

PARTITION PLAT NO. 2011-13

IN THE S.E. 1/4 N.E. 1/4 OF SECTION 36, TWP. 5 NORTH, RING. 28 EAST OF THE W.M., UMATILLA COUNTY, OREGON.

CLIENT: **BRADY & JOSEPH RETTKOWSKI**
30178 KING LANE
HERMISTON, OR

97838

SURVEYOR'S NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF BRADY A. RETTKOWSKI AND JOSEPH A. RETTKOWSKI TO PARTITION THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36 TOWNSHIP 5 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

I RECOVERED A 2 1/2 INCH BRASS CAP SET BY DAVE KRUMBEIN IN 1980, MARKING THE SECTION CORNER COMMON TO SECTIONS 25 & 36, TOWNSHIP 5 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, AND SECTIONS 30 & 31 TOWNSHIP 5 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN. I ALSO FOUND A 5/8 INCH IRON ROD MARKING THE EAST 1/4 CORNER OF SECTION 36. THIS MY BASIS OF BEARING IS THESE TWO FOUND MONUMENTS AND IS BASED ON PARTITION PLAT 2002-39. BOTH OF THESE CORNERS FALL IN THE CENTER-LINE OF OTT ROAD. THE CENTER-EAST 1/16 CORNER WAS ALSO RECOVERED.

HAVING RECOVERED THE THREE RECTANGULAR CORNERS PREVIOUSLY MENTIONED, I ESTABLISHED THE PROPERTY BOUNDARIES AS FOLLOWS:

THE NORTH BOUNDARY WAS ESTABLISHED BY HOLDING THE FOUND 5/8" REBAR FOR THE SOUTHWEST PROPERTY CORNER OF PARCEL 3 OF PARTITION PLAT 2002-39 AND THE FOUND 5/8" REBAR FOR THE NORTHEAST PROPERTY CORNER OF PARCEL 2 OF PARTITION PLAT 2002-39. BOTH OF THESE CORNERS WERE SET BY ROGERS. UTILIZING THESE TWO CORNERS I PERFORMED A BEARING-BEARING INTERSECTION TO REESTABLISH THE SOUTHEAST CORNER OF PARCEL 2 OF PARTITION PLAT 2002-39.

THE SOUTH BOUNDARY WAS ESTABLISHED BY THE FOUND CENTER-EAST 1/16 CORNER AND THE FOUND EAST 1/4 CORNER OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN.

THE WEST BOUNDARY WAS ESTABLISHED BY THE FOUND CENTER-EAST 1/16 CORNER AND THE FOUND 5/8" REBAR MARKING THE SOUTHWEST CORNER OF PARCEL 3 OF PARTITION PLAT 2002-39.

THE EAST BOUNDARY WAS ESTABLISHED BY THE REESTABLISHED SOUTHEAST CORNER OF PARCEL 2 OF PARTITION PLAT 2002-39 AND THE FOUND CENTER-EAST 1/16 CORNER AND PERFORMING A BEARING-BEARING INTERSECTION TO CALCULATE THE POSITION OF THE SOUTHEAST CORNER OF PARCEL 2 OF THIS PARTITION PLAT.

THIS SURVEY WAS ACCOMPLISHED UTILIZING THE TRIMBLE RB GNSS SYSTEM. AN AUTONOMOUS POSITION WAS GENERATED ON THE BASE UNIT AND THE 2 PREVIOUSLY MENTIONED FOUND MONUMENTS IN OTT ROAD WERE SUBSEQUENTLY USED FOR LOCALIZING THE SYSTEM. EACH CORNER WAS THEN LOCATED OR SET ON A 15 SECOND EPOCH WITH A FIXED SOLUTION.

OWNER'S DECLARATION-ACKNOWLEDGEMENT

WE, BRADY A. RETTKOWSKI AND JOSEPH A. RETTKOWSKI, OWNERS 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 IN ACCORDANCE WITH O.R.S. CHAPTER 92, AS REVISED, AND DO HEREBY DEDICATE EXCLUSIVELY TO PARCELS 1, 2 & 3 FOREVER THE 60 FOOT EASEMENT FOR INGRESS AND EGRESS.

Brady A. Rettkowski
BRADY A. RETTKOWSKI
Joseph A. Rettkowski
JOSEPH A. RETTKOWSKI



ON THIS 25th DAY OF April, 2011, THE ABOVE INDIVIDUALS APPEARED PERSONALLY BEFORE ME AND ARE KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO EXECUTED THIS PLAT AND ACKNOWLEDGED THAT THEY DID SO FREELY AND VOLUNTARILY BEFORE ME.
Marta K. Williams
NOTARY PUBLIC FOR OREGON
WASHINGTON
PRINTED NAME: Marta K. Williams
COMMISSION NO.: N/A
MY COMMISSION EXPIRES: 06/25/13

REGISTERED PROFESSIONAL LAND SURVEYOR
BRIT L. PRIMM
OREGON JULY 15, 1989
BRIT L. PRIMM 48509
EXPIRATION DATE: 12/31/12

DATE: 04 APR 11

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 MARCH 2011, 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 IN UMATILLA COUNTY, OREGON.
Brit L. Primm
BRIT L. PRIMM

AREA DATA

DESC.	SQ. FT.	ACRES
PARENT	848719.84	19.48
PARCEL 1	95853.26	2.20
PARCEL 2	112648.44	2.59
PARCEL 3	840217.42	14.70
CANAL	52222.20	1.20
ENCROACH.	89.82	0.002
60' EASE.	52252.24	1.20

LINE DATA

LINE #	BEARING	H. DIST.
L1	N 76°24'28" E	50.00'
L2	N 76°24'28" E	50.00'
L3	N 76°24'28" E	50.00'
L4	S 00°04'29" E	60.00'

NOTE

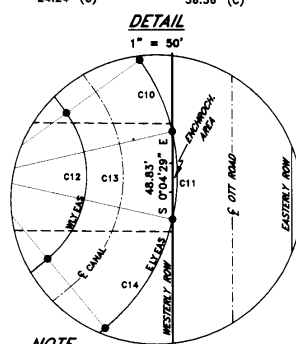
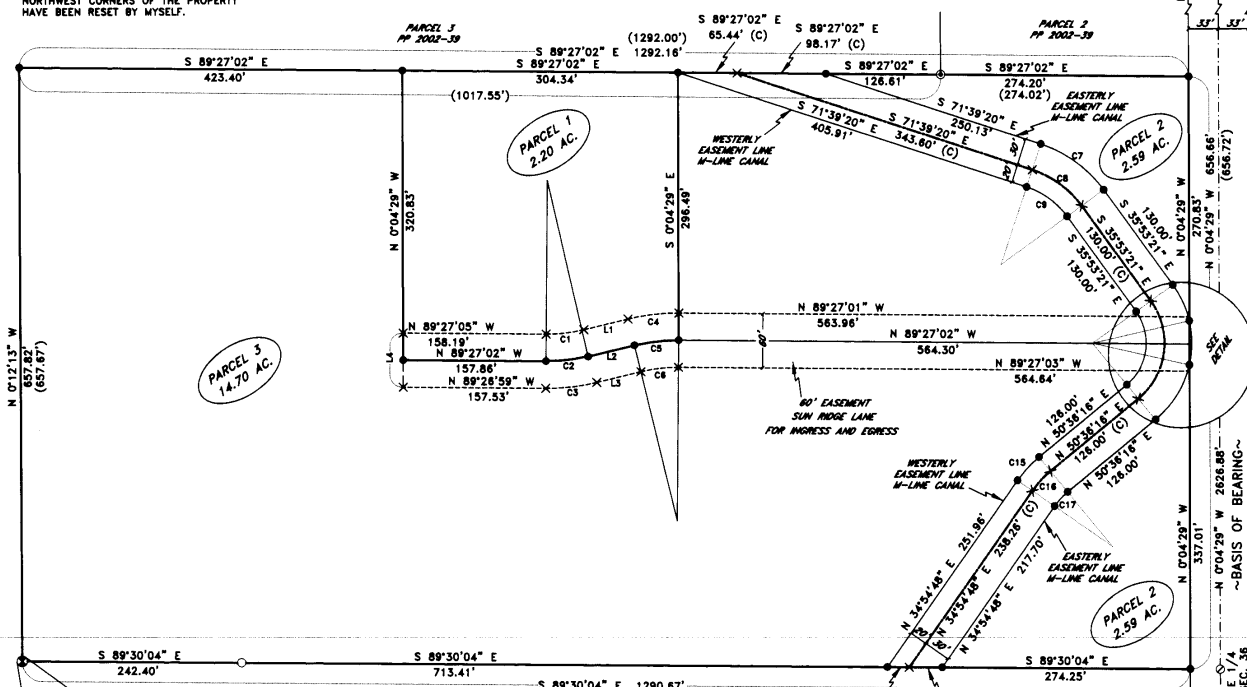
THE NORTHEAST AND NORTHWEST CORNERS OF THIS PROPERTY WERE PREVIOUSLY FOUND IN GOOD CONDITION IN 2008. AFTER VISITING THE SITE IN 2011 THESE 2 CORNERS HAVE BEEN DESTROYED, HENCE THE NORTHEAST AND NORTHWEST CORNERS OF THE PROPERTY HAVE BEEN RESET BY MYSELF.

AREA NOTE

THE AREA AS SHOWN FOR PARCEL 2 & 3 IS TO THE CENTERLINE OF THE CANAL AND NOT THE EASEMENT LINES TO THE EAST AND WEST. THE PROPERTY CORNERS ARE SET AT THE 20' AND 30' EASEMENT LINES OF THE CANAL.

CURVE DATA

CURVE #	DELTA	RAD	TAN	LC	LC BNG
C1	14°08'32"	170.00'	21.09'	41.85'	N 83°28'42" E
C2	14°08'32"	200.00'	24.81'	49.24'	N 83°28'42" E
C3	14°08'32"	230.00'	28.53'	56.63'	N 83°28'42" E
C4	14°08'32"	230.00'	28.53'	56.63'	N 83°28'42" E
C5	14°08'32"	200.00'	24.81'	49.24'	N 83°28'42" E
C6	14°08'32"	170.00'	21.09'	41.85'	N 83°28'42" E
C7	35°43'59"	140.27'	45.26'	86.15'	S 53°48'21" E
C8	35°43'59"	110.27'	35.58'	67.72'	S 53°48'21" E
C9	35°43'59"	90.27'	29.13'	55.44'	S 53°48'21" E
C10	22°58'55"	109.64'	22.26'	45.62'	S 24°24'54" E
C11	25°43'54"	109.64'	25.04'	48.83'	S 00°04'29" E
C12	86°29'57"	59.64'	56.10'	81.72'	S 07°21'28" W
C13	86°29'57"	79.64'	74.91'	109.13'	S 07°21'28" W
C14	37°48'48"	109.64'	37.55'	71.05'	S 31°41'52" W
C15	15°41'28"	128.20'	17.66'	35.00'	S 42°45'32" W
C16	15°41'28"	108.20'	14.91'	29.54'	S 42°45'32" W
C17	15°41'28"	78.20'	10.78'	21.35'	S 42°45'32" W



NOTES

- () RECORD AS PER PARTITION PLAT 2002-39
- (C) CALCULATED

LEGEND

- ⊙ FND: 2 1/2" BRASS CAP AS NOTED
- SET: 5/8" X 30" IRON REBAR WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48509"
- FND: ANGLE IRON WITH STAMPED "LS 1425"
- ⊙ FND: 5/8" IRON REBAR WITH A YELLOW PLASTIC CAP STAMPED "GBW 02817LS"
- ⊙ FND: 5/8" IRON REBAR
- × COMPUTED
- PROPERTY BOUNDARIES
- M-LINE CANAL
- 60' EASEMENT SUN RIDGE LANE

SURVEYS

- TELEK (SURVEY NO. S-211-B)
- KRUMBEIN (SURVEY NO. 88-28-B)
- ROGERS (SURVEY NO. 2002-4240394) (PARTITION PLAT 2002-39)
- EDWARDS (SURVEY NO. R-32-A)
- EDWARDS (SURVEY NO. 04-48-B)

RECORD LEGAL DESCRIPTION

SOUTH HALF OF SOUTHEAST QUARTER OF NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON. SUBJECT TO ANY AND ALL WATER RIGHTS OF WAY AND ROADS.

DEEDS

INSTRUMENT NO. 534-0286

NOTE

BASED ON ACTUAL FIELD TIES FOR THE CENTERLINE OF THE M-LINE CANAL AND THE FOUND SECTION LINE MONUMENTS IT APPEARS THAT THE EASTERLY EASEMENT LINE OF THE CANAL FALLS WITHIN THE RIGHT OF WAY OF OTT ROAD AS SHOWN IN THE DETAIL.

APPROVALS

UMATILLA COUNTY SURVEYOR:

I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING PLAT, THAT IT COMPLES WITH THE LAWS OF THE STATE OF OREGON WITH REFERENCE TO FILING AND RECORDING OF SUCH PLATS AND I THEREFORE APPROVE SAID PLAT.

Daniel H. Kline
UMATILLA COUNTY SURVEYOR
DATED THIS 6th DAY OF May, 2011

HERMISTON IRRIGATION DISTRICT:

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

MANAGER
DATED THIS 27th DAY OF April, 2011

UMATILLA COUNTY PLANNING COMMISSION:

I HAVE EXAMINED THE ACCOMPANYING PLAT AND DO HEREBY CERTIFY THAT IT COMPLES WITH ALL REQUIREMENTS OF THE ORDINANCES AS ESTABLISHED BY UMATILLA COUNTY AND I THEREFORE APPROVE SAID PLAT FOR FILING.

Paul Mahaffey
DIRECTOR UMATILLA PLANNING COMMISSION
DATED THIS 15th DAY OF May, 2011

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.

Bottanina
TAX COLLECTOR
DATED THIS 16th DAY OF May, 2011

UMATILLA COUNTY CLERK:

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

ON May 18, 2011
at 11:30 o'clock A.M., in the record of
PLATS of said County.
YEAR 2011 NUMBER 13 Slide

OFFICE OF COUNTY RECORDS

By: Jean Hemphill Records Officer
Fees \$65.00 No. 2011-5780542

PRIMM LAND SURVEYING INC

PS
P.O. BOX 1322, 1340 N.E. 4TH
HERMISTON, OR 97838
BUI (541) 564-7887
FAX (541) 567-8020
pls@oregontrails.net

CLIENT: **BRADY & JOSEPH RETTKOWSKI**

NE 1/4 OF SEC 36, TWP. 5 N., RING. 28E., W.M.

PROJECT:	JOB#:
LAND PARTITION SURVEY OF TAX LOT 500 SEC. 36, TWP 5 N, RING 28 E, OF THE W.M. UMATILLA COUNTY, OREGON.	1103002
DATE:	4 MAR 11
FB/P#:	23-48
SHEET:	1 OF 1
DRAWN BY:	BLP
APPROVED:	BLP

Date: 5-11
Rec'd By: SKA
No. 11-56-B