

Partition Plat 2020 - 14

Located in the N1/2 of Section 5, T4N, R29E, W.M., Umatilla County, Oregon.

SHEET 1 OF 2

APPROVALS

I hereby certify that I have examined and approved this Partition Plat in accordance with ORS Chapter 92 and the Umatilla County Subdivision Ordinance on this

15 Day of June 2020.

David H. Klein
UMATILLA COUNTY SURVEYOR

This Partition Plat is hereby approved on this

12 Day of June 2020.

Cynthia Kapatrick
HERMISTON IRRIGATION DISTRICT

This Partition Plat is hereby approved on this

15TH Day of JUNE 2020.

Robert T Waldner
UMATILLA COUNTY PLANNING DIRECTOR

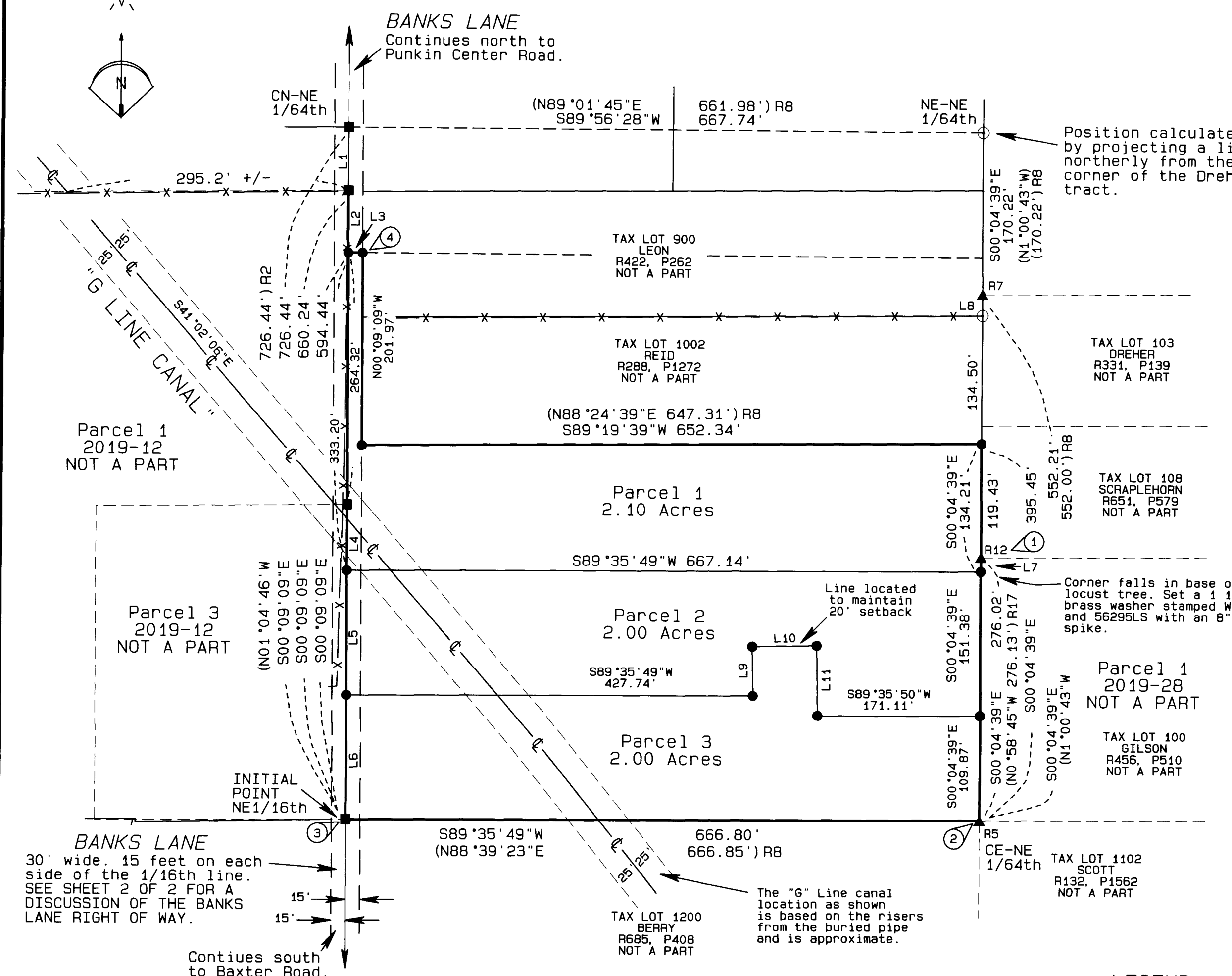
This Partition Plat is hereby approved on this

12 Day of June 2020.

Betha Craig
UMATILLA COUNTY TAX COLLECTOR

FOUND MONUMENTS

- ① FOUND A 5/8" REBAR AS SHOWN ON SURVEY 88-4-A N70°52'33"W 0.12 FEET FROM THE FOUND 1/2" PIN. (0.05'N, 0.12'W) I HELD THE 1/2" PIN.
- ② FOUND A 1/2" REBAR AS SHOWN ON SURVEY Q-114-B N88°30'46"W 3.62 FEET FROM THE FOUND 5/8" REBAR FROM 18-60-C. (3.5' WEST) I HELD DENNY'S 1/2" PIN.
- ③ FOUND A 3/4" IRON ROD AS SHOWN ON SURVEY N-12-B S85°11'54"W 3.62 FEET FROM THE PIN SET UNDER THIS PLAT. THE 1/2" PIN IS BENT AND SLIGHTLY DISTURBED.
- ④ FOUND A 1/2" IRON ROD FROM SURVEY 82-14-AX N85°58'51"E 5.40 FEET FROM THE PIN SET UNDER THIS PLAT. THE 1/2" PIN IS BENT AND SLIGHTLY DISTURBED.



LINE TABLE

LINE No.	BEARING	DISTANCE
L1	S00°29'04"W	67.04'
L2	S00°09'09"E	65.80'
L3	S89°56'28"E	15.00'
L4	S00°09'09"E	68.88'
L5	S00°09'09"E	130.60'
L6	S00°09'09"E	130.64'
L7	N00°04'39"W	14.78'
L8	N00°04'39"W	22.26'
L9	N00°49'45"W	51.76'
L10	N88°38'22"E	67.85'
L11	S00°49'45"E	73.67'

RECORD SURVEYS

SURVEY NO.	SURVEY/SURVEYOR	SURVEY FOR	DATE
R1	M-97-A BY EDWARDS	T. T. & W. Const.	07-07-77
R2	N-12-B BY DRIVER	WILSON	05-11-77
R3	O-11-B BY STAEBLER	JOYNES	03-30-78
R4	P-72-A BY EDWARDS	MYRICK	06-21-78
R5	P-66-AX BY EDWARDS	CONFORTH	07-18-78
R6	P-121-A BY EDWARDS	FERGUSON	10-25-78
R7	P-117-AX BY EDWARDS	MAXWELL	10-26-78
R8	Q-114-B BY EDWARDS	TINDOL & BANKS	01-20-79
R9	S-82-AX BY EDWARDS	MAXWELL	04-10-81
R10	S-128-A BY EDWARDS	MAXWELL	09-25-81
R11	82-14-AX BY EDWARDS	BOWE ET AL	11-09-81
R12	88-04-A BY EDWARDS	FULPER	12-17-87
R13	17-19-A BY EDWARDS	SMALLMMON	01-27-78
R14	18-060-C BY HADDOCK	LARSON	07-13-18
R15	18-110-C BY HADDOCK	LARSON	11-29-18
R16	19-042-B BY HADDOCK	LARSON	05-28-19
R17	19-106-B BY MCKINNIS	GILSON	09-12-19

BASIS OF BEARINGS

Bearings are based on NAD 83 grid bearings observed near the CE-NW 1/64th corner rotated 0°54'34" clockwise to true bearings.

LEGEND

- SET A 5/8" x 24" IRON REBAR W/ A 1 1/8" ORANGE PLASTIC CAP STAMPED WTS AND 56295LS
- FOUND 5/8" REBAR FROM SURVEY 19-42-B
- ▲ FOUND 1/2" REBAR FROM SURVEY NOTED
- COMPUTED POINT
- ② FOUND MONUMENT NOTE

REGISTERED PROFESSIONAL LAND SURVEYOR

Stephen K. Haddock

OREGON
JULY 9, 2001
STEPHEN K. HADDOCK
56295LS

RENEWS 6-30-21

Stephen K. Haddock

THIS IS A TRUE AND EXACT COPY

RECEIVED BY

Umatilla County Surveyor
Date: 6/16/20
Rec'd By: CT
No.: 20-054-B

Monuments set 05-28-2020.

PARTITION PLAT FOR
Mr. Terry Journot
80201 Banks Lane
Hermiston, OR 97838

LOCATION: NE1/4 of S5, T4N, R29E, W.M., Umatilla County, Oregon

PROJECT DATE: February 1, 2019

Project No. 19-18 SCALE: 1" = 100'

WITNESS TREE SURVEYING
Stephen K. Haddock, PLS, CFedS
P.O. Box G
Pilot Rock, Oregon 97868
(541) 443-2922

OFFICE OF COUNTY RECORDS

STATE OF OREGON,
COUNTY OF UMATILLA }
I certify that this instrument was received and recorded on 06-15-2020 at 1:57 o'clock p. m., in the record of PLATS of said County. YEAR 2020 NUMBER 14 OFFICE OF COUNTY RECORDS By: STEVE CHURCHILL Records Officer Fee \$ 120.00 No. 2020-7020675

SHEET 1 OF 2

SURVEYOR'S CERTIFICATE

I, Stephen K. Haddock, a Registered Professional Surveyor in the State of Oregon, do hereby certify that I have correctly surveyed and marked with legal monuments the lands partitioned hereon in accordance with ORS Chapter 92 as revised and that the Initial Point is the southwest corner of Parcel 2 as shown hereon and is marked with a 5/8" iron rebar with an orange plastic cap stamped WTS and 56295LS set under Umatilla County survey 18-060-C. The lands partitioned by this plat are described as follows:

LEGAL DESCRIPTION

Township 4 North, Range 29, E.W.M., Umatilla County, State of Oregon, Section 5: The Southwest Quarter of the Northeast Quarter of the Northeast Quarter.

Excepting therefrom the North 2 acres thereof deeded to Robert M. Journot, et. ux, by deed recorded in Book 274, Page 64, Deed Records. Also excepting therefrom that portion of the Northeast Quarter described as beginning at a point on the east line of the Southwest Quarter of the Northeast Quarter of the Northeast Quarter of said Section 5 which lies South 1°00'43" East, a distance of 132 feet (8 rods) from the Northeast corner of said Southwest Quarter and running; thence continuing South 1°00'43" East along said East line a distance of 60.48 feet; thence South 88°24'39" West along a fence line as it existed on June 20, 1979, a distance of 647.31 feet, to a point on the east line of Banks Road (total right of way width of 30 feet); thence North 0°55'35" West along said East line of Banks Road, a distance of 67.47 feet to a point which lies 132 feet South of the North line of Southwest Quarter of the Northeast Quarter of the Northeast Quarter of said Section 5 when measured at right angles; thence North 89°01'45" East parallel with said North line, a distance of 647.18 feet to the point of beginning.

Also excepting therefrom lands conveyed to Grady Banks by deed recorded in Microfilm R-146, Page 345, Office of Umatilla County Records, being that portion of the Northeast Quarter of said Section 5 described as Beginning at the Northeast corner of said Banks Tract, said point lies 192.48 feet South of the Northeast corner of the Southwest Quarter of Northeast Quarter of the Northeast Quarter of said Section 5 and running; thence West along the North line of said Banks Tract, a distance of 662.31 feet to a point on the West line of said Southwest Quarter; thence South along said West line, a distance of 134.50 feet; thence East parallel with the North line of said Banks Tract, a distance of 662.51 feet to a point on the East line of said Banks Tract; thence North along said East line, a distance of 134.50 feet to the point of beginning. Excepting therefrom the West 15 feet lying in Banks Road right of way.

Said tract contains 6.10 Acres, more or less.

Subject To: reservation of coal and iron rights, including the terms and provisions thereof reserved in deed by Northern Pacific Railway Co. Book 36 Page 133.

Subject To: Easement, including the terms and provisions thereof, reserved in deed by Maxwell Land and Irrigation Company recorded February 7, 1911 in Book 75, Page 15 deed records. (Banks Road right of way.)

Subject To: Easement, including the terms and provisions thereof, Grantee Umatilla Electric Cooperative Association recorded April 14, 1938 in Book 120, Page 514, deed records.

Subject To: Water Well Easement and agreement, including the terms and provisions thereof, disclosed in deed recorded March 8, 1989 in Reel 177, Page 410, deed records. (Provides water to the lands of Parry Reid.)

Subject To: Easement for ingress, egress and road purposes, including the terms and provisions thereof, disclosed in deed recorded February 13th, 1996 in Reel 284, Page 1539, deed records.

REGISTERED PROFESSIONAL LAND SURVEYOR

Stephen K. Haddock

OREGON
JULY 9, 2001
STEPHEN K. HADDOCK
56295LS

RENEWS 6-30-21

Stephen K. Haddock

This is a true and exact copy.

Located in the N1/2 of Section 5, T4N, R29E, W.M., Umatilla County, Oregon.

NARRATIVE OF SURVEY

This partition was prepared at the request of Mr. Terry Journot. The purpose of the survey was to partition the lands described in deed 2015-6350741, Umatilla County Deed Records.

As stated in survey 18-060-C, this section was first subdivided in 1910 by Geary Kimbrell in a survey for the Maxwell Land and Irrigation Company. This section was again subdivided under survey N-12-B by Ivan Driver in 1975. In June of 1976 (see survey L-3-Ax) Denny Edwards held a bearing base and a position for the C1/4 established by him in an unrecorded 1975 survey. In survey N-12-B, Mr. Driver monumented the NE corner of this section. Then in 1978 (survey P-72-A) Denny Edwards established his own monument for the NE corner of the section approximately 10' east of Driver's monument. In his January 1979 survey for Tindol and Banks (Q-114-B) Mr. Edwards marked the east and west lines of what is now the Journot property stating that his survey overlapped some surveys on the east and left a gap in Banks Lane. He also stated that the purpose of that survey was to "solve the problem of erroneous surveys done in this section". Mr. Edwards did not identify those surveys but chose to "leave them alone" because changing them would be "a tremendous task involving fence lines and deeds, etc..."

The legal description for the Journot tract calls for the SW1/4 of the NE1/4 of the NE1/4. Due to Mr. Edwards establishment of a second NE section corner and a second subdivision of section, I have relied on the principle in Dykes -v- Arnold to resolve the discrepancy created by this situation. For this survey I have held the west line of the Journot tract to be the 1/16th line identified and monumented by Driver in survey N-12-B (as did Edwards in surveys M-97-A and P-121-A). I have held the east line to be the line identified and monumented by Edwards in surveys P-66-Ax, P-117-Ax, Q-114-B, and others. The north and south lines of the Journot tract were determined from the deed calls and Edwards surveys Q-114-B and 82-14-Ax. The aliquot part lines identified by these separate surveys have controlled the occupation of the properties in this aliquot part for more than 40 years and I therefore hold them as the true boundaries of this property.

This survey was performed with a Trimble R7/R8 RTK GPS system.

BANKS LANE RIGHT OF WAY

The right of way of Banks Lane has been improperly represented by the county assessor's map, partition plats 1994-33, 1995-14, 1998-28, 2009-03, and 2019-12 as well as several record surveys. This right of way was established by the Maxwell Land and Irrigation Company between December of 1909 and March of 1915 by reservation of the easement in the following deeds recorded in the Umatilla County Deed Records: Book 67, Page 222; Book 67, Page 224; Book 71, Page 579; Book 75, Page 13; Book 75, Page 15, Book 75, Page 16; Book 75, Page 17; Book 75, Page 135; and Book 92, Page 65. The right of way created by these documents is 30 feet wide lying 15 feet on each side of the north-south centerline of the NE1/4 of Section 5. One additional road easement was granted along the west 15 feet of the lands being partitioned on this plat by the deed recorded in Microfilm Reel 284, Page 1539.

OWNER'S DECLARATION

I, Terry A. Journot, owner of the land being partitioned by this plat do hereby declare that I have caused this plat to be prepared and this land partitioned in accordance with ORS Chapter 92 and the subdivision ordinances of Umatilla County, Oregon.

Terry A. Journot
Terry A. Journot

State of: Oregon
County of: Umatilla

On this 12th Day of June, 2020, the above named individuals appeared personally before me and are known to me to be the identical individuals who executed the Owner's declaration and acknowledged that they did so freely and voluntarily.

Before me: *Karla Lee Van Fossen*
Printed name: Karla Lee Van Fossen
Notary Public for Oregon

Commission number: 977400

My commission expires: August 9, 2022

OFFICE OF COUNTY RECORDS

STATE OF OREGON, }
COUNTY OF UMATILLA }

I certify that this instrument was received and recorded on 06-15-2020

at 1:57 o'clock p. m., in the record of

PLATS of said County.

YEAR 2020 NUMBER 14

OFFICE OF COUNTY RECORDS

By: STEVE CHURCHILL, Records Officer

Fee \$ 120.00 No. 2020-7020675

RECEIVED BY
Umatilla County Surveyor
Date: 6/16/20
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No: 20-054-B

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