

PARTITION PLAT NO. 2020-15

A PARTITION OF THE CURRENT TAX LOT 1602 OF ASSESSOR'S MAP IS3221, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 32 EAST, WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

REFERENCES: NOTE: UMATILLA COUNTY DEED RECORDS = UCDR

- (R1) ASSESSOR'S MAP IS3221
- (R2) COUNTY SURVEY I-22-B, STAEBLER FOR WHITTAKER, 1974. SET SECTION CORNER TO 16.17.20.21.
- (R3) COUNTY SURVEY 03-242-C, HARRIS FOR CUMISKEY, 1991. PROP. NORTH OF HADDEN (ADJOINING).
- (R4) PARTITION PLAT 1992-05, HARRIS FOR CUMISKEY, 1992, PARTITION OF 03-242-C.
- (R5) COUNTY SURVEY 95-116-A, PAYNE FOR UNNAMED, 1995. LITTLE INFO ON DRAWING, LOOKS PRE 1970'S.
- (R6) PARTITION PLAT 1996-06, HADDOCK FOR SLABIK, 1996. RESET SW CORNER TO 20.21.28.29.
- (R7) COUNTY SURVEY 07-249-B, HADDOCK FOR FALK, 2007. SEE PARTITION PLAT 2007-36.
- (R8) PARTITION PLAT 2007-36, HADDOCK FOR FALK, 2007. CURRENT TAX LOTS 1702 AND 1703, IS3221.
- (R9) COUNTY SURVEY 14-020-C, HADDOCK FOR BROKEN SPUR RANCH, CURRENT TAX LOT 1601, IS3221
- (R10) COUNTY SURVEY 04-235-B, WALLULIS FOR ELDRIDGE, 1956. TIES IN SOUTHWEST CORNER OF S21.
- (R11) PLAT OF APPLEBURG ACRE TRACTS, CO.SURV. 07-48-C, C.E. MACOMBER, 1905.
- (D1) SPECIAL WARRANTY DEED, DOC. NO. 1998-3260422, UCDR, HADDEN, 1998. TL1602 IS3221.
- (D2) PROPERTY LINE ADJUSTMENT, DOC. NO. 2014-6170333, UCDR, BROKEN SPUR RANCH, L.L.C., 2014. TL800 IS32C.
- (D3) STATUTORY WARRANTY DEED, DOC. NO. 2014-6200143, UCDR, TESTER, 2014. TL1603 IS3221.
- (D4) DEED OF PERSONAL REPRESENTATIVE, DOC. NO. 2015-6370091, UCDR, PERRINE, 2015. TL1701 IS3221.
- (D5) WARRANTY DEED, DOC. NO. 2016-6380446, UCDR, HEMPHILL, 2016. TL300 IS32C.

SURVEYOR'S NARRATIVE:

THIS SURVEY WAS PERFORMED AT THE REQUEST OF AARON HADDEN, OWNER, TO PERFORM A PARTITION PLAT AND SEPARATE THE 6.0 ACRE PARCEL INTO TWO PIECES, CURRENTLY KNOWN AS TAX LOT 1602 OF ASSESSOR'S MAP IS3221 LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 32 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON. SEE THE REST OF THE NARRATIVE ON PAGE 2 OF THIS DOCUMENT.

Robert D. English
ROBERT D. ENGLISH, ORPLS43406LS

SURVEYOR'S EXACT COPY STATEMENT

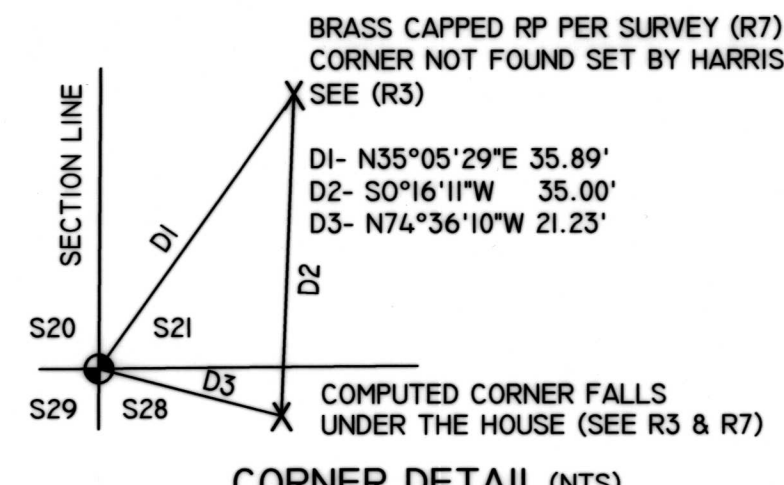
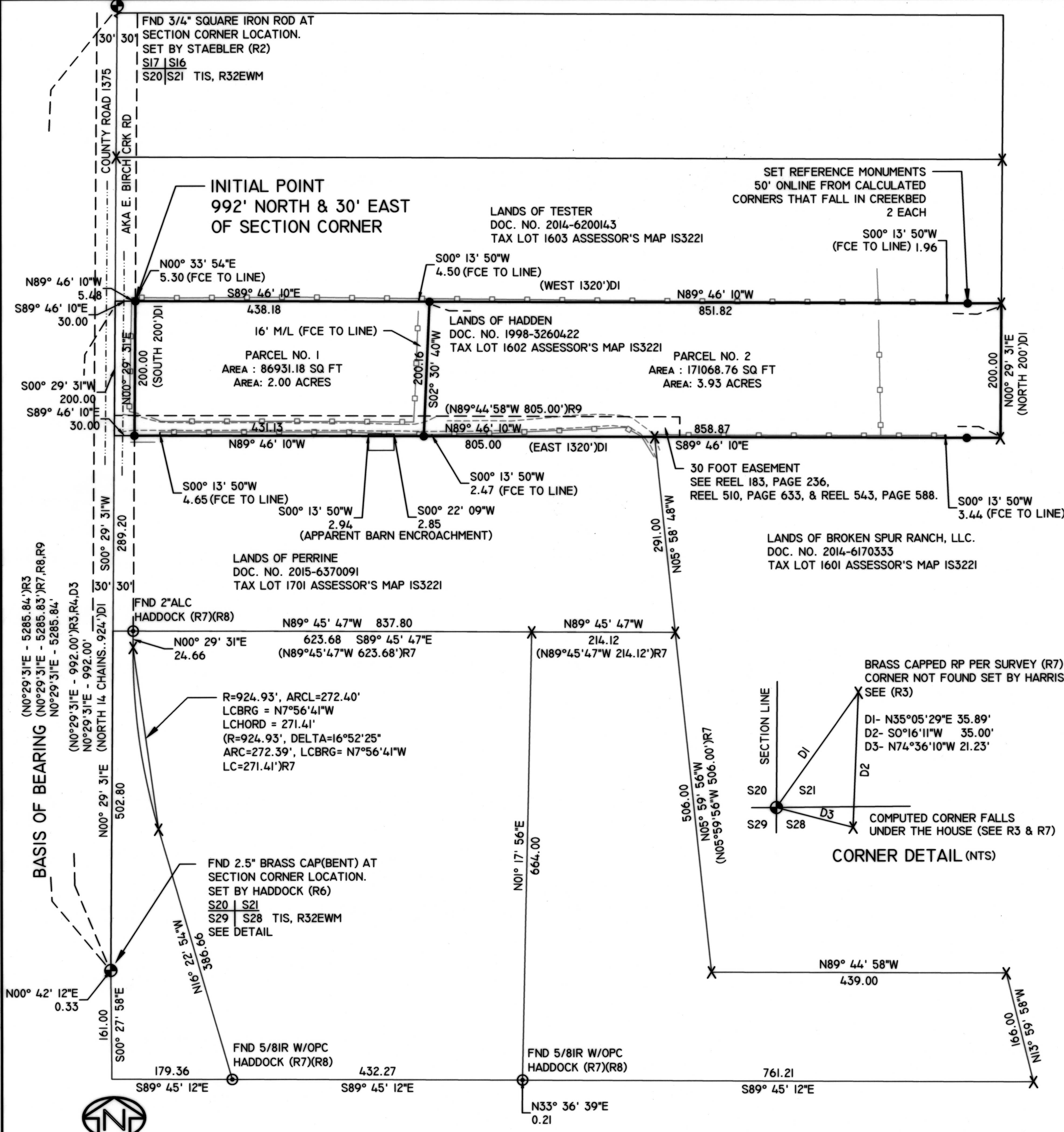
I, ROBERT D. ENGLISH, REGISTERED OREGON SURVEYOR NO. 43406LS DO HEREBY CERTIFY THAT I AM THE SURVEYOR WHO PREPARED THIS PARTITION PLAT OF TAX LOT 1602 OF CURRENT ASSESSOR'S MAP IS3221 TO THE COUNTY OF UMATILLA, AND THAT THE ANNEXED TRACING IS AN EXACT COPY OF SAID PARTITION AS THE SAME IS ON FILE IN UMATILLA COUNTY RECORDS, AND SAID EXACT COPY IS SUBMITTED AS PER O.R.S. 92.120.

Robert D. English
ROBERT D. ENGLISH, ORPLS 43406LS

LEGEND

- FOUND 2.5" BRASS CAP PROTRUDING OUT OF GROUND AND BENT NORTHWARD.
- SET 5/8"x30" IRON REBAR WITH RED PLASTIC CAP, MARKED ORPLS43406LS/WAPLS44338
- ⊙ FOUND 5/8" IRON REBAR WITH ALUMINUM CAP, OR AS NOTED.
- X CALCULATED POINT - NOTHING FOUND OR SET.
- XXX(R#) RECORD AND REFERENCE TO SURVEY
- PROPERTY LINE
- - - - - EASEMENTS, AS NOTED.
- □ - EXISTING FENCE LINES.
- - - - - EXISTING GRAVEL DRIVEWAYS
- - - - - EXISTING ASPHALT ON EAST BIRCH CREEK ROAD
- EXISTING STRUCTURES

STATE OF OREGON, COUNTY OF UMATILLA }
 I certify that this instrument was received and recorded on 06-18-2020 at 4:27 o'clock p. m., in the record of PLATS of said County. YEAR 2020 NUMBER 15
OFFICE OF COUNTY RECORDS
 By: STEVE CHURCHILL Records Officer
 Fee \$ 120.00 No. 2020-7030129



RECEIVED BY
 Umatilla County Surveyor
 Date: 6/23/20
 Rec'd By: CT
 No.: 20-057-8

REGISTERED PROFESSIONAL LAND SURVEYOR
Robert Douglas English
 OREGON JANUARY 11, 2005
 ROBERT DOUGLAS ENGLISH
 RENEWAL DATE: 12/31/21

DATE: 11/10/19	DWN.BY: RDE	PARTITION PLAT FOR: AARON & CHARLENE HADDEN P.O. BOX 184 PILOT ROCK, OREGON 97868
SCALE: 1"=120'	CHK. BY: RDE	
JOB NO. 2019-060	REV.DATE: 06/10/20	SURVEY ONE,LLC P.O. BOX 382 PENDLETON OR, 97801 PH:541-276-2055 FAX:541-276-3480
DWG NO. HADDENPP.DWG		

PARTITION PLAT NO. 2020-_____

A PARTITION OF THE CURRENT TAX LOT 1602 OF ASSESSOR'S MAP IS3221, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 32 EAST, WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

OWNER'S DECLARATION:

WE, AARON AND CHARLENE M. HADDEN, OWNERS OF TAX LOT 1602 OF ASSESSOR'S MAP IS3221 LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 32 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, DO HEREBY ACKNOWLEDGE THAT WE HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED AND THIS LAND TO BE SUBDIVIDED IN ACCORDANCE WITH O.R.S. CHAPTER 92, AS REVISED, AND UMATILLA COUNTY ORDINANCE.

Aaron Hadden
AARON HADDEN, OWNER

Charlene M. Hadden
CHARLENE M. HADDEN, OWNER

ACKNOWLEDGMENT

STATE OF OREGON
S.S.
COUNTY OF UMATILLA

ON THIS 15 DAY OF June, IN THE YEAR 2020, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED AARON HADDEN AND CHARLENE M. HADDEN, PROVED TO ME BY MEANS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY, AS LEGAL REPRESENTATIVES, EXECUTED IT.

Kristine Gaines
NOTARY SIGNATURE
Kristine Gaines
NOTARY PUBLIC OF OREGON (PRINT)

COMMISSION NO. 940536
MY COMMISSION EXPIRES: March 20, 2021

TAX LOT 1602 LEGAL DESCRIPTION FROM DOCUMENT NO. 1998-3260422, UMATILLA CO. DEED RECORDS.

A TRACT OF LAND LOCATED IN SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 32, AND DESCRIBED AS BEGINNING 792 FEET NORTH OF SOUTHWEST CORNER OF SAID SECTION 21; THENCE EAST 1320 FEET; THENCE NORTH 200 FEET; THENCE WEST 1320 FEET TO WEST LINE OF SOUTHWEST QUARTER OF SAID SECTION 21; THENCE SOUTH 200 FEET TO THE POINT OF BEGINNING;

SUBJECT TO ANY AND ALL WATER RIGHTS OF WAY AND ROADS;
ALL BEING EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

RESERVING TO GRANTOR (SELLER):
AN EASEMENT DESCRIBED AS FOLLOWS:
BEGINNING 792 FEET NORTH OF SOUTHWEST CORNER OF SAID SECTION 21; THENCE EAST 842.36 FEET; THENCE NORTH 30 FEET; THENCE WEST TO WEST LINE OF SOUTHWEST QUARTER OF SAID SECTION 21; THENCE SOUTH 30 FEET TO THE POINT OF BEGINNING, ALL BEING E.W.M., UMATILLA COUNTY, OREGON

- REFERENCES:** NOTE: UMATILLA COUNTY DEED RECORDS = UCDR
- (R1) ASSESSOR'S MAP IS3221 & IS32C
 - (R2) COUNTY SURVEY I-22-B, STAEBLER FOR WHITTAKER, 1974. SET SECTION CORNER TO 16.17.20.21.
 - (R3) COUNTY SURVEY 03-242-C, HARRIS FOR CUMISKEY, 1991. PROP. NORTH OF HADDEN (ADJOINING).
 - (R4) PARTITION PLAT 1992-05, HARRIS FOR CUMISKEY, 1992. PARTITION OF 03-242-C.
 - (R5) COUNTY SURVEY 95-116-A, PAYNE FOR UNNAMED, 1995. LITTLE INFO ON DRAWING, LOOKS PRE 1970'S.
 - (R6) PARTITION PLAT 1996-06, HADDOCK FOR SLABIK, 1996. RESET SW CORNER TO 20.21.28.29.
 - (R7) COUNTY SURVEY 07-249-B, HADDOCK FOR FALK, 2007. SEE PARTITION PLAT 2007-36.
 - (R8) PARTITION PLAT 2007-36, HADDOCK FOR FALK, 2007. CURRENT TAX LOTS 1702 AND 1703, IS321.
 - (R9) COUNTY SURVEY 14-020-C, HADDOCK FOR BROKEN SPUR RANCH, CURRENT TAX LOT 1601, IS3221
 - (R10) COUNTY SURVEY 04-235-B, WALLULIS FOR ELDRIDGE, 1956. TIES IN SOUTHWEST CORNER OF S21.
 - (R11) PLAT OF APPLEBURG ACRE TRACTS, CO.SURV. 07-48-C, C.E. MACOMBER, 1905.
 - (D1) SPECIAL WARRANTY DEED, DOC. NO. 1998-3260422, UCDR, HADDEN, 1998. TL1602 IS3221.
 - (D2) PROPERTY LINE ADJUSTMENT, DOC. NO. 2014-6170333, UCDR, BROKEN SPUR RANCH, LLC., 2014. TL800 IS32C.
 - (D3) STATUTORY WARRANTY DEED, DOC. NO. 2014-6200143, UCDR, TESTER, 2014. TL1603 IS3221.
 - (D4) DEED OF PERSONAL REPRESENTATIVE, DOC. NO. 2015-6370091, UCDR, PERRINE, 2015. TL1701 IS3221.
 - (D5) WARRANTY DEED, DOC. NO. 2016-6380446, UCDR, HEMPHILL, 2016. TL300 IS32C.

APPROVALS

UMATILLA COUNTY - PLANNING
THE ACCOMPANYING PLAT IS HEREBY APPROVED

THIS 18TH DAY OF JUNE, 2020.

Robert T. Waldner
ROBERT WAHLDER, PLANNER, UMATILLA COUNTY.

UMATILLA COUNTY SURVEYOR

I, DAVID H. KRUMBEIN, UMATILLA COUNTY SURVEYOR, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING PLAT AND THAT IT COMPLIES WITH THE LAWS OF THE STATE OF OREGON WITH RESPECT TO THE FILING AND RECORDING OF SUCH PLATS, AND I DO THEREFORE APPROVE SAID PLAT FOR FILING IN THE RECORDS OF UMATILLA COUNTY, OREGON.

APPROVED THIS 15 DAY OF June, 2020.

David H. Krumbein
DAVID H. KRUMBEIN, UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY TAXATION DEPT.
TAXES ARE PAID IN FULL.

THIS 16 DAY OF June, 2020.

Robert English
UMATILLA COUNTY TAX COLLECTOR

RECEIVED BY

Umatilla County Surveyor
Date: 6/23/20
Rec'd By: CT
No.: 20-057-B

STATE OF OREGON, COUNTY OF UMATILLA }
I certify that this instrument was received and recorded on 06-18-2020
at 4:27 o'clock p. m., in the record of PLATS of said County.
YEAR 2020 NUMBER 15
OFFICE OF COUNTY RECORDS
By: STEVE CHURCHILL Records Officer
Fee \$ 120.00 No. 2020-7030129

SURVEYOR'S CERTIFICATE

I, ROBERT D. ENGLISH, OREGON PROFESSIONAL LAND SURVEYOR NUMBER 43406LS, BEING DULY SWORN, DEPOSE AND SAY THAT I HAVE SURVEYED AND MARKED WITH LEGAL MONUMENTS THE LANDS SHOWN ON THIS PARTITION AS SHOWN HEREIN. SAID PARTITION IS SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 32, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON. THE PURPOSE OF THIS PARTITION IS TO DIVIDE SAID TAX LOT 1602 INTO 2 DISTINCT PARCELS.
I FURTHER CERTIFY AND SAY THAT I MADE THIS SURVEY AND PLAT BY ORDER OF AND UNDER THE DIRECTION OF THE OWNERS THEREOF, AND THAT ALL BOUNDARY CORNERS ARE MARKED WITH MONUMENTS AS INDICATED ON THE AMENDED MAP IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. 92.050 AND 92.060.

THE INITIAL POINT IS A 5/8"x30" IRON REBAR WITH A RED PLASTIC CAP MARKED "ORPLS43406LS" AND "WAPLS44338", SET AT THE NORTHWEST CORNER OF TAX LOT NUMBER 1602, DURING THE PERFORMANCE OF THIS PARTITION.

Robert D. English
ROBERT D. ENGLISH, ORPLS 43406LS

SURVEYOR'S NARRATIVE:

THIS SURVEY WAS PERFORMED AT THE REQUEST OF AARON HADDEN, OWNER, TO PERFORM A PARTITION PLAT AND SEPARATE THE 6.0 ACRE PARCEL INTO TWO PIECES, CURRENTLY KNOWN AS TAX LOT 1602 OF ASSESSOR'S MAP IS3221 LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 32 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

I WAS ABLE TO LOCATE THE 1" SQUARE ROD AT THE NORTHWEST CORNER OF SECTION 21, AND I DID FIND A BRASS CAPPED PIPE AT THE THE SOUTHWEST CORNER OF THE SECTION, BUT THE PIPE WAS OUT OF POSITION BY ABOUT 0.36 FEET AND WAS NOT DRIVEN FLUSH AS PER STEVE HADDOCK'S CALL ON SURVEY 07-249-B. INSTEAD IT WAS OUT OF THE GROUND ABOUT 10" AND LISTING BADLY. I TIE THE BASE AND IT IS CLEARLY OUT OF POSITION. I HOLD IT'S EASTING LOCATION AND CHECK AGAINST OTHER MONUMENTS FOUND FROM THE 07-249-B SURVEY, AS SHOWN. I USE DEED CALLS TO LOCATE THE PERRINE PROPERTY FROM DEED CALLS AND SURVEY 14-020-C.

FOR CONTINUITY I HOLD THE WEST LINE OF PARTITION PLAT 1996-06 AS BASIS OF BEARING, WHICH IS ALSO HELD FOR REFERENCED SURVEYS (R7), (R8), AND (R9), FOR THIS SURVEY AND I APPLY A COMBINED SCALE FACTOR OF 0.99984218 CALCULATED FROM RTK GPS OBSERVATIONS, FROM GROUND TO GRID. (I.E. 1.00015785 GRID TO GROUND TO MY RTK GPS MEASUREMENTS).

SURVEYOR'S NOTE: BECAUSE THERE WERE SEVERAL SURVEYS THAT DID NOT ENTER INTO PUBLIC RECORD, THE HARRIS SURVEY'S PROPORTIONED SECTION CORNER WAS PROVEN TO BE IN THE WRONG LOCATION. SEE COUNTY SURVEY 07-249-B BY HADDOCK, AND OTHER SUPPORTING DOCUMENTS.

LOOKING AT THE NOTES ON HARRIS' 03-242-C SURVEY WHICH WAS DONE IN 1991, AND HIS PARTITION 1992-05 THERE APPEARS TO BE SOME GLARING ERRORS, BEYOND THE LOCATION OF THE SECTION CORNER PROPORTIONING. THERE IS A DEED CALL OF 14 CHAINS (924') NORTH OF THE SECTION CORNER, BUT THE DRAWING IS LABELED AT 992' TO THE SET CORNERS. I HAVE NOT BEEN ABLE TO LOCATE THESE CORNERS, AND IT IS QUITE POSSIBLE THAT I HAVE LOOKED IN THE WRONG LOCATION. FENCE CALLS SHOWING THE PROPERTY LINE 10' SOUTH OF THE EXISTING FENCELINE. KNOWING WHAT I KNOW ABOUT THIS AREA I DON'T BELIEVE THE FENCE LINES HAVE MOVED SIGNIFICANTLY IN THE LAST 40 YEARS. BETWEEN THE PROPORTIONING PROBLEM TO THE SECTION CORNER AND THE DISTANCES CALLED TO THE CORNERS SET WOULD PUT THE PROPERTY CORNERS SIGNIFICANTLY NORTH OF WHERE THE EXISTING FENCES ARE. HADDEN'S HAVE BEEN ON THIS PROPERTY SINCE 1996 AND I KNOW THE FENCES HAVE NOT BEEN MOVED IN THAT TIME. THE FENCES AROUND THE PERRINE PROPERTY HAVE BEEN IN PLACE SINCE BACK IN THE 60'S. THE PROBLEMS CREATED BECAUSE OF RECORDS NOT BEING MADE PUBLIC ARE OBVIOUS IN THIS AREA. THIS SURVEY WAS PERFORMED USING A SOKKIA GSR 2700IS RTK GPS SYSTEM. STANDARD ERROR FOR THE RTK SYSTEM IS 10.0MM + 1 PPM X BASELINE MEASURED, IN MILLIMETERS.

I FIND NOTHING, OUTSIDE OF WHAT IS NOTED, TO BE OUT OF THE ORDINARY ON THIS SURVEY.

Robert D. English
ROBERT D. ENGLISH, WAPLS44338

SURVEYOR'S EXACT COPY STATEMENT

I, ROBERT D. ENGLISH, REGISTERED OREGON SURVEYOR NO. 43406LS DO HEREBY CERTIFY THAT I AM THE SURVEYOR WHO PREPARED THIS PARTITION PLAT OF TAX LOT 1602 OF CURRENT ASSESSOR'S MAP IS3221 TO THE COUNTY OF UMATILLA, AND THAT THE ANNEXED TRACING IS AN EXACT COPY OF SAID PARTITION AS THE SAME IS ON FILE IN UMATILLA COUNTY RECORDS, AND SAID EXACT COPY IS SUBMITTED AS PER O.R.S. 92.120.

Robert D. English
ROBERT D. ENGLISH, ORPLS 43406LS

REGISTERED PROFESSIONAL LAND SURVEYOR <i>Robert D. English</i> OREGON JANUARY 11, 2005 ROBERT DOUGLAS ENGLISH 43406LS RENEWAL DATE: 12/31/21	DATE: 11/10/19	DWN. BY:	PARTITION PLAT FOR: AARON & CHARLENE HADDEN P.O. BOX 184 PILOT ROCK, OREGON 97868
	SCALE: N/A	CHK. BY: RDE	
	JOB NO. 2019-060	REV. DATE: 06/10/20	SURVEY ONE, LLC P.O. BOX 382 PENDLETON OR, 97801 PH:541-276-2055 FAX:541-276-3480
	DWG NO. HADDENPP.DWG		