

PARTITION PLAT 2022-15

A PARTITION SURVEY ON LAND LOCATED IN THE N.E. 1/4 OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 29 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

CLIENT:
RONALD L. WINELAND
32401 DIAGONAL
HERMISTON, OREGON 97838

SURVEYOR'S NARRATIVE

THIS SURVEY WAS UNDERTAKEN IN NOVEMBER OF 2021 AT THE REQUEST OF RONALD L. WINELAND. THE PURPOSE OF THE SURVEY IS TO PERFORM A PARTITION SURVEY ON LAND LOCATED IN THE N.E. 1/4 OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 29, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON. THE INTENT IS TO CREATE PARCEL 2 AS ±2.00 ACRES AND PARCEL 1 AS BEING THE REMAINDER AREA. THE PARENT PARCEL IS DESCRIBED IN UMATILLA COUNTY DEED RECORDS REEL 168. PAGE 554-556. AND IS DESCRIBED AS FOLLOWS:

TOWNSHIP 4 NORTH, RANGE 29, EWM:

Commencing at Southeast corner of Northwest Quarter of Northeast Quarter of Section 6, Township 4 North, Range 29; thence East along South line of said subdivision, 558 feet to a point on Northernly right of way line of County Road No. 601, known as Diagonal Road; thence Northeasterly along said Northernly right of way line, 289.14 feet to Southeast corner of that tract of land conveyed to Columbia Grange No. 867, by Deed recorded in Book 232, Page 140, Deed Records, and the point of beginning of this description; thence North 16° 07' West along East line of said Grange Tract, 156.25 feet to Northeast corner of that tract of land conveyed to Columbia Grange No. 867, by Deed recorded in Book 201, Page 221, Deed Records; thence West along North line of last said Grange Tract, 208 feet to Northwest corner thereof; thence North 471.89 feet to a point; thence North 77° 14' East 240.81 feet to Northwest corner of that tract of land conveyed to Lucile O. Shock, et vir, by Deed recorded in book 208, Page 139, Deed Records; thence South along West line of said Shock Tract, 211 feet to Southwest corner thereof; thence North 77° 14' East along South line of said Shock Tract and said line extended 413 feet to a point on West line of that tract of land conveyed to Arthur Selby by Deed recorded in Book 183, Page 414, Deed Records; thence Southerly along West line of said Selby Tract, 332.44 feet to a point on Northernly right of way line of said County Road No. 601; thence Southwesterly along said Northernly right of way line, 446.05 feet to the point of beginning;

EXCEPTING THEREFROM that tract described in Notice of Sale to Glen H. Lee and Lois E. Lee, recorded August 15, 1979, Microfilm R-54, Page 604, Deed Records, and described as follows:

Beginning at Southeast corner of the above described lands, said point being 135 feet West of East line of Northwest Quarter of Northeast Quarter of said Section 6; thence North 0° 21' 59" East along East line of said Baird Tract 324.37 feet to Southeast corner of that tract of land deeded to Ronald L. Wineland, et ux, by Contract recorded in Book 330, Page 326, Deed Records; thence South 77° 49' 58" West along South line of said Wineland Tract, 250.28 feet; thence South 0° 21' 59" West, parallel with East line of said Baird Tract, a distance of 420.64 feet to North right of way line of Diagonal Road; thence North 58° 42' 59" East along said North line, 286.99 feet to the point of beginning;

All being East of the Willamette Meridian, Umatilla County, Oregon.

SUBJECT TO any and all water rights of way.

IT SHOULD BE NOTED THAT THE ABOVE MENTIONED DEED WAS ENTERED INTO THIS PARTITION PLAT AS IT WAS RECORDED WITHIN UMATILLA COUNTY RECORDS DEPARTMENT. THE DEED CONTAINS NUMEROUS ERRORS TO INCLUDE TYPOGRAPHICAL & SPELLING. IN ADDITION THE DEED CREATES AMBIGUITIES.

I ESTABLISHED THE EXTERIOR BOUNDS OF THE PARENT PROPERTY FROM THE FOUND 1/2 INCH IRON RODS AS SET IN RECORD OF SURVEY NO. Q-1156-B.

THIS SURVEY WAS ACCOMPLISHED UTILIZING THE TRIMBLE R10 GNSS SYSTEM. THE FOUND 1/2 INCH IRON ROD MARKING THE NORTHEASTERLY CORNER OF THE PARENT PROPERTY TO THE WEST AS WELL AS THE 1/2" IRON ROD MARKING THE NORTHWESTERLY CORNER OF THE PARENT PROPERTY TO THE EAST WAS UTILIZED FOR A SITE CALIBRATION. THE BASIS OF BEARING IS FROM R.O.S. Q-1156-B. EACH CORNER AND FEATURE WAS THEN LOCATED OR SET ON A 15 SECOND EPOCH WITH A FIXED SOLUTION ONLY.

OWNER'S ACKNOWLEDGEMENT/DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT I, RONALD WINELAND, OWNER OF THE LAND 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 30 FOOT INGRESS/EGRESS EASEMENT AS SHOWN TO BOTH PARCEL 1 AND PARCEL 2, THE 7 FOOT ACCESS EASEMENT AS SHOWN TO THE PROPERTY AS DESCRIBED ON REEL 136, PAGE 1757 TO ACCESS PARCEL 2 AND THE 10 FOOT PRIVATE IRRIGATION EASEMENT AS SHOWN TO BOTH PARCEL 1 AND PARCEL 2.

Ronald L. Wineland
RONALD L. WINELAND

KNOW ALL PEOPLE BY THESE PRESENTS THAT ON

THIS DAY 19 of April, 2022

APPEARED RONALD L. WINELAND TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING LAND PARTITION 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

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 2022, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY ORS CHAPTER 92, AND HAVE SET THE PROPER MONUMENTS.

LEGAL DESCRIPTION

COMMENCING AT A 5/8 INCH IRON ROD MARKING THE NORTHEAST SECTION CORNER TO SECTION 6, TOWNSHIP 4 NORTH, RANGE 29, EAST OF THE WILLAMETTE MERIDIAN; THENCE S 70°18'12" W, 1989.73 FEET TO A 1/2 INCH IRON ROD AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S 0°21'59" W, 211.87 FEET TO A 1/2 INCH IRON ROD; THENCE S 77°50'11" E, 162.71 FEET TO A 1/2 INCH IRON ROD; THENCE S 0°21'59" W, 420.64 FEET TO A 1/2 INCH IRON ROD ON THE NORTHERLY RIGHT OF WAY LINE OF DIAGONAL ROAD; THENCE ALONG SAID RIGHT OF WAY LINE S 58°42'49" W, 173.70 FEET TO A 1/2 INCH IRON ROD; THENCE LEAVING SAID RIGHT OF WAY LINE N 13°42'43" W, 156.28 FEET TO A 1/2 INCH IRON ROD; THENCE N 89°48'10" W, 208.00 FEET TO A 1/2 INCH IRON ROD; THENCE N 0°23'22" E, 484.99 FEET TO A 1/2 INCH IRON ROD; THENCE N 77°47'17" E, 240.62 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.43 ACRES.

INITIAL POINT OF THIS PARTITION PLAT BEING THE NORTHEAST CORNER OF PARCEL 1.

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

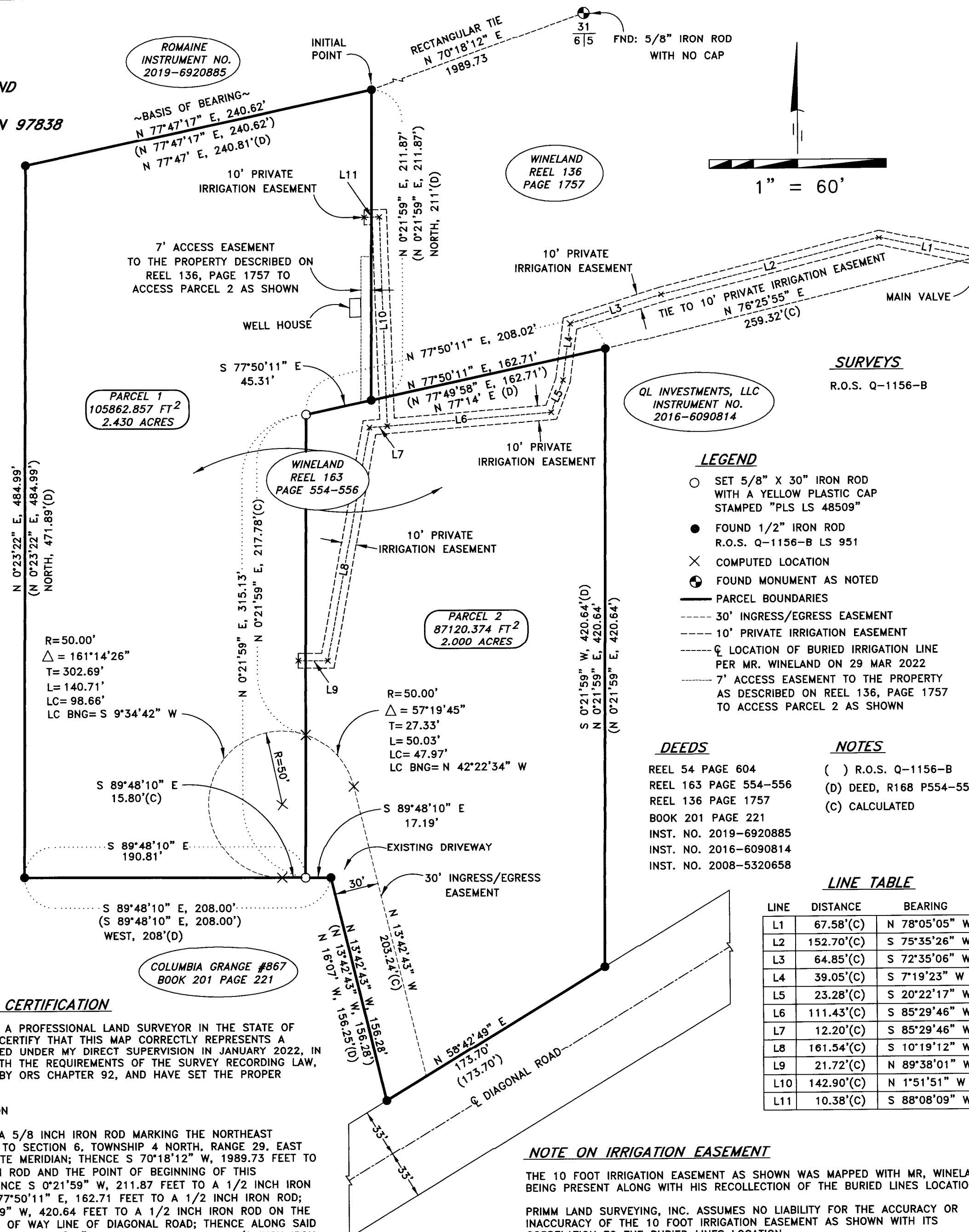
Brit L. Primm
BRIT L. PRIMM

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 13, 1999
BRIT L. PRIMM
48509

EXPIRATION DATE: 12/31/22

DATE: 19 APR 22



NOTE ON IRRIGATION EASEMENT

THE 10 FOOT IRRIGATION EASEMENT AS SHOWN WAS MAPPED WITH MR. WINELAND BEING PRESENT ALONG WITH HIS RECOLLECTION OF THE BURIED LINES LOCATION.

PRIMM LAND SURVEYING, INC. ASSUMES NO LIABILITY FOR THE ACCURACY OR INACCURACY OF THE 10 FOOT IRRIGATION EASEMENT AS SHOWN WITH ITS CORRELATION TO THE BURIED LINES LOCATION.

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: RONALD L. WINELAND

N.E. 1/4 OF SECTION 6, TWP. 4 N. RNG. 29 E. WM

PROJECT:
A PARTITION SURVEY ON LAND LOCATED IN THE N.E. 1/4 OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 29 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

JOB #: 2112001
DATE: 06 DEC 21
FB/PG: 043/53
SHEET: 1 OF 1
DRAWN: BLP
APPROVED: BLP

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. Kline
UMATILLA COUNTY SURVEYOR

DATED THIS 21 DAY OF April, 2022

HERMISTON IRRIGATION DISTRICT

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

Annelle Kay Patrick
MANAGER

DATED THIS 19 DAY OF April, 2022

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. Walder
DIRECTOR UMATILLA COUNTY PLANNING DEPARTMENT

DATED THIS 16th DAY OF JUNE, 2022

UMATILLA COUNTY TAX COLLECTOR & ASSESSOR

WE DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TAX RECORDS RELATIVE TO THE LAND COVERED BY THE ACCOMPANYING LAND PARTITION 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 LAND PARTITION.

Carroll Reynolds
TAX COLLECTOR

DATED THIS 20 DAY OF April, 2022

Carroll Reynolds
ASSESSOR

DATED THIS 20 DAY OF April, 2022

STATE OF OREGON, }
COUNTY OF UMATILLA }

I certify that this instrument was received and recorded on 06-01-2022

at 3:37 o'clock p.m., in the record of PLATS of said County.

YEAR 2022 NUMBER 15

OFFICE OF COUNTY RECORDS

By: STEVE CHURCHILL Records Officer

Fee \$ 120.00 No. 2022-7420009

RECEIVED BY

Umatilla County Surveyor

Date: 6/3/22

Rec'd By: CT

No.: 22-063-B