

UMATILLA COUNTY
PARTITION PLAT NO. 2019-20

A PARTITION OF THE CURRENT TAX LOT 207 OF ASSESSOR'S MAP 2N3234,
LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF
SECTION 34, TOWNSHIP 2 NORTH, RANGE 32 EAST, WILLAMETTE MERIDIAN,
UMATILLA COUNTY, OREGON.

REFERENCES: NOTE: UMATILLA COUNTY DEED RECORDS = UCDR

- (R1) ASSESSOR'S MAP 2N3234
- (R2) COUNTY SURVEY I-4I-B, STAEBLER FOR EHLERS, 1973. ORIGINAL TRACT DIVISION OF PROPERTY.
- (R3) COUNTY SURVEY 83-II-B, KRUMBEIN FOR EHLERS, 1983. DIVISION OF TRACT 4 OF I-4I-B.
- (R4) COUNTY SURVEY 85-I29-A, KRUMBEIN FOR KANNARD, 1985, DIVISION OF PARCEL B OF 83-II-B.
- (R5) PARTITION PLAT 1998-55, WELLS FOR BEEN, 1998. DIVISION OF TRACT 2 I-4I-B.
- (D1) WARRANTY DEED, DOC. NO. 2003-4450165, UCDR, BEEN, 2003. TL213 2N3234.
- (D2) WARRANTY DEED, DOC. NO. 2012-5960859, UCDR, PRIMUS, 2012. TL601 2N3227CC.
- (D3) STATUTORY WARRANTY DEED, DOC. NO. 2013-6090484, UCDR, WALLACE, 2013. TL211 2N3234.
- (D4) WARRANTY DEED, DOC. NO. 2015-6290094, UCDR, SHARP/SMITH, 2015. TL205 2N3234.
- (D5) WARRANTY DEED, DOC. NO. 2016-6520439, UCDR, MCMINN, 2016. TL207 2N3234.
- (D6) WARRANTY DEED, DOC. NO. 2018-6800210, UCDR, HEIMARK, 2018. TL602 2N3227CC.

SURVEYOR'S NARRATIVE:

THIS SURVEY WAS PERFORMED AT THE REQUEST OF LAURA MCMINN, OWNER, TO PERFORM A PARTITION PLAT AND SEPARATE THE 5.0 ACRE PARCEL INTO TWO PIECES, CURRENTLY KNOWN AS TAX LOT 207 OF ASSESSOR'S MAP 2N3234 (SEE R2 AND D5), LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 32 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

I WAS ABLE TO LOCATE SEVERAL OF THE PROPERTY CORNERS OF COUNTY SURVEY I-4I-B, BY STAEBLER (ONE OF WHICH LOOKS TO BE OBVIOUSLY DISPLACED), TWO CORNERS FROM 83-II-B, BY KRUMBEIN, AND THREE CORNERS SET IN PARTITION PLAT, BY WELLS. THE FASHION OF THE SURVEYS FOUND FOR THIS AREA ALL APPEAR TO HAVE BEEN IN THE STYLE OF A PARTITION AND DEVELOPMENT OF PARCELS.

AS TO BE EXPECTED WITH TIME, FENCING OPERATIONS, GROUND MOVEMENT, ETC. SEVERAL OF THE CORNERS VARY SLIGHTLY FROM RECORD CALLS, ALTHOUGH MOST FALL EASILY WITHIN THE 0.10' AS REQUIRED BY O.R.S.

I HOLD THE NORTH LINE OF I-4I-B AS THE BASIS OF BEARING FOR THIS SURVEY AND I APPLY A COMBINED SCALE FACTOR OF 0.99986304 CALCULATED FROM LAT AND LONG USING NOAA NCAT SOFTWARE, FROM GROUND TO GRID. (I.E. 1.00012843 GRID TO GROUND TO MY RTK GPS MEASUREMENTS). SURVEYOR'S NOTE: THE DEED FOR TAX LOT 207 WAS WRITTEN FROM SURVEY I-4I-B AND HAS AN ERROR IN THE DOCUMENT NO. 2016-6520439 ON THE INITIAL BEARING CALL FROM THE NORTHWEST CORNER OF SECTION 34, BEING SOUTH 89°51'20" EAST, AND IT SHOULD BE SOUTH 89°57'20" EAST TO MATCH THE SURVEY. ALL OTHER BEARINGS MATCH TO SAID SURVEY.

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 OUT OF THE ORDINARY ON THIS SURVEY.

Robert D. English
ROBERT D. ENGLISH, WAPLS44338

LEGEND

- SET 5/8"x30" IRON REBAR WITH RED PLASTIC CAP, MARKED ORPLS43406LS/WAPLS44338
- ⊙ FOUND 5/8" IRON REBAR FROM I-4I-B, OR AS NOTED.
- X CALCULATED POINT - NOTHING FOUND OR SET.
- XXX(R#) RECORD AND REFERENCE TO SURVEY
- PROPERTY LINE
- - - - - EASEMENTS.
- - - - - EXISTING POWER - OVERHEAD AND POLES
- - - - - EXISTING GRAVEL DRIVEWAYS
- - - - - EXISTING WELL
- EXISTING STRUCTURES
- - - - - APPROXIMATE SEPTIC SYSTEM DRAINFIELDS.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Robert D. English
OREGON
JANUARY 11, 2005
ROBERT DOUGLAS ENGLISH
43406LS

RENEWAL DATE: 12/31/19

STATE OF OREGON, }
COUNTY OF UMATILLA }

I certify that this instrument was received
and recorded on 06-28-2019

at 10:30 o'clock a. m., in the record of
PLATS of said County.

YEAR 2019 NUMBER 20

OFFICE OF COUNTY RECORDS

By: STEVE CHURCHILL Records Officer

Fee \$ 120.00 No. 2019-6870430

TAX LOT 602 2N3227CC
LANDS OF HEIMARK
DEED REFERENCE (D6)

TAX LOT 601 2N3227CC
LANDS OF PRIMUS
DEED REFERENCE (D2)

BASIS OF BEARING
(N89°57'20"W 438.95')R2
(N89°57'09"W 439.00')R5
N89°57'20"W 439.04'

(L=50.73', LC=50.73')R2
(LC BRG=N9°38'42"W)R2

N09° 38' 42"W
50.73

S89°57'20"E 347.63'
(S89°57'20"E 347.63')R2

L=282.99', R=7539.44'
DELTA=02°09'02"
CH BRG=S08°22'14"E
LC=282.99'

PARCEL NO. 2
AREA : 130684.20 SQ FT
AREA: 3.00 ACRES

U.S. HIGHWAY 395 SOUTH

L=508.38', R=7539.44' (508.32')R2
DELTA=03°51'48"
CH BRG=S07°31'15"E (N07°31'15"W)R2
LC=508.28' (508.23')R2

L=225.39', R=7539.44'
DELTA=01°42'46"
CH BRG=N06°26'20"W
LC=225.39'

PARCEL NO. 1
AREA : 87120.20 SQ FT
AREA: 2.00 ACRES

(S89°57'20"E 466.19')R2
(S89°57'13"E 466.19')R5
S89°57'49"E 466.15'

NEW WELL
PROP. NEW RESIDENCE
PROP. NEW SEPTIC/DRAINFIELD

INITIAL POINT 5/8" IR
(R5) AND (D5).

**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 207 OF CURRENT ASSESSOR'S MAP 2N3234 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

U.S. HIGHWAY 395 SOUTH

TAX LOT 205 2N3234
LANDS OF SHARP
DEED REFERENCE (D4)

(N0°13'48"E 390.62')R5
390.62

N00° 13' 49"E
657.06

(N0°12'59"E 266.44')R5
266.44

TAX LOT 211 2N3234
LANDS OF WALLACE
DEED REFERENCE (D3)

(N0°13'48"E 103.52')R2
S00° 19' 33"W
102.54



SCALE 1"=60'



BEARING BASE -- NORTH LINE SECTION 34.

DATE: 05/01/19	DWN.BY: RDE	RECORD OF SURVEY FOR: BRADLEY & LAURA MCMINN
SCALE: 1"=60'	CHK. BY: RDE	71501 GATEWAY LANE PENDLETON, OREGON 97801
JOB NO. 2019-020	REV.DATE: XX/XX/XX	SURVEY ONE,LLC
DWG NO. MCMINPP.DWG		P.O. BOX 382 PENDLETON OR, 97801 PH:541-276-2055 FAX:541-276-3480

RECEIVED BY
Umatilla County Surveyor
Date: 7/1/19
Rec'd By: CT
No.: 19-067-B

PARTITION PLAT NO. 2019-20

A PARTITION OF THE CURRENT TAX LOT 300 OF ASSESSOR'S MAP IN3210A, LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 32 EAST, WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

OWNER'S DECLARATION:

WE, BRADLEY MCMINN AND LAURA J. MCMINN, OWNERS OF TAX LOT 207 OF ASSESSOR'S MAP 2N3234 LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, 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.

Bradley M. Minn
BRADLEY MCMINN, OWNER

Laura J. Minn
LAURA J. MCMINN, OWNER

ACKNOWLEDGMENT

STATE OF OREGON
S.S.
COUNTY OF UMATILLA

ON THIS 27 DAY OF June, IN THE YEAR 2019, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED BRADLEY MCMINN AND LAURA J. MCMINN, 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.

Jaclyn Marie Fuqua
NOTARY SIGNATURE



Jaclyn Marie Fuqua
NOTARY PUBLIC OF OREGON (PRINT)

COMMISSION NO. 985967

MY COMMISSION EXPIRES: March 31, 2023

TAX LOT 207 LEGAL DESCRIPTION FROM DOCUMENT NO. 2016-6520439, UMATILLA CO. DEED RECORDS, WITH CORRECTION TO THE INITIAL BEARING CALL WHICH IS IN ERROR.

TRACT I:
BEGINNING AT THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 32, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON; THENCE SOUTH 89°51'20" EAST (SHOULD BE SOUTH 89°57'20" EAST), ALONG THE NORTH LINE OF SAID SECTION 34, A DISTANCE OF 739.39 FEET; THENCE SOUTH 0°13'48" WEST, 553.80 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE SOUTH 89°57'20" EAST, 466.19 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 395; THENCE NORTHERLY ALONG SAID RIGHT OF WAY LINE AND ALONG THE ARC OF A 7539.44 FOOT RADIUS CIRCULAR CURVE TO THE LEFT, A DISTANCE OF 508.32 (LONG CHORD OF WHICH BEARS NORTH 07°31'15" WEST, A DISTANCE OF 508.23 FEET); THENCE NORTH 89°57'20" WEST, 347.63 FEET; THENCE SOUTH 45°09' WEST, 70.84 FEET; THENCE SOUTH 0°13'48" WEST, 453.80 FEET TO THE POINT OF BEGINNING.

TRACT II:
A NON-EXCLUSIVE EASEMENT FOR PURPOSES OF RADWAY FOR ACCESS, DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 32, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON; THENCE SOUTH 89°57'20" EAST, ALONG THE NORTH LINE OF SAID SECTION 34, A DISTANCE OF 689.39 FEET TO THE TRUE POINT OF BEGINNING FOR THIS EASEMENT DESCRIPTION; THENCE SOUTH 0°13'48" WEST, 657.32 FEET; THENCE SOUTH 89°57'20" EAST, 50 FEET; THENCE NORTH 0°13'48" EAST, 557.32 FEET; THENCE NORTH 45°09' EAST, 70.84 FEET; THENCE SOUTH 89°57'20" EAST, 347.63 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 395; THENCE NORTHERLY ALONG THE ARC OF A 7539.44 FOOT RADIUS CIRCULAR CURVE TO THE LEFT, A DISTANCE OF 50.73 FEET (THE LONG CHORD OF WHICH BEARS NORTH 09°39'42" WEST, A DISTANCE OF 50.73 FEET) TO A POINT ON THE NORTH LINE OF SAID SECTION 34; THENCE NORTH 89°57'20" WEST, ALONG THE NORTH LINE OF SAID SECTION 34, 438.95 FEET TO THE POINT OF BEGINNING.

REFERENCES: NOTE: UMATILLA COUNTY DEED RECORDS = UCDR

- (R1) ASSESSOR'S MAPS 2N3234 AND 2N3227CC
- (R2) COUNTY SURVEY I-4I-B, STAEBLER FOR EHLERS, 1973. ORIGINAL TRACT DIVISION OF PROPERTY.
- (R3) COUNTY SURVEY 83-II-B, KRUMBEIN FOR EHLERS, 1983. DIVISION OF TRACT 4 OF I-4I-B.
- (R4) COUNTY SURVEY 85-129-A, KRUMBEIN FOR KANNARD, 1985, DIVISION OF PARCEL B OF 83-II-B.
- (R5) PARTITION PLAT 1998-55, WELLS FOR BEEN, 1998. DIVISION OF TRACT 2 I-4I-B.
- (D1) WARRANTY DEED, DOC. NO. 2003-4450165, UCDR, BEEN, 2003. TL215 2N3234.
- (D2) WARRANTY DEED, DOC. NO. 2012-5960859, UCDR, PRIMUS, 2012. TL601 2N3227CC.
- (D3) STATUTORY WARRANTY DEED, DOC. NO. 2013-6090484, UCDR, WALLACE, 2013. TL211 2N3234.
- (D4) WARRANTY DEED, DOC. NO. 2015-6290094, UCDR, SHARP/SMITH, 2015. TL205 2N3234.
- (D5) WARRANTY DEED, DOC. NO. 2016-6520439, UCDR, MCMINN, 2016. TL207 2N3234.
- (D6) WARRANTY DEED, DOC. NO. 2018-6800210, UCDR, HEIMARK, 2018. TL602 2N3227CC.

APPROVALS

UMATILLA COUNTY - PLANNING
THE ACCOMPANYING PLAT IS HEREBY APPROVED

THIS 28TH DAY OF JUNE, 2019.

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 28 DAY OF June, 2019.

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

UMATILLA COUNTY TAXATION DEPT.

TAXES ARE PAID IN FULL.

THIS 27 DAY OF June, 2019.

Bettina Grant
UMATILLA COUNTY TAX COLLECTOR

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 NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 32, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON. THE PURPOSE OF THIS PARTITION IS TO DIVIDE SAID TAX LOT 207 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 YELLOW PLASTIC CAP MARKED "ORPLS1106" AND "WAPLS17372", SET BY WELLS, AT THE SOUTHWEST CORNER OF TAX LOT NUMBER 300, DURING PARTITION PLAT 1998-55.

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

SURVEYOR'S NARRATIVE:

THIS SURVEY WAS PERFORMED AT THE REQUEST OF LAURA MCMINN, OWNER, TO PERFORM A PARTITION PLAT AND SEPARATE THE 5.0 ACRE PARCEL INTO TWO PIECES, CURRENTLY KNOWN AS TAX LOT 207 OF ASSESSOR'S MAP 2N3234 (SEE R2 AND D5), LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 32 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

I WAS ABLE TO LOCATE SEVERAL OF THE PROPERTY CORNERS OF COUNTY SURVEY I-4I-B, BY STAEBLER (ONE OF WHICH LOOKS TO BE OBVIOUSLY DISPLACED), TWO CORNERS FROM 83-II-B, BY KRUMBEIN, AND THREE CORNERS SET IN PARTITION PLAT, BY WELLS. THE FASHION OF THE SURVEYS FOUND FOR THIS AREA ALL APPEAR TO HAVE BEEN IN THE STYLE OF A PARTITION AND DEVELOPMENT OF PARCELS.

AS TO BE EXPECTED WITH TIME, FENCING OPERATIONS, GROUND MOVEMENT, ETC. SEVERAL OF THE CORNERS VARY SLIGHTLY FROM RECORD CALLS, ALTHOUGH MOST FALL EASILY WITHIN THE 0.10' AS REQUIRED BY O.R.S.

I HOLD THE NORTH LINE OF I-4I-B AS THE BASIS OF BEARING FOR THIS SURVEY AND I APPLY A COMBINED SCALE FACTOR OF 0.99986304 CALCULATED FROM LAT AND LONG USING NOAA NCAT SOFTWARE, FROM GROUND TO GRID. (I.E. 1.00012843 GRID TO GROUND TO MY RTK GPS MEASUREMENTS). SURVEYOR'S NOTE: THE DEED FOR TAX LOT 207 WAS WRITTEN FROM SURVEY I-4I-B AND HAS AN ERROR IN THE DOCUMENT NO. 2016-6520439 ON THE INITIAL BEARING CALL FROM THE NORTHWEST CORNER OF SECTION 34, BEING SOUTH 89°51'20" EAST, AND IT SHOULD BE SOUTH 89°57'20" EAST TO MATCH THE SURVEY. ALL OTHER BEARINGS MATCH TO SAID SURVEY.

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 OUT OF THE ORDINARY ON THIS SURVEY.

Robert D. English
ROBERT D. ENGLISH, WAPLS44338

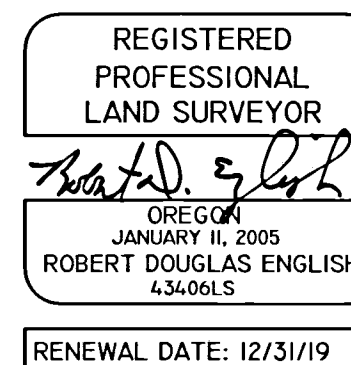
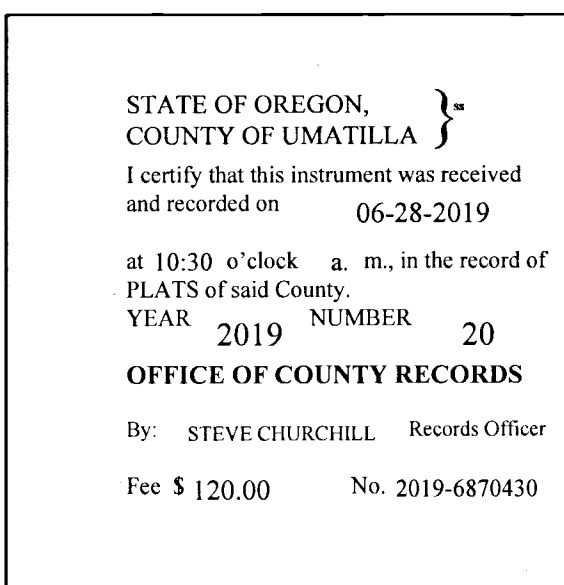
RECEIVED BY

Umatilla County Surveyor

Date: 7/1/19

Rec'd By: CT

No.: 19-067-B



DATE: 05/01/19	DWN. BY: RDE	PARTITION PLAT FOR: BRADLEY & LAURA MCMINN 71501 GATEWAY LANE PENDLETON, OREGON 97801
SCALE: N/A	CHK. BY: RDE	
JOB NO. 2019-020	REV. DATE: 00/00/00	SURVEY ONE, LLC P.O. BOX 382 PENDLETON OR, 97801 PH:541-276-2055 FAX:541-276-3480
DWG NO. MCMINNPP.DWG		