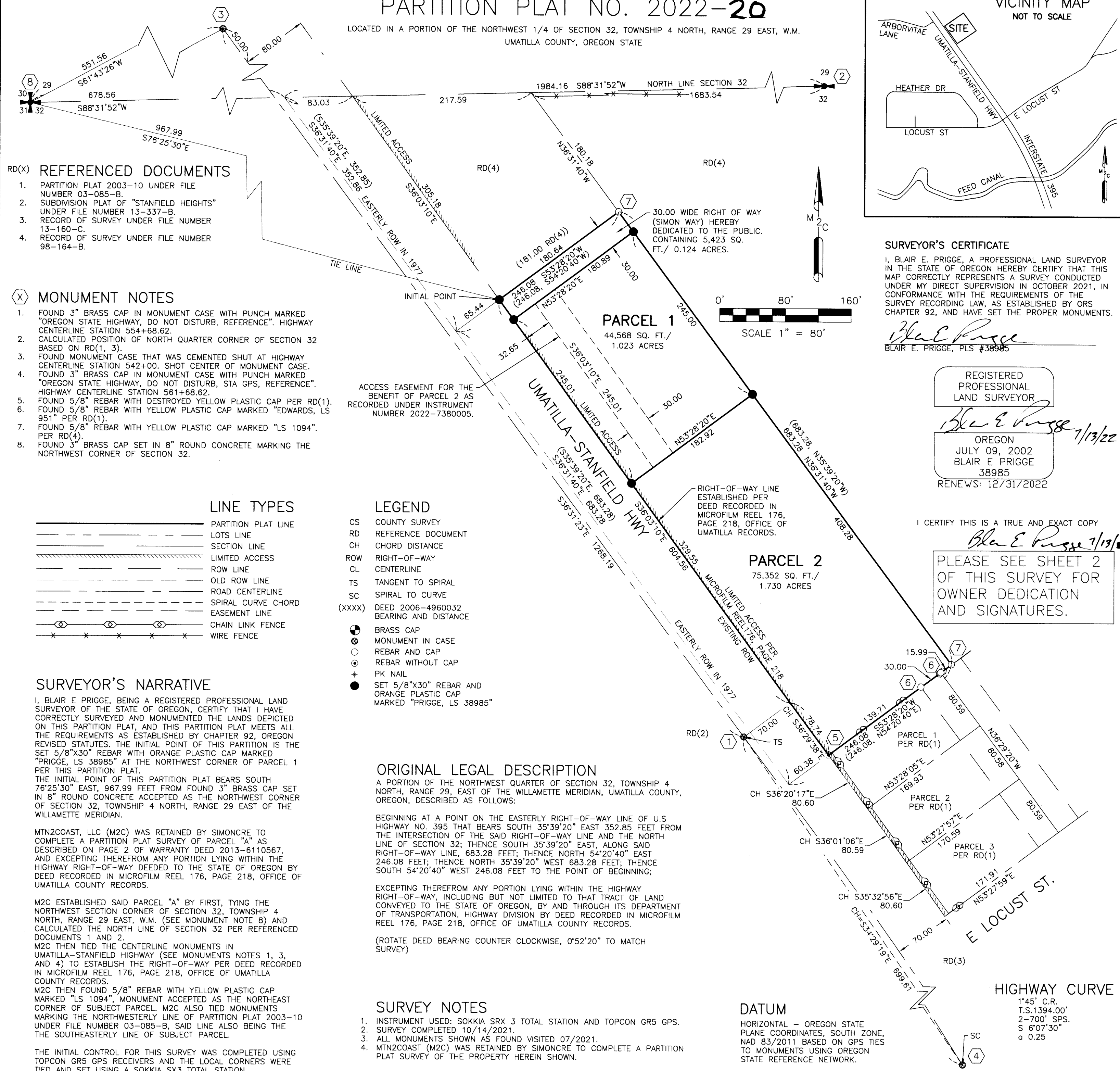
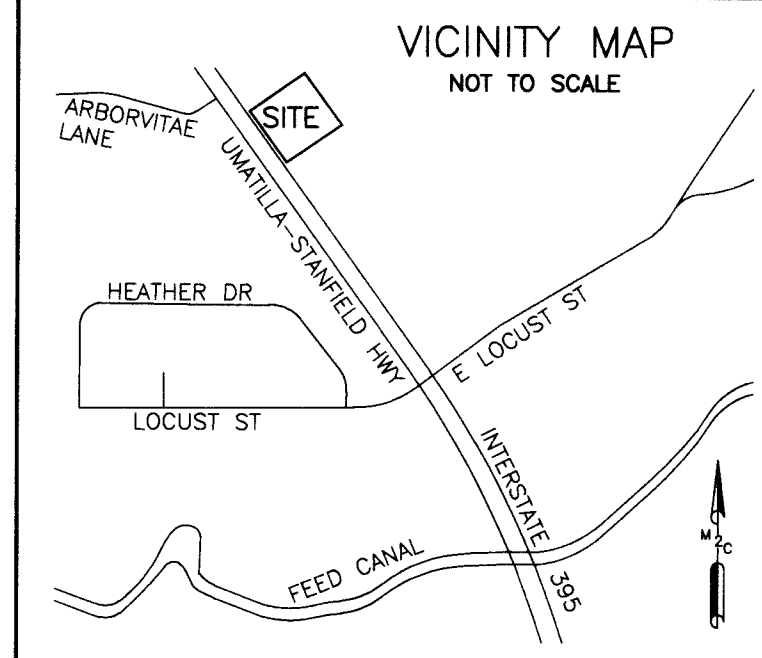


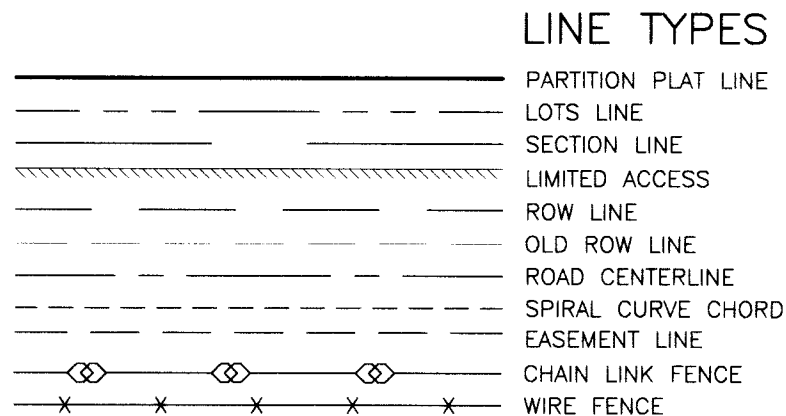
# PARTITION PLAT NO. 2022-20

LOCATED IN A PORTION OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 29 EAST, W.M.  
UMATILLA COUNTY, OREGON STATE



- RD(X) REFERENCED DOCUMENTS
- PARTITION PLAT 2003-10 UNDER FILE NUMBER 03-085-B.
  - SUBDIVISION PLAT OF "STANFIELD HEIGHTS" UNDER FILE NUMBER 13-337-B.
  - RECORD OF SURVEY UNDER FILE NUMBER 13-160-C.
  - RECORD OF SURVEY UNDER FILE NUMBER 98-164-B.

- (X) MONUMENT NOTES
- FOUND 3" BRASS CAP IN MONUMENT CASE WITH PUNCH MARKED "OREGON STATE HIGHWAY, DO NOT DISTURB, REFERENCE". HIGHWAY CENTERLINE STATION 554+68.62.
  - CALCULATED POSITION OF NORTH QUARTER CORNER OF SECTION 32 BASED ON RD(1, 3).
  - FOUND MONUMENT CASE THAT WAS CEMENTED SHUT AT HIGHWAY CENTERLINE STATION 542+00. SHOT CENTER OF MONUMENT CASE.
  - FOUND 3" BRASS CAP IN MONUMENT CASE WITH PUNCH MARKED "OREGON STATE HIGHWAY, DO NOT DISTURB, STA GPS, REFERENCE". HIGHWAY CENTERLINE STATION 561+68.62.
  - FOUND 5/8" REBAR WITH DESTROYED YELLOW PLASTIC CAP PER RD(1).
  - FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "EDWARDS, LS 951" PER RD(1).
  - FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "LS 1094". PER RD(4).
  - FOUND 3" BRASS CAP SET IN 8" ROUND CONCRETE MARKING THE NORTHWEST CORNER OF SECTION 32.



- LEGEND
- CS COUNTY SURVEY
  - RD REFERENCE DOCUMENT
  - CH CHORD DISTANCE
  - ROW RIGHT-OF-WAY
  - CL CENTERLINE
  - TS TANGENT TO SPIRAL
  - SC SPIRAL TO CURVE
  - (XXXX) DEED 2006-4960032 BEARING AND DISTANCE
  - BRASS CAP
  - MONUMENT IN CASE
  - REBAR AND CAP
  - REBAR WITHOUT CAP
  - PK NAIL
  - SET 5/8"x30" REBAR AND ORANGE PLASTIC CAP MARKED "PRIGGE, LS 38985"

## SURVEYOR'S NARRATIVE

I, BLAIR E PRIGGE, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MONUMENTED THE LANDS DEPICTED ON THIS PARTITION PLAT, AND THIS PARTITION PLAT MEETS ALL THE REQUIREMENTS AS ESTABLISHED BY CHAPTER 92, OREGON REVISED STATUTES. THE INITIAL POINT OF THIS PARTITION IS THE SET 5/8"x30" REBAR WITH ORANGE PLASTIC CAP MARKED "PRIGGE, LS 38985" AT THE NORTHWEST CORNER OF PARCEL 1 PER THIS PARTITION PLAT.

THE INITIAL POINT OF THIS PARTITION PLAT BEARS SOUTH 76°25'30" EAST, 967.99 FEET FROM FOUND 3" BRASS CAP SET IN 8" ROUND CONCRETE ACCEPTED AS THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 29 EAST OF THE WILLAMETTE MERIDIAN.

MTN2COAST, LLC (M2C) WAS RETAINED BY SIMONCRE TO COMPLETE A PARTITION PLAT SURVEY OF PARCEL "A" AS DESCRIBED ON PAGE 2 OF WARRANTY DEED 2013-6110567, AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE HIGHWAY RIGHT-OF-WAY DEEDED TO THE STATE OF OREGON BY DEED RECORDED IN MICROFILM REEL 176, PAGE 218, OFFICE OF UMATILLA COUNTY RECORDS.

M2C ESTABLISHED SAID PARCEL "A" BY FIRST, TYING THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 29 EAST, W.M. (SEE MONUMENT NOTE 8) AND CALCULATED THE NORTH LINE OF SECTION 32 PER REFERENCED DOCUMENTS 1 AND 2.

M2C THEN TIED THE CENTERLINE MONUMENTS IN UMATILLA-STANFIELD HIGHWAY (SEE MONUMENTS NOTES 1, 3, AND 4) TO ESTABLISH THE RIGHT-OF-WAY PER DEED RECORDED IN MICROFILM REEL 176, PAGE 218, OFFICE OF UMATILLA COUNTY RECORDS.

M2C THEN FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "LS 1094", MONUMENT ACCEPTED AS THE NORTHEAST CORNER OF SUBJECT PARCEL. M2C ALSO TIED MONUMENTS MARKING THE NORTHWESTERLY LINE OF PARTITION PLAT 2003-10 UNDER FILE NUMBER 03-085-B, SAID LINE ALSO BEING THE THE SOUTHEASTERLY LINE OF SUBJECT PARCEL.

THE INITIAL CONTROL FOR THIS SURVEY WAS COMPLETED USING TOPCON GR5 GPS RECEIVERS AND THE LOCAL CORNERS WERE TIED AND SET USING A SOKKIA SX3 TOTAL STATION.

## ORIGINAL LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 29, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 395 THAT BEARS SOUTH 35°39'20" EAST 352.85 FEET FROM THE INTERSECTION OF THE SAID RIGHT-OF-WAY LINE AND THE NORTH LINE OF SECTION 32; THENCE SOUTH 35°39'20" EAST, ALONG SAID RIGHT-OF-WAY LINE, 683.28 FEET; THENCE NORTH 54°20'40" EAST 246.08 FEET; THENCE NORTH 35°39'20" WEST 683.28 FEET; THENCE SOUTH 54°20'40" WEST 246.08 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE HIGHWAY RIGHT-OF-WAY, INCLUDING BUT NOT LIMITED TO THAT TRACT OF LAND CONVEYED TO THE STATE OF OREGON, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION, HIGHWAY DIVISION BY DEED RECORDED IN MICROFILM REEL 176, PAGE 218, OFFICE OF UMATILLA COUNTY RECORDS.

(ROTATE DEED BEARING COUNTER CLOCKWISE, 0°52'20" TO MATCH SURVEY)

## SURVEY NOTES

- INSTRUMENT USED: SOKKIA SRX 3 TOTAL STATION AND TOPCON GR5 GPS.
- SURVEY COMPLETED 10/14/2021.
- ALL MONUMENTS SHOWN AS FOUND VISITED 07/2021.
- MTN2COAST (M2C) WAS RETAINED BY SIMONCRE TO COMPLETE A PARTITION PLAT SURVEY OF THE PROPERTY HEREIN SHOWN.

**SURVEYOR'S CERTIFICATE**

I, BLAIR E. PRIGGE, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN OCTOBER 2021, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY ORS CHAPTER 92, AND HAVE SET THE PROPER MONUMENTS.

*Blair E. Prigge*  
BLAIR E. PRIGGE, PLS #38985

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON  
JULY 09, 2002  
BLAIR E PRIGGE  
38985  
RENEWS: 12/31/2022

I CERTIFY THIS IS A TRUE AND EXACT COPY

*Blair E. Prigge 7/13/22*

PLEASE SEE SHEET 2 OF THIS SURVEY FOR OWNER DEDICATION AND SIGNATURES.

**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.

*Daniel H. Kline*  
UMATILLA COUNTY SURVEYOR

DATED THIS 4 DAY OF Aug 2022.

STANFIELD CITY PLANNING DEPARTMENT

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

*Rob J. B.*  
STANFIELD CITY PLANNING DEPARTMENT

DATED THIS 2 DAY OF August 2022.

STANFIELD CITY APPROVAL

THE CITY OF STANFIELD HEREBY ACKNOWLEDGES THE 30 FOOT WIDE PUBLIC ROAD DEDICATION, AS SHOWN HEREON AND ACCEPTS THIS RIGHT OF WAY FOR PUBLIC ROAD AND UTILITY PURPOSES.

*Steve L. Shady*  
CITY OF STANFIELD

DATED THIS 27 DAY OF August 2022.

HERMISTON IRRIGATION DEPARTMENT

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

*Cynthia K. Patrick*  
HERMISTON IRRIGATION DISTRICT

DATED THIS 3 DAY OF August 2022.

UMATILLA COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT IS APPROVED FOR FILING AND RECORDING IN THE RECORD OF TOWN PLATS OF UMATILLA COUNTY, OREGON, BY THE UNDERSIGNED, BY ITS ORDER.

DATED THIS 17 DAY OF AUGUST, 2022

*George W. Dool*  
CHAIRPERSON

*[Signature]*  
COMMISSIONER

*[Signature]*  
COMMISSIONER

UMATILLA COUNTY TAX COLLECTOR & ASSESSOR

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

*Richard Reynolds*  
COUNTY TAX COLLECTOR

*Richard Reynolds*  
DEPUTY COUNTY TAX COLLECTOR

DATED THIS 12 DAY OF August, 2022

**AUDITOR'S CERTIFICATE**

STATE OF OREGON } S.S.  
COUNTY OF UMATILLA }

I CERTIFY THAT THIS INSTRUMENT WAS RECEIVED AND RECORDED ON

State of Oregon **2022-7450885**  
County of Umatilla **08/18/2022 02:22:46 PM**  
REC-DE-PP

Fee: \$5.00 (\$11.00) (\$10.00) (\$10.00) (\$60.00) (\$24.00) **\$120.00**

00002097202274508850010018

Office of County Records  
*Jane Churchill* UMATILLA COUNTY

GRAPHICAL INDEX:  
NW1/4 NW1/4 AND  
NE1/4 NW1/4, SEC.  
32, T4N, R29E, W.M.

**MTN2COAST LLC**  
PROFESSIONAL LAND SURVEYORS  
2320 MOTTMAN RD SW, STE 106  
TUMWATER, WA 98512  
360.688.1949

RECEIVED BY  
Umatilla County Surveyor  
Date: 8/25/22  
Rec'd By: CT  
No: 22-095-0

PARTITION PLAT NO. 2022-20

LOCATED IN A PORTION OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 29 EAST, W.M. UMATILLA COUNTY, OREGON STATE

OWNERS ACKNOWLEDGEMENT

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, SIMONCRE LODGEPOLE II, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, NORTH AMERICAN SAVINGS BANK, F.S.B., A FEDERALLY CHARTERED SAVINGS BANK, AND RICHARD EVAN TAYLOR AND VIRGINIA ELIZABETH TAYLOR, TRUSTEES OF THE RICHARD E & VIRGINIA E TAYLOR LIVING TRUST, OWNERS IN FEE SIMPLE OF THE LAND HEREBY SHOWN ON THIS PLAT AND MORE PARTICULARLY DESCRIBED IN THE LEGAL DESCRIPTION, HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO THE PARCELS AS SHOWN ON THIS PARTITION PLAT, AND CITY OF STANFIELD ORDINANCES, AND DO HEREBY DEDICATE A 30.00 FEET WIDE ACCESS EASEMENT OVER PARCEL 1, AS SHOWN ON THIS PLAT, FOR THE BENEFIT OF PARCEL 2, AND ALSO DO HEREBY DEDICATE TO THE PUBLIC A 30.00 FEET WIDE RIGHT OF WAY FOR PUBLIC STREETS AS SHOWN HEREON.

IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

SIGNATURE (SIMONCRE LODGEPOLE II, LLC) SIGNOR: JOSH SIMONS

Jeff Wagner Vice President NORTH AMERICAN SAVINGS BANK, F.S.B., A FEDERALLY CHARTERED SAVINGS BANK SIGNOR: JEFF WAGNER, VICE PRESIDENT

Richard Evan Taylor TTE Virginia Elizabeth Taylor TTE SIGNATURE (RICHARD EVAN TAYLOR AND VIRGINIA ELIZABETH TAYLOR, TRUSTEES OF THE RICHARD E & VIRGINIA E TAYLOR LIVING TRUST)

NOTARY STATE OF Arizona ) COUNTY OF Maricopa ) ON THIS 19th DAY OF July, 2022, BEFORE ME PERSONALLY APPEARED Josh Simon TO ME KNOWN TO BE THE manager OF SIMONCRE LODGEPOLE II, LLC THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATE THAT Josh Simon IS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

Roxanne Knight NOTARY PUBLIC IN AND FOR THE STATE OF Arizona RESIDING AT Phoenix AZ PRINTED NAME: Roxanne Knight MY COMMISSION EXPIRES: 1-31-23

NOTARY STATE OF Missouri ) COUNTY OF Jackson ) ON THIS 26th DAY OF July, 2022, BEFORE ME PERSONALLY APPEARED JEFF WAGNER, TO ME KNOWN TO BE THE VICE PRESIDENT OF NORTH AMERICAN SAVINGS BANK, F.S.B., A FEDERALLY CHARTERED SAVINGS BANK THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATE THAT JEFF WAGNER IS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

Katie Klementowski NOTARY PUBLIC IN AND FOR THE STATE OF Missouri RESIDING AT Liberty, MO PRINTED NAME: Katie Klementowski MY COMMISSION EXPIRES: 12-02-23

REGISTERED PROFESSIONAL LAND SURVEYOR

Blair E Prigge OREGON JULY 09, 2002 BLAIR E PRIGGE 38985 RENEWS: 12/31/2022 7/13/22

I CERTIFY THIS IS A TRUE AND EXACT COPY Blair E Prigge 7/13/22

NOTARY STATE OF Oregon ) COUNTY OF Benton ) ON THIS 28 DAY OF July, 2022, BEFORE ME PERSONALLY APPEARED RICHARD E TAYLOR AND VIRGINIA E TAYLOR, TO ME KNOWN TO BE THE Trustees OF RICHARD E & VIRGINIA E TAYLOR LIVING TRUST THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID TRUST FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATE THAT RICHARD E TAYLOR AND VIRGINIA E TAYLOR ARE AUTHORIZED TO EXECUTE SAID INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

Cassandra L. Lasswell NOTARY PUBLIC IN AND FOR THE STATE OF Oregon RESIDING AT Corvallis, OR PRINTED NAME: Cassandra L. Lasswell MY COMMISSION EXPIRES: Aug 23, 2022 COMMISSION NO. 978446

RECEIVED BY Umatilla County Surveyor Date: 8/25/22 Rec'd By: CT No.: 22-095-6

AUDITOR'S CERTIFICATE STATE OF OREGON COUNTY OF UMATILLA } S.S. I CERTIFY THAT THIS INSTRUMENT WAS RECEIVED AND RECORDED ON State of Oregon 2022-7450885 County of Umatilla 08/18/2022 02:22:46 PM REC-DE-PP \$120.00 00002097202274508850010018 Office of County Records John Churchill UMATILLA COUNTY GRAPHICAL INDEX: NW1/4 NW1/4 AND NE1/4 NW1/4, SEC. 32, T4N, R29E, W.M. MTN COAST LLC PROFESSIONAL LAND SURVEYORS 2320 MOTTMAN RD SW, STE 106 TUMWATER, WA 98512 360.688.1949 SHEET 2 OF 2 DATE 07/07/2022 PROJECT NO. 20-370 SCALE: 1" = 80'