

LAND PARTITION PLAT NO. 2022-08

A LAND PARTITION PLAT OF PARCEL 3 OF PARTITION PLAT 2016-03 LOCATED IN THE N.E. 1/4 OF SEC. 32, TWP. 4 NORTH, RNG. 29, EAST OF THE W.M., CITY OF STANFIELD, UMATILLA COUNTY OREGON.

CLIENT: **LARRY J. BANKSTON**
FLORENCE R. BANKSTON
 1990 NE 10TH STREET
 HERMISTON, OREGON 97838

SURVEYOR'S NARRATIVE

THIS SURVEY WAS UNDERTAKEN IN DECEMBER OF 2021 AT THE REQUEST OF LARRY J. BANKSTON AND FLORENCE R. BANKSTON THE PURPOSE OF THE SURVEY IS TO PERFORM A LAND PARTITION SURVEY ON PARCEL 3 OF PARTITION PLAT 2016-03. THE LAND IS LOCATED IN THE NE 1/4 OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 29, EAST OF THE WILLAMETTE MERIDIAN, CITY OF STANFIELD, UMATILLA COUNTY OREGON.

THE INTENT OF THIS PARTITION SURVEY IS TO CREATE 3 PARCELS AS FOLLOWS: PARCEL 1 AND PARCEL 2 AS ENCOMPASSING 0.20 EACH AND PARCEL 3 AS THE REMAINDER.

THE EXTERIOR BOUNDS OF THE PARENT PARCEL HAVE BEEN EITHER FOUND OR COMPUTED AS FOLLOWS:

THE SOUTHWEST CORNER OF THE PARENT PARCEL WAS HELD AT THE FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48509" AS SET IN PARTITION PLAT 2016-03 BY MYSELF.

THE SOUTHEAST CORNER OF THE PARENT PARCEL WAS HELD AS THE FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48509" AS SET IN PARTITION PLAT 2016-03 BY MYSELF.

THE NORTHWEST CORNER OF THE PARENT PARCEL WAS HELD AS THE FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48509" AS SET IN PARTITION PLAT 2016-03 BY MYSELF.

THE NORTHEAST CORNER OF THE PARENT PARCEL WAS HELD AS THE FOUND 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "OR PLS 1106, WA PLS 17372".

THE RECORD LEGAL DESCRIPTION CONTAINS SPELLING AND GRAMMAR ERRORS. IT WAS TYPED INTO THIS PARTITION PLAT AS IT WAS RECORDED WITH UMATILLA COUNTY RECORDS.

THE BASIS OF BEARING FOR THIS PARTITION SURVEY IS THE FOUND 2 1/2" BRASS CAP MARKING THE CENTER 1/4 CORNER TO SECTION 32, TOWNSHIP 4 NORTH, RANGE 29, EAST OF THE WILLAMETTE MERIDIAN AND THE FOUND 2 1/2" BRASS CAP MARKING THE EAST 1/4 CORNER TO SECTION 32, TOWNSHIP 5 NORTH, RANGE 29, EAST OF THE WILLAMETTE MERIDIAN AND IS BASED UPON PARTITION SURVEY 2016-03.

LEGAL DESCRIPTION

Parcel 2 and 3 of partition plat 2016-03 located in Section 32, Township 4 North, Range 29, East of the Willamette Meridian.

Excepting therefrom any portion lying within the County Road and Avenue right-of-ways.

SUBJECT TO those of record.

SITUATE in the County of Umatilla, State of Oregon.

ACKNOWLEDGEMENT/DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE LARRY J. BANKSTON AND FLORENCE R. BANKSTON, 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 CITY OF STANFIELD ORDINANCES, AND DO HEREBY DEDICATE THE USE OF THE 25 FOOT INGRESS/EGRESS AND UTILITIES EASEMENT EXCLUSIVE TO PARCELS 1, 2 & 3 OF THIS PARTITION PLAT.

Larry J. Bankston
 LARRY J. BANKSTON
Florence R. Bankston
 FLORENCE R. BANKSTON

KNOW ALL PEOPLE BY THESE PRESENTS THAT ON

THIS DAY 29th OF March, 2022
 APPEARED LARRY J. BANKSTON AND FLORENCE R. BANKSTON TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING PARTITIONING TO BE A FREE AND VOLUNTARY ACT.

BEFORE ME *Blanca Yessica Morales Vando*
 NOTARY PUBLIC FOR OREGON

PRINTED NAME Blanca Yessica Morales Vando

COMMISSION NO. 1017831

MY COMMISSION EXPIRES Oct. 12, 2025

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

I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PARTITION PLAT AS FILED FOR LARRY J. BANKSTON AND FLORENCE R. BANKSTON IN UMATILLA COUNTY, OREGON.

Brit L. Primm
 BRIT L. PRIMM

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
 JULY 13, 1999
 BRIT L. PRIMM
 48509

EXPIRATION DATE: 12/31/22

DATE: 28 MAR 22

DESCRIPTION	FEET ²	ACRES
PARENT	61640.31	1.42
PARCEL 1	8804.96	0.20
PARCEL 2	8805.05	0.20
PARCEL 3	44030.30	1.01
25' EASEMENT	17473.07	0.40

LEGEND

- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PLS LS 48509"
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PLS LS 48509"
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "OR PLS 1106, WA PLS 17372"
- ⊕ FOUND MONUMENT AS NOTED
- × COMPUTED POINT (NOT SET)

NOTES

- (C) COMPUTED
- (D) DEED
- { } PARTITION PLAT 1995-31
- [] LANE ADDITION PHASE 3
- () PARTITION PLAT 2016-03

SURVEYS

- PARTITION PLAT 1916-03
- PARTITION PLAT 1995-31
- LANE ADDITION PHASE 3 BOOK 14 PAGE 90
- LANE ADDITION PHASE 2 BOOK 14 PAGE 51
- LANE ADDITION PHASE 1 BOOK 14 PAGE 14
- EDWARDS SURVEY NO. L-95-A
- PARTITION PLAT 2001-35
- WELLS SURVEY NO. 00-165-B

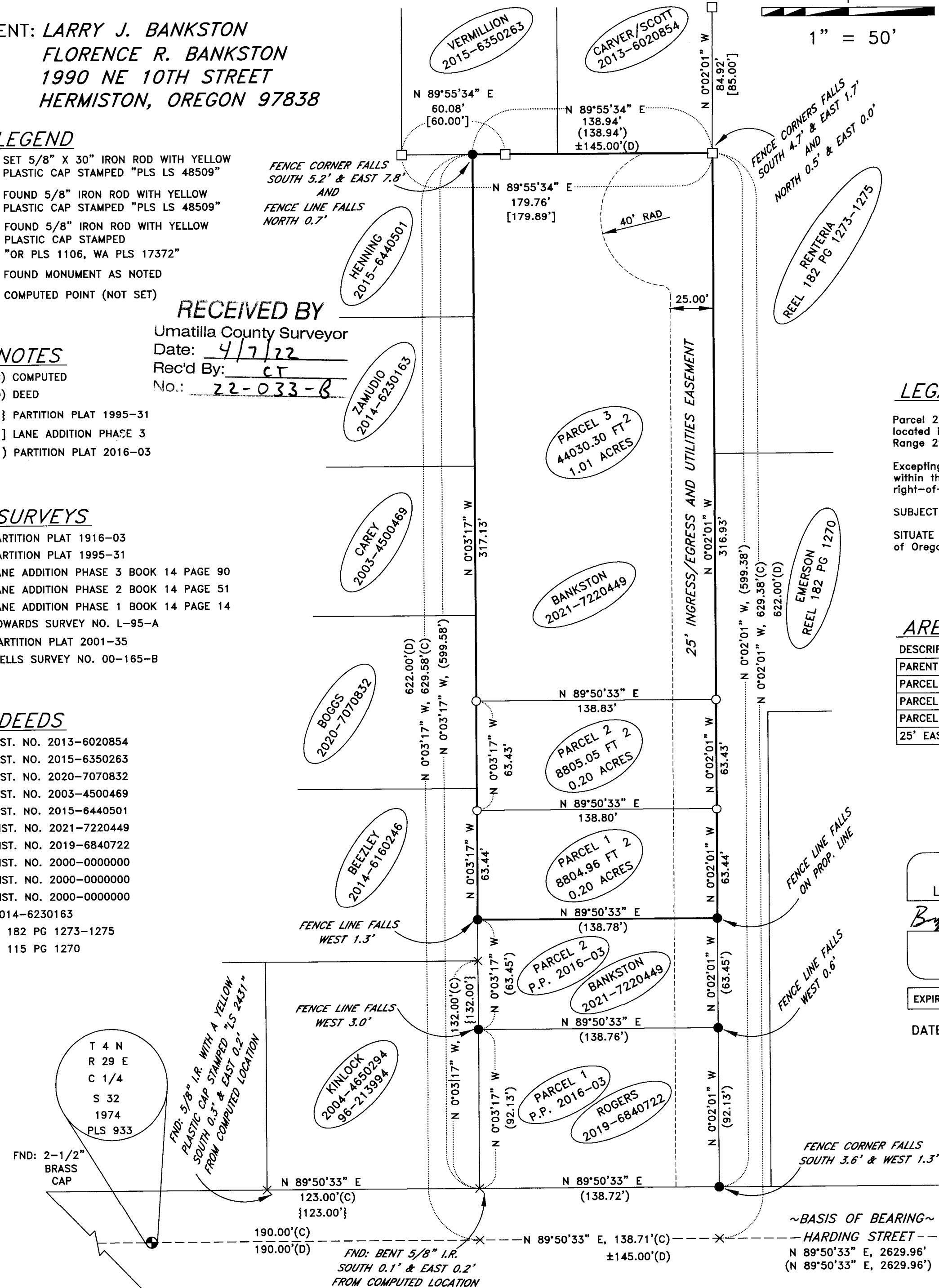
DEEDS

- INST. NO. 2013-6020854
- INST. NO. 2015-6350263
- INST. NO. 2020-7070832
- INST. NO. 2003-4500469
- INST. NO. 2015-6440501
- INST. NO. 2021-7220449
- INST. NO. 2019-6840722
- INST. NO. 2000-0000000
- INST. NO. 2000-0000000
- INST. NO. 2000-0000000
- 2014-6230163
- R 182 PG 1273-1275
- R 115 PG 1270

RECEIVED BY

Umatilla County Surveyor
 Date: 4/7/22
 Rec'd By: CT
 No.: 22-033-B

1" = 50'



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.

Dan Hill
 UMATILLA COUNTY SURVEYOR

DATED THIS 1 DAY OF April, 2022

STANFIELD CITY PLANNING DEPARTMENT

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

R.P.B.
 STANFIELD CITY PLANNING DEPARTMENT

DATED THIS 29 DAY OF March, 2022

STANFIELD CITY COUNCIL

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

M.J.A.
 STANFIELD CITY COUNCIL

DATED THIS 29 DAY OF March, 2022

STANFIELD IRRIGATION DEPARTMENT

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

Jay Kaper
 STANFIELD IRRIGATION DEPARTMENT

DATED THIS 29 DAY OF MAR, 2022

UMATILLA COUNTY TAX COLLECTOR & ASSESSOR

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

Norman B. Johnson or Rachel Reynolds
 TAX COLLECTOR

DATED THIS 4 DAY OF April, 2022

Don Keltner or Michael Reynolds
 ASSESSOR

DATED THIS 4 DAY OF April, 2022

STATE OF OREGON, }
 COUNTY OF UMATILLA }

I certify that this instrument was received and recorded on 04-04-2022
 at 9:28 o'clock a.m., in the record of PLATS of said County.
 YEAR 2022 NUMBER 08

OFFICE OF COUNTY RECORDS

By: STEVE CHURCHILL Records Officer

Fee \$ 120.00 No. 2022-7390108

PRIMM LAND SURVEYING, INC.



CLIENT: **LARRY J. & FLORENCE R. BANKSTON**

NE 1/4 OF SEC. 32, TWP. 4 N, RNG. 29 E.W.M.

PROJECT: A LAND PARTITION PLAT OF PARCEL 3 OF PARTITION PLAT 2016-03 LOCATED IN THE N.E. 1/4 OF SEC. 32, TWP. 4 NORTH, RNG. 29, EAST OF THE W.M., CITY OF STANFIELD, UMATILLA COUNTY OREGON.	JOB #: 2112004 DATE: 26 DEC 21 FB/PG: 043/54 SHEET: 1 OF 1 DRAWN: BLP APPROVED: BLP
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