

# LAND PARTITION PLAT 2022-19

A LAND PARTITION PLAT ON PROPERTY LOCATED IN THE N.E. 1/4 OF SEC. 27, TWP. 5 NORTH, RNG. 28 EAST OF THE W.M. UMATILLA COUNTY OREGON.

CLIENT:  
**LESTER B. JONES & JOAN F. JONES**  
 AFFORDABLE HOMES OF OREGON, INC.  
 1911 NE 8TH STREET  
 HERMISTON, OREGON 97838

## SURVEYOR'S NARRATIVE

THIS SURVEY WAS UNDERTAKEN IN MARCH OF 2022 AT THE REQUEST OF LESTER B. JONES & JOAN F. JONES. THE PURPOSE OF THE SURVEY IS TO PERFORM A LAND PARTITION ON TRACT 1 AS DESCRIBED ON INSTRUMENT NO. 2022-7400566. THE PROPERTY IS LOCATED IN THE N.E. 1/4 OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY OREGON.

THE INTENT OF THIS LAND PARTITION IS TO PARTITION TRACT 1 INTO 3 PARCELS AS FOLLOWS:

I WILL COMPUTE THE EASTERLY LINE OF PARCEL 1 AS BEING FROM THE SOUTHWESTERLY CORNER OF TRACT 2 AS SHOWN TO THE SOUTH/SOUTHEASTERLY CORNER OF TRACT 3 AS SHOWN, THIS IN TURN WILL CREATE PARCEL 1 AS CONTAINING 4.00 ACRES.

I WILL COMPUTE THE NORTHERLY LINE OF PARCEL 2 AS BEING FROM THE NORTH/SOUTHEASTERLY CORNER OF TRACT 3 AS SHOWN IN AN EASTERLY DIRECTION TO THE WESTERLY RIGHT OF WAY OF SAGEBRUSH ROAD, THIS IN WILL CREATE PARCEL 2 AS CONTAINING 4.00 ACRES.

THE REMAINDER OF TRACT 1 WILL BE PARCEL 3 AS SHOWN.

I HAD PREVIOUSLY PERFORMED A BOUNDARY LINE ADJUSTMENT ON THE COMMON LINE BETWEEN TRACT 3 AND TRACT 1. THE EXTERIOR BOUND OF TRACT 1 HAVE BEEN ESTABLISHED FROM THE FOUND MONUMENTS AS SHOWN AND THE CALLS IN THE LEGAL DESCRIPTION.

THE BASIS OF BEARING FOR THIS PARTITION SURVEY IS THE FOUND 2 1/2" BRASS CAP MARKING THE NORTHEAST CORNER TO SECTION 27, TOWNSHIP 5 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN AND THE FOUND 2 1/2" BRASS CAP MARKING THE EAST 1/4 CORNER TO SECTION 27, TOWNSHIP 5 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN AND IS BASED UPON RECORD OF SURVEY NO. 22-020-B.

## LEGAL DESCRIPTION OF RECORD

### TRACT 1

COMMENCING AT A 2 1/2 INCH BRASS CAP MARKING THE NORTHEAST CORNER FOR SECTION 27, TOWNSHIP 5 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN; THENCE S 1°34'03" W, 1319.52 FEET TO A 5/8 INCH IRON ROD ON THE WESTERLY RIGHT OF WAY LINE OF SAGEBRUSH ROAD, AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE ALONG SAID RIGHT OF WAY LINE S 0°08'03" W, 792.00 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48509"; THENCE LEAVING SAID RIGHT OF WAY LINE N 89°42'53" W, 632.26 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48509"; THENCE S 0°16'35" W, 264.00 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "EDWARDS #951"; THENCE N 89°42'53" W, 330.00 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48509"; THENCE N 0°16'35" E, 528.00 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48509"; THENCE S 89°42'53" E, 330.00 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48509"; THENCE N 0°16'35" E, 11.73 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48509"; THENCE S 89°42'53" E, 83.18 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48509"; THENCE N 0°16'35" E, 214.76 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48509"; THENCE N 89°42'53" W, 142.42 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48509"; THENCE N 0°16'35" E, 301.51 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48509"; THENCE S 89°42'53" E, 689.54 FEET TO THE POINT OF BEGINNING. CONTAINING 15.478 ACRES.

## OWNERS ACKNOWLEDGEMENT/DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, LESTER B. JONES & JOAN F. JONES, MANAGING MEMBERS OF AFFORDABLE HOMES OF OREGON, INC. AND OWNERS OF THE LANDS SHOWN ON THIS PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING LEGAL DESCRIPTION, HAVE CAUSED THE SAME TO BE SURVEYED AND A LAND PARTITION PLAT COMPLETED ON TRACT 1 ON THIS PLAT. WE FURTHERMORE DO HEREBY ACKNOWLEDGE THE EXISTING EASEMENTS AS SHOWN UPON THE FACE OF THIS LAND PARTITION PLAT. IN ADDITION WE DO HEREBY DEDICATE AN ADDITIONAL 5 FEET FOR THE 30 FOOT NORTH EASEMENT AND AN ADDITIONAL 5 FEET TO THE NORTH AND 5 FEET TO THE SOUTH FOR THE 60 FOOT HUFFMAN LANE EASEMENT.

*Lester B. Jones*  
 LESTER B. JONES  
 MANAGING MEMBER OF AFFORDABLE HOMES OF OREGON, INC.

*Joan F. Jones*  
 JOAN F. JONES  
 MANAGING MEMBER OF AFFORDABLE HOMES OF OREGON, INC.  
 KNOW ALL PEOPLE BY THESE PRESENTS THAT ON

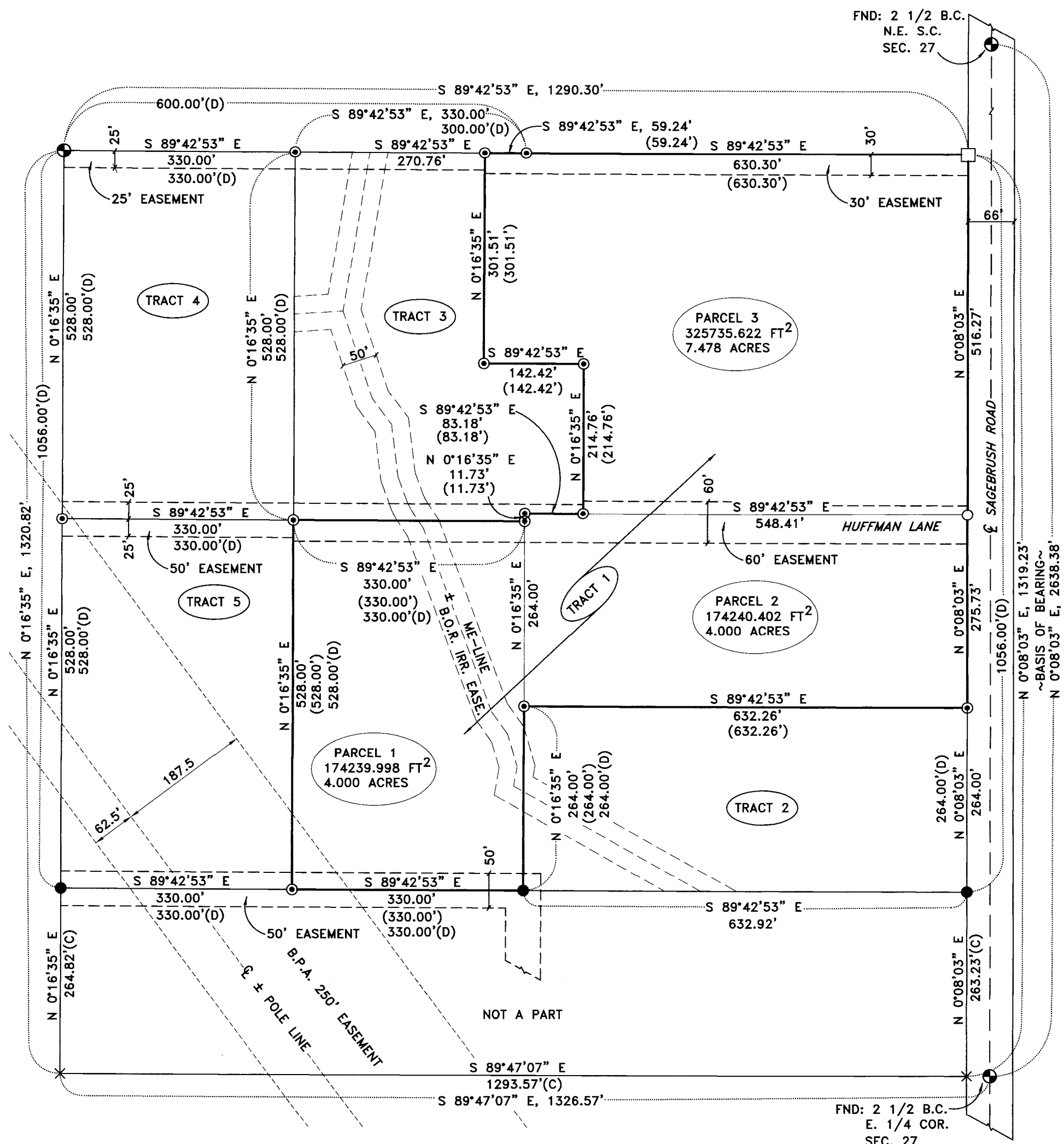
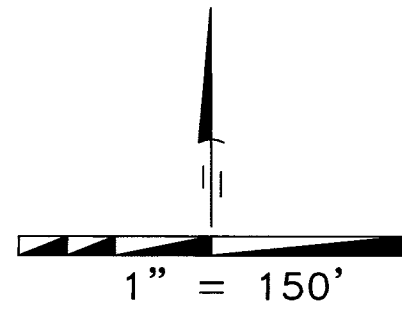
THIS DAY 21st OF June, 2025  
 APPEARED LESTER B. JONES & JOAN F. JONES, MANAGING MEMBERS OF AFFORDABLE HOMES OF OREGON, INC. TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING PARTITIONING TO BE A FREE AND VOLUNTARY ACT.

BEFORE ME *Dana Lynn Tassie*  
 NOTARY PUBLIC FOR OREGON

PRINTED NAME Dana Lynn Tassie

COMMISSION NO. 1016081

MY COMMISSION EXPIRES 9/29/2025



## 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 MARCH 2022, 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 PLAT AS FILED FOR LESTER B. JONES AND JOAN F. JONES IN UMATILLA COUNTY, OREGON.

*Brit L. Primm*  
 BRIT L. PRIMM

## NOTE ON EASEMENTS

- 1) THE 250 FOOT B.P.A. EASEMENT WAS SCALED FROM R.O.S. 09-03-A
  - 2) THE 50 FOOT ME-LINE B.O.R. IRRIGATION EASEMENT WAS SCALED FROM A MAP THAT WAS PROVIDED BY THE HERMISTON IRRIGATION COMPANY ON 24 MAR 2022, AS SHOWN ON THE B.O.R. 1917 MAP.
- THE ABOVE MENTIONED EASEMENTS HAVE BEEN SCALED FROM THE BEST AVAILABLE EVIDENCE. PRIMM LAND SURVEYING INC. ASSUMES NO LIABILITY FOR THE ACCURACY OR INACCURACY ON BOTH THE 50 FOOT EASEMENT FOR THE WATER LINE AS WELL AS THE 250 FOOT EASEMENT FOR THE B.P.A. POWER LINE AS SHOWN UPON THE FACE OF THIS PLAT.
- 3) THE 30 FOOT EASEMENT ALONG THE NORTH LINE OF PARCEL 3 IS TO BE WIDENED FROM 25 FEET TO 30 FEET BY THIS PARTITION PLAT. THE WIDENING WILL ONLY PERTAIN TO PARCEL 3 OF THIS PARTITION PLAT.
  - 4) THE 50 FOOT EASEMENT FOR HUFFMAN LANE IS TO BE WIDENED FROM 50 FEET TO 60 FEET BY THIS PARTITION PLAT. THE WIDENING WILL ONLY PERTAIN TO PARCELS 1, 2 & 3 OF THIS PARTITION PLAT.

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Brit L. Primm*  
 OREGON  
 JULY 13, 1999  
 BRIT L. PRIMM  
 48509  
 EXPIRATION DATE: 12/31/22

DATE: 14 Jun 22

## LEGEND

- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PLS LS 48509"
- ⊙ FOUND 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PLS LS 48509"
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "EDWARDS #951"
- FOUND 5/8" IRON ROD
- ⊕ FOUND MONUMENT AS NOTED
- × COMPUTED POINT (NOT SET)

## AREA TABLE

DESCRIPTION	FEET <sup>2</sup>	ACRES
PARENT (TRACT 1)	674216.021	15.478
PARCEL 1	174239.998	4.000
PARCEL 2	174240.402	4.000
PARCEL 3	325735.622	7.478

## SURVEYS

R.O.S. 22-020-B  
 R.O.S. 09-003-A

## DEEDS

INST. # 2022-7400566

## NOTES

- (D) DEED
- (C) CALCULATED
- ( ) R.O.S. 22-020-B

## PRIMM LAND SURVEYING, INC.

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

CLIENT: **LESTER B JONES & JOAN F. JONES**

NE 1/4 OF SEC. 27, TWP. 5 N, RNG. 28 E.W.M.

PROJECT:  
 A LAND PARTITION PLAT ON PROPERTY LOCATED IN THE N.E. 1/4 OF SEC. 27, TWP. 5 NORTH, RNG. 28 EAST OF THE W.M. UMATILLA COUNTY OREGON.

JOB #: 2201004  
 DATE: 10 MAR 22  
 FB/PG: 043/56  
 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 H. Kline*  
 UMATILLA COUNTY SURVEYOR

DATED THIS 7 DAY OF July, 2022

### HERMISTON IRRIGATION DISTRICT

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

*Annely K. Patrick*  
 MANAGER

DATED THIS 29 DAY OF June, 2022

### UMATILLA COUNTY PLANNING DEPARTMENT

I HAVE EXAMINED THE ACCOMPANYING LAND PARTITION AND DO HEREBY CERTIFY THAT IT COMPLIES WITH ALL REQUIREMENTS OF THE ORDINANCES AS ESTABLISHED BY UMATILLA COUNTY AND I THEREFORE APPROVE SAID LAND PARTITION.

*Robert T. Waldner*  
 DIRECTOR UMATILLA COUNTY PLANNING DEPARTMENT

DATED THIS 20th DAY OF JULY, 2022

### UMATILLA COUNTY TAX COLLECTOR & ASSESSOR

I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TAX RECORDS RELATIVE TO THE LAND COVERED BY THE ACCOMPANYING PLAT AND THAT ALL MONIES DUE FOR STATE AND COUNTY TAXES AND ASSESSMENTS THAT COULD CONSTITUTE A LIEN ON SAID LANDS HAVE BEEN PAID, AND I HEREBY APPROVE SAID PLAT.

*Richard Reynolds*  
 TAX COLLECTOR

DATED THIS 18 DAY OF July, 2022

### ASSESSOR

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

State of Oregon  
 County of Umatilla  
 REC-DE-PP 07/21/2022 09:20:57 AM

Fig. 1 \$50.00 \$110.00 \$100.00 \$50.00 \$34.00 \$120.00



Office of County Records  
*Steve Churchill*  
 UMATILLA COUNTY

## RECEIVED BY

Umatilla County Surveyor  
 Date: 8/3/22  
 Rec'd By: CT  
 No.: 22-085-B