

# PARTITION PLAT NO. 2022-12

A LAND PARTITION PLAT OF PARCEL 2 OF PARTITION PLAT 2003-01 LOCATED IN THE S.E. 1/4 OF SEC. 32, TWP. 4 NORTH, RNG. 29, EAST OF THE W.M., CITY OF STANFIELD, UMATILLA COUNTY OREGON.

CLIENT: **STEVEN J. OTZENBERGER**  
**PAULA E. OTZENBERGER**  
 PO BOX 171  
 STANFIELD, OREGON 97875

### 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 1/2" IRON ROD EDWARDS 1981 SURVEY FOR CECIL EAVENSON
- ⊕ FOUND MONUMENT AS NOTED
- × COMPUTED POINT (NOT SET)

### DEEDS

- INST. NO. 2018-6730308
- INST. NO. 2017-6660793
- INST. NO. 2019-6950374
- INST. NO. 2004-4620535
- INST. NO. 2019-6870455
- DOC. NO. 1999-3610740

### NOTES

- (C) COMPUTED
- ( ) PARTITION PLAT 2003-01
- [ ] PARTITION PLAT 2002-30

### SURVEYS

- PARTITION PLAT 2003-01
- PARTITION PLAT 2002-30

### LINE DESCRIPTIONS

- & STREETS AND AVENUES
- 25' AND 20' EASEMENTS
- EXTERIOR PROPERTY BOUNDARY
- RECTANGULAR TIE

### 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. Klein*  
 UMATILLA COUNTY SURVEYOR

DATED THIS 21 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.

*Rafael*  
 STANFIELD CITY PLANNING DEPARTMENT

DATED THIS 15 DAY OF April, 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.

*N/A*  
 STANFIELD CITY COUNCIL

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 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.

*Gay Kayas*  
 STANFIELD IRRIGATION DEPARTMENT

DATED THIS 31 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.

*Michael Reynolds*  
 TAX COLLECTOR

DATED THIS 26 DAY OF April, 2022

#### ASSESSOR

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022

### RECEIVED BY

Umatilla County Surveyor  
 Date: 4/28/22  
 Rec'd By: CT  
 No.: 22-051-B

STATE OF OREGON, }  
 COUNTY OF UMATILLA }

I certify that this instrument was received and recorded on 04-26-2022

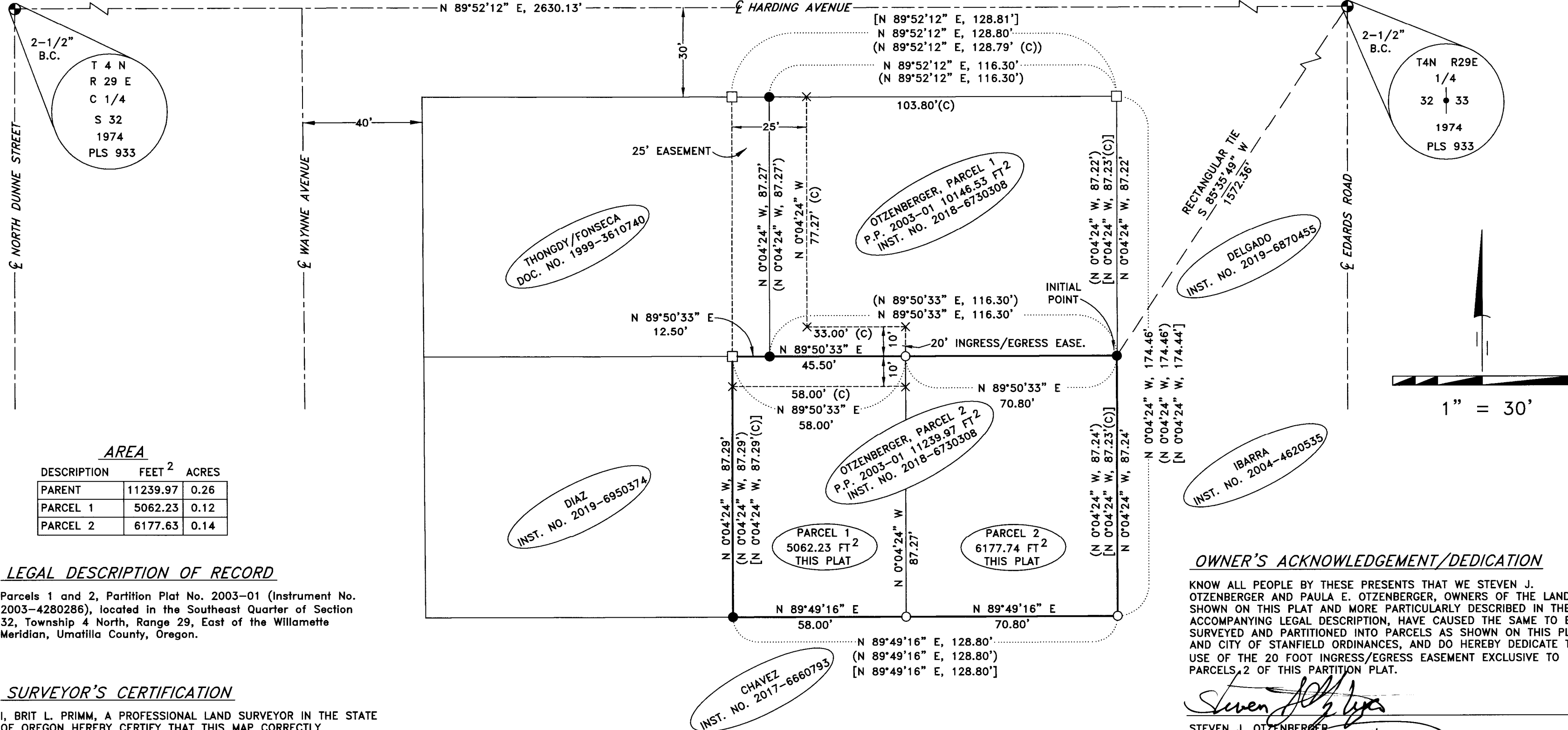
at 12:57 o'clock p.m., in the record of PLATS of said County.  
 YEAR 2022 NUMBER 12

#### OFFICE OF COUNTY RECORDS

By: STEVE CHURCHILL Records Officer

Fee \$ 120.00 No. 2022-7400243

~BASIS OF BEARING~  
 (N 89°52'12" E, 2630.13')



DESCRIPTION	FEET <sup>2</sup>	ACRES
PARENT	11239.97	0.26
PARCEL 1	5062.23	0.12
PARCEL 2	6177.63	0.14

### LEGAL DESCRIPTION OF RECORD

Parcels 1 and 2, Partition Plat No. 2003-01 (Instrument No. 2003-4280286), located in the Southeast Quarter of Section 32, Township 4 North, Range 29, East of the Willamette Meridian, Umatilla County, Oregon.

### 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 MARCH 2022, IN CONFORMANCE WITH THE REQUIREMENTS OF SUBDIVISIONS AND PARTITIONS, AS ESTABLISHED BY O.R.S. CHAPTER 92, AND HAVE SET THE PROPER MONUMENTS.

#### LEGAL DESCRIPTION:

COMMENCING AT A 2 1/2 INCH BRASS CAP MARKING THE EAST QUARTER CORNER TO SECTION 32, TOWNSHIP 4 NORTH, RANGE 29, EAST OF THE WILLAMETTE MERIDIAN; THENCE S 85°35'49" W, 1572.36 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48509"; THENCE S 0°04'24" E, 87.24 FEET TO A 1/2 INCH IRON ROD; THENCE S 89°49'16" W, 128.80 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48509"; THENCE N 0°04'24" E, 87.29 FEET TO A 1/2 INCH IRON ROD; THENCE N 89°50'33" E, 128.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.26 ACRES.

INITIAL POINT OF THIS PARTITION PLAT BEING THE NORTHEAST CORNER OF PARCEL 2.

### SURVEYOR'S NARRATIVE

THIS SURVEY WAS UNDERTAKEN IN MARCH OF 2022 AT THE REQUEST OF STEVEN J. OTZENBERGER AND PAULA E. OTZENBERGER. THE PURPOSE OF THE SURVEY IS TO PERFORM A LAND PARTITION SURVEY ON PARCEL 2 OF PARTITION PLAT 2003-01. THE LAND IS LOCATED IN THE S.E. 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 2 PARCELS AS FOLLOWS:

PARCEL 1 WILL ENCOMPASS THE WESTERLY ±58.00 FEET OF PARCEL 2 OF PARTITION PLAT 2003-01.

PARCEL 2 WILL ENCOMPASS THE EASTERLY ±70.80 FEET OF PARCEL 2 OF PARTITION PLAT 2003-01.

STEVE OTZENBERGER HAS TITLE TO BOTH PARCEL 1 AND PARCEL 2 OF PARTITION PLAT 2003-01. A 20 FOOT INGRESS/EGRESS EASEMENT (10 FEET OVER PARCEL 1 AND 10 FEET OVER PARCEL 2 OF PARTITION PLAT 2003-01 AS SHOWN) WILL BE DEDICATED FOR PARCEL 2 OF THIS PARTITION PLAT.

THE EXTERIOR BOUNDS OF THE PARENT PARCEL (PARCEL 2 OF PARTITION PLAT 2003-01) 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 2002-30 BY MYSELF.

THE SOUTHEAST CORNER OF THE PARENT PARCEL WAS RESET WITH A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48509" AS A PREVIOUSLY SET 1/2 INCH IRON ROD AS SET BY LS 951 IN 1981 FOR CECIL EAVENSON.

THE NORTHEAST 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 2003-01 BY MYSELF.

THE NORTHWEST CORNER OF THE PARENT PARCEL WAS HELD AS THE FOUND 1/2 INCH IRON ROD AS SET BY LS 951 IN 1981 FOR CECIL EAVENSON.

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 2003-01.

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 MONUMENTS WERE SUBSEQUENTLY USED FOR A SITE CALIBRATION FOR THE SYSTEM, EACH CORNER WAS THEN LOCATED OR SET ON A 15 SECOND EPOCH WITH A FIXED SOLUTION.

### OWNER'S ACKNOWLEDGEMENT/DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE STEVEN J. OTZENBERGER AND PAULA E. OTZENBERGER, 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 20 FOOT INGRESS/EGRESS EASEMENT EXCLUSIVE TO PARCELS 2 OF THIS PARTITION PLAT.

*Steven J. Otzenberger*  
 STEVEN J. OTZENBERGER  
*Paula E. Otzenberger*  
 PAULA E. OTZENBERGER

KNOW ALL PEOPLE BY THESE PRESENTS THAT ON

THIS DAY 30 OF March, 2022  
 APPEARED STEVEN J. OTZENBERGER AND PAULA E. OTZENBERGER TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING PARTITIONING TO BE A FREE AND VOLUNTARY ACT.

BEFORE ME *Jessy Hurrell*  
 NOTARY PUBLIC FOR OREGON

PRINTED NAME Tiffany Hurrell

COMMISSION NO. 1012630

MY COMMISSION EXPIRES May 18, 2025

### 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

### CLIENT: STEVEN & PAULA OTZENBERGER

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

PROJECT:  
 A LAND PARTITION PLAT OF PARCEL 2 OF PARTITION PLAT 2003-01 LOCATED IN THE S.E. 1/4 OF SEC. 32, TWP. 4 NORTH, RNG. 29, EAST OF THE W.M., CITY OF STANFIELD, UMATILLA COUNTY OREGON.

JOB #: 2202004  
 DATE: 03 MAR 22  
 FB/PG: 043/62  
 SHEET: 1 OF 1  
 DRAWN: BLP  
 APPROVED: BLP

REGISTERED PROFESSIONAL LAND SURVEYOR

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

EXPIRATION DATE: 12/31/22

DATE: 28 MAR 22

I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PARTITION PLAT AS FILED FOR STEVEN J. OTZENBERGER AND PAULA E. OTZENBERGER IN UMATILLA COUNTY, OREGON.

*Brit L. Primm*  
 BRIT L. PRIMM