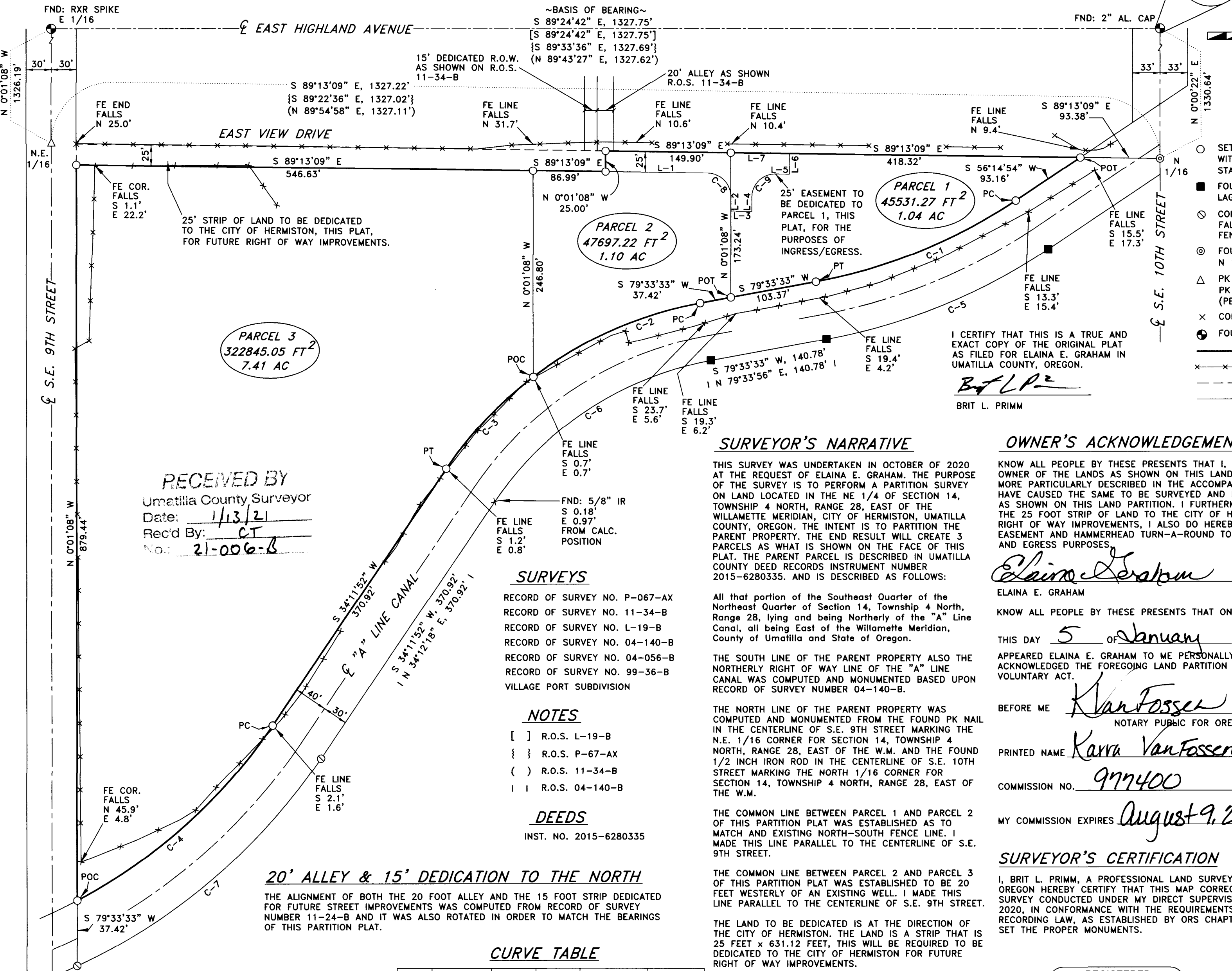


# PARTITION PLAT 2021-02

A PARTITION SURVEY OF LAND LOCATED IN THE SE 1/4 OF THE NE 1/4 SEC. 14, TWP. 4 N., RNG. 28 E.W.M., CITY OF HERMISTON, UMATILLA COUNTY, OREGON.

CLIENT: ELAINA E. GRAHAM  
990 E. VIEW DRIVE  
HERMISTON, OREGON 97838



- ### LEGEND
- SET 5/8" X 30" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48509"
  - FOUND 5/8" IRON ROD LAGIER 1976 R.O.S. L-19-B
  - ⊙ COMPUTED POINT, NOT SET FALLS UNDER VERTICAL FENCE POST
  - ⊙ FOUND 1/2" IRON ROD N 1/16 CORNER (LS 951)
  - △ PK NAIL N.E. 1/16 CORNER PK NAIL UNKNOWN (PE 6396 SET 5/8" I.R.)
  - × COMPUTED POINT, NOT SET
  - ⊙ FOUND MONUMENT AS NOTED
  - PARTITION BOUNDARY
  - 25' R.O.W. DEDICATION
  - - - 25' INGRESS/EGRESS EASEMENT

I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT AS FILED FOR ELAINA E. GRAHAM IN UMATILLA COUNTY, OREGON.

*Brit L. Primm*  
BRIT L. PRIMM

### SURVEYOR'S NARRATIVE

THIS SURVEY WAS UNDERTAKEN IN OCTOBER OF 2020 AT THE REQUEST OF ELAINA E. GRAHAM. THE PURPOSE OF THE SURVEY IS TO PERFORM A PARTITION SURVEY ON LAND LOCATED IN THE NE 1/4 OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON. THE INTENT IS TO PARTITION THE PARENT PROPERTY. THE END RESULT WILL CREATE 3 PARCELS AS WHAT IS SHOWN ON THE FACE OF THIS PLAT. THE PARENT PARCEL IS DESCRIBED IN UMATILLA COUNTY DEED RECORDS INSTRUMENT NUMBER 2015-6280335. AND IS DESCRIBED AS FOLLOWS:

### OWNER'S ACKNOWLEDGEMENT/DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT I, ELAINA E. GRAHAM, OWNER OF THE LANDS AS SHOWN ON THIS LAND PARTITION SURVEY AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING LEGAL DESCRIPTION, HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO PARCELS AS SHOWN ON THIS LAND PARTITION. I FURTHERMORE DO HEREBY DEDICATE THE 25 FOOT STRIP OF LAND TO THE CITY OF HERMISTON FOR FUTURE RIGHT OF WAY IMPROVEMENTS. I ALSO DO HEREBY DEDICATE THE 25 FOOT EASEMENT AND HAMMERHEAD TURN-A-ROUND TO PARCEL 1 FOR INGRESS AND EGRESS PURPOSES.

*Elaina E. Graham*  
ELAINA E. GRAHAM

KNOW ALL PEOPLE BY THESE PRESENTS THAT ON

THIS DAY 5 OF January, 2021

APPEARED ELAINA E. GRAHAM TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING LAND PARTITION TO BE A FREE AND VOLUNTARY ACT.

BEFORE ME *Karla Van Fossen*  
NOTARY PUBLIC FOR OREGON

PRINTED NAME Karla Van Fossen

COMMISSION NO. 997400

MY COMMISSION EXPIRES August 9, 2022

### 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 OCTOBER, 2020, 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: 12/31/22

DATE: 30 Dec 20

RECEIVED BY  
Umatilla County Surveyor  
Date: 1/13/21  
Rec'd By: CT  
No: 21-006-B

### SURVEYS

- RECORD OF SURVEY NO. P-067-AX
- RECORD OF SURVEY NO. 11-34-B
- RECORD OF SURVEY NO. L-19-B
- RECORD OF SURVEY NO. 04-140-B
- RECORD OF SURVEY NO. 04-056-B
- RECORD OF SURVEY NO. 99-36-B
- VILLAGE PORT SUBDIVISION

### NOTES

- [ ] R.O.S. L-19-B
- { } R.O.S. P-67-AX
- ( ) R.O.S. 11-34-B
- | | R.O.S. 04-140-B

### DEEDS

INST. NO. 2015-6280335

### 20' ALLEY & 15' DEDICATION TO THE NORTH

THE ALIGNMENT OF BOTH THE 20 FOOT ALLEY AND THE 15 FOOT STRIP DEDICATED FOR FUTURE STREET IMPROVEMENTS WAS COMPUTED FROM RECORD OF SURVEY NUMBER 11-24-B AND IT WAS ALSO ROTATED IN ORDER TO MATCH THE BEARINGS OF THIS PARTITION PLAT.

### CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C-1	23°19'23"	638.32'	259.84'	N67°54'35"E	258.05'
C-2	26°52'22"	470.72'	220.78'	N66°07'22"E	218.76'
C-3	18°29'19"	470.72'	151.90'	N43°26'32"E	151.24'
C-4	28°08'58"	644.36'	316.57'	N48°16'21"E	313.40'
C-5	23°19'23"	708.32'	288.33'	N67°54'35"E	286.34'
C-6	45°21'40"	400.72'	317.25'	N56°52'43"E	309.03'
C-7	32°34'53"	714.36'	406.22'	N49°43'25"E	382.43'
C-8	89°12'02"	28.00'	43.59'	S44°37'09"E	39.32'
C-9	90°48'00"	28.00'	44.37'	N45°22'51"E	39.87'

### LINE TABLE

LINE	BEARING	LENGTH
L-1	S89°13'09"E	117.75'
L-2	S00°01'08"E	17.39'
L-3	S89°13'09"E	25.00'
L-4	N00°01'08"W	16.61'
L-5	S89°13'09"E	16.61'
L-6	N00°01'08"W	25.00'
L-7	S89°13'09"E	70.00'

### AREA TABLE

AREA	SQ. FT.	ACRES
PARENT	416073.54	9.552
PARCEL 1	45531.27	1.045
PARCEL 2	47697.22	1.094
PARCEL 3	322845.05	7.411
DEDICATION	15838.96	0.364
EASEMENT	6971.73	0.160

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

*David H. H. H.*  
UMATILLA COUNTY SURVEYOR

DATED THIS 8 DAY OF January, 2021

#### HERMISTON IRRIGATION DISTRICT

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

*Cynthia Kapetick*  
MANAGER

DATED THIS 5 DAY OF January, 2021

#### CITY OF HERMISTON PLANNING COMMISSION

I HAVE EXAMINED THE ACCOMPANYING LAND PARTITION AND DO HEREBY CERTIFY THAT IT COMPLIES WITH THE CITY OF HERMISTON REGULATIONS WITH REFERENCE TO SUCH LAND PARTITIONS, AND I THEREFORE APPROVE SAID LAND PARTITION.

*Brit L. Primm*  
CHAIRMAN CITY OF HERMISTON PLANNING COMMISSION

DATED THIS 6 DAY OF January, 2021

#### UMATILLA COUNTY TAX COLLECTOR

I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TAX RECORDS RELATIVE TO THE LAND 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.

*Michael Reynolds*  
TAX COLLECTOR

DATED THIS 7 DAY OF January, 2021

#### STATE OF OREGON, COUNTY OF UMATILLA

I certify that this instrument was received and recorded on 01-08-2021

at 11:00 o'clock a. m., in the record of PLATS of said County.

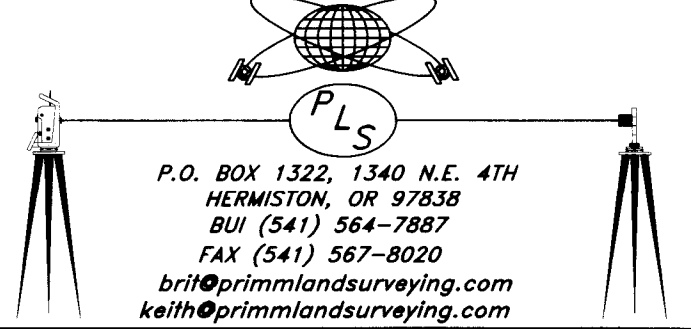
YEAR 2021 NUMBER 02

#### OFFICE OF COUNTY RECORDS

By: STEVE CHURCHILL Records Officer

Fee \$ 120.00 No. 2021-7130610

#### PRIMM LAND SURVEYING, INC.



P.O. BOX 1322, 1340 N.E. 4TH  
HERMISTON, OR 97838  
BUI (541) 564-7887  
FAX (541) 567-8020  
brit@primmlandsurveying.com  
keith@primmlandsurveying.com

CLIENT: ELAINA E. GRAHAM

SE 1/4 OF THE NE 1/4, SEC 14, TWP. 4 N. RNG. 28 E. WM

PROJECT:	A PARTITION SURVEY OF LAND LOCATED IN THE SE 1/4 OF THE NE 1/4 SEC. 14, TWP. 4 N., RNG. 28 E.W.M., CITY OF HERMISTON, UMATILLA COUNTY, OREGON.	JOB #:	2006003
DATE:	03 OCT 20	FB/PG:	043/04
SHEET:	1 OF 1	DRAWN:	BLP
APPROVED:	BLP		