

# PARTITION PLAT NO. 2003-25

LOCATED IN A PORTION OF THE SW 1/4 SEC. 28  
TOWNSHIP 5 NORTH, RANGE 28 EAST, W.M.  
FOR:

TERRY & ANNA FRANCIS  
81050 COONEY LANE  
HERMISTON, OREGON 97838

## SURVEYOR'S NARRATIVE

THIS SURVEY WAS UNDERTAKEN IN SEPTEMBER OF 2003 AT THE REQUEST OF TERRY & ANNA FRANCIS. THE PURPOSE OF THE SURVEY IS TO PARTITION THAT PROPERTY DESCRIBED ON REEL 319 PAGE 0734 INTO THREE SEPARATE PARCELS. THE INTENTION IS TO CREATE PARCEL 2 AND PARCEL 1 AS EACH BEING 4.00 ACRES AND THE REMAINING ACREAGE TO BE PARCEL 3.

THE LEGAL DESCRIPTION OF THE PARENT PARCEL IS AS FOLLOWS:

UNIT "B" OF THE SOUTHWEST QUARTER OF LOT 14, ALSO DESCRIBED AS THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, LYING EASTERLY OF THE O.W.R.N. COMPANY RIGHT OF WAY; SUBJECT TO ANY AND ALL WATER RIGHTS OF WAY AND ROADS.

I RECOVERED THE SECTION CORNER COMMON TO SECTIONS 29, 28, 32 AND 33, THE NORTH 1/4 CORNER TO SECTION 28, THE SOUTH 1/4 CORNER TO SECTION 28 AND THE WEST 1/4 CORNER TO SECTION 28. THE EAST 1/4 CORNER TO SECTION 28 WAS NOT RECOVERED, WITH THE FOUND BEARING TAGS RECOVERED AND THE SURVEY COMPLETED BY EDWARDS FOR UMATILLA COUNTY, THIS POINT WAS REESTABLISHED. ALL THE RECOVERED CORNERS FALL WITHIN TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN. UTILIZING THE FOUND SECTION CORNERS AND 1/4 CORNERS I WAS ABLE TO PROPORTION IN THE 1/16 CORNERS TO DEFINE THE NORTH, EAST AND SOUTH BOUNDS OF THE PROPERTY. THE WEST SIDE OF THE PROPERTY CALLS FOR THE EASTERLY RIGHT OF WAY LINE OF THE O.W.R.N. COMPANY, THIS LINE WAS ESTABLISHED BASED ON FIELD TIES AS WELL AS THE RIGHT OF WAY TRACK MAP FOR THE OREGON-WASHINGTON RAILROAD AND NAVIGATION COMPANY.

MY BASIS OF BEARING FOR THIS SURVEY IS THE FOUND 2 1/2" BRASS CAP MARKING THE NORTH 1/4 CORNER TO SECTION 28 AND THE FOUND 2 1/2" BRASS CAP MARKING THE SOUTH 1/4 CORNER TO SECTION 28. THE BEARING WAS COMPUTED FROM EDWARDS SURVEY FOR UMATILLA COUNTY, NO. 91-01-B.

THIS SURVEY WAS ACCOMPLISHED USING THE TOPCON HYPER GPS SYSTEM. AN AUTONOMOUS POSITION WAS GENERATED ON THE BASE UNIT AND POINTS 1 & 2 WERE SUBSEQUENTLY USED FOR LOCALIZING THE SYSTEM. EACH CORNER WAS LOCATED AND OR SET WITH A 15 SECOND EPOCH ON A FIXED SOLUTION.

## 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 SEPTEMBER 2003, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY ORS CHAPTER 92. AND HAVE SET THE PROPER MONUMENTS.

## DEDICATION/ACKNOWLEDGEMENT

WE, TERRY AND ANNA FRANCIS, HUSBAND AND WIFE, DO HEREBY ACKNOWLEDGE THAT THIS PARTITION PLAT WAS PREPARED WITH OUR KNOWLEDGE AND CONSENT, AND THIS LAND PARTITION IS IN ACCORDANCE WITH O.R.S CHAPTER 92, AS REVISED, AND UMATILLA COUNTY ORDINANCES, AND DO HEREBY DEDICATE THE 33.00 FOOT WIDE AND THE 40 FOOT RADIUS INGRESS AND EGRESS, UTILITIES AND IRRIGATION EASEMENT.

*Terry Francis*  
TERRY FRANCIS  
*Anna M Francis*  
ANNA FRANCIS

ON THIS 10 DAY OF October, 2003, THE ABOVE INDIVIDUALS APPEARED PERSONALLY BEFORE ME AND IS KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO EXECUTED THIS PLAT AND ACKNOWLEDGED THAT THEY DID SO FREELY AND VOLUNTARILY. BEFORE ME *Janie K Early*  
NOTARY PUBLIC FOR OREGON  
PRINTED NAME Janie K Early  
COMMISSION NO. # 369163  
MY COMMISSION EXPIRES 6/1/07

## LEGEND

- SET 5/8" x 30" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED PLS LS 48509
- ⊕ FND MONUMENT AS NOTED
- × COMPUTED POINT
- ⊙ POINTS USED FOR LOCALIZING THE GPS BASE STATION
- PARTITION BOUNDARY
- FENCE LINE

## SURVEYS

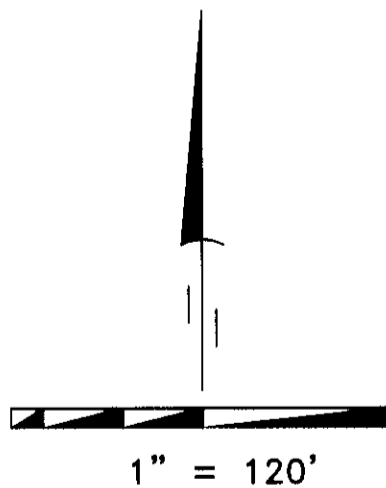
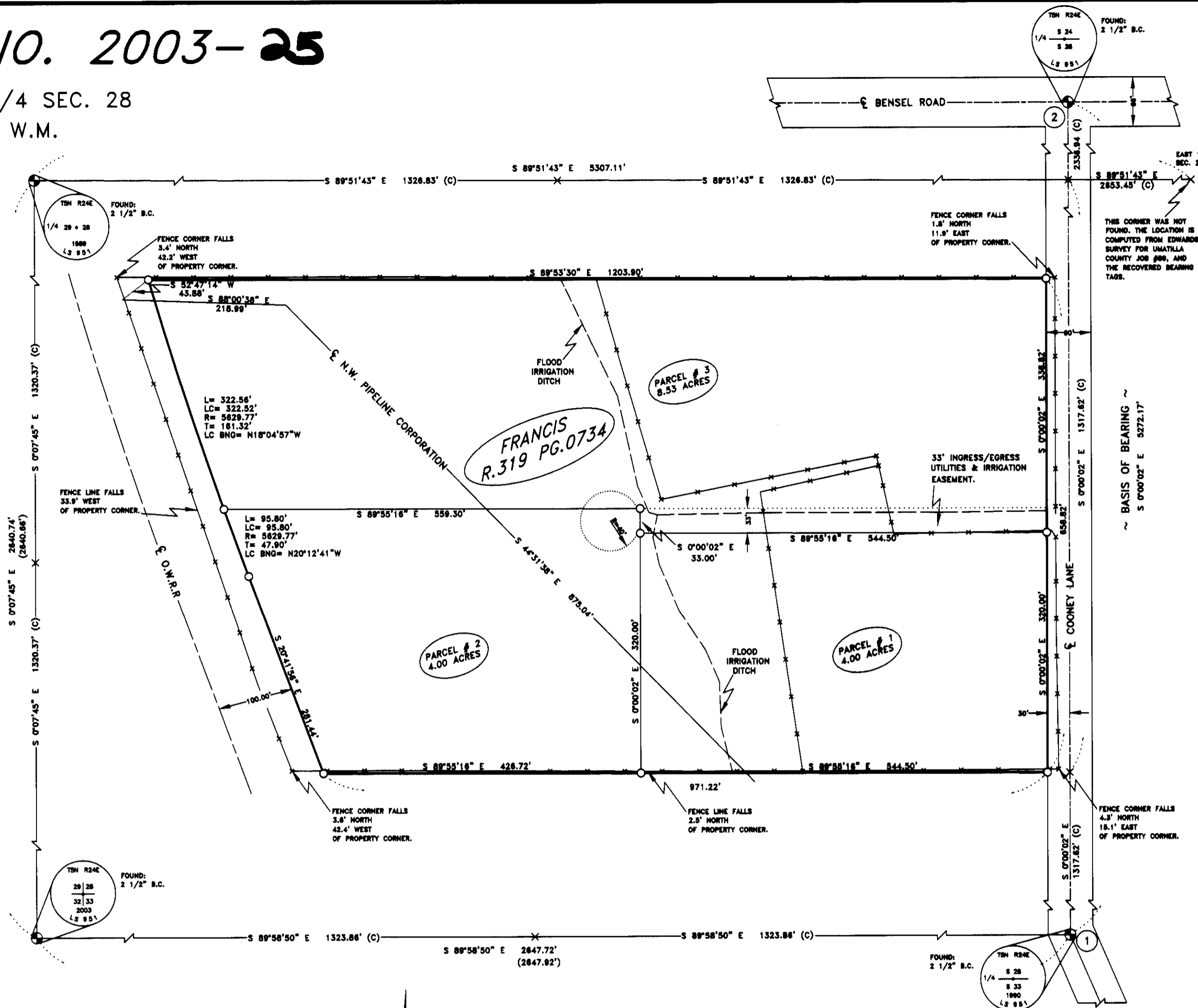
EDWARDS SURVEY FOR UMATILLA COUNTY, NO. 91-01-B.  
RIGHT OF WAY TRACK MAP FOR THE OREGON-WASHINGTON RAILROAD AND NAVIGATION COMPANY.

## NOTES

(000) RECORD PER EDWARDS SURVEY FOR UMATILLA COUNTY, NO. 91-01-B.

## DEEDS

R 319 PG 0734 DOC. # 1997-3190734



I CERTIFY THAT THIS IS A TRUE COPY OF THE ORIGINAL PLAT AS FILED FOR TERRY & ANNA FRANCIS, HUSBAND AND WIFE IN UMATILLA COUNTY, OREGON.

*Brit L. Primm*  
BRIT L. PRIMM

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JULY 15, 1999 BRIT L. PRIMM 48509

EXPIRATION DATE: 12/31/04

DATE 08 OCT 03

## 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 14 DAY OF October 2003

### HERMISTON IRRIGATION DISTRICT

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

*Charles Wilcox*  
MANAGER  
DATED THIS 12 DAY OF Nov. 2003

### UMATILLA COUNTY PLANNING DIRECTOR:

I HAVE EXAMINED THE ACCOMPANYING LAND PARTITION AND DO HEREBY CERTIFY THAT IT COMPLIES WITH UMATILLA COUNTY REGULATIONS WITH REFERENCE TO SUCH LAND PARTITIONS, AND I THEREFORE APPROVE SAID LAND PARTITION.

*Lucy M. Mallard*  
UMATILLA COUNTY PLANNING DIRECTOR  
DATED THIS 14 DAY OF November

### UMATILLA COUNTY TAX COLLECTOR:

I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TAX RECORDS RELATIVE TO 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.

*Shirley J. DeWitt*  
TAX COLLECTOR  
DATED THIS 14 DAY OF October

### UMATILLA COUNTY CLERK:

STATE OF OREGON, }  
COUNTY OF UMATILLA }  
I certify that this instrument was received and recorded

ON November 4, 2003  
at 2:05 o'clock Pm., in the record of  
PLATS of said County.  
YEAR NUMBER Slide  
2003 25

### OFFICE OF COUNTY RECORDS

By: *Jean Hemphill*...Records Officer  
Fees \$ 50.00 No. 2003-4510315

## PRIMM LAND SURVEYING LLC

P.O. BOX 1322, 775 S.E. 10TH  
HERMISTON, OR 97838  
BUI (541) 564-7887  
FAX (541) 567-8020  
pls@oregonrall.net

## CLIENT: TERRY & ANNA FRANCIS

SW 1/4 OF SEC 28, TWP. 5 N., RNG. 28 E., W.M.	JOB#: 0309003
PROJECT: PARTITION SURVEY OF THAT PROPERTY DESCRIBED ON REEL 319 PAGE 0734 UMATILLA COUNTY, OREGON.	DATE: 09/05/03
	FB/PG: 009/66
	SHEET: 1 OF 1
	DRAWN BY: BLP
	APPROVED: BLP

Umatilla County Surveyor  
Date 11-03  
Rec'd by RR  
No. 03-319-B