

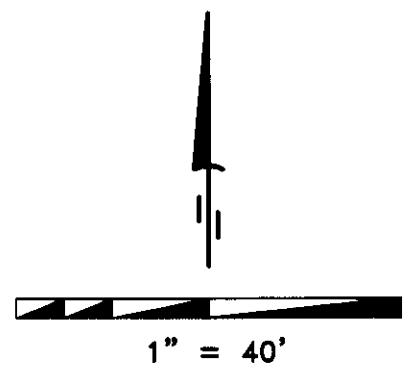
2006-25

# PARTITION PLAT NO. 2006 25

## SURVEYOR'S NARRATIVE

IN THE NE 1/4 OF SECTION 9  
TWP 4 NORTH, RNG 28 EAST  
OF THE W.M., CITY OF HERMISTON  
UMATILLA COUNTY, OREGON.

CLIENT: **GERALD CHRISTIAN**  
**WESTERN INVESTMENTS**  
**PO BOX 826**  
**HERMISTON, OREGON**  
**97838**



**NOTE**  
THE LEGAL OF RECORD DOES NOT MAKE ANY EXCEPTION FOR THE WESTERLY 185 FEET SURVEYED BY LS #951 IN 1987, SEE SURVEY NO. 87-59-AX. I HELD THE LINE ESTABLISHED BY LS #951 AS THE COMMON BOUNDARY LINE BETWEEN PARCEL 2 AND PARCEL 3.

THIS SURVEY WAS PERFORMED AT THE REQUEST OF JIM BREWER AT THE REQUEST OF GREG CHRISTIAN WITH WESTERN INVESTMENTS TO CREATE 3 PARCELS FROM A TRACT OF LAND DESCRIBED AND RECORDED AS DOCUMENT NUMBER 2000-3700546, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**TRACT I:**  
NORTH 200 FEET OF THE EAST HALF OF NORTHEAST QUARTER OF NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

EXCEPTING THEREFROM, BEGINNING AT A POINT 200 FEET SOUTH AND 33 FEET WEST OF NORTHEAST CORNER OF NORTHEAST QUARTER OF SECTION 9, SAID POINT ALSO BEING ON WEST LINE OF COUNTY ROAD NO. 602 AND SOUTH LINE OF THAT TRACT CONVEYED TO ROBERT EDWARD COX, ET UX, BY DEED RECORDED IN BOOK 345, PAGE 454, DEED RECORDS, AND THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE WEST ALONG SOUTH LINE OF SAID COX TRACT A DISTANCE OF 100 FEET; THENCE NORTH, PARALLEL TO WEST LINE OF COUNTY ROAD NO. 602 A DISTANCE OF 100 FEET; THENCE EAST, PARALLEL TO SOUTH LINE OF SAID COX TRACT TO WEST LINE OF COUNTY ROAD NO. 602; THENCE SOUTH ALONG WEST LINE OF SAID COUNTY ROAD NO. 602 DISTANCE OF 100 FEET TO THE POINT OF BEGINNING;

SUBJECT TO ANY AND ALL WATER RIGHTS OF WAY AND ROADS.

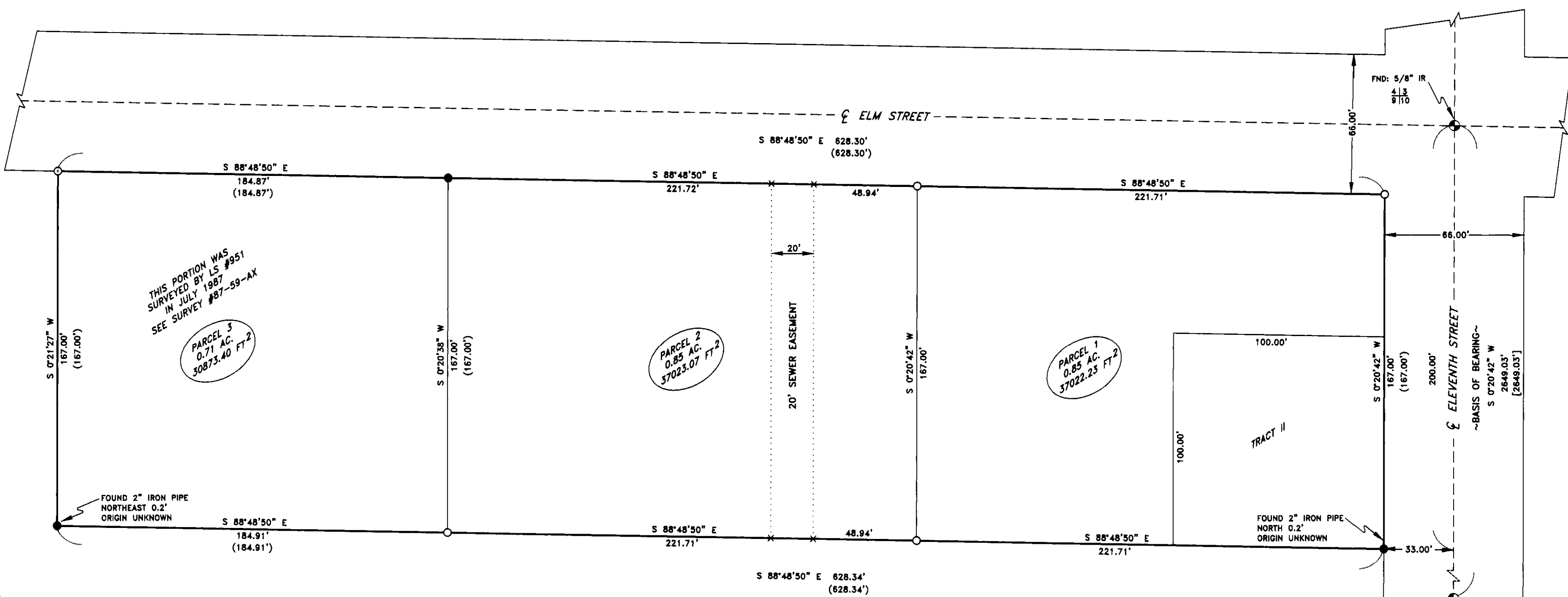
**TRACT II:**  
A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 28 AND DESCRIBED AS BEGINNING AT A POINT 200 FEET SOUTH AND 33 FEET WEST OF NORTHEAST CORNER OF NORTHEAST QUARTER OF SECTION 9, SAID POINT ALSO BEING ON WEST LINE OF COUNTY ROAD NO. 602 AND SOUTH LINE OF THAT TRACT CONVEYED TO ROBERT EDWARD COX, ET UX, BY DEED RECORDED IN BOOK 345, PAGE 454, DEED RECORDS, AND THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE WEST ALONG SOUTH LINE OF SAID COX TRACT A DISTANCE OF 100 FEET; THENCE NORTH, PARALLEL TO WEST LINE OF COUNTY ROAD NO. 602 A DISTANCE OF 100 FEET; THENCE EAST, PARALLEL TO SOUTH LINE OF SAID COX TRACT TO WEST LINE OF COUNTY ROAD NO. 602; THENCE SOUTH ALONG WEST LINE OF SAID COUNTY ROAD NO. 602 DISTANCE OF 100 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.

EDWARDS PREVIOUSLY SURVEYED THE WESTERLY 185 FEET OF THE PROPERTY IN 1987 (SEE SURVEY #87-59-AX). I RECOVERED THE CORNERS DEPICTED HEREON AND RESET THOSE THAT WERE NOT RECOVERED. THE BASIS OF BEARING IS THE FOUND SECTION CORNER COMMON TO SECTIONS 4,3,9 & 10 AND THE 1/4 CORNER COMMON TO SECTIONS 9 & 10 BOTH OF TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, AND IS BASED ON SURVEY NO. 84-14-A. THE COMMON PARCEL LINE BETWEEN PARCEL 1 AND PARCEL 2 WAS CALCULATED AT EQUAL AREA FOR BOTH PARCELS. PARCEL 3 WAS CALCULATED BY EDWARDS SURVEY NO. 87-59-AX.

THIS SURVEY WAS ACCOMPLISHED UTILIZING THE TOPCON HYPER SYSTEM WITH A LEGACY-H RECEIVER. AN AUTONOMOUS POSITION WAS GENERATED ON THE BASE UNIT AND THE 5/8" IRON ROD AT THE INTERSECTIONS OF ELM STREET WITH ELEVENTH STREET, MARKING TO SECTION CORNER COMMON TO SECTIONS 4,3,9 & 10, AS WELL AS THE FOUND 2" ALUMINUM CAP MARKING THE 1/4 CORNER OF SECTIONS 9 & 10 WERE SUBSEQUENTLY USED FOR LOCALIZING THE SYSTEM. EACH CORNER WAS THEN LOCATED OR SET ON A 15 SECOND EPOCH WITH A FIXED SOLUTION.



THIS PORTION WAS SURVEYED BY LS #951 IN JULY 1987. SEE SURVEY #87-59-AX.

PARCEL 3  
0.71 AC.  
30873.40 FT<sup>2</sup>

PARCEL 2  
0.85 AC.  
37023.07 FT<sup>2</sup>

PARCEL 1  
0.85 AC.  
37022.23 FT<sup>2</sup>

### OWNER'S DECLARATION

I, GERALD CHRISTIAN, PRESIDENT OF WESTERN INVESTMENTS, DO HEREBY ACKNOWLEDGE THAT THIS PARTITION PLAT WAS PREPARED WITH MY KNOWLEDGE AND CONSENT, AND THIS LAND PARTITION IS IN ACCORDANCE WITH O.R.S CHAPTER 92, AS REVISED, AND THE CITY OF HERMISTON ORDINANCES.

*Gerald Christian*  
PRESIDENT OF WESTERN INVESTMENTS: GERALD CHRISTIAN

ON THIS 3rd DAY OF August, 2006, THE ABOVE INDIVIDUAL APPEARED PERSONALLY BEFORE ME AND IS KNOWN TO ME TO BE THE IDENTICAL INDIVIDUAL WHO EXECUTED THIS PLAT AND ACKNOWLEDGED THAT HE DID SO FREELY AND VOLUNTARILY, BEFORE ME

*Shawn M Lockwood*  
NOTARY PUBLIC FOR OREGON

PRINTED NAME SHAWN M LOCKWOOD  
COMMISSION NO. 408346  
MY COMMISSION EXPIRES July 12, 2010

### 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 APRIL 2006, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY ORS CHAPTER 92. AND HAVE SET THE PROPER MONUMENTS.

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Brit L. Primm*  
OREGON  
JULY 13, 1999  
BRIT L. PRIMM  
48509  
EXPIRATION DATE: 12/31/08

DATE 31 July 06

### LEGEND

- ⊗ SET 5/8" x 30" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED "PLS LS 48509"
- FOUND 5/8" x 30" LS#951
- FND 2" IRON PIPE ORIGIN UNKNOWN
- × COMPUTED POINT (NOT SET)
- ⊙ FND MONUMENT AS NOTED
- PROPERTY BOUNDARIES

### DEEDS

REEL 370 PAGE 0546 DOC. # 2000-3700546  
REEL 289 PAGE 1404 DOC. # 96-218372

### SURVEYS

EDWARDS FOR JOE FINK (SURVEY NO. 84-14-A)  
EDWARDS FOR C. WEST (SURVEY NO. 87-59-AX)

### NOTES

( ) RECORD AS PER SURVEY NO. 87-59-AX  
[ ] RECORD AS PER SURVEY NO. 84-14-A

I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT AS FILED IN UMATILLA COUNTY, OREGON.  
*Brit L. Primm*  
BRIT L. PRIMM

### 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 FILING AND RECORDING OF SUCH PLATS AND THEREFORE APPROVE SAID PLAT.

*David H. Kline*  
UMATILLA COUNTY SURVEYOR  
DATED THIS 25 DAY OF Aug, 2006

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

*Michael W. Salvo*  
MANAGER  
DATED THIS 7 DAY OF Aug, 2006

CITY OF HERMISTON PLANNING COMMISSION AND CITY COUNCIL  
WE HAVE EXAMINED THE ACCOMPANYING PLAT AND DO HEREBY CERTIFY THAT IT COMPLIES WITH ALL REQUIREMENTS OF THE ORDINANCES AS ESTABLISHED BY THE CITY OF HERMISTON OREGON AND WE THEREFORE APPROVE SAID PLAT FOR FILING.

*Margaret Taylor*  
CHAIRMAN CITY OF HERMISTON PLANNING COMMISSION  
DATED THIS 9 DAY OF August, 2006  
*Bob Swanson*  
MAYOR OF THE CITY OF HERMISTON  
DATED THIS 16 DAY OF August

UMATILLA COUNTY TAX COLLECTOR  
I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TAX RECORDS RELATIVE TO THE LANDS 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.

*David J. Schmitt*  
TAX COLLECTOR  
DATED THIS 25 DAY OF September, 2006

UMATILLA COUNTY CLERK:  
STATE OF OREGON, COUNTY OF UMATILLA } ss  
I certify that this instrument was received and recorded  
ON September 25, 2006  
at 11:05 o'clock Am., in the record of PLATS of said County.  
YEAR NUMBER Slide  
2006 25

OFFICE OF COUNTY RECORDS  
By: ...JEAN HEMPHILL...Records Officer  
Fees \$ 50.00 No. 2006-5080157

PRIMM LAND SURVEYING LLC  
*PLS*  
P.O. BOX 1322, 775 S.E. 10TH  
HERMISTON, OR 97838  
BUI (541) 564-7887  
FAX (541) 567-8020  
pls@oregontrail.net

CLIENT: GERALD CHRISTIAN WITH WESTERN INVESTMENTS  
NE 1/4 SEC. 9 TWP, 4 N., RNG. 28 E., W.M.  
PROJECT: PARTITION SURVEY OF THAT PROPERTY DESCRIBED AND RECORDED AS DOC. # 2000-3700546  
JOB#: 0604001  
DATE: 20 APR 06  
FB/PG: 019/52  
SHEET: 1 OF 1  
DRAWN BY: BLP  
APPROVED: BLP

RECEIVED BY  
*Brit L. Primm*  
Umatilla County Surveyor  
Date: 10-06  
No. 06-513-B