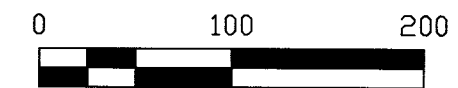
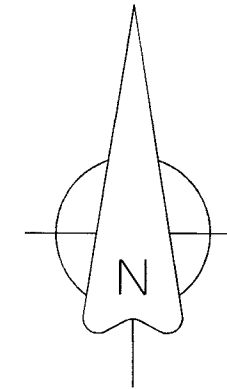


PARTITION PLAT 2024-03

LOCATED IN THE SE1/4, NE1/4 OF SECTION 34
TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M.,
UMATILLA COUNTY, OR



LEGEND

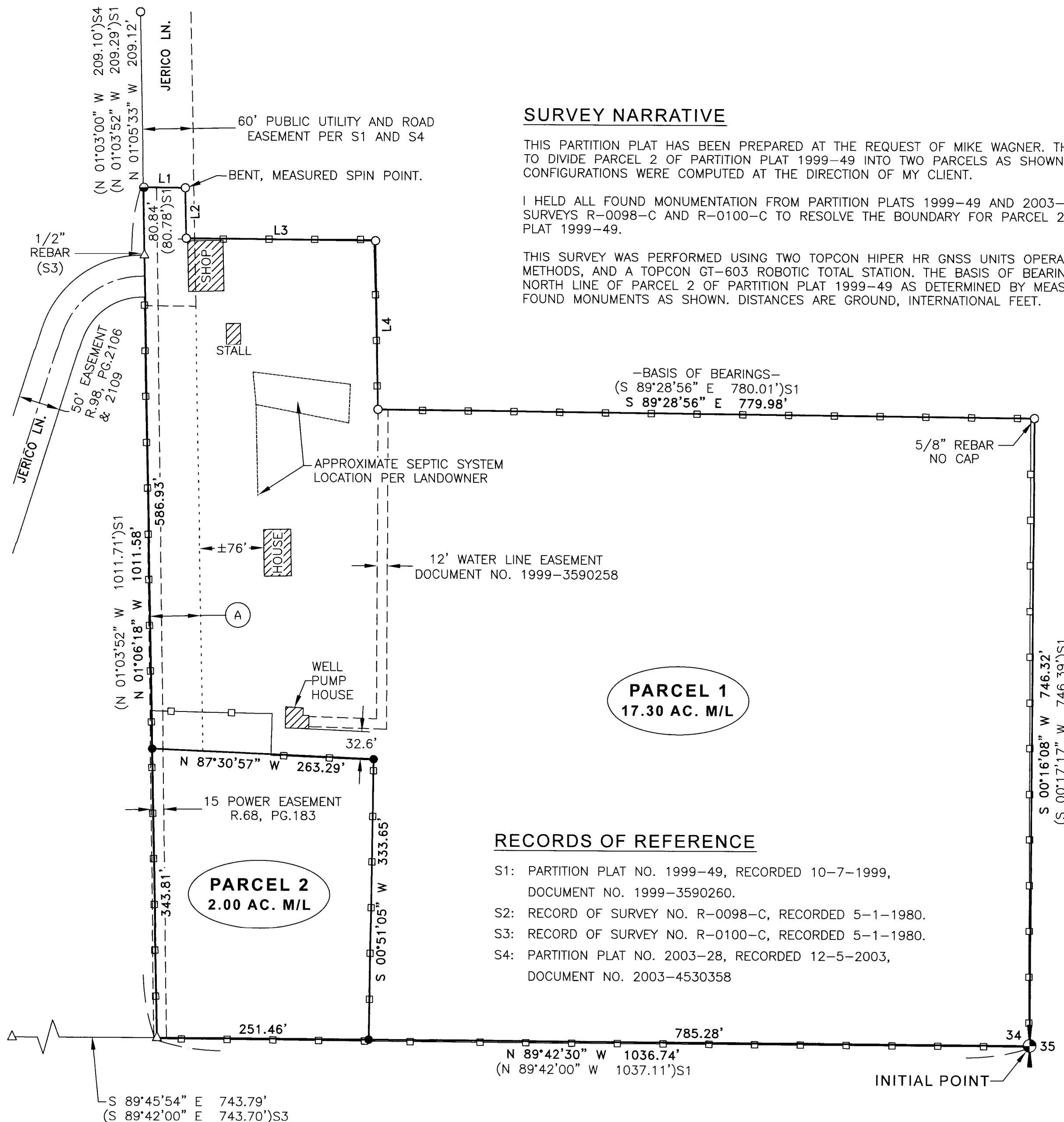
- EAST 1/4 CORNER SECTION 34. FOUND 2-1/2" BRASS CAP PER SURVEY R-0098-C (S1).
- SET 5/8" X 30" STEEL REBAR WITH 1-1/4" PINK PLASTIC CAP, MARKED "KENNY LS 89374".
- FOUND 5/8" REBAR WITH 1-1/2" ALUMINUM CAP PER PARTITION PLAT 1999-49, UNLESS NOTED OTHERWISE.
- FOUND 5/8" REBAR AS REPORTED IN R-0100-C (S3), UNLESS NOTED OTHERWISE.
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP PER PARTITION PLAT 2003-28.
- (A) 60-FOOT WIDE NON-EXCLUSIVE INGRESS-EGRESS AND UTILITY EASEMENT APPURTENANT TO PARCEL 2, DEDICATED HEREON.
- NEW EASEMENT DEDICATED THIS PLAT
- EXISTING EASEMENT AS NOTED
- NEW PARCEL BOUNDARY LINES
- EXISTING FENCE LINE
- ()S# RECORD SURVEY DATA REFERENCE, SEE TABLE.

SURVEY NARRATIVE

THIS PARTITION PLAT HAS BEEN PREPARED AT THE REQUEST OF MIKE WAGNER. THE PURPOSE IS TO DIVIDE PARCEL 2 OF PARTITION PLAT 1999-49 INTO TWO PARCELS AS SHOWN. THE LOT CONFIGURATIONS WERE COMPUTED AT THE DIRECTION OF MY CLIENT.

I HELD ALL FOUND MONUMENTATION FROM PARTITION PLATS 1999-49 AND 2003-28, AND SURVEYS R-0098-C AND R-0100-C TO RESOLVE THE BOUNDARY FOR PARCEL 2 OF PARTITION PLAT 1999-49.

THIS SURVEY WAS PERFORMED USING TWO TOPCON HIPER HR GNSS UNITS OPERATED USING RTK METHODS, AND A TOPCON GT-603 ROBOTIC TOTAL STATION. THE BASIS OF BEARING IS THE NORTH LINE OF PARCEL 2 OF PARTITION PLAT 1999-49 AS DETERMINED BY MEASURE BETWEEN FOUND MONUMENTS AS SHOWN. DISTANCES ARE GROUND, INTERNATIONAL FEET.



PARCEL 1
17.30 AC. M/L

PARCEL 2
2.00 AC. M/L

RECORDS OF REFERENCE

- S1: PARTITION PLAT NO. 1999-49, RECORDED 10-7-1999, DOCUMENT NO. 1999-3590260.
- S2: RECORD OF SURVEY NO. R-0098-C, RECORDED 5-1-1980.
- S3: RECORD OF SURVEY NO. R-0100-C, RECORDED 5-1-1980.
- S4: PARTITION PLAT NO. 2003-28, RECORDED 12-5-2003, DOCUMENT NO. 2003-4530358

LINE	BEARING	DISTANCE
L1	N 89°33'08" W	49.95'
L2	N 01°07'59" W	60.01'
L3	N 89°30'45" W	224.79'
L4	N 01°06'19" W	201.05'

LINE	BEARING	DISTANCE
(L1)S1	S 89°28'56" E	50.02'
(L2)S1	S 01°03'52" E	60.02'
(L3)S1	N 89°28'56" W	224.80'
(L4)S1	N 01°03'52" W	201.08'

RECEIVED BY
Umatilla County Surveyor
Date: 3/7/24
Rec'd By: CT
No.: 24-019-B

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Matthew Patrick Kenny

OREGON
JAN 12, 2016
MATTHEW PATRICK KENNY
89374PLS

RENEWS: 6-30-25

I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL

Matthew Patrick Kenny

MATTHEW PATRICK KENNY
89374PLS

OFFICE OF COUNTY RECORDS

State of Oregon 2024-0001357
County of Umatilla REC-DE-PP 03/01/2024 03:06:52 PM

Pgs=1 \$5.00 \$11.00 \$10.00 \$10.00 \$60.00 \$120.00
\$24.00



00019931202400013570010019

Office of County Records
Jean Churchill
UMATILLA COUNTY

KENNY LAND SURVEYING

P.O. BOX 447, HEPPNER, OR 97836
541-379-0242
www.kennylandsurveying.com

LAND PARTITION LOCATED IN THE SE 1/4, NE 1/4 OF SECTION 34,
TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON.

CLIENT: **MIKE WAGNER**

PROJECT: 23-14 DR: MPK CH: MPK DATE: DEC. 16, 2023 SHEET 1 OF 2

PARTITION PLAT 2024-03

LOCATED IN THE SE1/4, NE1/4 OF SECTION 34
TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M.,
UMATILLA COUNTY, OR

OWNER'S DECLARATION

WE, MICHAEL KENT WAGNER AND DIANE CORT-WAGNER, OWNERS OF THE LAND BEING DIVIDED BY THIS PARTITION PLAT DO HEREBY ACKNOWLEDGE THAT WE HAVE CAUSED THIS PLAT TO BE PREPARED AND THE PROPERTY DIVIDED AS SHOWN HEREON AND IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS REVISED, AND THE SUBDIVISION ORDINANCES OF UMATILLA COUNTY, OREGON. WE HEREBY DEDICATE THE NON-EXCLUSIVE 60-FOOT WIDE INGRESS-EGRESS AND UTILITY EASEMENT AS SHOWN ON SHEET 1 OF THIS PLAT.

Michael Kent Wagner 12-18-23
MICHAEL KENT WAGNER DATE

Diene Cort-Wagner 12-18-23
DIANE CORT-WAGNER DATE

STATE OF Oregon
COUNTY OF Umatilla

ON THE 18th DAY OF December, 2023, THE ABOVE NAMED INDIVIDUALS APPEARED PERSONALLY BEFORE ME AND IS KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO EXECUTED THE OWNER'S DECLARATION AND ACKNOWLEDGED THAT THEY DID SO FREELY AND VOLUNTARILY.

Carolyn Louise Langford
NOTARY PUBLIC FOR THE STATE OF OREGON

PRINTED NAME: Carolyn Louise Langford
COMMISSION NUMBER: 1030223
MY COMMISSION EXPIRES: October 20, 2026

LEGAL DESCRIPTION

PARCEL 2 OF PARTITION PLAT NO. 1999-49 (INSTRUMENT NO. 1999-3590260) LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 32 EAST, WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

TOGETHER WITH & SUBJECT TO:

EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF,
GRANTEE: PACIFIC POWER & LIGHT COMPANY
RECORDED: JULY 16, 1980, MICROFILM REEL 68, PAGE 183, OFFICE OF UMATILLA COUNTY RECORDS.

EASEMENT FOR ROAD AND UTILITY PURPOSES, INCLUDING THE TERMS AND PROVISIONS THEREOF, CONTAINED UNDER DEEDS,
RECORDED FEBRUARY 8, 1983, MICROFILM REEL 98, PAGES 2106 & 2109, OFFICE OF UMATILLA COUNTY RECORDS.

EASEMENTS AS SHOWN ON PARTITION PLAT NO. 1999-49
RECORDED: OCTOBER 7, 1999, INSTRUMENT NO. 1999-3590260, OFFICE OF UMATILLA COUNTY RECORDS.

WATER LINE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF,
GRANTEE: MICHAEL K. WAGNER, ETUX
RECORDED: OCTOBER 7, 1999, INSTRUMENT NO. 1999-3590258, OFFICE OF UMATILLA COUNTY RECORDS.

SURVEYOR'S CERTIFICATE

I, MATTHEW PATRICK KENNY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS THE LANDS BEING SUBDIVIDED AS SHOWN HEREON IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE UMATILLA COUNTY DEVELOPMENT CODE. I FURTHER CERTIFY THAT THE INITIAL POINT HAS BEEN MARKED AND REFERENCED IN ACCORDANCE WITH ORS 92.060.

Matthew Patrick Kenny
MATTHEW PATRICK KENNY, PLS
CERTIFICATE NO. 89374

12-16-2023
DATE

I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL

Matthew Patrick Kenny
MATTHEW PATRICK KENNY
89374PLS

APPROVALS

I HEREBY CERTIFY THAT I APPROVE THIS SUBDIVISION PLAT IN ACCORDANCE WITH ORS CHAPTER 92 AND THE UMATILLA COUNTY SUBDIVISION ORDINANCE ON THIS

8 DAY OF January, 2024
David H. Hines
UMATILLA COUNTY SURVEYOR

THIS SUBDIVISION PLAT IS HEREBY APPROVED ON THIS

1st DAY OF MARCH, 2024
Robert T. Waldner
UMATILLA COUNTY PLANNING DIRECTOR

THIS SUBDIVISION PLAT IS HEREBY APPROVED ON THIS

17 DAY OF January, 2024
Pauline Reynolds
UMATILLA COUNTY TAX COLLECTOR

OFFICE OF COUNTY RECORDS

State of Oregon 2024-0001357
County of Umatilla REC-DE-PP 03/01/2024 03:06:52 PM
Pgs=1 \$5.00 \$11.00 \$10.00 \$10.00 \$60.00 \$120.00
\$24.00
00019931202400013570010019
Office of County Records
John Churchill UMATILLA COUNTY

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LAND PARTITION LOCATED IN THE SE 1/4, NE 1/4 OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON.

CLIENT: **MIKE WAGNER**

PROJECT: 23-14 DR: MPK CH: MPK DATE: DEC. 16, 2023 SHEET 2 OF 2