

# PARTITION PLAT NO. 2016-03

A PARTITION OF A PARCEL OF LAND LOCATED IN THE NE 1/4 OF SECTION 32 TWP. 4 N., RNG 29 E.W.M. UMATILLA COUNTY, OREGON.

CLIENT: **LARRY J. BANKSTON**  
 1990 NE 10TH STREET  
 HERMISTON, OREGON 97838

## LEGEND

- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PLS LS 48509"
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "OR PLS 1106, WA PLS 17372"
- ⊕ FOUND MONUMENT AS NOTED
- × COMPUTED POINT (NOT SET)

## AREA

DESCRIPTION	FEET <sup>2</sup>	ACRES
PARENT	83227.35	1.91
PARCEL 1	12782.18	0.29
PARCEL 2	8804.86	0.20
PARCEL 3	61640.31	1.42
25' EASEMENT	17473.07	0.40

## NOTES

- (C) COMPUTED
- (D) DEED
- { } PARTITION PLAT 1995-31
- [ ] LANE ADDITION PHASE 3

## SURVEYS

PARTITION SURVEY 1995-31  
 LANE ADDITION PHASE 3 BOOK 14 PAGE 90  
 LANE ADDITION PHASE 2 BOOK 14 PAGE 51  
 LANE ADDITION PHASE 1 BOOK 14 PAGE 14  
 EDWARDS SURVEY NO. L-95-A  
 PARTITION PLAT 2001-35  
 WELLS SURVEY NO. 00-165-B

## DEEDS

DOC. NO. 2013-6110462  
 DOC. NO. 2008-5460054  
 DOC. NO. 2004-4650294  
 DOC. NO. 2014-6160246  
 DOC. NO. 2003-4500469  
 DOC. NO. 2014-6230163  
 DOC. NO. 2000-3780302  
 DOC. NO. 2009-5510416  
 DOC. NO. 2013-6020854  
 REEL 115, PAGE 1270  
 REEL 182, PAGE 1273  
 REEL 262, PAGE 1547  
 BOOK 120, PAGE 521  
 BOOK 164, PAGE 617

## SURVEYOR'S NARRATIVE

THIS SURVEY WAS UNDERTAKEN IN OCTOBER OF 2015 AT THE REQUEST OF LARRY J. BANKSTON. THE PURPOSE OF THE SURVEY IS TO PERFORM A PARTITION SURVEY ON A PARCEL OF LAND LOCATED IN THE NE 1/4 OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 29, EAST OF THE WILLAMETTE MERIDIAN, CITY OF STANFIELD, UMATILLA COUNTY OREGON.

THE INTENT OF THIS PARTITION SURVEY IS TO CREATE 3 PARCELS AS FOLLOWS: PARCEL 1 AS ENCOMPASSING THE EXISTING STRUCTURES, PARCEL 2 AS BEING 0.20 ACRES AND PARCEL 3 AS THE REMAINDER.

THE EXTERIOR BOUNDS OF THE PARENT PARCEL HAVE BEEN EITHER FOUND OR COMPUTED AS FOLLOWS:

THE SOUTHWEST CORNER OF THE PARENT PARCEL WAS HELD AS THE COMPUTED LOCATION FROM PARTITION PLAT 1995-31. FROM THIS COMPUTED LOCATION I FOUND A 5/8" INCH BENT IRON ROD THAT BEARS S 60°30'05" E, 0.18'. THE COMPUTED POSITION OF THE SOUTHWEST CORNER OF THE PARENT PARCEL IS 30.00 FEET FROM CENTERLINE OF HARDING STREET AS IDENTIFIED BY THE CENTER 1/4 CORNER OF SECTION 32 AND THE EAST 1/4 CORNER OF SECTION 32, BOTH OF TOWNSHIP 4 NORTH, RANGE 29, EAST OF THE WILLAMETTE MERIDIAN

THE NORTHEAST CORNER OF THE PARENT PARCEL WAS HELD AS THE FOUND 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "OR LS 1106, WAS LS 17372".

THE SOUTHEAST CORNER OF THE PARENT PARCEL WAS COMPUTED BY A BEARING BEARING INTERSECTION UTILIZING THE PREVIOUSLY MENTIONED FOUND NORTHEAST CORNER AND THE COMPUTED NORTHEAST CORNER OF LOT 25 OF LANE ADDITION, PHASE 3, MONUMENTED WITH A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "OR LS 1106, WAS LS 17372" AND THE PREVIOUSLY MENTIONED COMPUTED SOUTHWEST CORNER AND THE COMPUTED SOUTHWEST CORNER OF PARCEL 1 OF PARTITION PLAT 1995-3.

THE NORTHWEST CORNER OF THE PARENT PARCEL WAS COMPUTED BY A BEARING BEARING INTERSECTION UTILIZING THE PREVIOUSLY MENTIONED COMPUTED SOUTHWEST CORNER AND THE COMPUTED NORTHEAST CORNER OF PARCEL 1 OF PARTITION PLAT 1995-31 AND THE PREVIOUSLY MENTIONED FOUND NORTHEAST CORNER MONUMENTED WITH 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "OR LS 1106, WAS LS 17372" AND THE FOUND SOUTHWEST CORNER OF LOT 24 OF LANE ADDITION, PHASE 3 MONUMENTED WITH A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "OR LS 1106, WAS LS 17372".

THE DEED DISTANCES FOR THE PARENT PARCEL AS RECORDED WITH UMATILLA COUNTY RECORDS ON INSTRUMENT NUMBER 2013-6110462 DEVIATE FROM THIS PARTITION SURVEY. THE FOUND MONUMENTS WERE HELD OVER THE DEED DISTANCES DUE TO THE FACT IT WOULD HAVE ENCRONCHED UPON ADJOINING LINES OF OCCUPATION.

THE BASIS OF BEARING FOR THIS PARTITION SURVEY IS THE FOUND 2 1/2" BRASS CAP MARKING THE CENTER 1/4 CORNER TO SECTION 32, TOWNSHIP 4 NORTH, RANGE 29, EAST OF THE WILLAMETTE MERIDIAN AND THE FOUND 2 1/2" BRASS CAP MARKING THE EAST 1/4 CORNER TO SECTION 32, TOWNSHIP 5 NORTH, RANGE 29, EAST OF THE WILLAMETTE MERIDIAN AND IS BASED UPON PARTITION SURVEY 1995-31.

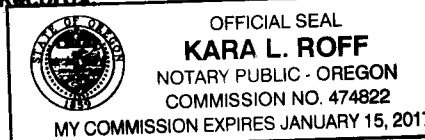
## LEGAL DESCRIPTION

Beginning at a point which lies 190 feet distance Easterly from the center of Section 32, Township 4 North, Range 29, East of the Willamette Meridian, Umatilla County, Oregon; thence Northerly, a distance of 622 feet; thence Easterly, a distance of 145 feet, more or less, to the East line of the West Half of the West Half of the Southwest Quarter of the Northeast Quarter of said Section 32; thence Southerly, a distance of 622 feet; thence Westerly, a distance of 145 feet, more or less, to the point of beginning;

Excepting therefrom any portion lying within the County Road and Avenue rights-of-ways

SUBJECT TO:

- The premises herein described are within the boundaries of the Stanfield Irrigation District, and this property is therefore subject to all easements, levies and assessments thereof.
- Reservations, including the terms and provisions thereof, contained in Deed, Grantor: Furnish Investment Company Recorded: February 27, 1925, Book 126, Page 69, Deed Records.
- Easement, including the terms and provisions thereof, Grantee: Umatilla Electric Cooperative Association Recorded: April 14, 1938, Book 120, Page 521, Deed Records.
- Reservations and Easements including the terms and provisions thereof, contained in Deed, Grantor: Stanfield Irrigation District Recorded: August 29, 1942, Book 164, Page 617, Deed Records.



## ACKNOWLEDGEMENT/DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT I LARRY J. BANKSTON, OWNER OF THE LANDS SHOWN ON THIS PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING LEGAL DESCRIPTION, HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO PARCELS AS SHOWN ON THIS PLAT, AND CITY OF STANFIELD ORDINANCES, AND DO HEREBY DEDICATE THE USE OF THE 25 FOOT INGRESS/EGRESS AND UTILITIES EASEMENT EXCLUSIVE TO PARCELS 1, 2 & 3 OF THIS PARTITION PLAT.

*Larry J. Bankston*  
 LARRY J. BANKSTON

KNOW ALL PEOPLE BY THESE PRESENTS THAT ON

THIS DAY 9 of February, 2016  
 APPEARED LARRY J. BANKSTON TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING PARTITIONING TO BE A FREE AND VOLUNTARY ACT.

BEFORE ME *Kara L. Roff*  
 NOTARY PUBLIC FOR OREGON

PRINTED NAME Kara L Roff

COMMISSION NO. 474822

MY COMMISSION EXPIRES January 15, 2017

## 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 OCTOBER 2015, 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 LARRY J. BANKSTON IN UMATILLA COUNTY, OREGON.

*Brit L. Primm*  
 BRIT L. PRIMM

REGISTERED PROFESSIONAL LAND SURVEYOR

*Brit L. Primm*  
 OREGON  
 JULY 13, 1999  
 BRIT L. PRIMM  
 48509

EXPIRATION DATE: 12/31/16

DATE: 08 FEB 16

## 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. Hester*  
 UMATILLA COUNTY SURVEYOR

DATED THIS 2 DAY OF March, 2016

### STANFIELD CITY PLANNING DEPARTMENT

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

*W. Blair Lauen*  
 STANFIELD CITY PLANNING DEPARTMENT

DATED THIS 2 DAY OF March, 2016

### STANFIELD CITY COUNCIL

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

*[Signature]*  
 STANFIELD CITY COUNCIL

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

### STANFIELD IRRIGATION DEPARTMENT

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

*[Signature]*  
 STANFIELD IRRIGATION DEPARTMENT

DATED THIS 9 DAY OF Feb., 2016

### UMATILLA COUNTY TAX COLLECTOR

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

*Beth Ann Gindoff*  
 TAX COLLECTOR

DATED THIS 2 DAY OF March, 2016

DATE: 03/10/2016  
 REC'D BY: *m. Kofford*  
 No.: 16-033-B

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

ON March 2, 2016  
 at 4:02 o'clock Pm., in the record of  
 PLATS of said County.  
 YEAR NUMBER Slide  
 2016 03

### OFFICE OF COUNTY RECORDS

By: *David A. Stuvland* Records Officer

Fees \$ 78.00 No. 2016-6400801

### PRIMM LAND SURVEYING, INC.

*[Logo]*  
 P.O. BOX 1322, 1340 N.E. 4TH  
 HERMISTON, OR 97838  
 BUI (541) 564-7887  
 FAX (541) 567-8020  
 pls@oregontrail.net

CLIENT: **LARRY J. BANKSTON**

NE 1/4 OF SEC. 32, TWP. 4 N, RNG 29 E.W.M.

PROJECT: PARTITION SURVEY ON A PARCEL OF LAND LOCATED IN THE NE 1/4 OF SECTION 32 TOWNSHIP 5 NORTH, RANGE 29 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

JOB #: 1510003  
 DATE: 30 OCT 15  
 FB/PG: 033/67  
 SHEET: 1 OF 1  
 DRAWN: BLP  
 APPROVED: BLP

