

PARTITION PLAT 2024-16

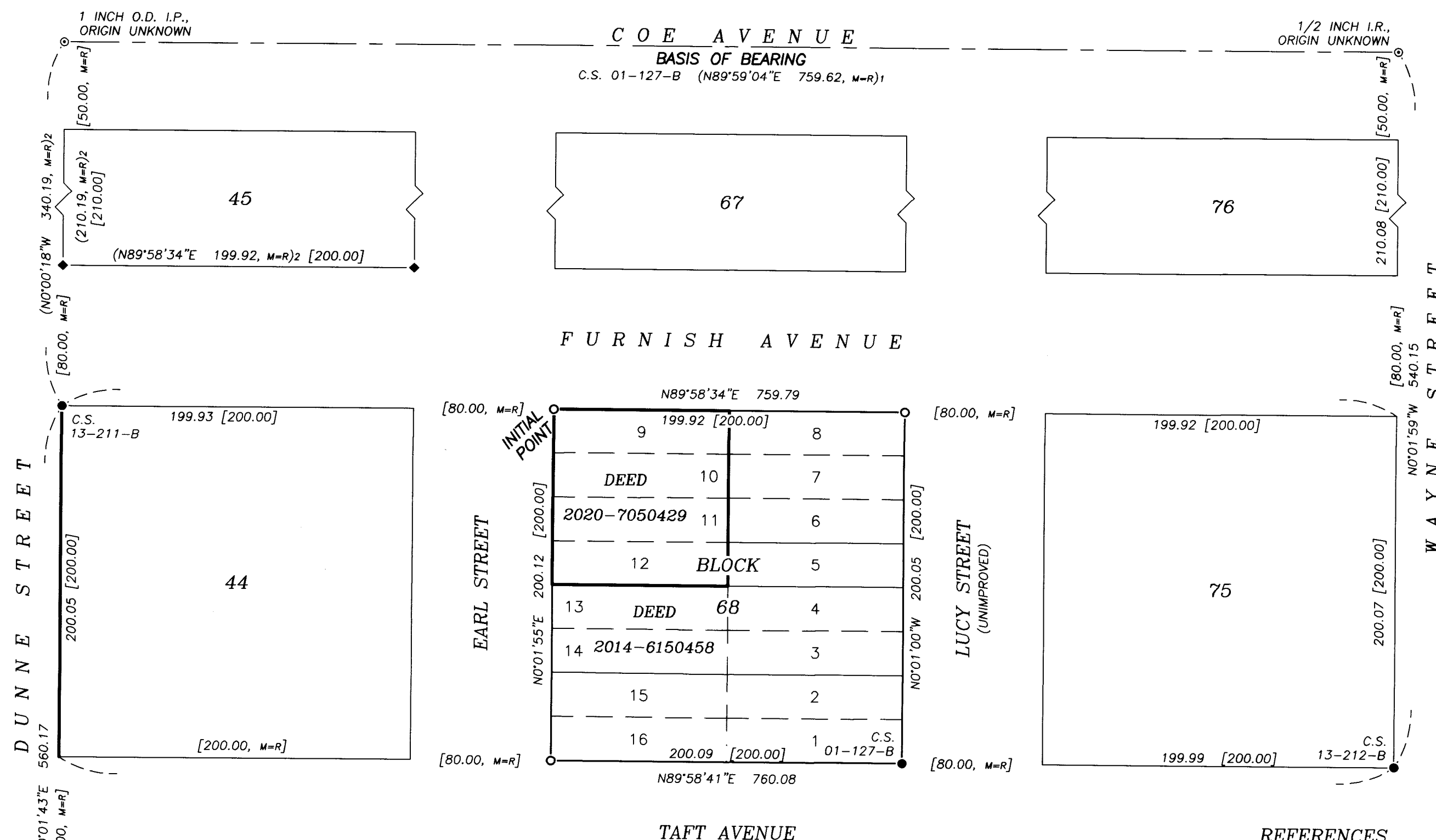
UMATILLA COUNTY
DEED 202020-7050429

COE'S FIRST ADDITION
TO THE CITY OF STANFIELD,
BLOCK 68,
LOTS 9, 10, 11 AND 12,

WITHIN
S.W. 1/4 OF S.E. 1/4, SECTION 32,
TWN. 4 N., RA. 29 E., W.M.

CITY OF STANFIELD,
UMATILLA COUNTY, OREGON

RECEIVED BY
Umatilla County Surveyor
Date: 9/12/24
Rec'd By: CT
No.: 24-084-B



TAFT AVENUE

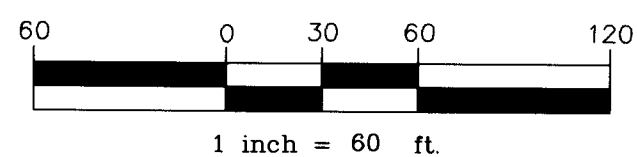
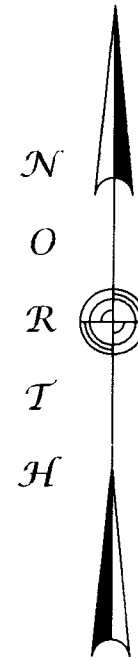
LEGEND

- FOUND, MONUMENT AS NOTED
- FOUND, A 5/8 INCH IRON REBAR WITH Y.P.C. MKD: "L.S. 951", PER SURVEY NOTED
- ◆ FOUND, A 5/8 INCH IRON REBAR WITH LT. BLUE PLASTIC CAP MKD: "WALLOWA ASSOC.", PER PPLAT 2018-10.
- SET, A 5/8 INCH X 30 INCH IRON REBAR WITH LT. BLUE PLASTIC CAP MKD: "WALLOWA ASSOCIATES"
- ⊙ CALCULATED POSITION, MONUMENT NEITHER FOUND NOR SET.

- PROPERTY LINES
- BLOCK LINES

- [xxx] DIMENSION PER "COE'S FIRST ADDITION TO THE TOWN OF STANFIELD"
- (xxx)1 DIMENSION PER C.S. 01-127-B, C.S. 13-211-B AND/OR C.S. 13-212-B; ALL BY EDWARDS
- (xxx)2 DIMENSION PER PPLAT 2018-10
- (xxx, m=r)x MEASURED DIMENSION EQUALS RECORD PER SURVEY NOTED

- C.S. COUNTY SURVEY
- PPLAT PARTITION PLAT
- I.P. IRON PIPE
- I.R. IRON ROD
- O.D. OUTSIDE DIAMETER
- Y.P.C. YELLOW PLASTIC CAP



I CERTIFY THIS IS A TRUE AND EXACT COPY
OF THE PARTITION PLAT 2024-16

Rodney J. Lewis
RODNEY J. LEWIS, PLS

REFERENCES

COE'S FIRST ADDITION TO THE TOWN OF STANFIELD

SURVEYS AND PARTITIONS

C.S. 01-127-B C.S. 13-211-B
C.S. 13-212-B PPLAT 2018-10

UNRECORDED SURVEY

EDWARDS, 10/08/2014,
JOB# S1409058

UMATILLA COUNTY DEEDS

2014-6150458
2020-7050429

OWNERSHIP AND ENCUMBRANCE REPORT

PIONEER TITLE COMPANY, ORDER NO: 106157,
SEPTEMBER 25, 2023

PROPERTY IS WITHIN THE STANFIELD IRRIGATION DISTRICT. THERE ARE NO ADDITIONAL ENCUMBRANCES PER REPORT

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF KARMA LEE BRODERICK TO PARTITION THE PROPERTY WHICH IS UMATILLA COUNTY DEED 2020-7050429, BEING LOTS 9, 10, 11 AND 12 OF BLOCK 68, COE'S FIRST ADDITION TO THE TOWN OF STANFIELD.

BLOCK 68 HAD BEEN PREVIOUSLY RESOLVED DURING COUNTY SURVEY 01-127-B, BY EDWARDS. HE LATER RETURNED FOR ADDITIONAL SURVEYS, WITHIN BLOCKS 44 AND 75, DURING C.S. 13-211-B AND 13-212-B. THESE TWO (2) BLOCKS LIE ADJACENT WEST AND EAST OF BLOCK 68. PARTITION PLAT 2018-10, BY WALLOWA ASSOCIATES, REMONUMENTED BLOCK 45 (N.W. OF BLK. 68) BASED UPON THE THREE (3) CITED EDWARDS SURVEYS. BLOCK CORNER MONUMENTS FROM THE FOUR (4) ABOVE-SAID SURVEYS WERE HELD FOR THE PLACEMENT AND SETTING OF THE EXTERIOR CORNERS OF BLOCK 68.

IN 2014 EDWARDS PERFORMED AN UNRECORDED SURVEY OF UMATILLA COUNTY DEED 2014-6150458, WHICH CONTAINS LOT 13 AND 14 OF BLOCK 68. A COPY OF THE SURVEY WAS PROVIDED BY THE LANDOWNER. THE SAID SURVEY FURTHER PERPETUATED THE LINES OF BLOCK 68. THE NORTH LINE OF THE 2014 SURVEY MONUMENTED THE SOUTH LINE OF THE BRODERICK PROPERTY.

THIS SURVEY WAS PERFORMED USING 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 SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 32 EAST, WILLAMETTE MERIDIAN; CITY OF STANFIELD, UMATILLA COUNTY, OREGON; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

LOTS 9, 10 11 AND 12 OF BLOCK 68 OF COE'S FIRST ADDITION TO THE TOWN OF STANFIELD.
CONTAINING 0.23 ACRES.

State of Oregon
County of Umatilla
REC-DE-PP
Pg#0 \$5.00 \$11.00 \$10.00 \$10.00 \$60.00 \$120.00
2024-0006315
09/10/2024 08:33:47 AM



Office of County Records
Jan Churchill
UMATILLA COUNTY

PARTITION PLAT 2024-16

FOR: KARMA LEE BRODERICK

LOCATED WITHIN:
S.W. QUARTER OF S.E. QUARTER, SEC. 32,
TOWNSHIP 4 NORTH, RANGE 32 EAST, W.M.
CITY OF STANFIELD, UMATILLA COUNTY, OREGON

Wallowa Associates
303 S.E. Alamo Street
Enterprise, Oregon 97828
(541) 426-9049

SCALE 1 IN. = 60 FT.	SHEET No. 1 OF 2	DATE OF SURVEY Beginning: 17 JUL 24 Ending: 27 AUG 24
DRAWN BY R J L	CHECKED K L P	PROJECT No. G241-01 / 3430tkb

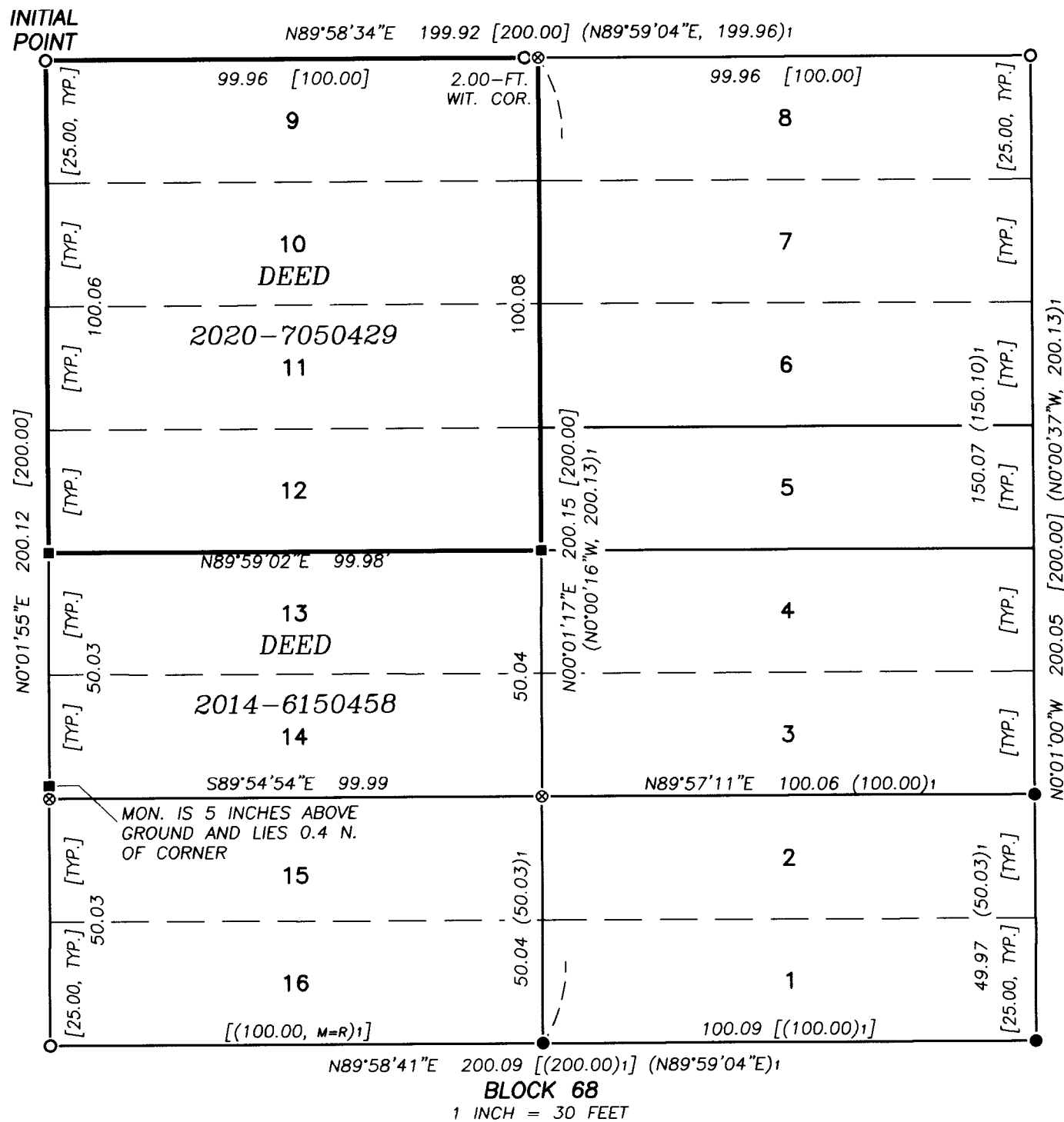
PARTITION PLAT 2024-16

UMATILLA COUNTY
DEED 202020-7050429

COE'S FIRST ADDITION
TO THE CITY OF STANFIELD,
BLOCK 68,
LOTS 9, 10, 11 AND 12,

WITHIN
S.W. 1/4 OF S.E. 1/4, SECTION 32,
TWN. 4 N., RA. 29 E., W.M.

CITY OF STANFIELD,
UMATILLA COUNTY, OREGON



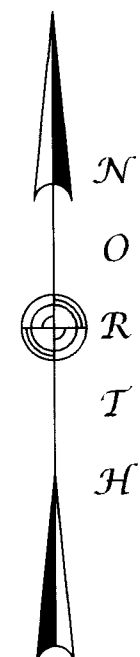
L E G E N D

- FOUND, 5/8 INCH IRON REBAR WITH Y.P.C. MKD: "L.S. 951" PER C.S. 01-127-B.
- FOUND, 5/8 INCH IRON REBAR WITH Y.P.C. MKD: "L.S. 951", PER UNRECORDED SURVEY BY EDWARDS; FOR TERESA PEARSON, DATED 10/08/2014.
- SET, 5/8 X 30 INCH IRON REBAR WITH LT. BLUE PLASTIC CA. MKD: "WALLOWA ASSOCIATES"
- ⊗ CALCULATED POSITION, MONUMENT NEITHER FOUND NOR SET

- PROPERTY LINES
- - - CONSTRUCTION AND MAINTENANCE EASEMENT, CREATED BY THIS PARTITION
- BLOCK AND TAX LOT LINES PER UMATILLA COUNTY TAX MAP 4N 29 32DC, REVISED 2/22/2023
- - - LOT LINES, COE'S FIRST ADDITION TO THE TOWN OF STANFIELD
- CL-CL- FENCE, CHAINLINK
- W-W- FENCE, WOOD

- [XXX] DIMENSION PER "COE'S FIRST ADDITION TO THE TOWN OF STANFIELD"
- [TYP.] TYPICAL DIMENSION
- (XXX); DIMENSION PER C.S. 01-127-B
- (XXX, M=R)x MEASURED DIMENSION EQUALS RECORD PER SURVEY NOTED

NOTE: ALL DISTANCES ARE SHOWN TO TRUE CORNERS.



APPROVALS

EXAMINED AND APPROVED THIS
DAY 3 OF September 2024
Devin Linker
CITY OF STANFIELD,
PLANNING DEPARTMENT

STANFIELD IRRIGATION DISTRICT
EXAMINED AND APPROVED THIS
DAY 3 OF September 2024
Beck
STANFIELD IRRIGATION DISTRICT

UMATILLA COUNTY TAX COLLECTOR
TAXES ARE PAID IN FULL
DAY 9 OF September 2024
Richard Reynolds
TAX COLLECTOR

UMATILLA COUNTY SURVEYOR
EXAMINED AND APPROVED THIS
DAY 3 OF Sept 2024
David H. Krumbein
DAVID KRUMBEIN

RECEIVED BY
Umatilla County Surveyor
Date: 9/12/24
Rec'd By: CT
No.: 24-084-B

State of Oregon 2024-0006315
County of Umatilla
REC-DE-PP 09/10/2024 08:33:47 AM
Pgs=0 \$5.00 \$11.00 \$10.00 \$60.00 \$120.00
\$24.00
00026397202400063150010006

Office of County Records
Steve Churchill UMATILLA COUNTY

I CERTIFY THIS IS A TRUE AND EXACT COPY
OF THE PARTITION PLAT 2024-16
Rodney J. Lewis
RODNEY J. LEWIS, PLS

OWNER'S DEDICATION

I, KARMA LEE BRODERICK, OWNER; HEREBY ACKNOWLEDGE I HAVE CAUSED THIS PARTITION TO BE PREPARED AND THIS LAND PARTITIONED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED; AND THE CITY OF STANFIELD DEVELOPMENT CODE.

I HEREBY DEDICATE A 9.00 FOOT WIDE EASEMENT UPON PARCEL 2, AS SHOWN ON THE ACCOMPANYING PLAT, FOR CONSTRUCTION AND MAINTENANCE PURPOSES; OF WHICH NO FENCES OR OBSTRUCTIONS MAY BE PLACED WHICH WOULD PREVENT THE PURPOSE OF SAID EASEMENT.

Karma Lee Broderick
KARMA LEE BRODERICK

ACKNOWLEDGEMENT

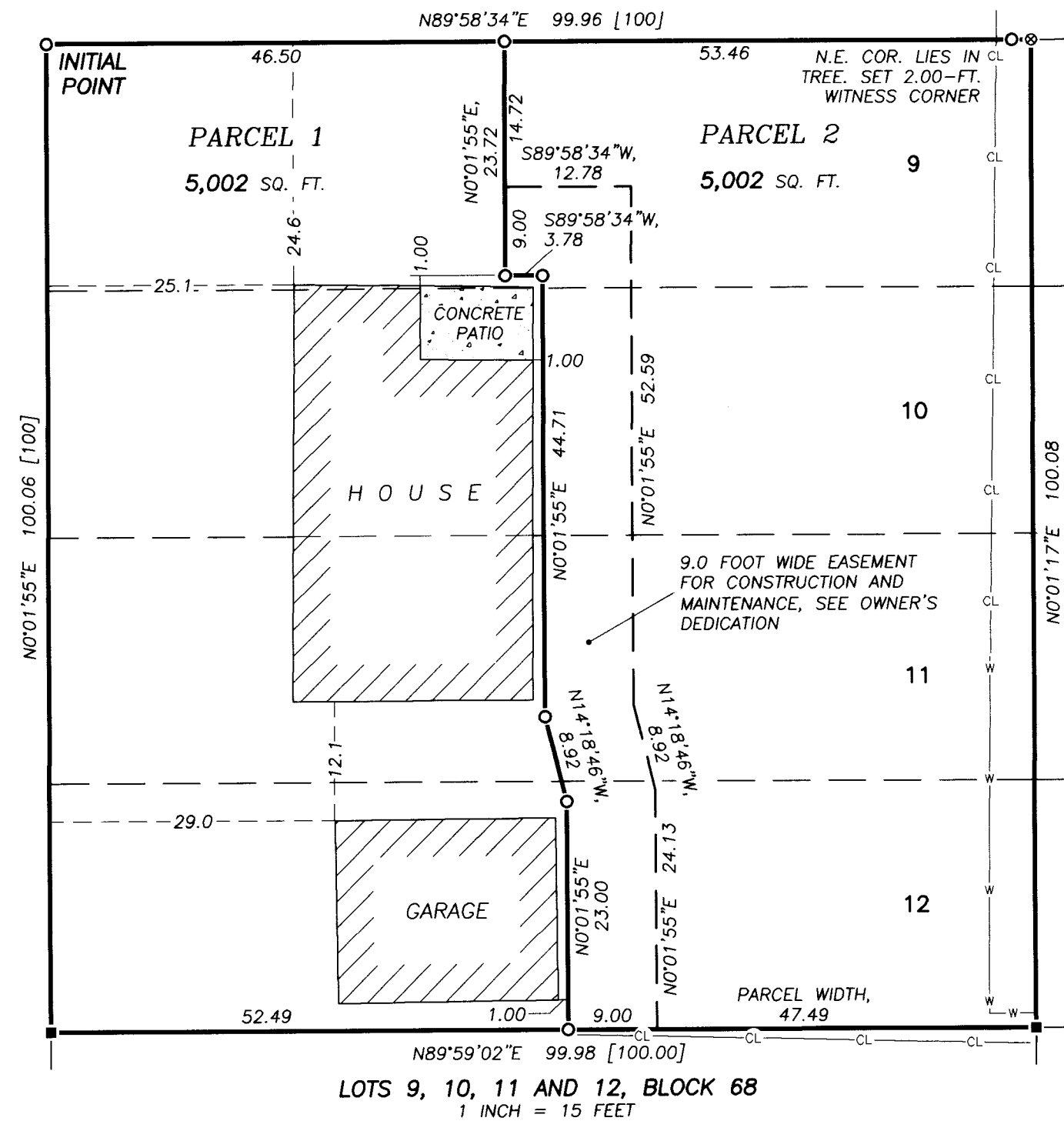
STATE OF OREGON)
COUNTY OF UMATILLA) SS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON
THIS 30 DAY OF August, 2024.

BY KARMA LEE BRODERICK

Marissa O'Brien
NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: 07/13/2025

COMMISSION NUMBER: 1014479



LOTS 9, 10, 11 AND 12, BLOCK 68
1 INCH = 15 FEET

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

PARTITION PLAT 2024-16		
FOR: KARMA LEE BRODERICK		
LOCATED WITHIN: S.W. QUARTER OF S.E. QUARTER, SEC. 32, TOWNSHIP 4 NORTH, RANGE 32 EAST, W.M. CITY OF STANFIELD, UMATILLA COUNTY, OREGON		
Wallowa Associates 303 S.E. Alamo Street Enterprise, Oregon 97828 (541) 426-9049		
SCALE VARIES	SHEET No. 2 OF 2	DATE OF SURVEY Beginning: 17 JUL 24 27 AUG 24
DRAWN BY R J L	CHECKED K L P	PROJECT No. G241-01 / 3430tkb