

**PARTITION PLAT**  
 within the SW1/4, of the NE1/4, Section 34,  
 Township 5 N., Range 28 E., W.M.,  
 Umatilla County, Oregon

**PARTITION PLAT NO. 2024-09**

THIS IS AN EXACT COPY

*Jane King*  
 LANCE CLARK KING

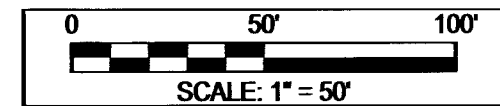
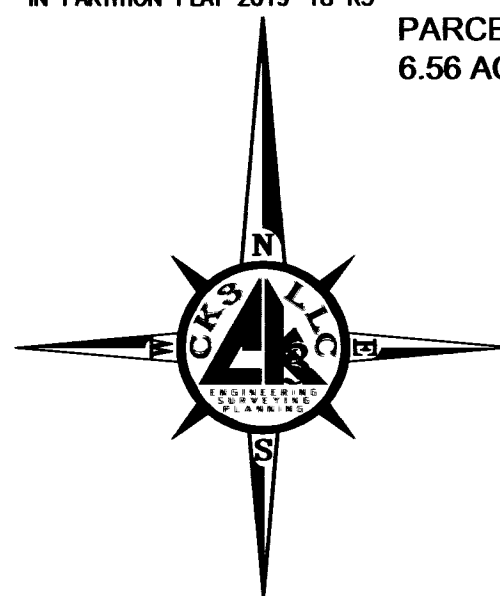
N1/4 SEC. 34  
 FOUND 2-3/8" BRASS  
 CAP SET IN COUNTY  
 SURVEY 88-045-C

TAX LOT 2106 MAP 5N2834A  
 WARRANTY DEED-STATUTORY  
 FORM INSTRUMENT NO.  
 2022-7370319

PARCEL 2  
 6.56 AC

PARCEL 1  
 4.10 AC

PARCEL 3  
 1.01 AC



**REFERENCE TABLE**

- R1 RECORD OF SURVEY FOR FROST PROPERTIES, BY EDWARDS SURVEYING, FILED UNDER COUNTY SURVEY No. 15-008-B
- R2 RECORD OF SURVEY BY ODOT FOR HWY 395, FILED UNDER COUNTY SURVEY No. 23-034-B
- R3 PARTITION PLAT 2019-18 FOR JULIUS AND RUTH SCOFIELD, BY PRIMM LAND SURVEYING, FILED UNDER COUNTY SURVEY No. 19-066-B
- R4 RECORD OF SURVEY FOR EMPIRE GAS, BY EDWARDS SURVEYING, FILED UNDER COUNTY SURVEY No. 91-29-A
- R6 WARRANTY DEED FROM ODOT FOR ROW, INSTRUMENT NO REEL 81, PAGE 1307, FILED UMATILLA COUNTY RECORDS
- R7 RECORD OF SURVEY FOR RASH RENTALS AND INVESTMENTS, BY EDWARDS SURVEYING, FILED UNDER COUNTY SURVEY No. 05-137-A
- R8 TRUST DEED, INSTRUMENT NO. 2011-5800434, FILED UMATILLA COUNTY RECORDS

KIK ROAD  
40' ROW PER COUNTY ROAD RECORDS

40' ROW PER COUNTY ROAD RECORDS  
 N00° 56' 01" W 2636.02 (R3)  
 N00° 56' 06" W 639.26  
 POB  
 20  
 20  
 484.62  
 JOY LN.  
 N89° 18' 54"E 841.53  
 138.09  
 218.82  
 N89° 18' 54"E 1327.95 (R7)  
 20  
 20

C1/4 SEC. 34 FOUND 5/8" IRON  
 REBAR NO CAP SET IN COUNTY  
 SURVEY M-052-AX

**APPROVALS:**

**UMATILLA COUNTY SURVEYOR**

APPROVED THIS 24 DAY OF April, 2024

*David H. King*  
 UMATILLA COUNTY SURVEYOR

**HERMISTON IRRIGATION DISTRICT**

APPROVED THIS 17 DAY OF April, 2024

*Emmett Kikpatrick*  
 MANAGER

**UMATILLA COUNTY PLANNING DEPARTMENT**

APPROVED THIS 25 DAY OF April, 2024

*Megan Sanchez*  
 UMATILLA COUNTY PLANNING DIRECTOR

**UMATILLA COUNTY TAX COLLECTOR**

TAXES ARE PAID IN FULL

APPROVED THIS 22 DAY OF April, 2024  
*Rachael Reynolds*  
 UMATILLA COUNTY TAX COLLECTOR

**LEGEND**

- PARTITION BOUNDARY
- PARTITION LOT LINE
- SECTIONAL LINE (SEC.)
- RIGHT-OF-WAY (ROW)
- TAX LOT LINES
- CENTERLINE OF R-O-W (CL)
- TIE LINE
- DATA OF RECORD
- CALCULATED DISTANCE
- MONUMENT AS NOTED
- SET 5/8"x30" REBAR WITH RED PLASTIC CAP MARKED PLS 61420
- FND. 5/8 IRON BAR AS NOTED
- FND. 1/2 IRON BAR AS NOTED

**SURVEYOR'S NARRATIVE & CERTIFICATE**

THIS SURVEY WAS MADE AT THE REQUEST OF PAUL COMRIE, FOR THE PURPOSE OF PARTITIONING A PARCEL OF LAND AS DESCRIBED IN TRUST DEED INSTRUMENT NO. 2011-5800434.

CONTROL FOR THIS SURVEY IS BASED ON FOUND MONUMENTS FROM R1 & R2. THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED ON THE OREGON COORDINATE REFERENCE SYSTEM:

LOW DISTORTION PROJECTION: COLUMBIA RIVER EAST ZONE  
 (LAMBERT CONFORMAL CONIC)  
 DATUM: NAD83-2011, CENTRAL MERIDIAN 120°30'00" W LATITUDE 45°40'00" N  
 FALSE NORTHING = 30,000.00 M FALSE EASTING = 150,000.00 M  
 SCALE FACTOR = 1.000008

THE SOUTHERLY LINE OF TAX LOT 2200 WAS RE-ESTABLISHED BETWEEN FOUND REBARS AS SHOWN FROM THE CENTER OF SECTION 34 TO THE CENTER-EAST 1/16TH FOR THE EAST-WEST CENTER SECTION LINE AND OFFSET 20 FEET TO THE NORTH TO THE ROW LINE. JOY LANE IS 40' ROW PER COUNTY ROAD RECORDS.

THE WESTERLY LINE OF TAX LOT 2200 WAS RE-ESTABLISHED BETWEEN FOUND REBAR CENTER OF SECTION 34 AND FOUND BRASS CAP, THE NORTH 1/4 CORNER SECTION 34, FOR THE NORTH-SOUTH CENTER SECTION LINE AND OFFSET 20 TO THE EAST FOR THE ROW LINE. KIK ROAD IS 40' ROW PER COUNTY ROAD RECORDS.

THE WEST PORTION OF THE NORTHERLY LINE OF TAX LOT 2200 WAS RETRACED BETWEEN FOUND REBARS ALONG THE SOUTH BOUNDARY OF PARCEL 3, PARTITION PLAT 2019-18

THE EAST PORTION OF THE NORTHERLY LINE OF TAX LOT 2200 WAS RE-ESTABLISHED FROM THE FOUND REBAR AT THE SOUTHEAST CORNER OF PARCEL 3, PARTITION PLAT 2019-18, THEN RE-ESTABLISHED RECORD BEARING AND DISTANCE (R1, R4) TO THE ROW LINE OF HWY 395 AND INTERSECTING THAT LINE WITH HWY 395 RIGHT OF WAY FROM (R2).

THE EASTERLY LINE WAS RETRACED ALONG THE HWY 395 ROW, HOLDING THE CALCULATED POSITION FROM (R2) THE FOUND REBAR LABELED 1404 IN (R2) AT ENGINEER'S STA 168+34.89 SET AT THE NORTHEAST CORNER OF LOT LABELED (LACOURSIERE ON R1) SEE DETAIL 2. THE REBAR AT THE SOUTHEAST CORNER OF SAID LOT WAS FOUND 0.42 FEET EAST OF THE HWY 395 ROW LINE, SEE DETAIL 1, WAS NOT HELD. IS INDICATED IN (R2) AND HERE.

THE ROW LINE WAS RETRACED SOUTHERLY TO THE FOUND ALUMINUM MONUMENT AS SHOWN AT INTERSECTION OF HWY 395 AND JOY LANE.

THE SOUTH EASTERLY LINE FROM THE HWY 395 TO JOY LANE WAS RE-ESTABLISHED FROM (R7) WARRANTY DEED, IN REEL 81, PAGE 1307, UMATILLA COUNTY RECORDS.

I LANCE C. KING, A REGISTERED PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED THE BOUNDARY OF PARCELS AS SHOWN, I CERTIFY THAT THE FIRST MONUMENT ESTABLISHING OR REESTABLISHING A BOUNDARY MONUMENT WAS PLACED ON 4/1/2024, THAT THE ADJOINING PROPERTY AND ALL PROPERTY ACCESSED IN THIS SURVEY WAS DONE IN ACCORDANCE WITH ORS 672.047, THAT THE SURVEY WAS MADE BY ME OR UNDER MY DIRECTION, THAT THE MONUMENTS ARE AS SHOWN AND THAT THIS MAP IS A TRUE AND ACCURATE REPRESENTATION OF SAID SURVEY.

THE LAND BEING PARTITION IS DESCRIBED AS FOLLOWS:  
 SOUTH HALF OF SOUTHWEST QUARTER OF NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 5 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY;  
 EXCEPTING THEREFROM ALL THAT PORTION LYING EASTERLY OF HERMISTON-UMATILLA SECTION OF OLD OREGON TRAIL HIGHWAY.  
 ALSO EXCEPTING THEREFROM THAT TRACT CONVEY TO STATE OF OREGON, BY DEED RECORDED IN BOOK 149, PAGE 512, DEED RECORDS, AND BY DEED RECORDED IN MICROFILM R-81, PAGE 1307, DEED RECORDS; OFFICE OF UMATILLA COUNTY RECORDS.

**OWNER'S DECLARATION:**

KNOW ALL MEN BY THESE PRESENTS:  
 THAT COMRIE OLDS-CADILLAC, INC. AN OREGON CORPORATION, THE UNDERSIGNED, IS THE OWNERS OF THE LANDS AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAS CAUSED THE SAME TO BE PARTITIONED AND SURVEYED IN ACCORDANCE WITH ORS CHAPTER 92. COMRIE OLDS-CADILLAC, INC. AN OREGON CORPORATION, DBA COMRIE RV INC, ACKNOWLEDGE THE FOLLOWING EASEMENTS:

- ① BLANKET RIGHT OF WAY EASEMENT TO UMATILLA ELECTRIC COOPERATIVE, BOOK 120, PAGE 406, UMATILLA COUNTY RECORDS.

*Paul Lawrence Comrie*  
 PAUL LAWRENCE COMRIE, (PRESIDENT)

STATE OF OREGON } s.s.  
 COUNTY OF UMATILLA }

BEFORE ME THIS 17th DAY OF April, 2024 APPEARED THE OWNERS AND ACKNOWLEDGED THE FOREGOING DECLARATION.

*Sonia Nash*  
 NOTARY PUBLIC FOR OREGON  
 PRINTED NAME  
 COMMISSION NO. 1039102  
 MY COMMISSION EXPIRES July 18, 2027

**RECEIVED BY**

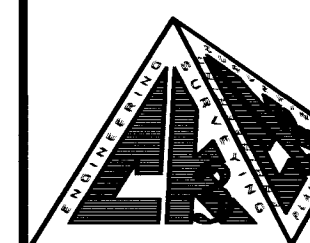
Umatilla County Surveyor  
 Date: 5/2/24  
 Rec'd By: CT  
 No.: 24-038-B  
 UMATILLA COUNTY OFFICE OF RECORDS

State of Oregon 2024-0002598  
 County of Umatilla  
 REC-DE-PP 04/25/2024 10:36:31 AM  
 Pgs=1 \$5.00 \$11.00 \$10.00 \$10.00 \$60.00 \$120.00  
 \$24.00



Office of County Records  
*Stacy Churchill*  
 UMATILLA COUNTY

**COMRIE RV INC**



**CK3, LLC**

ENGINEERING-SURVEYING & PLANNING

ONTARIO 368 SW 5TH AVE. HERMISTON 945 W. ORCHARD AVE.  
 ONTARIO, OR 97914 HERMISTON, OR 97838  
 PHONE (541) 889-5411 PHONE (541) 567-2345  
 FAX (541) 889-2074 FAX (541) 567-2305  
 WEB: CK3LLC.NET

CHECKED BY: LCK	FIELDBOOK No. 0-342	PAGE(S): 19-22
DRAWN BY: RWF	DWG FILE No.: B-1353	
APPROVED BY: LCK	FILENAME: V023045.dwg	JOB No.: VO-23045
DATE: 4-11-2024	DATE REVISED:	SHEET: 1 of 1

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*Jane King*  
 OREGON  
 MAY 10, 2011  
 LANCE CLARK KING  
 61420

RENEWS: 6/30/2025