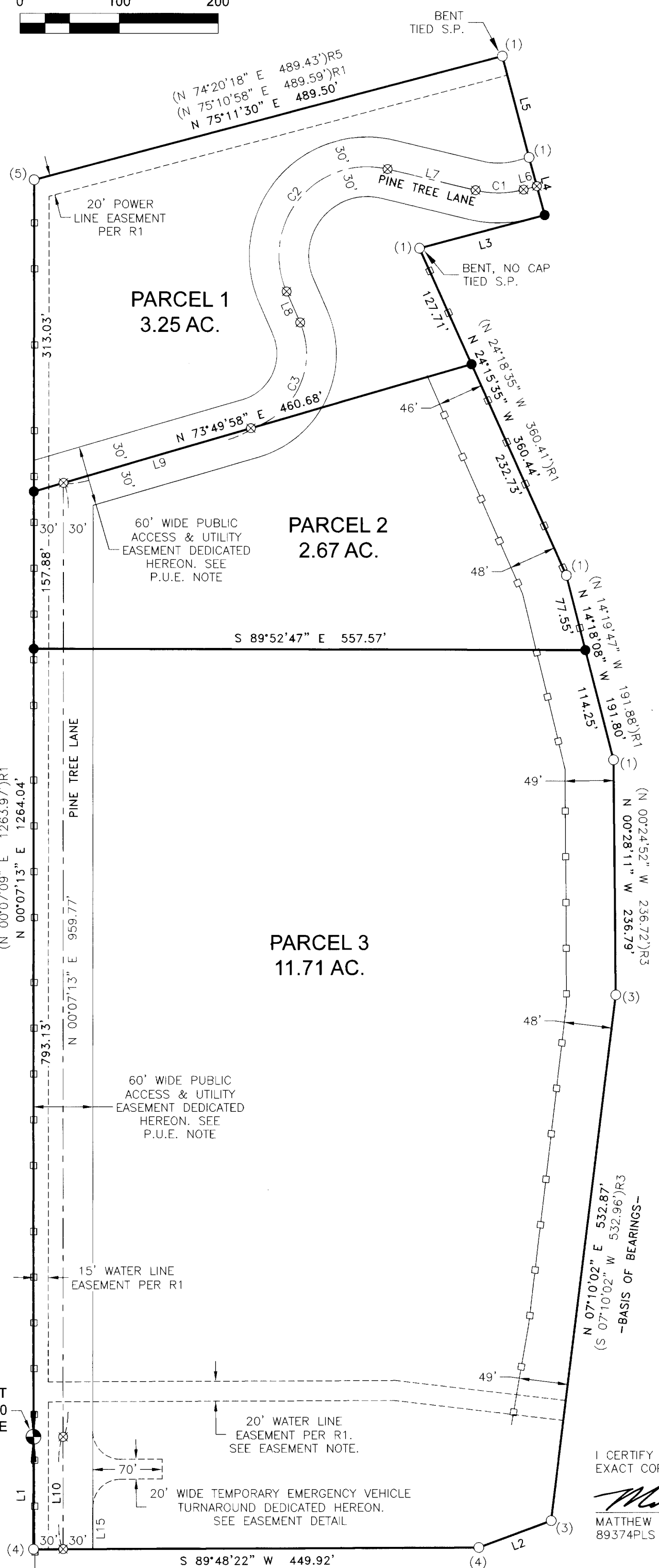
PROJECT: 22-01

DR: MPK

CH: MPK

DATE: JULY 6, 2022

SHEET 1 OF 2



## EASEMENT NOTE

THIS WATER LINE EASEMENT IS PLOTTED APPROXIMATELY. SURVEY RECORD R1 PROVIDES NO DIMENSIONAL REFERENCE TO ACCURATELY PLACE THIS EASEMENT.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	100.00'	49.06'	48.57'	N 89°15'51" E	28°06'34"
C2	89.31'	197.94'	159.84'	N 39°49'19" E	126°59'38"
C3	78.19'	133.07'	117.58'	N 25°04'44" E	97°30'28"
C4	28.00'	44.14'	39.71'	S 45°02'12" E	90°18'51"
C5	28.00'	43.84'	39.50'	S 44°57'08" W	89°42'28"

# PARTITION PLAT NO. 2022-18

PARTITION OF LOT 42, HAYDEN RIVER ESTATES NO. 3.  
 LOCATED IN THE W1/2, NW1/4 AND THE NW1/4, SW1/4 OF SECTION 20,  
 T5N, R28E, W.W., CITY OF UMATILLA, UMATILLA COUNTY, OREGON

## APPROVALS

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PARTITION PLAT ON THIS

12 DAY OF July, 2022

David H. Kline  
 UMATILLA COUNTY SURVEYOR

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PARTITION PLAT ON THIS

7 DAY OF July, 2022.

J. F. J.  
 CITY OF UMATILLA PLANNING DIRECTOR

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PARTITION PLAT ON THIS

14th DAY OF July, 2022.

Rachael Reynolds by Kristin Sharnaud, deputy  
 UMATILLA COUNTY TAX COLLECTOR

## UMATILLA COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT IS APPROVED FOR FILING AND RECORDING IN THE RECORDS OF UMATILLA COUNTY, OREGON, BY THE UNDERSIGNED, BY ITS ORDER.

THIS 15 DAY OF JULY, 2022.

John A. Hill  
 CHAIRPERSON

George M. Deak  
 COMMISSIONER

[Signature]  
 COMMISSIONER

## PUBLIC DEDICATION ACCEPTANCE-CITY OF UMATILLA

WE, THE CITY OF UMATILLA, UMATILLA COUNTY, OREGON, HEREBY ACCEPT THE PUBLIC DEDICATION AS STATED IN THE OWNER'S DECLARATION

J. F. J.  
 SIGNATURE

JACOB FOULTZ, Senior Planner  
 PRINTED NAME & TITLE

7-7-22  
 DATE

## OWNER'S DECLARATION

WE, COREY L. GRIGGS AND DUANA J. GRIGGS, OWNERS OF THE LAND BEING DIVIDED BY THIS PARTITION PLAT, DO HEREBY ACKNOWLEDGE THAT WE HAVE CAUSED THIS PLAT TO BE PREPARED AND THE PROPERTY DIVIDED AS SHOWN HEREON AND IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS REVISED, AND THE LAND DIVISION CODE OF THE CITY OF UMATILLA, UMATILLA COUNTY, OREGON. WE FURTHER ACKNOWLEDGE THE 60-FOOT WIDE PUBLIC ACCESS AND UTILITY EASEMENT AS NOTED HEREON, AND HEREBY DEDICATE TO PUBLIC USE. WE FURTHER ACKNOWLEDGE, AND HEREBY DEDICATE THE TEMPORARY EMERGENCY VEHICLE TURN-AROUND AS DEPICTED ON SHEET 1. THIS TEMPORARY EASEMENT SHALL BE EXTINGUISHED UPON SOUTHERLY EXPANSION AND EXTENSION OF PINE TREE LANE.

Corey L. Griggs 7/6/22  
 COREY L. GRIGGS DATE

Duana J. Griggs 7/6/22  
 DUANA J. GRIGGS DATE

STATE OF Oregon

COUNTY OF Umatilla

ON THE 6th DAY OF July, 2022, THE ABOVE NAMED INDIVIDUALS APPEARED PERSONALLY BEFORE ME AND IS KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO EXECUTED THE OWNER'S DECLARATION AND ACKNOWLEDGED THAT THEY DID SO FREELY AND VOLUNTARILY.

Berta Garibay  
 NOTARY PUBLIC FOR THE STATE OF OREGON

PRINTED NAME: Berta Garibay

COMMISSION NUMBER: 995597

MY COMMISSION EXPIRES: January 09, 2024

## SURVEYOR'S CERTIFICATE

I, MATTHEW PATRICK KENNY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS THE LAND AS SHOWN HEREON IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE LAND DIVISION CODE OF THE CITY OF UMATILLA, UMATILLA COUNTY, OR. I FURTHER CERTIFY THAT THE INITIAL POINT HAS BEEN IDENTIFIED AS THE BRASS CAP MARKING THE WEST QUARTER CORNER OF SECTION 20, T5N, R28E, W.W., AS SHOWN HEREON. I FURTHER CERTIFY THAT I HAVE PROVIDED THE TRACT LEGAL DESCRIPTION IN ACCORDANCE WITH ORS 92.070(1), AS SHOWN BELOW.

Matthew P. Kenny 7-6-2022  
 MATTHEW P. KENNY, PLS DATE  
 CERTIFICATE NO. 89374

## LEGAL DESCRIPTION

LOT 42, HAYDEN RIVER ESTATES NO. 3 AS RECORDED UNDER BOOK 14, PAGE 13 OF PLATS, OFFICE OF COUNTY RECORDS, UMATILLA COUNTY, OREGON.

## RECORDING INFORMATION

State of Oregon **2022-7440508**  
 County of Umatilla **07/18/2022 09:17:14 AM**  
 REC-DE-PP

Fee: \$110.00 + \$10.00 (Per Page) = \$120.00



Office of County Records  
John Churchill UMATILLA COUNTY

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PROJECT: 22-01

DR: MPK

CH: MPK

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SHEET 2 OF 2