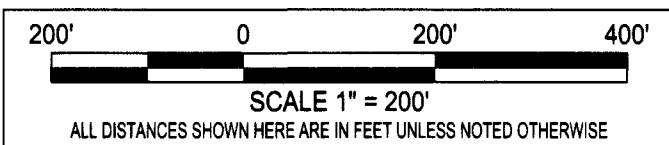


**PARTITION PLAT**  
**A REPLAT OF PARCEL 2 OF PARTITION PLAT NO. 2000-25**  
**within Section 15,**  
**Township 4 N., Range 28 E., W.M., Umatilla County, Oregon**

**LEGEND**

- PARTITION BOUNDARY
- NEW PARTITION LINE
- SECTIONAL LINE (SEC.)
- RIGHT-OF-WAY (ROW) U.P. RAILROAD
- TAX LOT LINES
- TIE LINES
- RAILROAD TRACKS
- EASEMENT
- TEMPORARY ACCESS EASEMENT BEING DEDICATED
- 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
- CALCULATED POINT
- SCRIBED "X" ON PIPE



**REFERENCE TABLE**

- R1 FINAL PLAT DESERT SKY ESTATES PHASE 3 FOR PAUL BURNS, BY USKH, FILED UMATILLA COUNTY PLAT BOOK 15, PAGE 74
- R2 FINAL PLAT DESERT SKY ESTATES PHASE 1 FOR PAUL BURNS, BY USKH, FILED UMATILLA COUNTY PLAT BOOK 15, PAGE 49
- R3 FINAL PLAT DESERT SKY ESTATES PHASE 7 FOR PAUL BURNS, BY PBS, FILED UMATILLA COUNTY PLAT BOOK 16, PAGE 82
- R4 PARTITION PLAT 2000-25, FOR KENNETH & MARY KAMMERRER, BY ROGERS SURVEYING FILED UNDER COUNTY SURVEY NO. 2000-3700821
- R5 WARRANTY DEED STATUTORY FORM, INSTRUMENT NO. 2014-6220460
- R6 FINAL PLAT DESERT SKY ESTATES PHASE 6 FOR PAUL BURNS, BY PBS, FILED UMATILLA COUNTY PLAT BOOK 16, PAGE 79
- R7 RECORD OF SURVEY FOR REUBEN GETTMAN, BY HARRIS AND ASSOCIATES FILED UNDER COUNTY SURVEY NO. 03-292-C
- R8 RECORD OF SURVEY, FOR UMATILLA COUNTY, BY CK3, LLC., FILED UNDER COUNTY SURVEY NO. 19-080-C
- R9 FINAL PLAT DESERT SKY ESTATES PHASE 4 FOR PAUL BURNS, BY HDJ, FILED UMATILLA COUNTY PLAT BOOK 16, PAGE 11
- R10 FINAL PLAT DESERT SKY ESTATES PHASE 5 FOR PAUL BURNS, BY HDJ, FILED UMATILLA COUNTY PLAT BOOK 16, PAGE 36

CURVE No.	RADIUS	DELTA	LENGTH	BEARING CHORD	CHORD
C1	1046.28	2°38'28"	48.23	N35°57'43"E	48.22
C2	161.33	30°19'47"	85.40	N78°01'33"E	84.41
C3	201.33	12°39'12"	44.46	N86°51'51"E	44.37
C4	642.29	24°08'02"	270.54	N81°07'26"E	268.55
C5	602.29	24°08'02"	253.69	N81°07'26"E	251.82
C6	1634.90	6°36'51"	188.73	N52°11'17"E	188.63
C7	1594.90	6°36'51"	184.11	N52°11'17"E	184.01
C8	283.73	52°41'31"	260.93	N22°32'06"E	251.83
C9	243.73	52°41'31"	224.14	N22°32'06"E	216.33
C10	642.10	8°11'22"	91.78	N07°54'20"W	91.70
C11	602.10	8°11'22"	86.06	N07°54'20"W	85.99
C12	2010.08	15°27'54"	542.55	N29°33'00"E	540.90

LINE No.	LENGTH	BEARING
L1	40.13	N51°14'20"W
L2	72.12	S46°05'13"E
L3	130.33	S0°00'21"W
L4	99.09	S89°57'45"E
L5	55.62	S63°58'34"E
L6	229.88	S89°57'45"E
L7	53.84	S5°44'54"W
L8	40.15	S29°28'20"E
L9	74.89	S51°14'20"E
L10	74.16	S33°26'23"W

FOUND 2-3/8" BRASS CAP MARKED PLS 933 AS PER R3 & R8, E 1/4 CORNER SECTION 15

**REGISTERED PROFESSIONAL LAND SURVEYOR**  
*James King*  
**OREGON**  
**MAY 10, 2011**  
**LANCE CLARK KING**  
**61420**  
**RENEWS: 6/30/2021**

**PARTITION PLAT NO. 2021-01**  
**SURVEYOR'S NARRATIVE & CERTIFICATE**

THIS SURVEY WAS MADE AT THE REQUEST OF JEFFERY L. NEWMAN, FOR THE PURPOSE OF PARTITIONING A PARCEL OF LAND AS DESCRIBED IN WARRANTY DEED-STATUTORY FORM 2014-6220460 AS TRACT 1 (PARCEL 2, PARTITION PLAT NO. 2000-25).

CONTROL FOR THIS SURVEY IS BASED ON FOUND MONUMENTS FROM THE PLAT OF DESERT SKY ESTATES, BK 16, PG 82 AND RECORD OF SURVEY, FOR UMATILLA COUNTY, BY CK3, LLC., FILED UNDER COUNTY SURVEY NO. 19-080-C. THE BASIS OF BEARING FOR THIS SURVEY IS ALONG THE EAST LINE OF SECTION 15, BETWEEN THE FOUND 2 3/8" BRASS CAP MARKING THE NORTHEAST CORNER OF SECTION 15 AND THE FOUND 2 3/8" BRASS CAP MARKING THE EAST QUARTER CORNER OF SECTION 15, AS SHOWN ON THE PLAT OF DESERT SKY ESTATES, BK 16, PG 82.

THIS PARCEL WAS ORIGINALLY SURVEYED IN MAY OF 1992 BY EDWARDS SURVEYING INC, FOR KENNETH & MARY KAMMERRER AS AN UNSURVEYED PARCEL 3 OF PARTITION PLAT 1992-8. IT WAS THEN REPLATTED BY ROGERS SURVEYING INC. JUNE 5, 2000 PARTITION PLAT 2000-25 AS AN UNSURVEYED PARCEL 2.

THE NORTH EASTERLY BOUNDARY OF PARCEL 2 OF PARTITION PLAT 2000-25 WAS RETRACED BETWEEN FOUND 5/8" IRON REBARS AS SHOWN ON R1 (AS THE SOUTH BOUNDARY OF DESERT SKY ESTATES PHASE I, BK 15, PG 49). THE NORTH WESTERLY, AND NORTH BOUNDARY OF PARCEL 2 OF PARTITION PLAT 2000-25 WAS RETRACED BETWEEN FOUND 5/8" IRON REBARS AS SHOWN ON R1 (AS THE SOUTHERN AND SOUTHERLY EASTERN BOUNDARY OF LOT 31, DESERT SKY ESTATES PHASE III). THE CE 1/16 CORNER WAS RESET AS PER RECORD PARTITION PLAT 2000-25 AND DESERT SKY ESTATES PHASE 4, BOOK 16, PAGE 11. THE THE EAST AND, SOUTH BOUNDARY LINES WERE RETRACED ALONG THE MAXWELL CANAL, (THE TOP OF THE CANAL BANKS WERE TIED AND OFFSET TO THE CENTERLINE OF THE CANAL, THIS BEING THE PROPERTY BOUNDARY ON THE EAST AND SOUTH SIDES). THE 1970 (R7) SURVEY DID NOT MATCH THE CANAL ASBUILT LOCATION. THE ASBUILT CANAL LOCATION WAS HELD AS A MONUMENT (ORS 93.310) THE SOUTHWESTERLY BOUNDARY WAS RETRACED ALONG UPRR TRACKS AS PER R7, (THE TOP OF TRACK WAS TRACED AND OFFSET TO THE CENTERLINE OF THE RAILROAD TRACKS, THIS BEING THE BOUNDARY ON THE WEST SIDE).

I, LANCE C. KING, A REGISTERED PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED THE BOUNDARIES OF PARCELS 1, 2, AND 3 IN ACCORDANCE WITH ORS CHAPTER 92, THAT THE POINT OF BEGINNING IS AS SHOWN ON THE MAP AND IS WITHIN THE REQUIREMENTS OF ORS 92.060(1), I CERTIFY THAT THE FIRST MONUMENT ESTABLISHING OR REESTABLISHING A BOUNDARY MONUMENT WAS PLACED ON 12/08/2020, 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 (REFERENCE WARRANTY DEED INST. NO. 2014-6220460): PARCEL 2 OF PARTITION PLAT 2000-25 (INSTRUMENT NO. 2000-3700821, OFFICE OF UMATILLA COUNTY RECORDS) LOCATED IN SECTION 15, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

**RECEIVED BY**

**APPROVALS:** Umatilla County Surveyor  
 Date: 1/13/21  
 Rec'd By: CT  
 No.: 21-005-6

**HERMISTON IRRIGATION DISTRICT**  
 APPROVED THIS 6 DAY OF Jan, 2021  
*Annette Kapoteck*  
 MANAGER

**HERMISTON CITY PLANNING DEPARTMENT**  
 APPROVED THIS 6 DAY OF January, 2021  
*Robert*  
 HERMISTON CITY PLANNING COMMISSION CHAIRMAN

**UMATILLA COUNTY TAX COLLECTOR**  
 TAXES ARE PAID IN FULL  
 APPROVED THIS 6 DAY OF Jan, 2021  
*Robert Reynolds*  
 UMATILLA COUNTY TAX COLLECTOR

**OWNER'S DECLARATION:**

KNOW ALL MEN BY THESE PRESENTS: THAT I, JEFFERY L. NEWMAN THE OWNER OF THE LANDS AS SHOWN AND DESCRIBED ON THIS PLAT, HAVE CAUSED THE SAME TO BE PARTITIONED AND SURVEYED IN ACCORDANCE WITH ORS CHAPTER 92. I ACKNOWLEDGE AND DEDICATE THE FOLLOWING EASEMENTS:

- ① AN EXISTING EASEMENTS 25' FOOT WIDE ALONG THE "D" LINE AND 40 FOOT WIDE ALONG THE NORTH SIDE OF THE MAXWELL CANAL TO HERMISTON IRRIGATION DISTRICT SHOWN ON, PARTITION PLAT 1992-08, INSTRUMENT NO. 1992-171957 UMATILLA COUNTY RECORDS.
- ② I DEDICATE A 100'X136' TEMPORARY ACCESS EASEMENT OVER AND ACROSS PARCEL 3, IN BENEFIT OF PARCEL 2. THE EASEMENT WILL AUTOMATICALLY BE EXTINGUISHED AT SUCH TIME THAT PARCEL 2 IS SERVED BY A PUBLIC ROAD FROM PARCEL 1 OR PARCEL 3.

*Jeffery L. Newman*  
 JEFFERY L. NEWMAN

STATE OF OREGON } s.s.  
 COUNTY OF Umatilla  
 BEFORE ME THIS 6 DAY OF January, 2021 APPEARED JEFFERY L. NEWMAN AND ACKNOWLEDGED THE FOREGOING DECLARATION.

*Heather K. Labean*  
 NOTARY PUBLIC FOR OREGON  
 PRINTED NAME: Heather K. Labean  
 COMMISSION No.: 960187  
 MY COMMISSION EXPIRES: Oct 14, 2022

UMATILLA COUNTY OFFICE OF RECORDS

STATE OF OREGON, }  
 COUNTY OF UMATILLA }

I certify that this instrument was received and recorded on 01-08-2021

at 10:50 o'clock a. m., in the record of PLATS of said County.

YEAR 2021 NUMBER 01

OFFICE OF COUNTY RECORDS

By: STEVE CHURCHILL Records Officer

Fee \$ 120.00 No. 2021-7130607

SURVEY FOR:

**JEFF NEWMAN**

**CK3, LLC**  
 CIVIL-STRUCTURAL-ELECTRICAL ENGINEERING, SURVEYING & PLANNING

ONTARIO 368 SW 5TH AVE. 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.: 0-319	PAGE(S): 15-21
DRAWN BY: RWF	OWG FILE No.: B-1296	
APPROVED BY: LCK	FILENAME: V020020.dwg	JOB No. VO-20020
DATE: 1-5-2021	DATE REVISED:	SHEET: 1 of 1

THIS IS AN EXACT COPY  
*James King*  
 LANCE CLARK KING