

PARTITION PLAT 2024-23

LOCATED IN THE SW1/4 NE 1/4 OF SECTION 32,
T4N, R29E, W.M. CITY OF STANFIELD, UMATILLA COUNTY, OR

NARRATIVE

THIS LAND PARTITION HAS BEEN PREPARED AT THE REQUEST OF RAFAEL BAJONERA NIETO. THE PURPOSE IS TO DIVIDE THAT TRACT DESCRIBED UNDER DOCUMENT NO. 2023-04395 INTO THREE PARCELS WITH THE GOAL OF SEPARATING THE EXISTING HOUSES AND CREATING ONE ADDITIONAL DEVELOPABLE PARCEL. THE NEW PARCEL LINES AS MAPPED HEREON HAVE BEEN COMPUTED AT THE DIRECTION OF MY CLIENT. THE CITY APPROVED THE PARTITION APPLICATION ON JULY 31, 2024, SEE CITY OF STANFIELD DEVELOPMENT PERMIT APPLICATION NO. 38-2024.

THE SUBJECT PROPERTY IS BOUNDED ON THE NORTH AND EAST BY PARTITION PLAT 2013-19, AND SUBSEQUENTLY ON THE EAST BY THE CRAFTON ADDITION, ON THE WEST BY WAYNE STREET, AND ON THE SOUTH BY HARDING AVE. FOR BOUNDARY RESOLUTION OF SAID 2023-04395, I HELD FOUND MONUMENTATION AS MAPPED HEREON AND FURTHER DESCRIBED IN THE MONUMENT TABLE.

THIS SURVEY WAS PERFORMED USING TWO TOPCON HIPER HR GNSS UNITS OPERATED USING RTK METHODS. THE BASIS OF BEARING IS PARTITION PLAT 2013-19 (R1) AS NOTED HEREON. DISTANCES ARE GROUND, INTERNATIONAL FEET.

MONUMENT TABLE

- (A) EAST ONE-QUARTER CORNER OF SECTION 32. HELD 2-1/2" BRASS CAP PER SURVEY S-158-C.
- (B) CENTER ONE-QUARTER CORNER OF SECTION 32. HELD 2-1/2" BRASS CAP PER SURVEY I-26-B.
- (C) FOUND 1/2" REBAR BENT AND LEANING NORTHERLY PER SURVEY P-86-A. USED AS A CHECK FOR RIGHT OF WAY OF WAYNE STREET ONLY.
- (D) FOUND 1/2" REBAR PER SURVEY R-179-AX. HELD FOR WESTERLY RIGHT OF WAY OF WAYNE STREET.
- (E) FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP PER PARTITION PLAT 2013-19. HELD IN DETERMINING THE NORTH LINE OF PARCEL 1 AS MAPPED HEREON.
- (F) FOUND BENT 1/2" REBAR PER SURVEY P-126-A. HELD FOR EASTERLY RIGHT OF WAY OF WAYNE STREET.
- (G) FOUND AND HELD 5/8" REBAR WITH YELLOW PLASTIC CAP PER PARTITION PLAT 2013-19.
- (H) FOUND AND HELD 5/8" REBAR WITH YELLOW PLASTIC CAP PER PARTITION PLAT 2013-19.
- (J) FOUND AND HELD 5/8" REBAR WITH RED PLASTIC CAP PER CRAFTON ADDITION.
- (K) FOUND AND HELD 5/8" REBAR WITH RED PLASTIC CAP PER CRAFTON ADDITION.
- (L) FOUND 5/8" REBAR WITH RED PLASTIC CAP PER CRAFTON ADDITION 0.93' EAST OF THE WEST LINE OF PARCEL 1 OF PARTITION PLAT 2013-19. NOT HELD.
- (M) FOUND AND HELD 5/8" REBAR WITH YELLOW PLASTIC CAP PER PARTITION PLAT 2013-19.

LEGEND

- SECTION OR QUARTER SECTION CORNER AS NOTED
- SET 5/8" X 24" STEEL REBAR WITH 1-1/4" PINK PLASTIC CAP, MARKED "KENNY LS 89374"
- FOUND 5/8" OR 1/2" REBAR AS NOTED
- ⊗ COMPUTED LOCATION. NOTHING FOUND OR SET
- ⊕ MONUMENT IDENTIFIER, SEE MONUMENT TABLE
- PARCEL BOUNDARY LINES
- - - EXISTING FENCE LINE
- ()S# RECORD SURVEY DATA REFERENCE-SEE TABLE
- AC. ACRES
- S.F. SQUARE FEET

RECEIVED BY
Umatilla County Surveyor

Date: 12/27/24
Rec'd By: CT
No.: 24-109-B

OFFICE OF COUNTY RECORDS

State of Oregon
County of Umatilla
REC-DE-PP
Pg#s=1 \$5.00 \$11.00 \$10.00 \$60.00 \$120.00
\$24.00



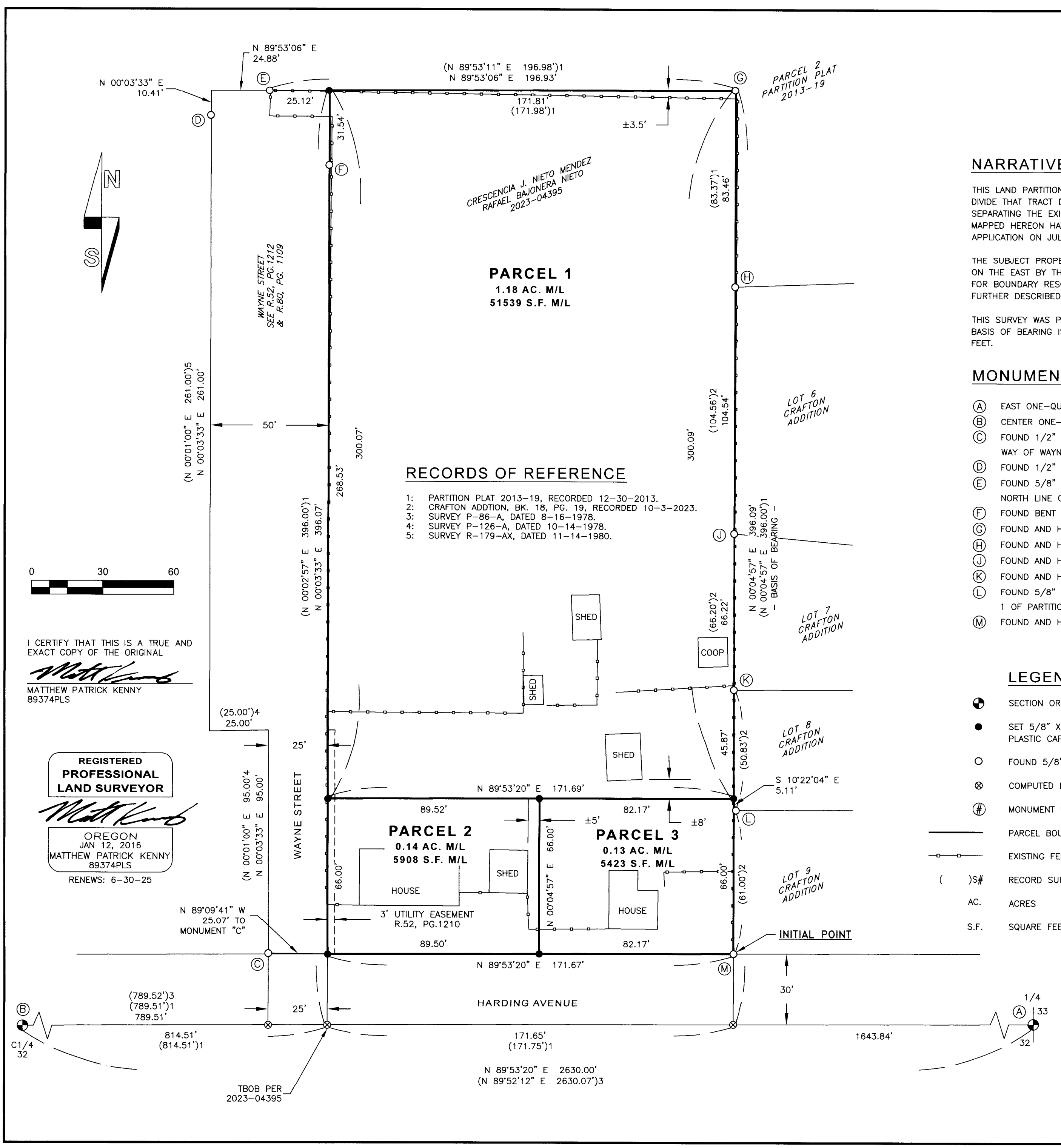
Office of County Records
Jean Churchill UMATILLA COUNTY



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

LAND PARTITION LOCATED IN THE SW1/4 NE1/4, S32
T4N, R32E, W.M., CITY OF STANFIELD, UMATILLA COUNTY, OR

CLIENT: **RAFAEL BAJONERA NIETO**



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

Matthew Patrick Kenny
MATTHEW PATRICK KENNY
89374PLS

REGISTERED
PROFESSIONAL
LAND SURVEYOR

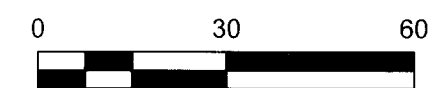
Matthew Patrick Kenny
OREGON
JAN 12, 2016
MATTHEW PATRICK KENNY
89374PLS
RENEWS: 6-30-25

(789.52)3
(789.51)1
789.51'

(814.51)1
814.51'

(814.51)1
814.51'

TBOB PER
2023-04395



PARTITION PLAT 2024- 23

LOCATED IN THE SW1\4 NE 1/4 OF SECTION 32,
T4N, R29E, W.M. CITY OF STANFIELD, UMATILLA COUNTY, OR

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 PARTITIONED AS SHOWN HEREON IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE CITY OF STANFIELD DEVELOPMENT CODE.

Matthew Kenny 12-3-24
MATTHEW PATRICK KENNY, PLS DATE
CERTIFICATE NO. 89374

LEGAL DESCRIPTION

INSTRUMENT NUMBER 2023-04395, OFFICE OF COUNTY RECORDS, UMATILLA COUNTY, OR

BEGINNING AT THE SOUTHWEST CORNER OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 4 NORTH, RANCE 29 EAST, WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON; THENCE EAST 157.00 FEET TO THE SOUTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO THE CITY OF STANFIELD IN MICROFILM REEL 52, PAGE 1212, OFFICE OF COUNTY RECORDS, AND THE TRUE POINT OF BEGINNING; THENCE NORTH ALONG THE EAST LINE OF SAID CITY OF STANFIELD TRACT IF EXTENDED, 396.00 FEET TO THE NORTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO THE CITY OF STANFIELD IN MICROFILM REEL 80, PAGE 1109, OFFICE OF COUNTY RECORDS; THENCE EAST, PARALLEL TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER TO THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 32; THENCE SOUTH TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE WEST ALONG SAID SOUTH LINE TO THE TRUE POINT OF BEGINNING.

SUBJECT TO:
EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF,
GRANTEE: STANFIELD IRRIGATION DISTRICT
RECORDED: AUGUST 29, 1942, BOOK 164, PAGE 617, DEED RECORDS. (DOES NOT APPLY)

EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF,
GRANTEE: PACIFIC POWER & LIGHT COMPANY
RECORDED: JULY 9, 1962, BOOK 268, PAGE 400, DEED RECORDS. (BLANKET - NOT MAPPABLE)

EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF,
GRANTEE: CITY OF STANFIELD
RECORDED: JULY 10, 1979, REEL 52, PAGE 1210, OFFICE OF COUNTY RECORDS. (MAPPED HEREON)

IRREVOCABLE CONSENT TO PARTICIPATE IN A LOCAL IMPROVEMENT DISTRICT FOR NORTH WAYNE STREET, AS DISCLOSED IN AGREEMENT BETWEEN:
FIRST PARTY: CITY OF STANFIELD
SECOND PARTY: CECIL E BROWN
RECORDED OCTOBER 24, 1980, REEL 72, PAGE 1244, OFFICE OF COUNTY RECORDS. (NOT MAPPABLE)

OWNER'S DECLARATION

WE, CRESCENCIA J. NIETO MENDEZ AND RAFAEL BAJONERA NIETO, NOT AS TENANTS IN COMMON BUT WITH THE RIGHT OF SURVIVORSHIP, 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 CITY OF STANFIELD DEVELOPMENT CODE.

Crescencia Nieto 12-3-24
CRESCENCIA J. NIETO MENDEZ DATE
R.B. 12-3-24
RAFAEL BAJONERA NIETO DATE

STATE OF OREGON

COUNTY OF UMATILLA

ON THE 3rd DAY OF December, 2024, THE ABOVE NAMED CRESCENCIA J. NIETO MENDEZ AND RAFAEL BAJONERA NIETO APPEARED PERSONALLY BEFORE ME AND ARE KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO EXECUTED THE OWNER'S DECLARATION AND ACKNOWLEDGED THAT THEY DID SO FREELY AND VOLUNTARILY.

Brenda Campos
NOTARY PUBLIC FOR THE STATE OF OREGON

PRINTED NAME: Brenda Campos
COMMISSION NUMBER: 5221999
MY COMMISSION EXPIRES: September 11, 2027

APPROVALS

THIS PARTITION PLAT IS HEREBY APPROVED ON THIS

23 DAY OF December, 2024.

Derek Hilde
UMATILLA COUNTY SURVEYOR

THIS PARTITION PLAT IS HEREBY APPROVED ON THIS

5 DAY OF December, 2024.

Wanda Linker
CITY OF STANFIELD

THIS PARTITION PLAT IS HEREBY APPROVED ON THIS

23 DAY OF December, 2024.

R. Al
STANFIELD IRRIGATION DISTRICT

THIS PARTITION PLAT IS HEREBY APPROVED ON THIS

24 DAY OF December, 2024.

Robert Reynolds
UMATILLA COUNTY TAX COLLECTOR

OFFICE OF COUNTY RECORDS

State of Oregon 2024-0008846
County of Umatilla 12/24/2024 08:41:39 AM
REC-DE-PP
Pgs=1 \$5.00 \$11.00 \$10.00 \$10.00 \$80.00 \$120.00
\$24.00



Office of County Records
Steve Churchill UMATILLA COUNTY

REGISTERED PROFESSIONAL LAND SURVEYOR

Matthew 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 Kenny
MATTHEW PATRICK KENNY 89374PLS



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

RECEIVED BY Umatilla County Surveyor

Date: 12/27/24
Rec'd By: CT
No.: 24-109-B

LAND PARTITION LOCATED IN THE SW1/4 NE1/4, S32 T4N, R32E, W.M., CITY OF STANFIELD, UMATILLA COUNTY, OR

CLIENT: **RAFAEL BAJONERA NIETO**

PROJECT: 2418 DATE: DECEMBER 3, 2024 SHEET 2 OF 2