

PARTITION PLAT NO. 2021-08

PARTITION SURVEY OF PARCEL 3 OF PARTITION PLAT 2016-05 LOCATED IN THE SW 1/4 OF SECTION 35, TOWNSHIP 5 NORTH, RANGE. 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

CLIENT: JERRY & CYNTHIA STUBENRAUCH AND NATHAN R. LONG
914 S.W. COYOTE DRIVE
HERMISTON, OR 97838

RECEIVED BY
Umatilla County Surveyor
Date: MAR 12 2021
Rec'd By: TMA
No.: 21-025-B

SURVEYOR'S NARRATIVE

THIS SURVEY WAS UNDERTAKEN IN JANUARY OF 2021 AT THE REQUEST OF JERRY & CYNTHIA STUBENRAUCH AND NATHAN R. LONG. THE PURPOSE OF THE SURVEY IS TO PERFORM A PARTITION SURVEY ON PARCEL 3 OF PARTITION PLAT 2016-05. SAID PARTITION PLAT 2016-05 IS LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

I HAD PREVIOUSLY PERFORMED PARTITION PLAT 2014-05 AND PARTITION PLAT 2016-05 IN THIS GENERAL AREA FOR DORTHY A. WHEELER.

DURING THE COURSE OF THIS PARTITION PLAT AS SHOWN I WAS ABLE TO RECOVER ALL OF THE EXTERIOR PROPERTY CORNERS OF PARCEL 1, PARCEL 2 AND PARCEL 3 OF PARTITION PLAT 2016-05. PARCEL 3 OF SAID PARTITION PLAT 2016-05 CONTAINS 4.00 ACRES.

THE INTENT IS TO PARTITION PARCEL 3 OF PARTITION PLAT 2016-05 INTO 2 PARCELS. MR. JERRY STUBENRAUCH REQUESTED THAT I CREATE THE COMMON PARCEL LINE IN A NORTH-SOUTH DIRECTION WITH EACH CONTAINING 2.00 ACRES EACH.

I CREATED PARCEL 1 AND PARCEL 2 AS BOTH BEING 2.00 ACRES AS SHOWN. I ALSO CREATED THE 30 FOOT WITH A 50 FOOT CUL-DE-SAC INGRESS/EGRESS EASEMENT AS SHOWN TO ACCESS PARCEL 1.

THE BASIS OF BEARING OF THIS SURVEY ARE THE FOUND MONUMENTS MARKING THE SOUTHWEST CORNER AND THE WEST 1/4 CORNER BOTH OF SECTION 35 AND IS BASED ON UMATILLA COUNTY SURVEY PARTITION PLAT 2016-05.

THIS SURVEY WAS ACCOMPLISHED UTILIZING 2 TRIMBLE R-10 GNSS RECEIVERS. AN AUTONOMOUS POSITION WAS GENERATED ON THE BASE UNIT AND THE TWO PREVIOUSLY MENTIONED FOUND RECTANGULAR CORNERS WERE SUBSEQUENTLY USED FOR LOCALIZING THE SYSTEM. EACH CORNER WAS THEN LOCATED OR SET ON A 15 SECOND EPOCH WITH A FIXED SOLUTION.

CURVE TABLE

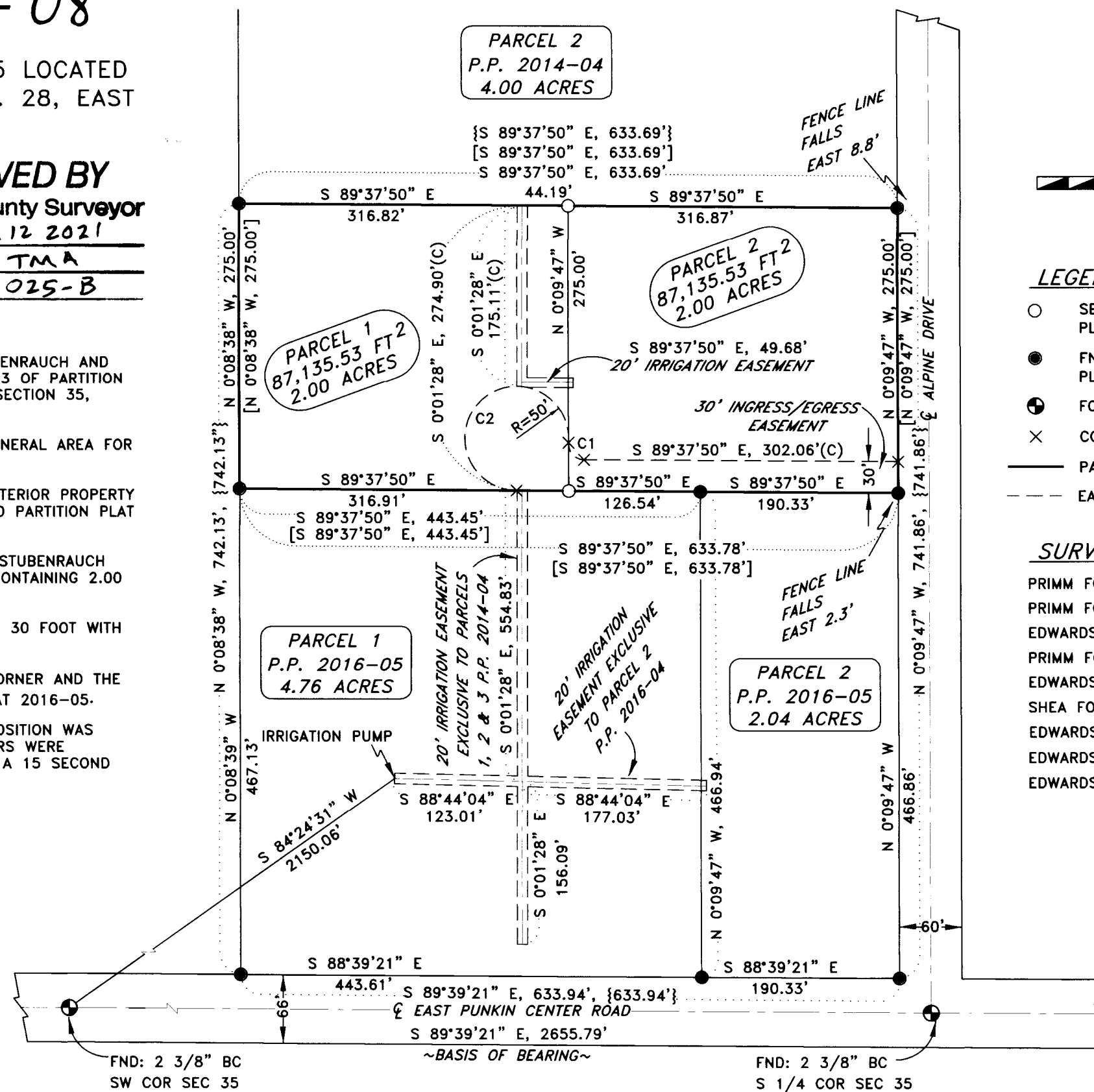
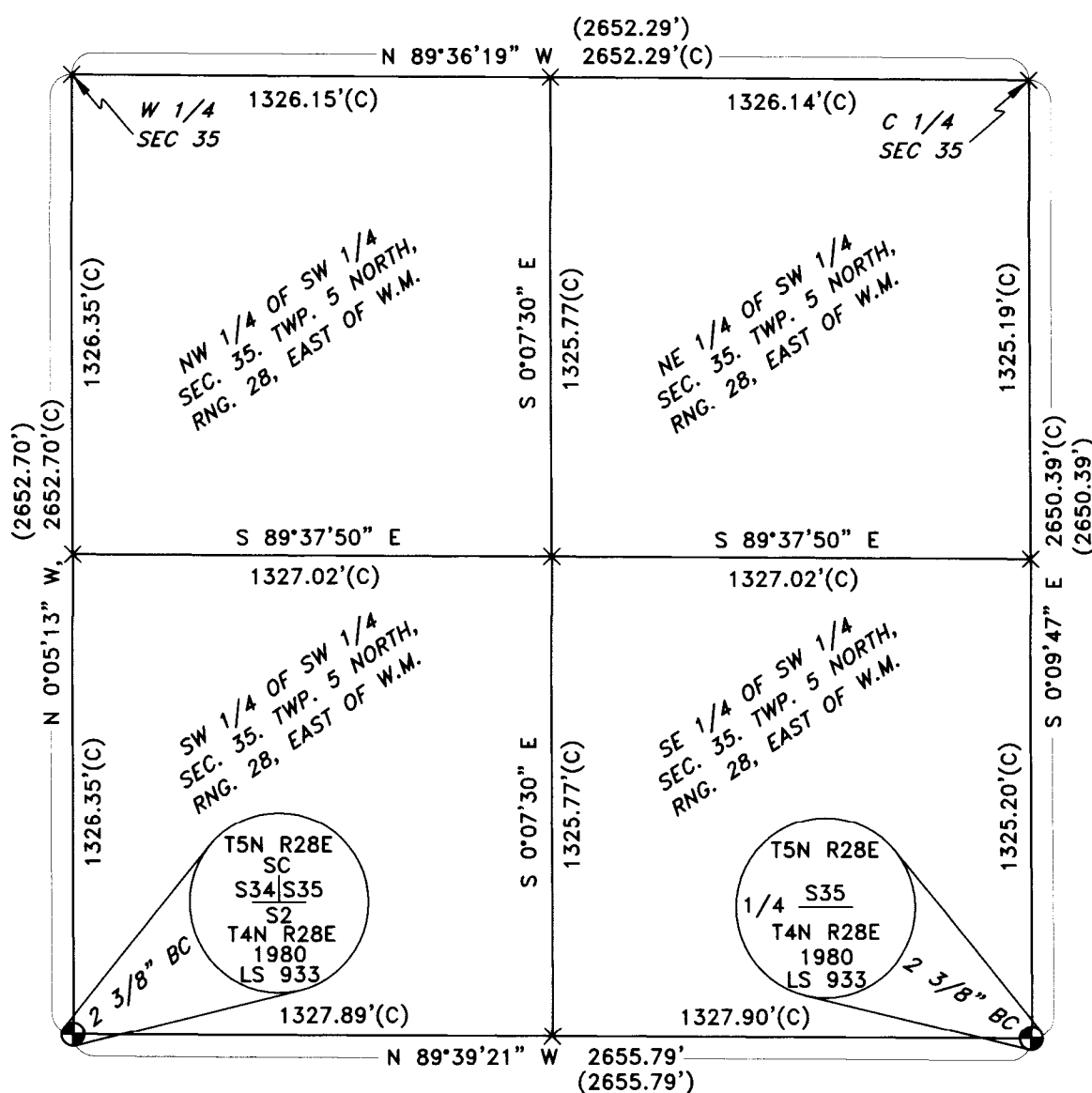
CURVE	DELTA	RAD.	TAN.	LENGTH	CHORD	CHORD BNG.
C1	94°24'46"	15.00'	16.20'	24.71'	22.01'	N 42°25'27" W
C2	274°24'47"	50.00'	46.29'	239.47'	67.94'	S 47°34'33" W

AREA TABLE

DESCRIPTION	SQ. FT.	ACRES
PARENT PARCEL	174,271.06	4.00
PARCEL 1	87,135.53	2.00
PARCEL 2	87,135.53	2.00
30' INGRESS/EGRESS EASE.	17,945.36	0.41
20' IRRIGATION EASE.	3,193.36	0.07

SW 1/4 SEC. 35 BREAKDOWN

1" = 500'



LEGEND

- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PLS LS 48509"
- FND 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PLS LS 48509"
- ⊕ FOUND MONUMENT AS NOTED
- × COMPUTED POINT (NOT SET)
- PARTITION BOUNDARY
- - - EASEMENTS AS SHOWN

SURVEYS

PRIMM FOR WHEELER, PARTITION PLAT 2016-05
PRIMM FOR WHEELER, PARTITION PLAT 2014-04
EDWARDS FOR GODWIN, PARTITION PLAT 1993-18
PRIMM FOR HAAGEN, SURVEY NO. 13-008-B
EDWARDS FOR HAAGEN, SURVEY NO. 86-125-A
SHEA FOR GODWIN, SURVEY NO. J-3-AX
EDWARDS FOR GODWIN, SURVEY NO. 82-88-AX
EDWARDS FOR GODWIN, SURVEY NO. 82-18-AX
EDWARDS FOR GODWIN SURVEY NO. 94-144-A

NOTES

- [] PRIMM PARTITION PLAT 2016-05
- { } PRIMM PARTITION PLAT 2014-04
- () EDWARDS PARTITION PLAT 1993-18
- (C) CALCULATED

DEEDS

INST. NO. 2020-7120423
INST. NO. 2016-6510414
INST. NO. 2020-7030471
INST. NO. 2018-6680443

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 JANUARY 2021, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY ORS CHAPTER 92, AND HAVE SET THE PROPER MONUMENTS.

LEGAL DESCRIPTION OF PARENT PARCEL

Parcel 3, PARTITION PLAT NO. 2016-05, Recorded May 2, 2016, as Instrument NO. 2016-6430058, Umatilla County Microfilm Records, and located in the Southwest Quarter of Section 35, Township 5 North, Range 28, East of the Willamette Meridian, Umatilla County, Oregon.

I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT AS FILED FOR JERRY & CYNTHIA STUBENRAUCH AND NATHAN R. LONG IN UMATILLA COUNTY, OREGON.

Brit L. Primm
BRIT L. PRIMM

REGISTERED PROFESSIONAL LAND SURVEYOR

Brit L. Primm
OREGON
JULY 13, 1999
BRIT L. PRIMM
48509

EXPIRATION DATE: 12/31/22

DATE: 04 MAR 21

PRIMM LAND SURVEYING, INC.

PLS
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

DEDICATION/ACKNOWLEDGEMENT

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE JERRY STUBENRAUCH, CYNTHIA STUBENRAUCH AND NATHAN R. LONG 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, AND DO HEREBY DEDICATE THE 30 FOOT INGRESS/EGRESS EASEMENT EXCLUSIVE TO PARCEL 1 AND PARCEL 2 OF THIS PARTITION PLAT. WE FURTHERMORE DO HEREBY DEDICATE THE 20 FOOT IRRIGATION EASEMENT EXCLUSIVE TO PARCEL 2 OF THIS PARTITION PLAT.

Jerry Stubenrauch
JERRY STUBENRAUCH

Cynthia Stubenrauch
CYNTHIA STUBENRAUCH

Nathan R. Long
NATHAN R. LONG

KNOW ALL PEOPLE BY THESE PRESENTS THAT ON

THIS DAY 10th OF March, 2021
APPEARED JERRY STUBENRAUCH, CYNTHIA STUBENRAUCH AND NATHAN R. LONG TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING PARTITIONING TO BE A FREE AND VOLUNTARY ACT.

BEFORE ME *Callista Shae Estefanos*
NOTARY PUBLIC FOR OREGON

PRINTED NAME Callista Shae Estefanos

COMMISSION NO. 976056A

MY COMMISSION EXPIRES June 12, 2022

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.

Daryl H. Hill
UMATILLA COUNTY SURVEYOR

DATED THIS 11 DAY OF March, 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.

Cornette Krapatnick
MANAGER

DATED THIS 10 DAY OF March, 2021

UMATILLA COUNTY PLANNING DEPARTMENT

I HAVE EXAMINED THE ACCOMPANYING LAND PARTITION AND DO HEREBY CERTIFY THAT IT COMPLIES WITH ALL REQUIREMENTS OF THE ORDINANCES AS ESTABLISHED BY UMATILLA COUNTY AND I THEREFORE APPROVE SAID LAND PARTITION.

Robert T. Waldner
DIRECTOR UMATILLA COUNTY PLANNING DEPARTMENT

DATED THIS 11th DAY OF MARCH, 2021

UMATILLA COUNTY TAX COLLECTOR & ASSESSOR

WE DO HEREBY CERTIFY THAT WE 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 WE HEREBY APPROVE SAID PLAT.

Richard Reynolds
TAX COLLECTOR

DATED THIS 10 DAY OF March, 2021

ASSESSOR

DATED THIS _____ DAY OF _____

UMATILLA COUNTY CLERK

STATE OF OREGON }
COUNTY OF UMATILLA } SS

STATE OF OREGON, }
COUNTY OF UMATILLA }
I certify that this instrument was received and recorded on 03-11-2021

at 3:06 o'clock p. m., in the record of PLATS of said County.
YEAR 2021 NUMBER 08

OFFICE OF COUNTY RECORDS

By: STEVE CHURCHILL Records Officer

Fee \$ 120.00 No. 2021-7170219

CLIENT: JERRY & CYNTHIA STUBENRAUCH AND NATHAN R. LONG

SW 1/4, SEC 35, TWP. 5 N. RNG. 28 E. WM

PROJECT: PARTITION SURVEY OF PARCEL 3 OF PARTITION PLAT 2016-05 LOCATED IN THE SW 1/4 OF SECTION 35, TOWNSHIP 5 NORTH, RANGE. 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

JOB #: 2101003
DATE: 14 JAN 21
FB/Pg: 043/17
SHEET: 1 OF 1
DRAWN: BLP
APPROVED: BLP