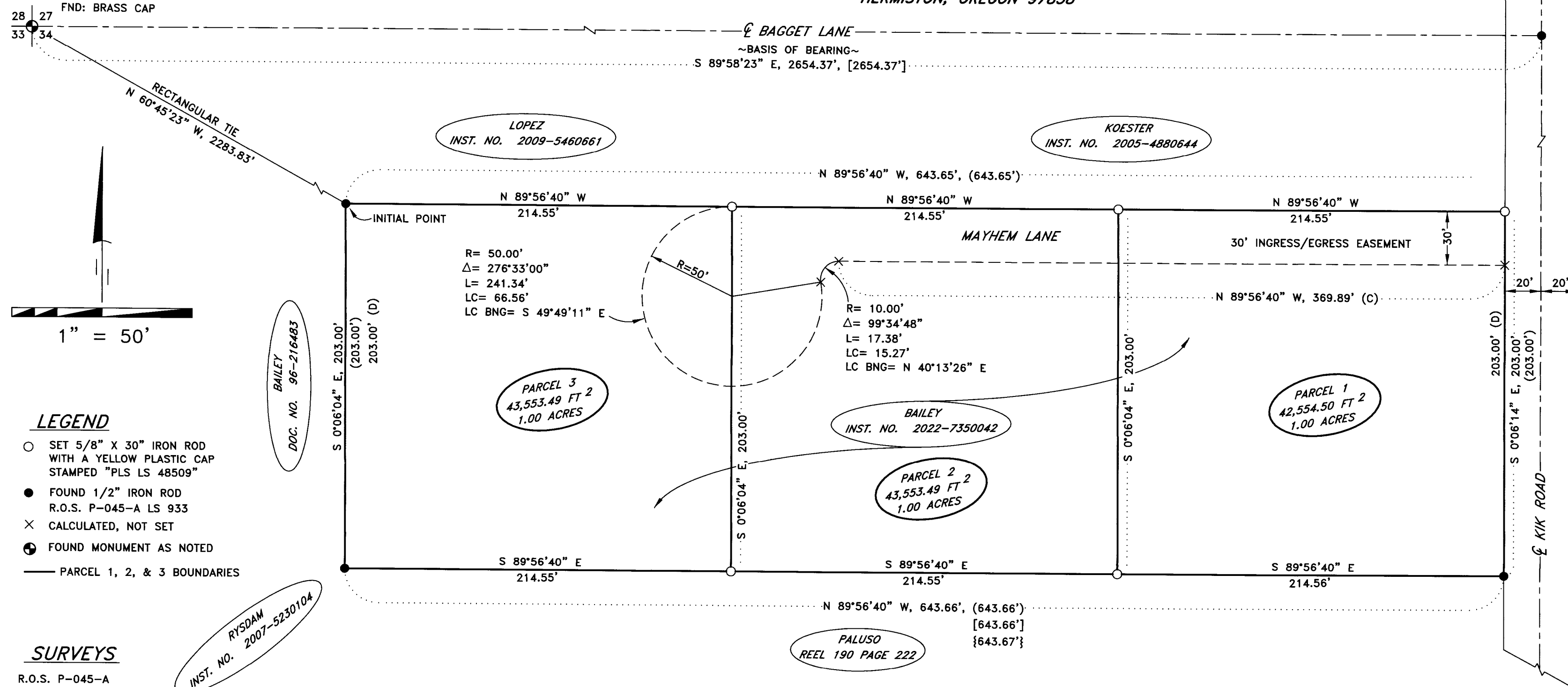


PARTITION PLAT 2023-12

A PARTITION SURVEY ON LAND LOCATED IN THE N.W. 1/4 OF SEC. 34, TWP. 5 N., RNG. 28 E.W.M., UMATILLA COUNTY, OREGON.

CLIENT: **WENDELL BAILEY**
80782 KIK ROAD
HERMISTON, OREGON 97838



FND: BRASS CAP
28 27
33 34

RECTANGULAR TIE
N 60°45'23" W, 2283.83'

1" = 50'

LEGEND

- SET 5/8" X 30" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48509"
 - FOUND 1/2" IRON ROD R.O.S. P-045-A LS 933
 - × CALCULATED, NOT SET
 - ⊕ FOUND MONUMENT AS NOTED
- PARCEL 1, 2, & 3 BOUNDARIES

SURVEYS

- R.O.S. P-045-A
- R.O.S. M-063-B
- R.O.S. J-051-B
- P.P. 2007-23

NOTES

- () R.O.S. P-045-A
- [] R.O.S. M-063-B
- { } R.O.S. J-051-B
- (D) DEED
- (C) CALCULATED

DEEDS

- INSTRUMENT NO. 2022-7350042
- INSTRUMENT NO. 2005-4880644
- INSTRUMENT NO. 2009-5460661
- INSTRUMENT NO. 2007-5230104
- DOCUMENT NO. 96-216483
- REEL 190 PAGE 222

AREA TABLE

DESCRIPTION	FEET ²	ACRES
PARENT	130,661.48	3.00
PARCEL 1	43,554.50	1.00
PARCEL 2	43,553.49	1.00
PARCEL 3	43,553.49	1.00
30' EASEMENT	19,770.39	0.45

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, 2023, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY ORS CHAPTER 92, AND HAVE SET THE PROPER MONUMENTS.

METES AND BOUNDS LEGAL DESCRIPTION:

COMMENCING AT A BRASS CAP MARKING THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 5 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN; THENCE S 60°45'23" E, 2283.83 FEET TO A 1/2 INCH IRON ROD AND THE TRUE POINT OF BEGINNING; THENCE S 89°56'40" E, 643.65 FEET TO A 1/2 INCH IRON ROD ON THE WESTERLY RIGHT OF WAY LINE OF KIK ROAD; THENCE ALONG SAID RIGHT OF WAY LINE S 0°06'16" E, 203.00 FEET TO A 1/2 INCH IRON ROD; THENCE LEAVING SAID RIGHT OF WAY LINE N 89°56'40" W, 643.66 FEET TO A 1/2 INCH IRON ROD; THENCE N 0°06'04" W, 203.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.00 ACRES.

THE INITIAL POINT IS THE NORTHWEST CORNER OF PARCEL 3 OF THIS PARTITION PLAT.

REGISTERED PROFESSIONAL LAND SURVEYOR
Brit L. Primm
OREGON
JULY 13, 1999
BRIT L. PRIMM
48509

EXPIRATION DATE: 12/31/24

DATE: 21 Jul 23

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

Brit L. Primm
BRIT L. PRIMM

SURVEYOR'S NARRATIVE

THIS SURVEY WAS UNDERTAKEN IN NOVEMBER OF 2022 AT THE REQUEST OF WENDELL BAILEY. THE PURPOSE OF THE SURVEY IS TO PERFORM A PARTITION SURVEY ON LAND LOCATED IN THE N.W. 1/4 OF SECTION 34, TOWNSHIP 5 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON. THE INTENT IS TO CREATE 3 PARCELS AT 1 ACRES EACH. THE PARENT PARCEL IS DESCRIBED IN UMATILLA COUNTY DEED RECORDS INSTRUMENT NUMBER 2022-7350042. AND IS DESCRIBED AS FOLLOWS:

The South 203 feet of the Southeast Quarter of the Northeast Quarter of the Northwest Quarter of Section 34, Township 5 North, Range 28, East of the Willamette Meridian, Umatilla County, Oregon;

Excepting therefrom the East 20 feet lying in County Road N. 687.

Subject to: encumbrances listed in Exhibit A attached.

EXHIBIT A

Subject to:

1. The property sold is within the boundaries of the Hermiston Irrigation District, and is subject to all easements, canals, ditches, levies and assessments thereof.
2. Water rights, claims to water or title to water, whether or not such rights are a matter of record.
3. Easement, including the terms and provisions thereof
Grantee; Umatilla Electric Cooperative Association
Recorded: July 29, 1955 in Book 227, Page 100, Deed Records.
4. Easement, including the terms and provisions thereof
Grantee; Pacific Northwest Pipeline Corporation
Recorded: September 8, 1955 in Book 228, Page 104, Deed Records.

I ESTABLISHED THE EXTERIOR BOUNDS OF THE PARENT PROPERTY AS FOLLOWS:

IN 1978 LS 951 FOUND THE 2 SOUTHERLY CORNERS OF THE PROPERTY TO BE PARTITIONED IN ADDITION HE SET THE 2 NORTHERLY CORNERS OF THE PROPERTY TO BE PARTITIONED. I WAS ABLE TO RECOVER ALL OF THESE CORNERS EXCEPT THE NORTHEASTERLY CORNER. THE NORTHEASTERLY CORNER WAS RESET BASED ON LS 951 SETTING IT IN 1978. I HELD THESE FOUR CORNERS AS THE EXTERIOR BOUNDS OF THIS PARTITION PLAT AS SHOWN

THIS SURVEY WAS ACCOMPLISHED UTILIZING THE TRIMBLE R10 GNSS SYSTEM. THE BRASS CAP MARKING THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 5 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN AS WELL AS THE 1/2" IRON ROD AT THE INTERSECTION OF BAGGET LANE WITH KIK ROAD WAS UTILIZED FOR A SITE CALIBRATION. THE BASIS OF BEARING IS FROM R.O.S. M-063-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, WENDELL BAILEY, 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 FEET INGRESS/EGRESS EASEMENT AS SHOWN, MAYHEM LANE, TO PARCELS 1, 2 AND 3.

WENDELL BAILEY

KNOW ALL PEOPLE BY THESE PRESENTS THAT ON

THIS DAY 10 OF August, 2023
APPEARED WENDELL BAILEY TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING LAND PARTITION TO BE A FREE AND VOLUNTARY ACT.

BEFORE ME Sonia Nash
NOTARY PUBLIC FOR OREGON

PRINTED NAME Sonia Nash

COMMISSION NO. 990518

MY COMMISSION EXPIRES August 19, 2023

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: **WENDELL BAILEY**

N.W. 1/4 OF SECTION 34, TWP. 5 N. RNG. 28 E. WM

PROJECT:
A PARTITION SURVEY ON LAND LOCATED IN THE N.W. 1/4 OF SEC. 34, TWP. 5 N., RNG. 28 E.W.M., UMATILLA COUNTY, OREGON.

JOB #: 2303002
DATE: 20 MAR 23
FB/PG: 047/14
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 Hicks
UMATILLA COUNTY SURVEYOR

DATED THIS 1 DAY OF August, 2023

HERMISTON IRRIGATION DISTRICT

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

Cynthia Kempatrik
MANAGER

DATED THIS 1 DAY OF August, 2023

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. Waldner
DIRECTOR UMATILLA COUNTY PLANNING DEPARTMENT

DATED THIS 18th DAY OF JUNE, 2024

UMATILLA COUNTY TAX COLLECTOR

I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TAX RECORDS RELATIVE TO THE LAND COVERED BY THE ACCOMPANYING PLAT AND THAT ALL MONIES DUE FOR STATE AND COUNTY TAXES AND ASSESSMENTS THAT COULD CONSTITUTE A LIEN ON SAID LANDS HAVE BEEN PAID, AND I HEREBY APPROVE SAID PLAT.

Richard Reynolds
TAX COLLECTOR

DATED THIS 2 DAY OF August, 2023

RECEIVED BY

Umatilla County Surveyor
Date: 7/5/24
Rec'd By: CT
No.: 24-062-B

State of Oregon 2024-0003998
County of Umatilla
REC-DE-PP 06/21/2024 07:49:12 AM
Pgs=1 \$5.00 \$11.00 \$10.00 \$10.00 \$60.00 \$120.00
\$24.00



Office of County Records
Steve Churchill
UMATILLA COUNTY