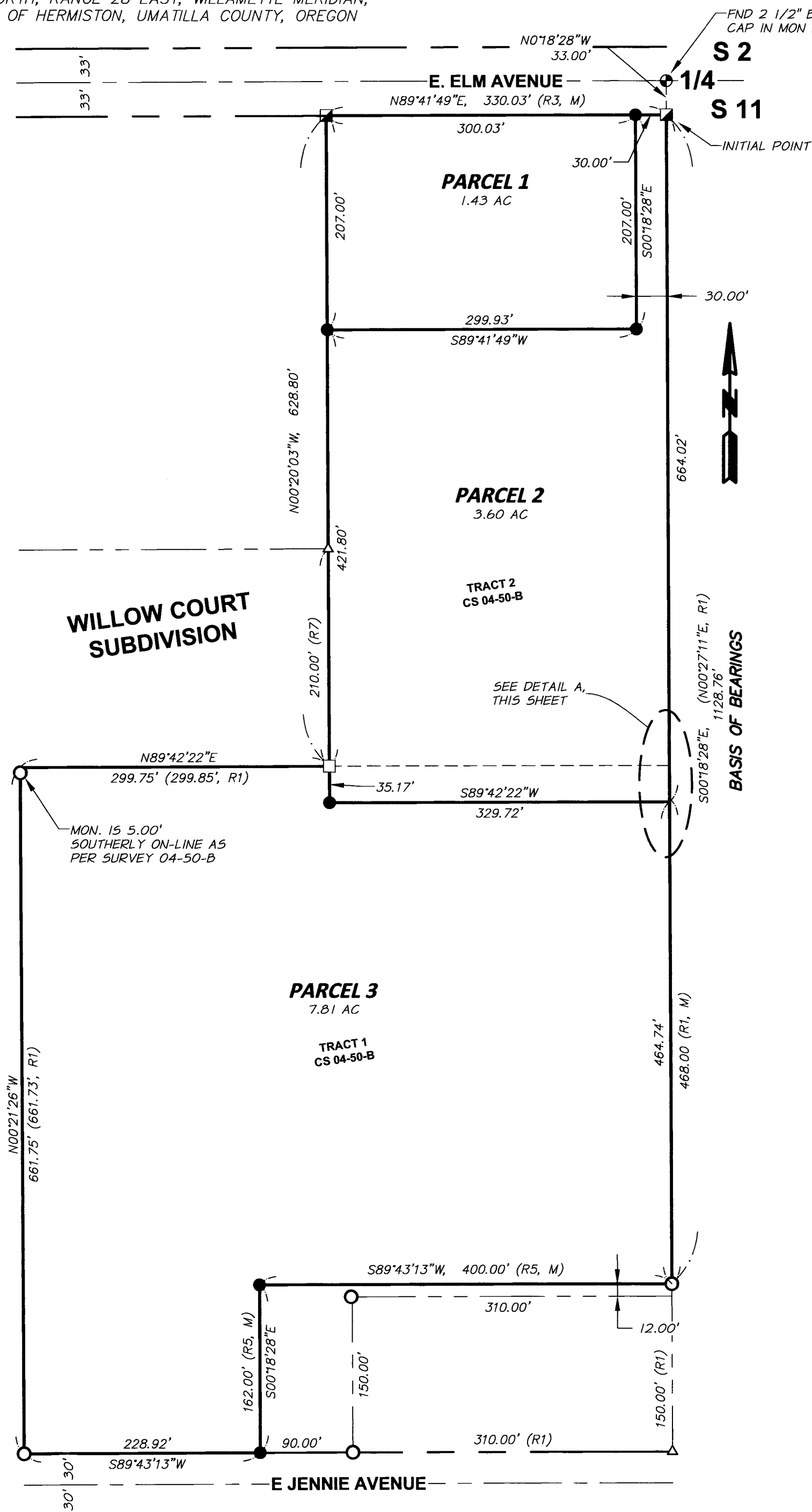


# PARTITION PLAT 2022-23

LOCATED IN THE NORTHEAST ONE-QUARTER OF NORTHWEST ONE-QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON



## NARRATIVE

THIS PARTITION WAS PERFORMED AT THE REQUEST OF THE CITY OF HERMISTON IN COOPERATION WITH ROBERT ALLEY CASTEEL FOR THE PURPOSE OF CREATING 3 PARCELS AS SHOWN

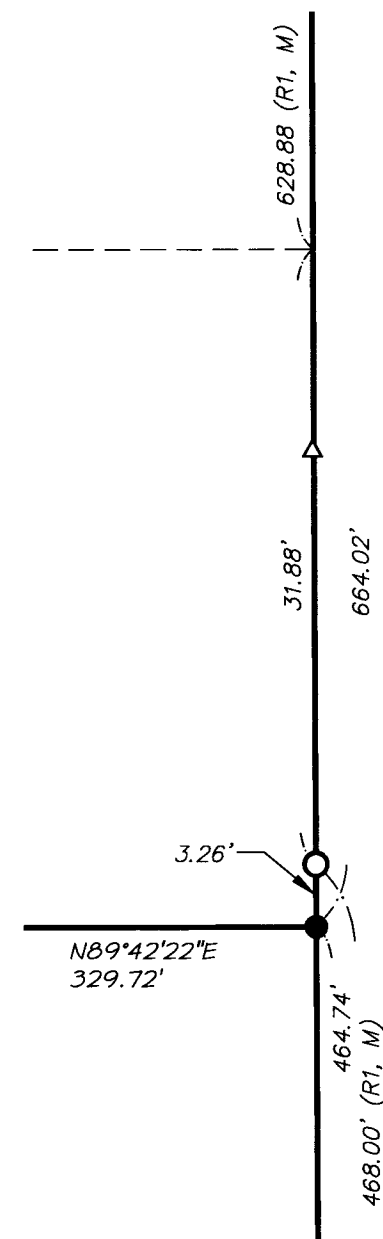
EDWARDS SURVEYED THIS PARCEL FOR HACKLER IN 2004 (SURVEY 04-50-B) AND IN RETRACING THE DEED AND THE PROPERTY TO THE WEST, HE REALIZED THAT AS WALLULIS WAS RETRACING THE DEED LINES (CS #A-026-AX), A SHORTAGE WAS DISCOVERED. TO RESOLVE THIS ISSUE, WALLULIS HAD PROPORTIONED THE SHORTAGE BETWEEN THE TWO PROPERTIES AND THIS AFFECTED THE WEST LINE OF TRACT 1. EDWARDS CONCLUDED THAT "THE CORRECT PROCEDURE PROBABLY SHOULD HAVE BEEN TO TRACE THE CHAIN OF TITLE TO SEE WHICH ONE OF THESE PARCELS WAS CREATED FIRST AND TO GIVE IT THE FULL AMOUNT AS STATED IN THE DEED".

IN VIEW OF THESE FINDINGS, EDWARDS HELD THE MONUMENTS AS HE DISCUSSED IN HIS NARRATIVE.

THE MAJORITY OF THE MONUMENTS SHOWN ON EDWARD'S SURVEY HAVE BEEN RECOVERED. I FIND THAT MY MEASUREMENTS FIT WELL WITH HIS SURVEY AND I ACCEPT THEM AS THE CORNERS. I HAVE HELD THE EAST LINE OF EDWARDS SURVEY AS MY **BASIS OF BEARINGS**.

I HAVE CONFIGURED THE PARCELS AS DIRECTED BY THE CITY OF HERMISTON.

BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, OREGON NORTH ZONE NAD83(2011)



DETAIL A  
SCALE: 1" = 10'

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

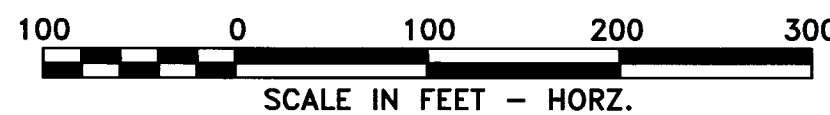
OREGON  
JUNE 13, 2008  
JEFFREY A. MADSEN  
60000LS

EXPIRES: 12/31/22  
SIGNBA: 9/29/22

### EXACT COPY STATEMENT

I, JEFFREY A. MADSEN, OREGON REGISTERED LAND SURVEYOR NO. 60000LS, DO HEREBY STATE THAT THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL THEREOF.

JEFFREY A. MADSEN, PLS 60000LS



## LEGEND

- SET 5/8" X 30" REBAR WITH ALUMINUM CAP "APA 60000 LS"
- FOUND 5/8" REBAR WITH PLASTIC CAP, R1
- FOUND 5/8" REBAR WITH PLASTIC CAP, R7
- ▣ FOUND 5/8" REBAR, WITH PLASTIC CAP, R2
- ⊙ FOUND MON. AS NOTED
- △ COMPUTED POINT
- PROPERTY LINES
- - - ADJACENT PROPERTY LINES
- - - EXISTING RIGHT OF WAY CENTERLINE
- - - EXISTING RIGHT OF WAY
- SDD°MM'SS"W, XX.XX' (RX, M) SURVEY INFO., REFERENCE, MEASURED

SURVEY REFERENCES	
REF. NO.	SURVEY
R1	04-50-B
R2	01-041-A
R3	13-526-B
R4	19-080-C
R5	A-026-AX
R6	PPLAT 1998-25
R7	PPLAT 2001-13
R8	S-156-C
R9	WILLOW COURT SUBDIVISION
R10	98-117-C
R11	TOWN PLATS VOL.7, PG.13
R12	PIONEER TITLE CO. - OWNERSHIP AND ENCUMBRANCE REPORT, ORDER NO. 104809, JULY 14, 2022

FOR UMATILLA COUNTY

State of Oregon 2022-7480320  
County of Umatilla 10/18/2022 11:39:22 AM  
REC-DE-PP \$120.00



Office of County Records  
Umatilla County

### RECEIVED BY

Umatilla County Surveyor  
Date: 10/24/22  
Rec'd By: CT  
No.: 22-119-B

## CASTEEL PARTITION

LOCATED IN NE 1/4, NW 1/4 OF SECTION 11  
T4N, R28E, W.M., CITY OF HERMISTON, OREGON

CITY OF HERMISTON	180 NE 2ND STREET HERMISTON, OREGON 97838	SHEET
SCALE: 1" = 100'		<h1>1/2</h1>
DATE: 9/29/22		
JOB NO. 736-131 (101)		

# PARTITION PLAT 2022-23

LOCATED IN THE NORTHEAST ONE-QUARTER OF  
NORTHWEST ONE-QUARTER OF SECTION 11, TOWNSHIP  
4 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN,  
CITY OF HERMISTON, UMATILLA COUNTY, OREGON

## SURVEYOR'S CERTIFICATE

I, JEFFREY A. MADSEN, OREGON REGISTERED LAND SURVEYOR NO. 60000LS, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED, PLATTED AND MARKED WITH PROPER MONUMENTS, THE LAND REPRESENTED ON THIS PARTITION PLAT IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. CHAPTER 92, AND THE CITY OF HERMISTON ORDINANCES. ALL SAID LAND IS SITUATED IN THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT 2 AS SHOWN ON SURVEY 04-50-B, UMATILLA COUNTY SURVEY RECORDS, BEING THE **INITIAL POINT** OF THIS PARTITION AND BEING MARKED BY A 5/8" IRON ROD WITH PLASTIC CAP, SAID POINT BEING ALSO ON THE SOUTHERLY RIGHT-OF-WAY LINE OF E. ELM AVENUE; THENCE ALONG THE EASTERLY LINE OF SAID TRACT 2 AND TRACT 1 OF SAID SURVEY 04-50-B, S00°18'28"E, 1128.76 FEET TO THE SOUTHEASTERLY CORNER OF SAID TRACT 1, MARKED BY A 5/8" IRON ROD WITH PLASTIC CAP, SET BY SAID SURVEY 04-50-B; THENCE ALONG THE SOUTHERLY LINE OF SAID TRACT 1, THE FOLLOWING THREE (3) COURSES:

- 1) S89°43'13"W, 400.00 FEET;
- 2) S00°18'28"E, 162.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF E. JENNIE AVE.;
- 3) S89°43'13"W, 228.92 FEET ALONG SAID NORTHERLY E. JENNIE AVE. RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF SAID TRACT 1, MARKED BY A 5/8" IRON ROD WITH PLASTIC CAP SET BY SAID SURVEY 04-50-B;

THENCE ALONG THE WESTERLY LINE OF SAID TRACT 1, N00°21'26"W, 661.75 FEET TO THE NORTHWEST CORNER OF SAID TRACT 1, FROM WHICH A 5/8" IRON ROD WITH PLASTIC CAP SET BY SAID SURVEY 04-50-B BEARS S00°21'26"E, 5.00 FEET; THENCE N89°42'22"E, 299.75 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 2, MARKED BY A 5/8" IRON ROD WITH PLASTIC CAP SET BY PP 2001-13; THENCE ALONG THE WESTERLY LINE OF SAID TRACT 2, N00°20'03"W, 628.80 FEET TO SAID SOUTHERLY RIGHT-OF-WAY LINE OF E. ELM AVENUE AND THE NORTHWEST CORNER OF SAID TRACT 2, MARKED BY A 5/8" IRON ROD WITH PLASTIC CAP SET BY SURVEY 01-041-A; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, BEING ALSO THE NORTHERLY LINE OF SAID TRACT 2, N89°41'49"E, 330.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.84 ACRES MORE OR LESS

*Jeffrey A. Madsen*

JEFFREY A. MADSEN PLS 60000LS

## APPROVALS

### CITY OF HERMISTON PLANNING DEPARTMENT

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PLAT ON THIS 6<sup>th</sup> DAY OF October, 2022

*[Signature]*  
CHAIRMAN

### HERMISTON IRRIGATION DISTRICT

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PLAT ON THIS 7 DAY OF October, 2022

*[Signature]*  
MANAGER

### UMATILLA COUNTY TAX COLLECTOR

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PLAT ON THIS 18 DAY OF October, 2022

*[Signature]*  
DEPUTY

### UMATILLA COUNTY SURVEYOR

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PLAT ON THIS 17 DAY OF October, 2022

*[Signature]*  
UMATILLA COUNTY SURVEYOR

## DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT ROBERT ALLEY CASTEEL IS THE OWNER OF THE LANDS REPRESENTED ON THIS PARTITION AND BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, SAID OWNER HAVING CAUSED SAID LANDS TO BE PLATTED IN ACCORDANCE WITH O.R.S. CHAPTER 92.

*[Signature]*  
ROBERT ALLEY CASTEEL

## ACKNOWLEDGEMENTS

STATE OF OREGON

(SS)

COUNTY OF UMATILLA

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 10<sup>th</sup> DAY OF October, 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED ROBERT ALLEY CASTEEL, OWNER AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

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

1028674  
NOTARY NUMBER

September 14, 2026  
MY COMMISSION EXPIRES

*[Signature]*  
NOTARY - PRINTED  
NAME

## RECEIVED BY

Umatilla County Surveyor

Date: 10/24/22

Rec'd By: CT

No.: 22-119-8

FOR UMATILLA COUNTY

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*[Signature]*  
OREGON  
JUNE 13, 2008  
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State of Oregon 2022-7480320  
County of Umatilla 10/18/2022 11:39:22 AM  
REC-DE-PP \$120.00

00004433202274803200010019

Office of County Records  
*[Signature]* UMATILLA COUNTY

## CASTEEL PARTITION

LOCATED IN NE 1/4, NW 1/4 OF SECTION 11

T4N, R28E, W.M., CITY OF HERMISTON, OREGON

CITY OF HERMISTON 180 NE 2ND STREET  
HERMISTON, OREGON 97838

SCALE:

NONE

DATE:

9/29/22

JOB NO.

736-131 (101)

**Spanderson**  
**perry**  
& associates, inc.  
engineering • surveying • natural resources

SHEET

2/2

## EXACT COPY STATEMENT

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*[Signature]*  
JEFFREY A. MADSEN, PLS 60000LS