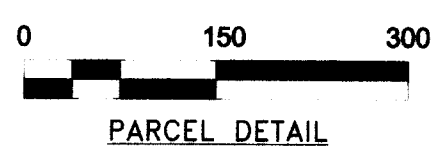
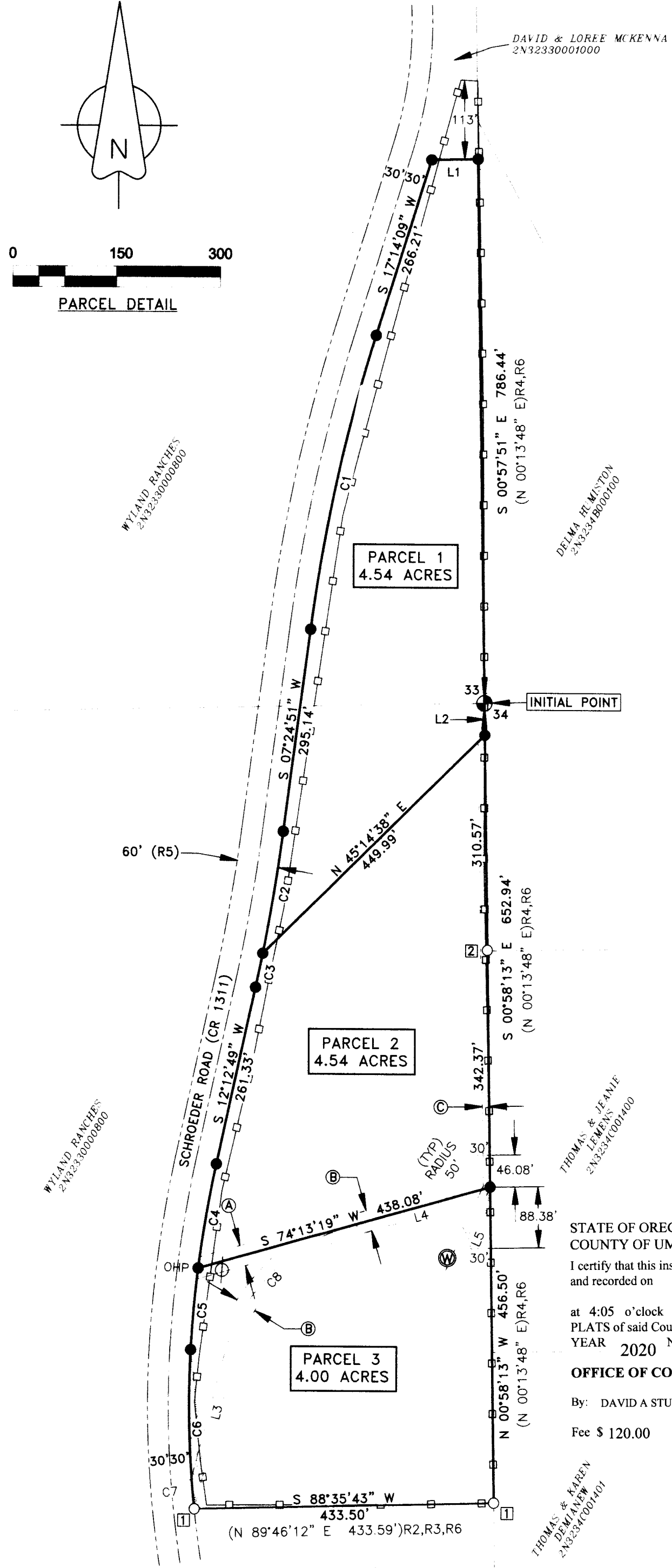


# PARTITION PLAT NO. 2020-23



### EASEMENT TABLE

- (A) NEW 30' WIDE PUBLIC UTILITY EASEMENT APPURTENANT TO PARCELS 1, 2 & 3.
  - (B) NEW 30' WIDE PERPETUAL NON-EXCLUSIVE ACCESS & PUBLIC UTILITY EASEMENT, AND VARYING WIDTH FIRE TRUCK TURN-AROUND ACCESS APPURTENANT TO PARCELS 2 & 3. PUBLIC UTILITY APPURTENANT TO PARCEL 1, 2, & 3.
  - (C) NEW 10' WIDE PUBLIC UTILITY AND DOMESTIC WATER EASEMENT APPURTENANT TO PARCELS 1 & 2.
- PROPERTY ALSO SUBJECT TO BLANKET EASEMENTS AS LISTED UNDER THE PROPERTY DESCRIPTION ON SHEET 2.

### MONUMENT TABLE

- (1) FOUND 5/8" REBAR WITH 1-1/2" ALUMINUM CAP PER SURVEY Q-1212-B.
- (2) FOUND 5/8" REBAR PER THE PLAT OF FIELDCREST, BOOK 10, PAGE 15, UMATILLA COUNTY PLAT RECORDS.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	435.37'	2539.74'	09°49'18"	S 12°19'30" W	434.83'
C2	178.70'	2734.48'	03°44'39"	S 09°17'11" W	178.66'
C3	50.36'	2734.48'	01°03'19"	S 11°41'10" W	50.36'
C4	152.59'	1683.27'	05°11'38"	S 09°37'00" W	152.54'
C5	119.10'	1683.27'	04°03'15"	S 04°59'33" W	119.08'
C6	229.64'	1450.00'	09°04'27"	S 01°34'18" E	229.40'
C7	44.30'	1450.00'	01°45'02"	S 05°14'00" E	44.30'
C8	279.58'	268.49'	59°39'44"	N 44°23'27" E	267.11'

LINE	BEARING	DISTANCE
L1	N 88°50'16" E	66.93'
L2	N 00°58'13" W	46.27'
L3	N 14°33'35" E	182.26'
L4	N 74°13'19" E	204.72'
L5	N 23°39'30" E	161.90'

### LEGEND

- FOUND AND HELD 2-1/2" BRASS CAP SECTION OR QUARTER SECTION CORNER PER SURVEY 94-109-C
- FOUND 5/8" REBAR AS NOTED. SEE MONUMENT TABLE FOR ADDITIONAL INFORMATION
- SET 5/8" X 30" STEEL REBAR WITH 1-1/2" ALUMINUM CAP, MARKED "KENNY LS 89374"
- CALCULATED POSITION, NOTHING FOUND OR SET
- EASEMENT DEDICATED ON THIS PLAT. SEE EASEMENT TABLE FOR WIDTH & PURPOSE
- RECORD DATA REFERENCE. SEE RECORD REFERENCES FOR ADDITIONAL INFORMATION
- WELL HEAD LOCATION
- EXISTING UTILITY POLE
- FENCE LINE

STATE OF OREGON, COUNTY OF UMATILLA }  
 I certify that this instrument was received and recorded on 11-5-2020

SEE SHEET 2 FOR NARRATIVE, DESCRIPTION, AND RECORD REFERENCES.

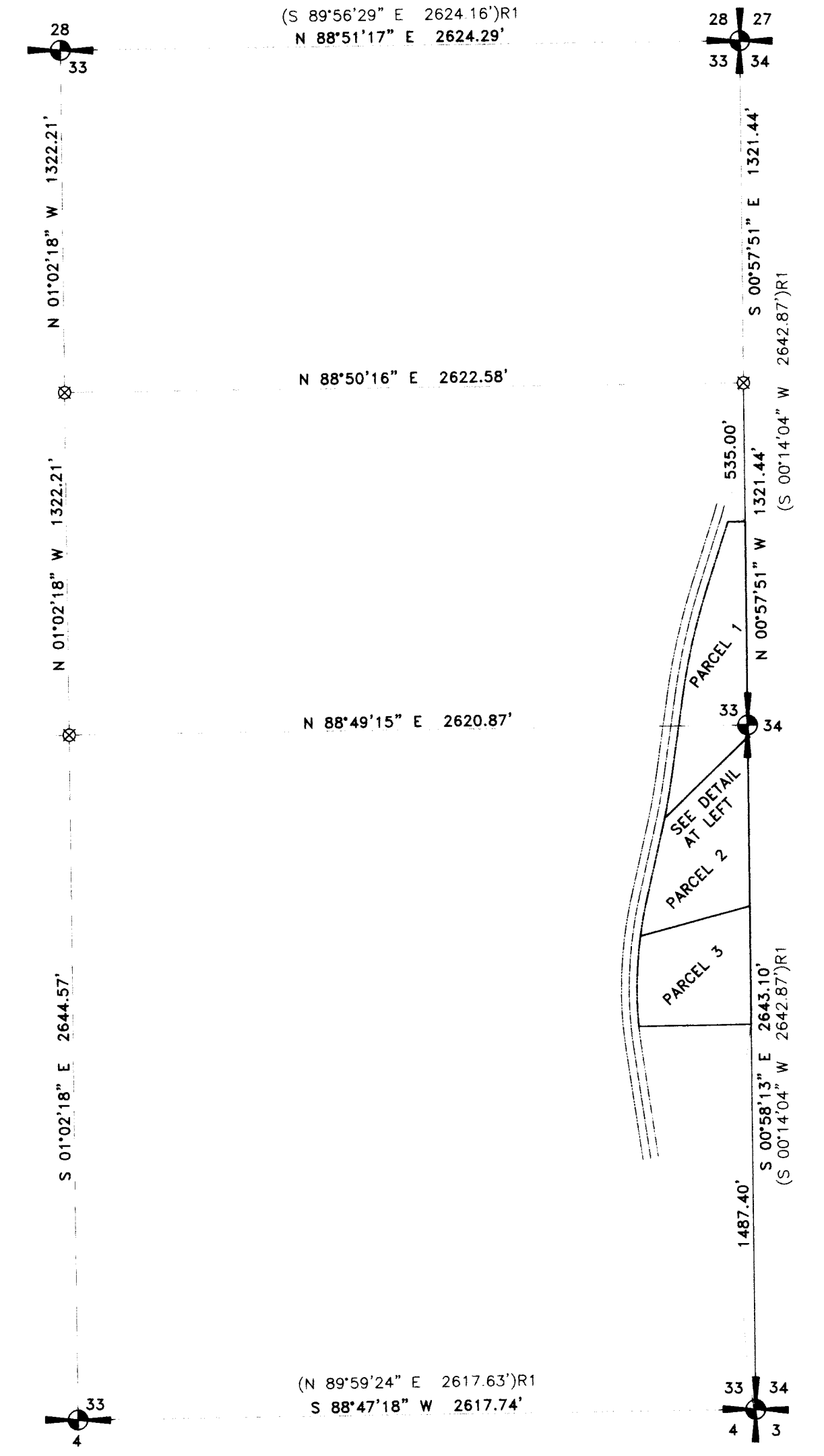
at 4:05 o'clock p.m., in the record of PLATS of said County.  
 YEAR 2020 NUMBER 23  
 OFFICE OF COUNTY RECORDS  
 By: DAVID A STUHLAND Records Officer  
 Fee \$ 120.00 No. 2020-7100499

**REGISTERED PROFESSIONAL LAND SURVEYOR**

OREGON  
 JAN 12, 2016  
 MATTHEW PATRICK KENNY  
 89374PLS  
 RENEWS: 6-30-21

I CERTIFY THAT THIS IS AN EXACT COPY OF PARTITION PLAT 2020-23

*Matthew P. Kenny*  
 MATTHEW P. KENNY, PLS



RECEIVED BY  
 Umatilla County Surveyor  
 Date: 11/9/20  
 Rec'd By: CT  
 No.: 20-101-B



**KENNY LAND SURVEYING**  
 P.O. BOX 447, HEPPNER, OR 97836 || 541-379-0242 || KENNYMATT@LIVE.COM

LAND PARTITION LOCATED IN GOVERNMENT LOTS 2 & 3, SECTION 33, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M, UMATILLA COUNTY, OR.

CLIENT: **DUSTY PACE**

PROJECT: 20-04\_OR-PACE DR: MPK CH: MPK DATE: OCTOBER, 2020 SHEET 1 OF 2

# PARTITION PLAT NO. 2020-23

## SURVEY NARRATIVE

THIS PLAT HAS BEEN PREPARED AT THE REQUEST OF DUSTY PACE TO DIVIDE THE PARCEL AS DESCRIBED IN REEL 218, PAGE 623, UMATILLA COUNTY DEED RECORDS, INTO 3 SEPARATE PARCELS, AS SHOWN, FOR RESIDENTIAL HOUSING DEVELOPMENT.

THE EAST LINE OF THE SUBJECT PROPERTY WAS DETERMINED BY HOLDING THE TIES BETWEEN FOUND BRASS CAP MONUMENTS OF RECORD ALONG THE EAST LINE OF SECTION 33. FOUND MONUMENTS FROM THE FIELDCREST SUBDIVISION (WHICH SHARES THIS COMMON LINE AND IS REFERENCED TO IN THE DEED) FIT THE RESULTING SECTION LINE WELL.

FOR THE SOUTH LINE I HELD THE FOUND MONUMENTS FROM SURVEY Q-1212-B. RECORD DEED DIMENSIONS (REEL 218, PAGE 624) WERE PRODUCED FROM THE DATA OF THIS SURVEY AND MONUMENTS WERE FOUND IN GOOD CONDITION.

THE WEST LINE WAS DETERMINED BY HOLDING THE PHYSICAL LOCATION OF SCHROEDER ROAD BY TYING EDGE OF PAVEMENT AT APPARENT PC & PT AND MIDPOINT LOCATIONS AND DEVELOPING A BEST-FIT CENTERLINE AT MIDPOINT BETWEEN THE MEASURED PAVEMENT LOCATIONS. I ALSO HELD THE CURVE DATA FROM REEL 218, PAGE 623 AND SURVEY Q-1212-B AND EXTENDED THIS CURVE NORTHERLY UNTIL COINCIDING WITH THE BEST FIT ALIGNMENT. THIS RESULTS IN A COMPOUND CURVE AS SHOWN ALONG THE WESTERLY BOUNDARY OF PARCEL 3. SCHROEDER ROAD (COUNTY ROAD NO. 1311) WAS ESTABLISHED BY RESOLUTION AND FINAL ORDER NOVEMBER 24, 1923 (COUNTY ROAD NO. 832). IT WAS FORMERLY A PORTION OF OLD US 395 AND WAS TRANSFERRED BACK TO THE COUNTY IN 1958, THE RECORD ALIGNMENT REMAINING CONSISTENT THROUGHOUT. AN ATTEMPT WAS MADE TO FIX THIS RECORD ALIGNMENT TO THE PHYSICAL ROAD LOCATION; IT DID NOT FIT AS EXPECTED. I HELD THE PHYSICAL ROAD LOCATION FOR RIGHT-OF-WAY DETERMINATION WHICH COINCIDE WITH METHODS UTILIZED BY THE UMATILLA COUNTY PUBLIC WORKS DEPARTMENT FOR ROAD LEGALIZATIONS.

THE NORTH BOUNDARY WAS DETERMINED BY SUBDIVIDING SECTION 33 IN ORDER TO DETERMINE THE NE CORNER OF GOVERNMENT LOT 2 (SEE SECTION SUBDIVISION ON PAGE 1) I THEN CALCULATE THE BOUNDARY LINE PER REEL 218, PAGE 623, IN THE FOLLOWING MANNER: CALCULATED A POINT 535 FEET SOUTH, ALONG THE EAST LINE OF GOVERNMENT LOT 2; EXTEND A LINE WESTERLY FROM THIS POINT AND PARALLEL WITH THE NORTH LINE OF GOVERNMENT LOT 2, UNTIL INTERSECTING THE EASTERLY RIGHT-OF-WAY LINE OF SCHROEDER ROAD (FORMERLY COUNTY ROAD NO. 832).

THE PARTITION AND EASEMENT LINES AS SHOWN ON THIS SURVEY WERE CALCULATED AT THE DIRECTION OF DUSTY PACE.

THIS SURVEY WAS PERFORMED USING TWO TOPCON HIPER LITE+ GNSS UNITS OPERATED IN RTK MODE. THE BASIS OF BEARING IS NAD 83 (2011) STATE PLANE, OREGON NORTH ZONE, AS ESTABLISHED BY GNSS OBSERVATIONS. DISTANCES SHOWN HAVE BEEN SCALED TO GROUND USING A CSF OF 1.000135898465884. UNITS ARE INTERNATIONAL FEET.

## OWNER'S DECLARATION

I, DUSTY PACE, OWNER OF THE LAND BEING PARTITIONED BY THIS PLAT DO HEREBY ACKNOWLEDGE THAT I HAVE CAUSED THIS PLAT TO BE PREPARED AND THE PROPERTY PARTITIONED AS SHOWN HEREON AND IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS REVISED, AND THE SUBDIVISION ORDINANCES OF UMATILLA COUNTY, OREGON. I FURTHER ACKNOWLEDGE ALL EASEMENTS AND ENCUMBRANCES AFFECTING THE PROPERTY AS SHOWN ON THIS PLAT.

*Dusty Pace*  
DUSTY PACE

11-4-2020

DATE

STATE OF OREGON  
COUNTY OF UMATILLA

ON THE 4<sup>th</sup> DAY OF November, 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.

*Matthew P. Kenny*  
NOTARY PUBLIC FOR THE STATE OF OREGON

COMMISSION NUMBER: 9910469

MY COMMISSION EXPIRES: Aug 18, 2023

## RECORDS OF REFERENCE

- R1: RECORD OF SURVEY 94-109-C BY WILLIAM WELLS, FILED AUGUST 1994.
- R2: RECORD OF SURVEY Q-1212-B BY TERRY HAMBY, FILED JULY 10, 1979.
- R3: RECORD OF SURVEY 87-055-B BY WILLIAM WELLS, DATED AUGUST 1987.
- R4: FIELDCREST SUBDIVISION, BOOK 10, PAGE 15, UMATILLA COUNTY PLAT RECORDS.
- R5: PILOT ROCK-MCKAY CREEK ROAD NO. 832, FINAL ORDER, DATED NOVEMBER 24, 1923.
- R6: BARGAIN AND SALE DEED, REEL 218, PAGE 623, FILED APRIL 3, 1992.

## PROPERTY DESCRIPTION

(PER PIONEER TITLE COMPANY ORDER NO. 101219 DATED AUGUST 3, 2020)

ALL THAT PORTION OF GOVERNMENT LOTS 2, 3, 4 AND 5 LYING EASTERLY OF THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 832 (AKA PILOT ROCK-MCKAY CREEK SECTION OF THE OREGON-WASHINGTON HIGHWAY) LOCATED IN SECTION 33, TOWNSHIP 2 NORTH, RANGE 32, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON;

EXCEPTING THEREFROM THAT TRACT OF LAND BEING DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 2; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID GOVERNMENT LOT 2, A DISTANCE OF 535 FEET; THENCE WESTERLY AND PARALLEL WITH THE NORTH LINE OF SAID GOVERNMENT LOT 2, A DISTANCE OF 40 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 832, THENCE NORTHERLY ALONG THE EAST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD, A DISTANCE OF 540 FEET TO A POINT ON THE NORTH LINE OF SAID GOVERNMENT LOT 2; THENCE EASTERLY ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 2, A DISTANCE OF 80 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPTING THEREFROM A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SAID SECTION 33 AND BEING DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 33; THENCE NORTH 00° 13' 48" EAST ALONG THE EAST LINE OF SAID SECTION 33, A DISTANCE OF 94.76 FEET TO THE EAST RIGHT-OF-WAY LINE OF BIRCH DRIVE AND THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SAID BIRCH DRIVE AND ALONG A 1,879.86 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS NORTH 28° 44' 30" WEST, 246.06 FEET) A DISTANCE OF 246.24 FEET; THENCE NORTH 24° 59' 00" WEST AND CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID BIRCH DRIVE, A DISTANCE OF 291.51 FEET; THENCE CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID BIRCH DRIVE AND ALONG A 1,410 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS NORTH 16° 23' 38" WEST, 421.31 FEET) A DISTANCE OF 422.90 FEET; THENCE NORTH 07° 48' 05" WEST AND CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID BIRCH DRIVE, A DISTANCE OF 439.05 FEET, THENCE CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID BIRCH DRIVE AND ALONG A 1,450 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS NORTH 06° 22' 04" WEST, 72.56 FEET) A DISTANCE OF 72.57 FEET; THENCE NORTH 89° 46' 12" EAST, A DISTANCE OF 433.59 FEET TO A POINT ON THE WEST LINE OF FIELDCREST, AN ADDITION LOCATED IN SAID UMATILLA COUNTY, OREGON, SAID POINT ALSO BEING ON THE EAST LINE OF SAID SECTION 33; THENCE SOUTH 00° 13' 48" WEST ALONG THE WEST LINE OF SAID FIELDCREST AND ALSO ALONG THE EAST LINE OF SAID SECTION 33, A DISTANCE OF 1,393 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE COUNTY ROAD AND HIGHWAY RIGHT-OF-WAYS

SUBJECT TO EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED MARCH 6, 1925, BOOK 126, PAGE 96, DEED RECORDS.

SUBJECT TO EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED FEBRUARY 26, 1962, BOOK 266, PAGE 595, DEED RECORDS.

## SURVEYOR'S CERTIFICATE

I, MATTHEW PATRICK KENNY, A REGISTERED PROFESSIONAL LAND 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 THE UMATILLA COUNTY DEVELOPMENT CODE. I FURTHER CERTIFY THAT THE INITIAL POINT HAS BEEN MARKED AND REFERENCED IN ACCORDANCE WITH ORS 92.060.

*Matthew P. Kenny*  
MATTHEW P. KENNY, PLS  
CERTIFICATE NO. 89374

11-3-2020  
DATE

I CERTIFY THAT THIS IS AN EXACT COPY OF PARTITION PLAT 2020-23

*Matthew P. Kenny*  
MATTHEW P. KENNY, PLS

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Matthew P. Kenny*  
OREGON  
JAN 12, 2016  
MATTHEW PATRICK KENNY  
89374PLS  
RENEWS: 6-30-21

## 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

5 DAY OF Nov, 2020.  
*David H. Kline*  
UMATILLA COUNTY SURVEYOR

THIS PARTITION PLAT IS HEREBY APPROVED ON THIS

5<sup>TH</sup> DAY OF NOVEMBER, 2020.  
*Robert T. Walden*  
UMATILLA COUNTY PLANNING DIRECTOR

THIS PARTITION PLAT IS HEREBY APPROVED ON THIS

4 DAY OF November, 2020.  
*Nathaniel Reynolds*  
UMATILLA COUNTY TAX COLLECTOR

## OFFICE OF COUNTY RECORDS

STATE OF OREGON, }  
COUNTY OF UMATILLA }

I certify that this instrument was received and recorded on 11-5-2020


at 4:05 o'clock p.m., in the record of PLATS of said County.  
YEAR 2020 NUMBER 23

## OFFICE OF COUNTY RECORDS

By: DAVID A STUVLAND Records Officer

Fee \$ 120.00 No. 2020-7100499

RECEIVED BY  
Umatilla County Surveyor  
Date: 11/9/20  
Rec'd By: CT  
No. 20-101-B



**KENNY LAND SURVEYING**

**KENNY LAND SURVEYING**

P.O. BOX 447, HEPPNER, OR 97836 || 541-379-0242 || KENNYMATT@LIVE.COM

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LAND PARTITION LOCATED IN GOVERNMENT LOTS 2 & 3, SECTION 33, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OR.

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CLIENT: **DUSTY PACE**

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PROJECT: 20-04_OR-PACE	DR: MPK	CH: MPK	DATE: OCTOBER, 2020	SHEET 2 OF 2
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