

# PARTITION PLAT 2013 - 06

Township 4 North, Range 29 East, W.M.,  
Portion of the Southwest 1/4 of Section 06,  
Umatilla County, Oregon

for:  
**Michael Kelley**  
32008 Diagonal Road  
Hermiston, Oregon 97838

RECEIVED BY

Umatilla County Surveyor  
Date: 4/18/2013  
Rec'd By: S. Rex  
No.: 13-138-B

### PROPERTY DESCRIPTION:

The original legal description of the property being partitioned was found in Exhibit "A" of 2007-5260020 of the Umatilla County Records of Deeds as:

**Tract I** - Beginning at the Northeast Corner of the Southwest Quarter of the Northwest Quarter of the Southwest Quarter of Section 6, Township 4 North, Range 29 (known as farm Unit "E" or Unit Nine) which is the beginning of this description; thence West along the North line of the said Southwest Quarter of the Northwest Quarter of the Southwest Quarter, a distance of 36 rods to a point; thence Southeast to a point 26 rods West of the Southeast Corner of the said Southwest Quarter of the Northwest Quarter of the Southwest Quarter; thence East to the Southeast Corner of the Southwest Quarter of the Northwest Quarter of the Southwest Quarter; thence North to the Point of Beginning. All being East of the Willamette Meridian, Umatilla County, State of Oregon. Excepting Any and All Water Rights of Way.

**Tract II** - All that portion of Lot 8, also known as Farm Unit "D" and as the Northwest Quarter of the Southwest of Section 6, Township 4 North, Range 29, lying South of Diagonal Road. All being East of the Willamette Meridian, Umatilla County, State of Oregon. Excepting Any and All Water Rights of Way.

**Tract III** - Commencing at the Southwest Corner of Lot 9, otherwise known as the Southwest Quarter of the Northwest Quarter of the Southwest Quarter of Section 6, Township 4 North, Range 29; thence North 88°58'30" East along the South line of Lot 9, 754 feet, more or less to a point that is 429 feet West of the Southeast Corner of said Lot 9, said point also being the Southwest Corner of that tract of land conveyed to Leo W. Riker, et ux, by Deed recorded in Book 195 at Page 78 of the Deed Records of Umatilla County, Oregon, and the Point of Beginning of this description; thence North 14° 31' West along the Westerly line of said Riker tract, 408 feet, more or less, to the Southeast corner of that tract of land conveyed to W.W. Thomas et ux, by Deed recorded in Book 247 at Page 604 of the said Deed records; thence South 68° 20' 40" West along the Southerly line of said Thomas tract, 164 feet, more or less, to the Southwesterly corner thereof; thence South 2° 44' East, 17 feet; thence South 58° 03' 30" West, 133 feet, more or less, to the Easterly line of the first described tract of land conveyed to Earl M. Calvert et ux, by Deed recorded in Book 252 at Page 366 of the said Deed Records; thence South 2° 01' 30" East along the Easterly line of said first described Calvert tract, and said line extended, 255 feet more or less, to the South line of said Lot 9; thence North 88° 58' 30" East along the said South line, 354 feet more or less to the Point of Beginning. All being East of the Willamette Meridian, Umatilla County, Oregon. Excepting Any and All Water Rights of Way.

### SURVEYORS CERTIFICATE & NARRATIVE:

I, Ronald V. McKinnis, being a Registered Professional Surveyor of the State of Oregon, certify that I have correctly Surveyed and Monumented the lands depicted on this Plat, and that this Plat meets all the requirements as established by Chapter 92, Oregon Revised Statutes.

This survey is based on surveys by Edwards, Krumbein, Wagner, & Harris. My Bearing Base was the West side of Section 6 as established by Edwards for Alvarez in 2002. The legal descriptions of the partitioned property were based on "farm units" which were portions of lots 8 & 9. I found the section monuments that were necessary to recreate the lots and then followed the deed to retrace the partitioned property lines. Harris had surveyed and broken out the adjacent lots for Thomas and Belles in 1958. A portion of the Belles tract is a part of the partitioned lands and the Thomas tract is same as that described in Tract III of the deed. I did not recover any of the monuments as described and set by Harris. Where I found the deed and the fences or fence corners did not match, I listed information from my set pin to the found occupancy line. I used the best information available to locate the right of way of Diagonal Road (Hwy #207). I used the Wagoner pins on the north side of the road along with a 3/8" rebar that Edwards found in his survey. I projected that information across the road and it matched the existing fence lines well. Upon establishing the deed boundaries, I partitioned the property into three Parcels as shown and as desired by the owner. An existing 20 foot wide irrigation easement is shown across Parcel 3 and a 60 foot wide Ingress/Egress and Utility Easement was created along the West side of Parcel 1 to benefit Parcel 2 & Parcel 3. I completed this survey with a Trimble GPS Total Station.

### OWNER'S DECLARATION & DEDICATION:

I, the undersigned owner of the lands as shown on this plat, do hereby Dedicate the Easements as indicated on the face of this Plat for the uses as stated. I do hereby acknowledge that I have caused this plat to be created, I authorized that this Plat be prepared in accordance with the provisions of ORS Chapter 92, and I recognize this Plat as the Official Plat and Map of the Partition as filed in the County of Umatilla, State of Oregon.

By OWNER:

*Patrick Michael Kelley Trustee of Arthur E. Kelley Revocable Trust*  
*Patrick M. Kelley Trustee of Steve Kelley Family Trust*  
Successor Trustee of the Irene L. Kelley Family Trust AND ARTHUR E. KELLEY REVOCABLE TRUST  
Patrick Michael Kelley

On this 19th day of March, 2013, the above individual appeared personally before me and is known to me to be the identical individual who executed the plat dedication and acknowledged that they did so freely and voluntarily.

Before me: Michelle D. Drago  
Notary Public for Oregon

My Printed Name is Michelle D. Drago

My Commission No. is 466732

My Commission Expires March 15, 2016

ACKNOWLEDGMENT  
STATE OF OREGON  
COUNTY OF UMATILLA

THIS INSTRUMENT WAS ACKNOWLEDGED  
BEFORE ME ON THIS 19th DAY OF  
March, 2013.

BY Patrick Michael Kelley, Trustee  
OF ARTHUR E. KELLEY REVOCABLE TRUST

Jean Hemphill  
NOTARY PUBLIC FOR STATE OF OR

MY COMMISSION EXPIRES 09-05-2014  
COMMISSION NO. 451168

APPROVALS:

I certify that I have examined and approved this Partition Plat on this 28th day of March, 2013  
*Umatilla County Planning Director*

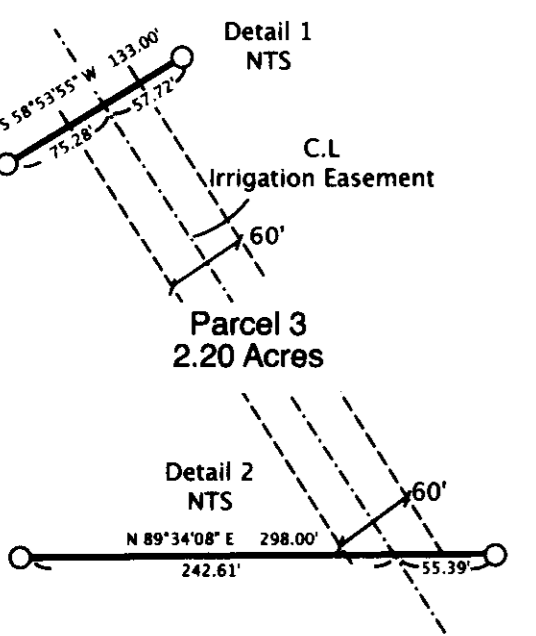
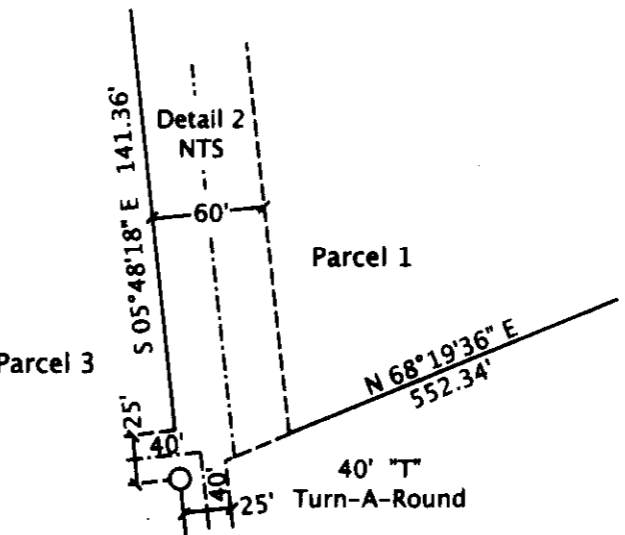
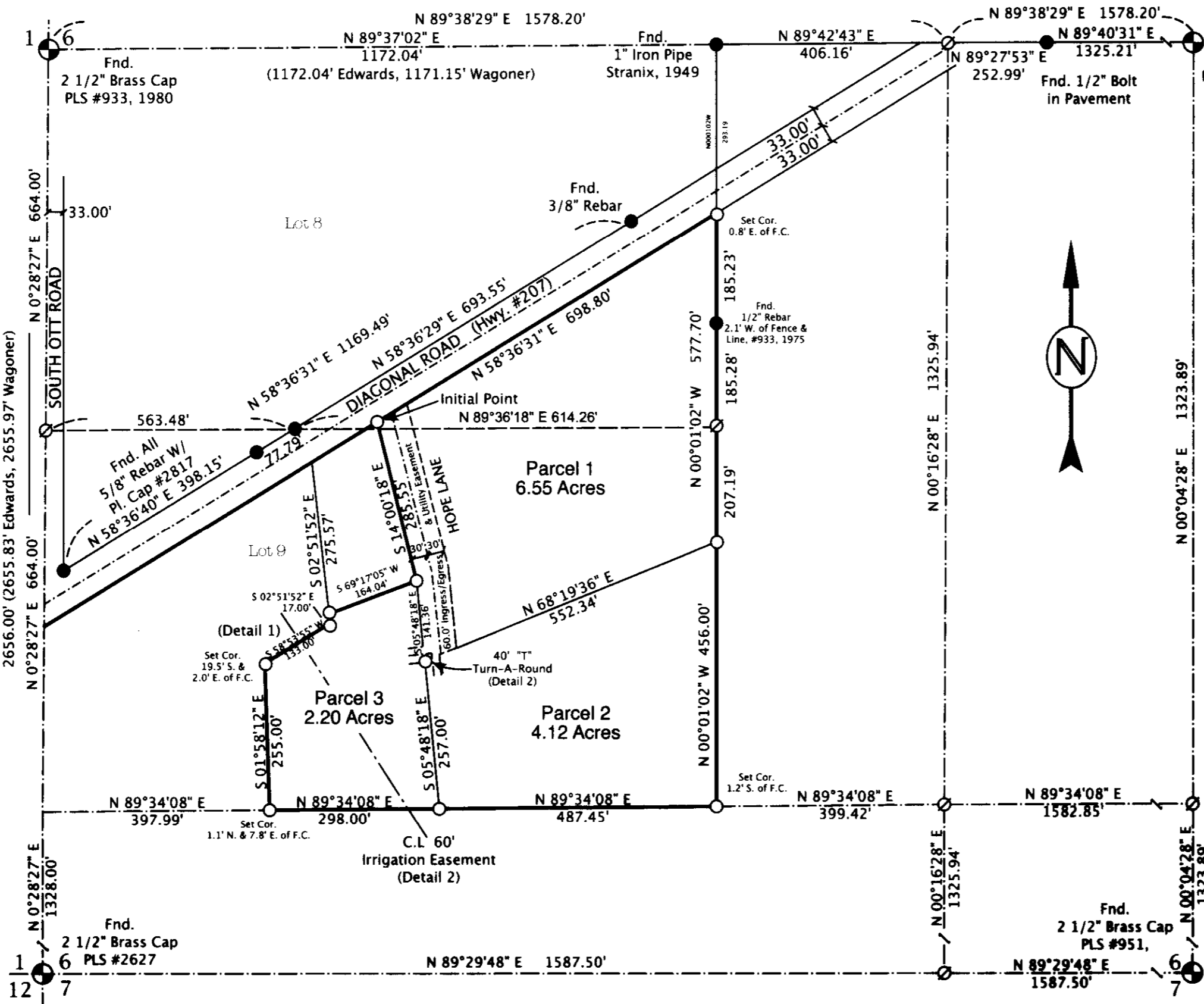
I certify that I have examined and approved this Partition Plat on this 20th day of March, 2013  
*Umatilla County Surveyor*

I certify that I have examined and approved this Partition Plat on this 19th day of March, 2013  
*Hermiston Irrigation District*

I certify that I have examined and approved this Partition Plat on this 20th day of March, 2013  
*Umatilla County Tax Collector*

Umatilla County  
Office of County Records  
Recording Information  
Seal

STATE OF OREGON, }  
COUNTY OF UMATILLA }  
I certify that this instrument was received and recorded  
ON March 29, 2013  
at 3:15 o'clock P.m., in the record of  
PLATS of said County.  
YEAR NUMBER Slide  
2013 06  
OFFICE OF COUNTY RECORDS  
By: Jean Hemphill Records Officer  
Fees \$ 73.00 No. 2013-603053



**LEGEND**

- SET MONUMENTS - 5/8" x 30" Iron Rebar W/ Plastic Caps Stamped - L.S. # 2431
- ⊕ FOUND SECTION MONUMENTS - as Noted
- FOUND MONUMENTS - As Noted
- ⊘ CALCULATED CORNER (Not Set)
- SECTION LINES
- - - STREET CENTER LINES
- PARTITION BOUNDARY
- (000) RECORD or DEED DISTANCE

SCALE 1" = 200 Ft.  
October, 2012

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Ronald V. McKinnis*  
RONALD V. MCKINNIS  
JAN. 23, 1990  
2431  
Expires 12-31-14

ENGINEERING - LAND SURVEYING - WATER RIGHTS  
**R. V. MCKINNIS ENGINEERING**  
79980 Prindle Loop Road  
Hermiston, Oregon 97838  
(541) -567-2017

I do hereby certify that this is a true and exact copy of the Original Partition Plat as filed for Patrick Michael Kelley in Umatilla County.  
*Ronald V. McKinnis*  
Ronald V. McKinnis