

PARTITION PLAT 2024-13

UMATILLA COUNTY  
DEED 2022-7440108

WITHIN  
W1/2 SE1/4 SW1/4 OF NW1/4

SECTION 2,  
TWN. 4 N., RA. 28 E., W.M.

CITY OF HERMISTON,  
UMATILLA COUNTY, OREGON

State of Oregon 2024-0005136  
County of Umatilla  
REC-DE-PP 07/26/2024 10:39:06 AM  
Pgs=1 \$5.00 \$11.00 \$10.00 \$10.00 \$60.00 \$120.00  
\$24.00



Office of County Records  
*John Chundrick* UMATILLA COUNTY

RECEIVED BY  
Umatilla County Surveyor  
Date: 8/1/24  
Rec'd By: *CT*  
No.: 24-066-B

LEGEND

- ⊕ FOUND, 2 1/2 INCH BRASS CAP IN MONUMENT CASE, 8 INCHES BELOW PAVEMENT. SET BY KRUMBEIN, 1981; COUNTY SURVEY (C.S.) S-156-C
- FOUND, A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP (Y.P.C.) PER C.S. 98-08-B, UNLESS OTHERWISE NOTED
- THERE IS AN ADDITIONAL 1/2 INCH IRON REBAR (NOT SHOWN) AT FOUR (4) OF THE CORNER LOCATIONS. THEY WERE SET BY C.S. 85-75-B, AND LATER REJECTED BY 98-08-B. THE ADDITION REBARS ARE 0.7 N. AND 0.1 W. OF THE TRUE CORNER POSITION (TYPICAL).
- SET, A 5/8 X 30 INCH IRON ROD WITH LT. BLUE PLASTIC CAP MKD: "WALLOWA ASSOCIATES."
- ◇ SET, A 2 1/2 INCH MAG NAIL WITH 1 1/2 INCH STAINLESS STEEL WASHER MKD: "WA LS 2872."
- ⊗ CALCULATED POSITION, MONUMENT NEITHER FOUND NOR SET
- ⊗ IRON ROD PER C.S. 98-08-3; SEARCHED FOR, NOT FOUND
- SP SERVICE POLE
- C.S. COUNTY SURVEY
- PROPERTY AND PARCEL LINES
- - - SECTION 2, SUBDIVISION LINES
- - - RIGHT-OF-WAY LINE, THEATER LANE
- - - 30-FT. WIDE EASEMENT SERVING CASCADE NATURAL GAS COOPERATION, BOOK 323 PAGE 256.
- /// NEW, 25-FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND UTILITIES, SEE SHEET 2 FOR DIMENSIONS
- - - NEW, TWO (2) EASEMENTS FOR EMERGENCY VEHICLES. SEE SHEET 2 FOR DIMENSIONS
- - - FENCE LINES, AS DESCRIBED
- - - OH - - - OVERHEAD POWER OR COMMUNICATIONS
- [XXX]1 DISTANCE PER DEED 2022-7440108
- [XXX]2 DISTANCE PER DEED 2013-6100841
- [XXX]3 DISTANCE PER DEED 2019-6910301
- (XXX)1 DIMENSION PER C.S. 98-08-B
- (XXX, M=R)X MEASURED EQUALS RECORD, PER DOCUMENT NOTED
- (XXX, CALC)X CALCULATED DISTANCE, PER RECORD NOTED
- SP SERVICE POLE
- C.S. COUNTY SURVEY

NARRATIVE

THIS SURVEY WAS PERFORMED FOR MELINDA CHAVEZ ZAMUDIO TO PARTITION THE PROPERTY WHICH IS UMATILLA COUNTY DEED 2022-7440108 INTO THREE PARCELS.

THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 28 EAST WAS PREVIOUSLY DETERMINED DURING UMATILLA COUNTY SURVEY 98-08-B. THE EAST LINE OF DEED 2019-6910301 WAS HERE REESTABLISHED AS PARALLEL WITH THE EAST LINE OF DEED 2022-7440108, AT A WIDTH OF 30.00 FEET. THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2 WAS REESTABLISHED PARALLEL AND 60.00 EAST OF THE EAST LINE OF DEED 2022-7440108. THIS ESTABLISHED THE POSITION OF THE SOUTHWEST CORNER OF SAID W1/2 SE1/4 SW1/4 NW1/4 (C-E-W-W 1/256) ALONG THE EAST-WEST CENTERLINE OF SECTION 2. THE SOUTHWEST CORNER OF SAID W1/2 SE1/4 SW1/4 NW1/4 (C-W-W 1/64) WAS ESTABLISHED PROPORTIONALLY ALONG SAID CENTERLINE.

THE PROPERTY CORNERS BETWEEN DEEDS 2022-7440108 AND 2019-6910301 WERE SET DURING C.S. 98-08-B, HERE RECOVERED, AS SHOWN. THE SECOND ADJOINING TRACT DETERMINING THE BOUNDARY OF DEED 2022-7440108 IS THE PROPERTY WHICH IS DEED 2013-6100841, BEING THE WEST 147.00 FEET OF THE SOUTH 168.00 FEET OF SAID W1/2 SE1/4 SW1/4 NW1/4. THE YARD FENCE OF THIS PROPERTY EXTENDS BEYOND THE COMMON PROPERTY LINE. IT WILL BE REBUILT UPON THE RECORDING OF THIS PARTITION.

THIS WORK WAS PERFORMED WITH TRIMBLE R-8 G.P.S. RECEIVERS AND A NIKON DTM-522 THEODOLITE WITH ELECTRONIC DISTANCE MEASURING CAPABILITY.

CERTIFICATE

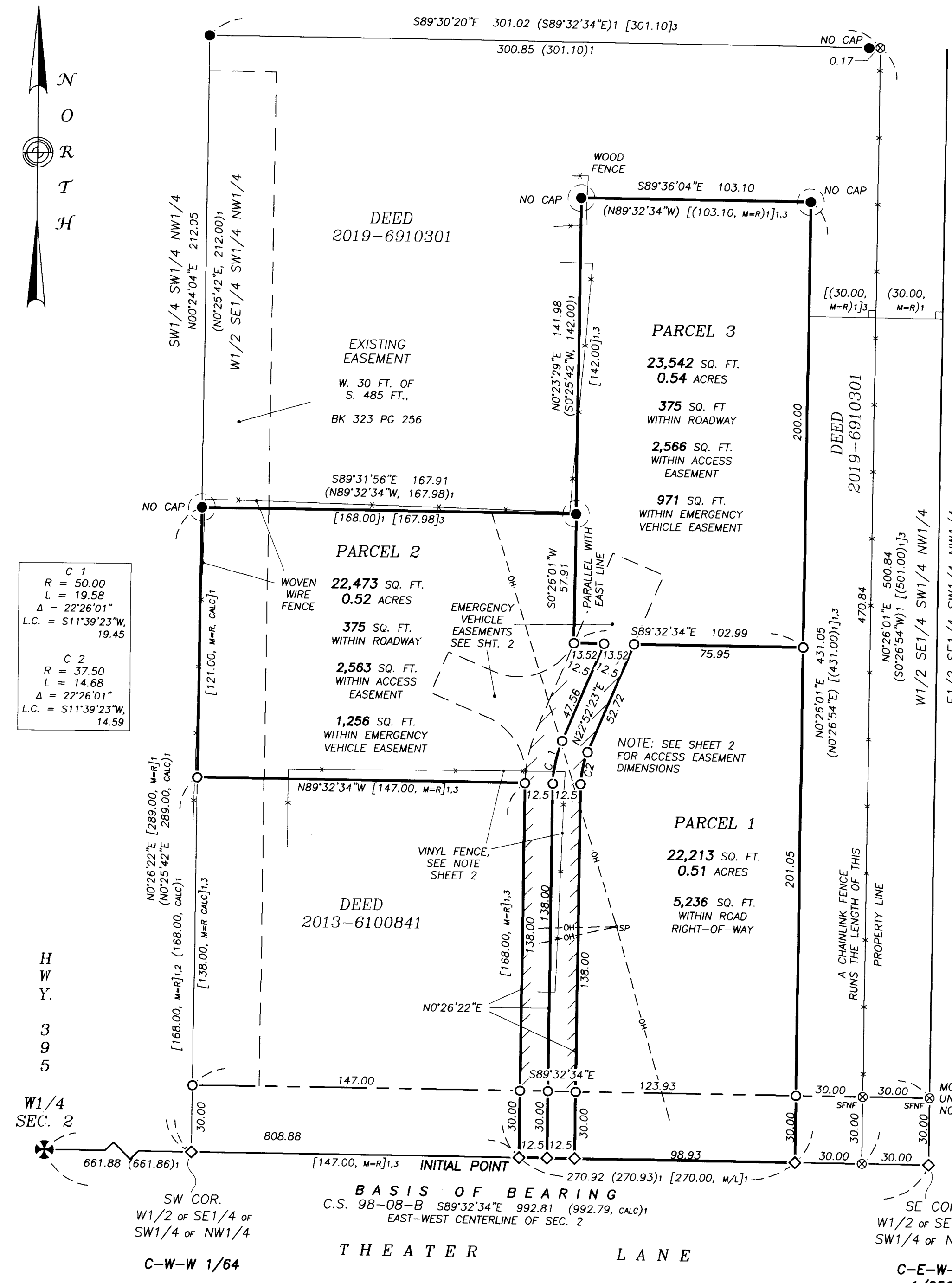
A TRACT OF LAND IN THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 2; THENCE ALONG THE EAST-WEST CENTERLINE OF SAID SECTION N89°32'34"W, 808.88 FEET TO A POINT 147.00 FEET EAST OF THE WEST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE PARALLEL WITH SAID WEST LINE N0°26'22"E, 168.00 FEET; THENCE PARALLEL WITH SAID EAST-WEST CENTERLINE N89°32'34"W, 147.00 FEET; THENCE ALONG SAID WEST LINE N0°26'22"E, 121.00 FEET; THENCE S89°31'56"E, 167.91 FEET; THENCE N0°23'29"E, 141.98 FEET; THENCE S89°36'04"E, 103.10 FEET TO A POINT 60.00 FEET WEST OF THE EAST LINE OF THE HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2; THENCE PARALLEL WITH SAID EAST LINE S0°26'01"W, 431.05 FEET TO SAID EAST-WEST CENTERLINE; THENCE ALONG SAID CENTERLINE N89°32'34"W, 123.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.566 ACRES

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Rodney J. Lewis*  
OREGON  
JULY 14, 1998  
RODNEY J. LEWIS  
2872  
EXPIRES 12-31-24

PARTITION PLAT FOR: MELINDA CHAVEZ ZAMUDIO		
LOCATED WITHIN SOUTHWEST QUARTER NORTHWEST QUARTER, SECTION 2 TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M. UMATILLA COUNTY, OREGON		
Wallowa Associates 303 S.E. Alamo Street Enterprise, Oregon 97828 (541) 426-9049		
SCALE 1 IN. = 40 FT.	SHEET No. 1 OF 2	DATE OF SURVEY Beginning: 11 APR 24 Ending: 16 JUL 24
DRAWN BY R J L	CHECKED K L P	PROJECT No. C241-01 / 3418mz



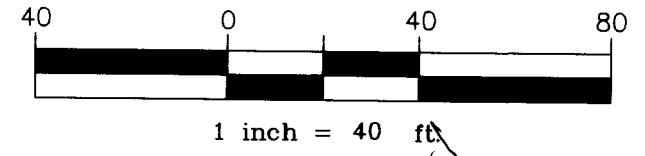
C 1  
R = 50.00  
L = 19.58  
Δ = 22°26'01"  
L.C. = S11°39'23"W, 19.45

C 2  
R = 37.50  
L = 14.68  
Δ = 22°26'01"  
L.C. = S11°39'23"W, 14.59

H  
W  
Y.  
3  
9  
5

W1/4  
SEC. 2

I CERTIFY THIS IS A TRUE AND EXACT COPY  
OF THE PARTITION PLAT 2024-13  
*Rodney J. Lewis*  
RODNEY J. LEWIS, PLS



UMATILLA COUNTY DEED 2022-7440108

WITHIN W1/2 SE1/4 SW1/4 OF NW1/4, SECTION 2,  
TWN. 4 N., RA. 28 E., W.M.  
CITY OF HERMISTON, UMATILLA COUNTY, OREGON

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**LEGEND**

- SET, A 5/8 X 30 INCH IRON ROD WITH LT. BLUE PLASTIC CAP MKD: "WALLOWA ASSOCIATES."
- ⊗ CALCULATED POSITION, MONUMENT NEITHER FOUND NOR SET
- PROPERTY AND PARCEL LINES
- - - RIGHT-OF-WAY LINE, THEATER LANE
- ////// NEW, 25-FOOT WIDE EASEMENT FOR ACCESS AND UTILITIES, SEE DEDICATION
- - - NEW, TWO (2) EASEMENTS FOR EMERGENCY VEHICLES. SEE DEDICATION
- \* \* \* FENCES, VINYL, TO BE REBUILT AT PROPERTY LINES UPON RECORDING OF THIS PARTITION
- - - OH - - - OVERHEAD POWER OR COMMUNICATIONS
- 12.5 12.50 FEET; DIMENSION PER HERMISTON DEVELOPMENT CODE 154.19 (F)(2)
- {XXX} DIMENSION PER OREGON FIRE CODE
- {XXX, M=R} MEASURED EQUALS RECORD, PER OREGON FIRE CODE

**REFERENCES**

- DEEDS**  
2022-7440108 2013-6100841  
2019-6910301
- SURVEYS**  
98-08-B 85-75-B  
S-156-C (1980) 19-080-C
- CODE OF HERMISTON, TITLE XV  
LAND USAGE  
CHAPTER 154
- OREGON FIRE CODE  
APPENDIX D, FIRE APPARATUS ACCESS  
ROADS

**OWNERSHIP AND ENCUMBRANCE REPORT**

- PIONEER TITLE COMPANY  
ORDER NO: 106645  
MARCH 6, 2024
- EASEMENTS AND ENCUMBRANCES AS LISTED PER SAID REPORT**
- THE PREMISES HEREIN DESCRIBED ARE WITHIN THE BOUNDARIES OF THE HERMISTON IRRIGATION DISTRICT AND THIS PROPERTY IS THEREFORE SUBJECT TO ALL EASEMENTS, CANALS, DITCHES, LEVIES AND ASSESSMENTS THEREOF.
  - EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF.  
GRANTEE: EASTERN OREGON NATURAL GAS COMPANY  
RECORDED: MAY 17, 1959; BOOK 254 PAGE 234.  
A BLANKET EASEMENT, NOT-LOCATABLE
  - EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF.  
GRANTEE: CASCADE NATURAL GAS CORPORATION  
RECORDED: SEPTEMBER 6, 1972;  
BOOK 323 PAGE 256.  
SHOWN, SHEET 1.
  - RESERVATION OF WATER RIGHTS, INCLUDING THE TERMS AND PROVISIONS THEREOF CONTAINED UNDER CONTRACT AND DEED.  
GRANTORS: ARLEN CLARK AND VIRGIL CLARK  
GRANTEES: DONALD L. TONNING, BARBARA L. TONNING  
RECORDED: OCTOBER 19, 1982;  
MICROFILM REEL 96 PAGES 413 - 415.

**NOTE:** THERE ARE VISIBLE UTILITIES WHICH ARE NOT INCLUDED WITHIN A RECORDED EASEMENT, PER THE ABOVE-CITED REPORT. A UMATILLA ELECTRIC COOPERATIVE SERVICE POLE EXISTS (SHOWN, LEFT), TOGETHER WITH OVERHEAD POWER AND COMMUNICATIONS LINES, WHICH SERVE THE PROPERTIES WHICH ARE DEEDS 2013-6100841 AND 2019-6910301.

**OWNER'S DEDICATION AND DECLARATION**

I, MELINDA CHAVEZ ZAMUDIO, HERBY ACKNOWLEDGE I HAVE CAUSED THIS LAND TO BE SURVEYED AND PARTITIONED IN ACCORDANCE WITH OREGON REVISED STATUTES CHAPTER 92 AND THE DEVELOPMENT CODE OF THE CITY OF HERMISTON, OREGON.

I HEREBY DEDICATE A RECIPROCAL 25-FOOT WIDE EASEMENT UPON PARCEL 2 AND PARCEL 3, SERVING EACH PARCELS 2 AND 3; SUCH BEING 12.50 FEET UPON EACH SAID PARCEL, FOR THE PURPOSE OF INGRESS, EGRESS, EMERGENCY VEHICLES AND UTILITIES.

I HEREBY DEDICATE AN EASEMENT UPON PARCEL 2, AS SHOWN, FOR THE PURPOSE OF A EMERGENCY VEHICLE TURNAROUND.

I HEREBY DEDICATE AN EASEMENT UPON PARCEL 3, AS SHOWN, FOR THE PURPOSE OF A EMERGENCY VEHICLE TURNAROUND.

*Melinda Chavez Zamudio*  
MELINDA CHAVEZ ZAMUDIO

**ACKNOWLEDGEMENT**

STATE OF OREGON  
COUNTY OF UMATILLA

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

ON THIS 16 DAY OF July, 2024

BY MELINDA CHAVEZ ZAMUDIO

NOTARY PUBLIC FOR THE STATE OF OREGON

*Blairi McDermott*  
NAME

MY COMMISSION EXPIRES: January 13, 2025

COMMISSION NUMBER: 1007419

**APPROVALS**

CITY OF HERMISTON

THIS PLAT HAS BEEN EXAMINED AND IS HEREBY APPROVED,

ON THIS 16<sup>th</sup> DAY OF July, 2024

*[Signature]*  
CHAIRMAN, HERMISTON PLANNING COMMISSION

HERMISTON IRRIGATION DISTRICT

THIS PLAT HAS BEEN EXAMINED AND IS HEREBY APPROVED,

ON THIS 16 DAY OF July, 2024

*[Signature]*  
HERMISTON IRRIGATION DISTRICT

UMATILLA COUNTY SURVEYOR

THIS PLAT HAS BEEN EXAMINED AND IS HEREBY APPROVED,

ON THIS 24 DAY OF July, 2024

*[Signature]*  
UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY TAX COLLECTOR

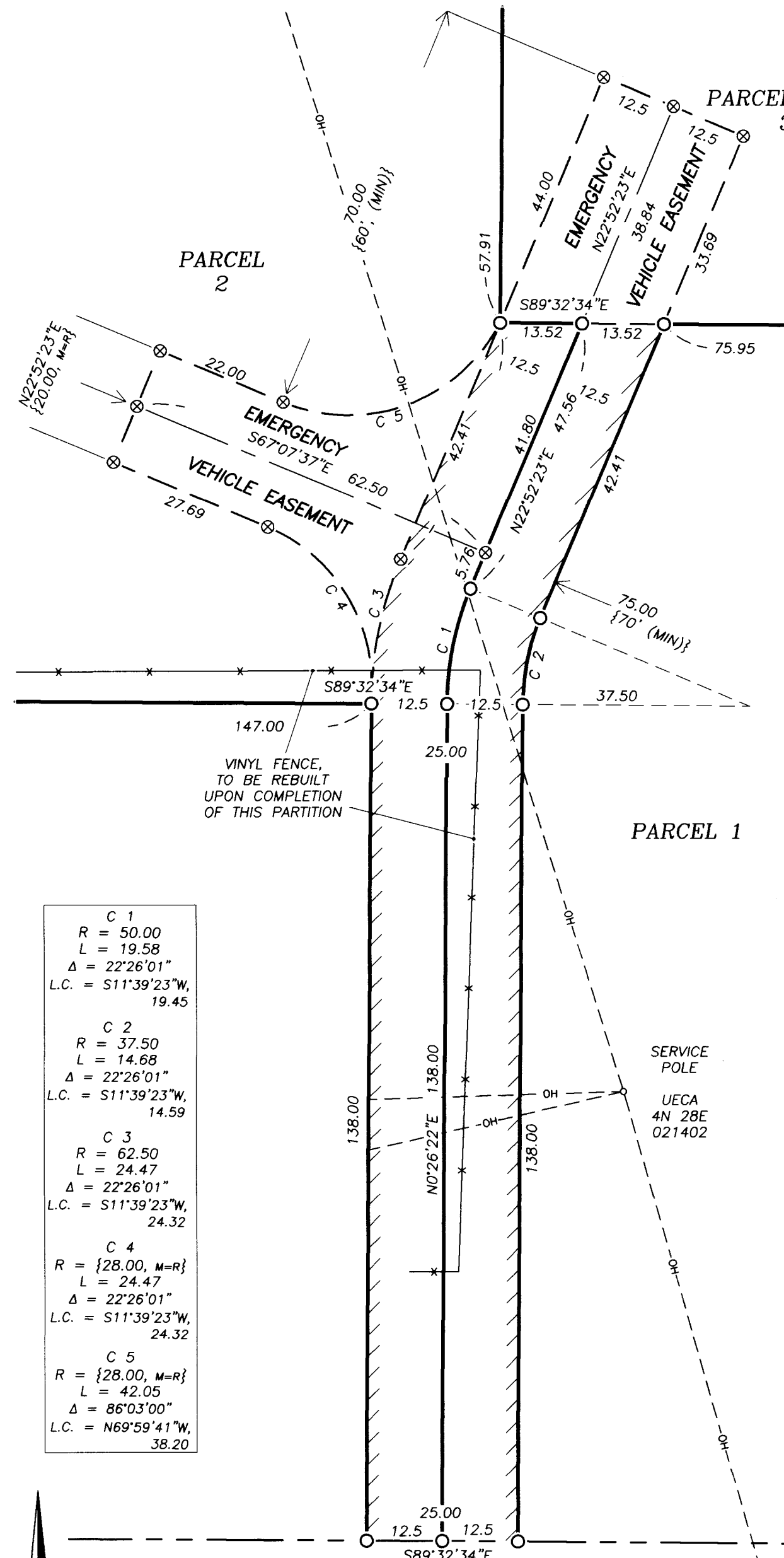
WE CERTIFY THAT THE TAXES HAVE BEEN PAID AND THERE ARE NO LIENS UPON THIS TRACT OF LAND. THIS PLAT HAS BEEN EXAMINED AND APPROVED,

ON THIS 26 DAY OF July, 2024

*[Signature]*  
TAX COLLECTOR

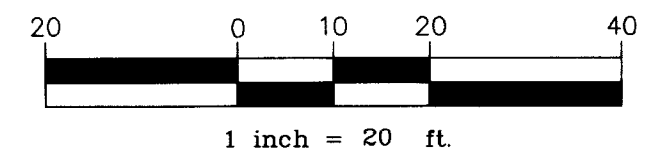
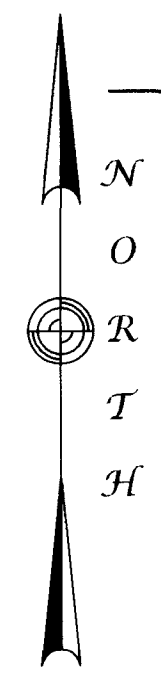
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*Rodney J. Lewis*  
RODNEY J. LEWIS, PLS



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<b>C 2</b>	R = 37.50 L = 14.68 Δ = 22°26'01" L.C. = S11°39'23"W, 14.59
<b>C 3</b>	R = 62.50 L = 24.47 Δ = 22°26'01" L.C. = S11°39'23"W, 24.32
<b>C 4</b>	R = {28.00, M=R} L = 24.47 Δ = 22°26'01" L.C. = S11°39'23"W, 24.32
<b>C 5</b>	R = {28.00, M=R} L = 42.05 Δ = 86°03'00" L.C. = N69°59'41"W, 38.20

**THEATER LANE  
EASEMENT DIMENSIONS**



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Rodney J. Lewis*  
OREGON  
JULY 14, 1998  
**RODNEY J. LEWIS**  
2872  
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