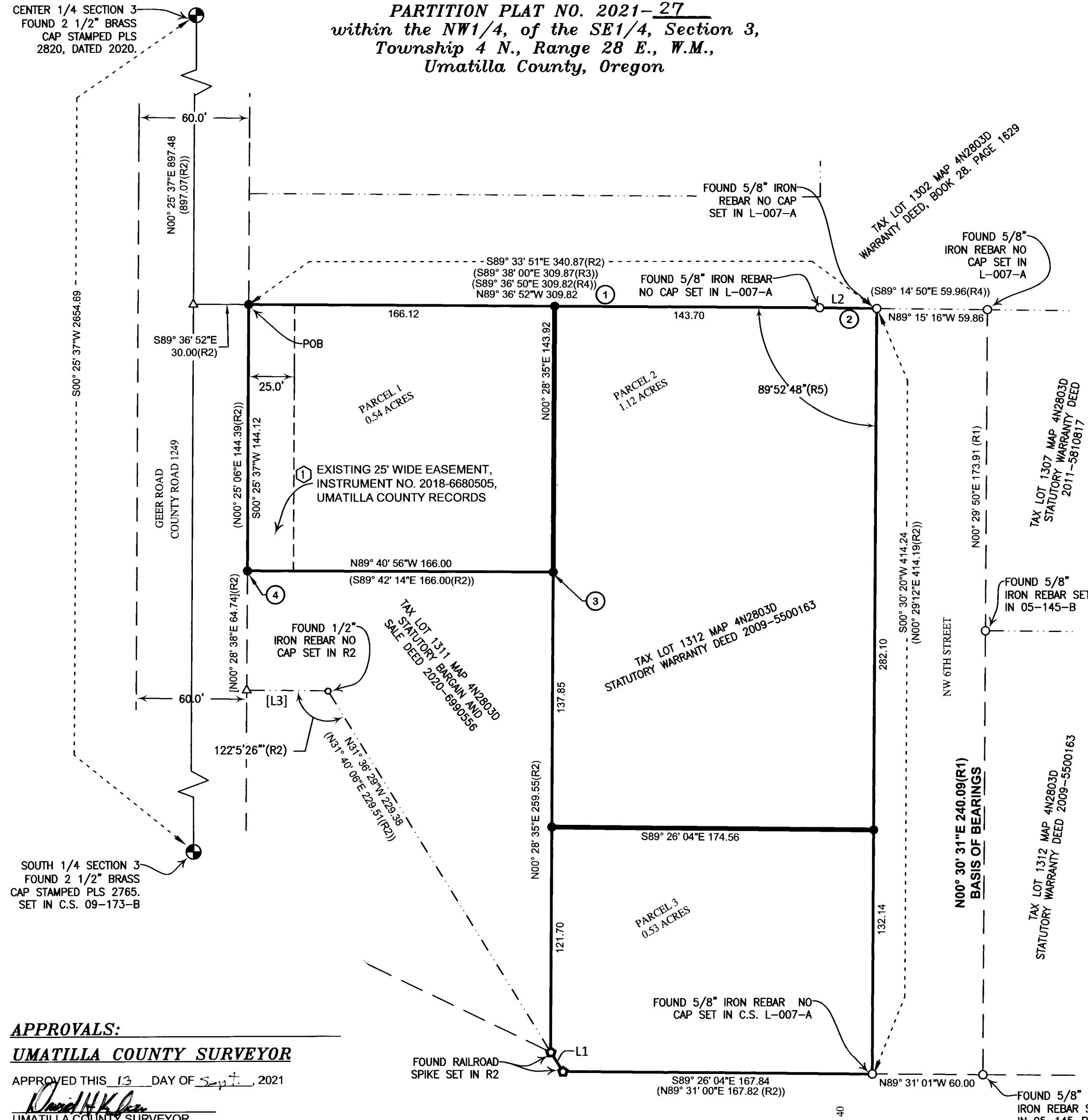


PARTITION PLAT NO. 2021-27
 within the NW1/4, of the SE1/4, Section 3,
 Township 4 N., Range 28 E., W.M.,
 Umatilla County, Oregon



SURVEYOR'S NARRATIVE & CERTIFICATE

THIS SURVEY WAS MADE AT THE REQUEST OF ALLAN LAMBERT, FOR THE PURPOSE OF PARTITIONING A PARCEL OF LAND AS DESCRIBED IN STATUTORY SPECIAL WARRANTY DEED INSTRUMENT NO. 2004-4710262, CREATING A 1.12 ACRE PARCEL, A 0.53 ACRE PARCEL, AND A 0.54 ACRE PARCEL. AS APPROVED BY THE CITY OF HERMISTON, OREGON PLANNING DEPARTMENT.

THE BASIS OF BEARING FOR THIS SURVEY IS ALONG EAST ROW OF NW 6TH ST FROM RECORD OF SURVEY 20-094-B FILED IN THE UMATILLA COUNTY SURVEYOR'S OFFICE. CONTROL FOR THIS SURVEY IS BASED ON FOUND MONUMENTS FROM RECORDS OF SURVEY 82-122-AX, 00-62-B AND L-007-A, FILED IN THE UMATILLA COUNTY SURVEYOR'S OFFICE.

- ① THIS LINE WAS REESTABLISHED USING RECORD ANGLE FROM R5 AS SHOWN AND EXTENDING IT WESTERLY TO THE EAST ROW LINE ON GEER ROAD/COUNTY ROAD 1249.
 - ② THIS LINE WAS RETRACED BETWEEN FOND MONUMENTS AS SHOWN FROM R5.
- THE EAST BOUNDARY OF THIS PARCEL WAS RETRACED BETWEEN FOUND MONUMENTS AS SHOWN R2.
- THE SOUTH BOUNDARY OF THIS PARCEL WAS RETRACED BETWEEN FOUND MONUMENTS AS SHOWN R2.
- ③ THIS CORNER WAS REESTABLISHED BY A DISTANCE-DISTANCE INTERSECT UTILIZING R2 DATA AS SHOWN.
 - ④ THIS CORNER WAS REESTABLISHED ALONG THE EAST ROW LINE OF GEER ROAD AND RECORD DISTANCE FROM THE SOUTH UTILIZING R2 AS SHOWN.

I LANCE C. KING, A REGISTERED PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MONUMENTED THE BOUNDARIES OF PARCELS 1, 2, AND 3 IN ACCORDANCE WITH ORS CHAPTER 92, THAT THE POINT OF BEGINNING IS AS SHOWN ON THE MAP AND IS WITHIN THE REQUIREMENTS OF ORS 92.060(1). I CERTIFY THAT THE FIRST MONUMENT ESTABLISHING OR REESTABLISHING A BOUNDARY MONUMENT WAS PLACED ON 8/2/2021 THAT THE ADJOINING PROPERTY AND ALL PROPERTY ACCESSED IN THIS SURVEY WAS DONE IN ACCORDANCE WITH ORS 672.047, THAT THE SURVEY WAS MADE BY ME OR UNDER MY DIRECTION, THAT THE MONUMENTS ARE AS SHOWN AND THAT THIS MAP IS A TRUE AND ACCURATE REPRESENTATION OF SAID SURVEY.

THE LAND BEING PARTITION IS DESCRIBED IN STATUTORY SPECIAL WARRANTY DEED INSTRUMENT NO. 2004-4710262 AS FOLLOWS:

PARCEL 1
 A PARCEL OF LAND LYING IN NORTHWEST QUARTER OF SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 28, E.W.M., AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON EAST LINE OF COUNTY ROAD NO. 705, SAID POINT BEING SOUTH 0°25'30" WEST, 897.07 FEET AND SOUTH 89°34'40" EAST 30 FEET FROM CENTER OF SAID SECTION 3; THENCE SOUTH 89°38' EAST, 309.87 FEET; THENCE SOUTH 89°14' EAST, 31 FEET; THENCE SOUTH 0°29'12" WEST, 414.35 FEET TO NORTH LINE OF HARPER ROAD; THENCE NORTH 89°31'00" WEST ALONG SAID NORTH LINE, 197.82 (TYPO 167.82) FEET, THENCE NORTH 31°35'20" WEST, 241.87; THENCE NORTH 89°34'40" WEST, 44.33 FEET TO EAST LINE OF COUNTY ROAD NO. 705, THENCE NORTH 0°25'06" EAST ALONG SAID EAST LINE 209.13 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PORTION OF SOUTHEAST QUARTER OF SAID SECTION 3, INCLUDED WITHIN THE LANDS OF FORREST STARRETT AND DESCRIBED AS BEGINNING AT A POINT ON EAST LINE OF COUNTY ROAD NO. 705 SAID POINT BEING SOUTH 0°25'30" WEST, 1041.46 FEET AND SOUTH 89°38'00" EAST, 30 FEET FROM CENTER OF SAID SECTION 3; THENCE CONTINUING SOUTH 89°38'00" EAST, PARALLEL WITH NORTH LINE OF SAID STARRETT TRACT DISTANCE OF 166 FEET; THENCE SOUTH 0°25'06" WEST, PARALLEL WITH SAID COUNTY ROAD NO. 706, A DISTANCE OF 259.55 FEET TO NORTHERLY LINE OF HARPER ROAD; THENCE NORTH 31°35'20" WEST ALONG SAID NORTHERLY LINE 229.55 FEET; THENCE CONTINUING ALONG SAID NORTHERLY LINE NORTH 89°34'40" WEST 44.33 FEET TO EAST LINE OF COUNTY ROAD NO. 705; THENCE NORTH 0°25'06" EAST ALONG SAID EAST LINE A DISTANCE OF 64.75 FEET TO THE POINT OF BEGINNING.

SUBJECT TO ANY AND ALL WATER RIGHTS OF WAY,
 ALL BEING EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.
 EXCEPTING THEREFROM THAT PORTION CONTAINED IN DEDICATION DEED RECORDED SEPTEMBER 15, 1976 IN MICROFILM R-9, PAGE 1410, OFFICE OF COUNTY RECORDS, UMATILLA COUNTY, OREGON.

CITY OF HERMISTON, UMATILLA COUNTY, OREGON. RECORDED OCTOBER 22, 20204 IN INSTRUMENT No. 2004-4710262 OFFICE OF UMATILLA COUNTY RECORDS.

LEGEND

- PARTITION BOUNDARY
- NEW PARTITION LINE
- SECTIONAL LINE (SEC.)
- CENTERLINE
- RIGHT-OF-WAY (ROW)
- EASEMENT
- TAX LOT LINES
- DATA OF RECORD
- CALCULATED DISTANCE
- MONUMENT AS NOTED
- SET 5/8"x30" REBAR WITH RED PLASTIC CAP MARKED PLS 61420
- FND. 5/8 IRON BAR AS NOTED
- FOUND RAILROAD SPIKE
- CALCULATED POINT

OWNER'S DECLARATION:

KNOW ALL MEN BY THESE PRESENTS: THAT BUSH LLC, AN OREGON LIMITED LIABILITY COMPANY, OWNER OF THE LANDS AS SHOWN AND DESCRIBED ON THIS PLAT, HAVE CAUSED THE SAME TO BE PARTITIONED AND SURVEYED IN ACCORDANCE WITH ORS CHAPTER 92, AND ACKNOWLEDGE THE FOLLOWING EASEMENT:

- ① AN EXISTING EASEMENT THE WEST 25' FEET OF THE REAL PROPERTY DESCRIBED AS PARCEL 1 IN STATUTORY SPECIAL WARRANTY DEED INSTRUMENT NO. 2004-4710262 RECORDED IN UMATILLA COUNTY RECORDS, TO UMATILLA ELECTRIC COOPERATIVE, INSTRUMENT NO. 2018-6680505 UMATILLA COUNTY RECORDS.

Marcia A. Lambert
 MARCIA A. LAMBERT (Registered Agent / Member)

STATE OF OREGON } s.s.
 COUNTY OF UMATILLA }
 BEFORE ME THIS 16th DAY OF August, 2021 APPEARED BEFORE ME THE OWNER ABOVE AND ACKNOWLEDGED THE FOREGOING DECLARATION.

Lance C. King
 NOTARY PUBLIC FOR OREGON
 My Commission Expires October 14, 2022
 PRINTED NAME
 COMMISSION NO. 980157

LINE NO.	LENGTH	BEARING
L1 (R2)	12.39 (12.32)	S31°59'13"E (N31°40'06"W)
L2 (R4)	31.00	S89°12'52"E (S89°14'50"E)
[L3]	44.16 (44.33(R2))	N89°31'03"W (N89°31'03"W(R2))

APPROVALS:

UMATILLA COUNTY SURVEYOR
 APPROVED THIS 13 DAY OF Sept., 2021
David H. King
 UMATILLA COUNTY SURVEYOR

HERMISTON IRRIGATION DISTRICT
 APPROVED THIS 18 DAY OF Aug., 2021
Cynthia Kepetrick
 MANAGER

CITY OF HERMISTON
 APPROVED THIS 17 DAY OF August, 2021
Scott
 HERMISTON CITY PLANNING COMMISSION CHAIRMAN

UMATILLA COUNTY TAX COLLECTOR
 TAXES ARE PAID IN FULL
 APPROVED THIS 17 DAY OF Sept., 2021
Rachel Reynolds
 UMATILLA COUNTY TAX COLLECTOR

RECEIVED BY
 Umatilla County Surveyor
 Date: 9/15/21
 Rec'd By: CT
 No.: 21-100-B

REFERENCE TABLE

- R1 RECORD OF SURVEY FOR, FOR ALLAN LAMBERT BY CK3, LLC, FILED UNDER COUNTY SURVEY No. 20-094-B.
- R2 RECORD OF SURVEY FOR, FOR EDNA SNYDER, BY EDWARDS SURVEYING, FILED UNDER COUNTY SURVEY No. 82-122-AX.
- R3 STATUTORY SPECIAL WARRANTY DEED, INSTRUMENT NO. 2004-4710262 UMATILLA COUNTY RECORDS.
- R4 RECORD OF SURVEY FOR CITY OF HERMISTON, BY EDWARDS SURVEYING, FILED UNDER COUNTY SURVEY No. 00-62-B
- R5 RECORD OF SURVEY FOR WOODY STARRETT, EDWARDS SURVEYING, FILED UNDER COUNTY SURVEY No. L-007-A



UMATILLA COUNTY OFFICE OF RECORDS

STATE OF OREGON, }
 COUNTY OF UMATILLA }
 I certify that this instrument was received and recorded on 09-13-2021
 at 2:52 o'clock p. m., in the record of PLATS of said County.
 YEAR 2021 NUMBER 27
OFFICE OF COUNTY RECORDS
 By: STEVE CHURCHILL Records Officer
 Fee \$ 120.00 No. 2021-7280353

SURVEY FOR:
ALLAN LAMBERT

CK3, LLC
 CIVIL-STRUCTURAL-ELECTRICAL ENGINEERING,
 SURVEYING & PLANNING

ONTARIO HERMISTON
 368 SW 5TH AVE. 945 W. ORCHARD AVE.
 ONTARIO, OR 97914 HERMISTON, OR 97838
 PHONE (541) 889-5411 PHONE (541) 567-2345
 FAX (541) 889-2074 FAX (541) 567-2305
 WEB: CK3LLC.NET

CHECKED BY: LCK	FIELDBOOK No.: 0-308	PAGE(S): 29-36
DRAWN BY: RWF	DWG FILE No.: B-1301	
APPROVED BY: LCK	FILENAME: V020030.dwg	JOB No. VO-20030
DATE: 8/6/2021	DATE REVISED:	SHEET: 1 of 1