

PARTITION PLAT 2024-25

OF LOT 2 OF PARTITION PLAT
2023-23 LOCATED IN A PORTION
OF THE NW 1/4 OF
SECTION 9, T 3 N, R 29 E,
WILLAMETTE MERIDIAN
UMATILLA COUNTY, OREGON

RECEIVED BY
Umatilla County Surveyor
Date: 1/10/25
Book By: CT
25-002-B

DECEMBER 04, 2024
SHEET 1 OF 2

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	746.20'	13°11'45"	171.86'	N 21°19'57" W	171.48'
C2	716.20'	12°36'58"	157.70'	N 21°37'21" W	157.38'
C3	686.20'	10°41'06"	127.97'	N 22°35'17" W	127.78'
C4	34.00'	54°02'40"	32.07'	S 35°02'49" W	30.89'
C5	75.00'	144°02'40"	188.55'	N 80°02'49" E	142.68'
C11	75.00'	144°02'40"	188.55'	S 44°05'30" W	142.68'
C12	34.00'	54°02'40"	32.07'	N 89°05'30" E	30.89'
C13	34.00'	90°00'00"	53.41'	N 17°04'10" E	48.08'
C14	34.00'	90°00'00"	53.41'	N 72°55'50" W	48.08'
C15	34.00'	90°00'00"	53.41'	N 17°04'10" E	48.08'
C16	50.00'	90°00'00"	78.54'	S 17°04'10" W	70.71'
C17	50.00'	90°00'00"	78.54'	S 72°55'50" E	70.71'
C18	50.00'	90°00'00"	78.54'	S 17°04'10" W	70.71'
C19	120.00'	90°00'00"	188.50'	N 72°55'50" W	169.71'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 27°52'37" E	53.20'
L2	S 27°55'48" E	33.00'
L3	N 62°04'10" E	20.00'
L4	S 27°55'50" E	57.53'
L5	S 11°19'30" E	69.94'
L6	S 27°52'29" E	69.91'
L7	S 28°14'19" E	360.21'
L8	S 61°52'20" W	59.12'
L9	S 82°23'24" W	266.82'
L10	N 85°00'21" W	280.90'
L11	N 60°26'11" W	90.07'
L12	N 17°02'30" W	57.90'
L13	S 19°49'43" E	47.62'
L27	N 27°55'50" W	160.00'
L28	N 27°55'50" W	21.19'
L29	S 22°13'10" E	201.00'

THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL DOCUMENT
KLB 12.13.24
KEVIN L. BETHJE DATE

LEGEND

- INDICATES FOUND MONUMENT AS SHOWN IN SR1 AND SR3, HELD UNLESS NOTED OTHERWISE
- (XXX.XX SRX) INDICATES RECORD DATA PER SURVEY REFERENCE NUMBER
- ⊙ INDICATES SET 5/8" X 30" IRON REBAR WITH YPC STAMPED: "BETHJE 55437"

SHEET INDEX

- EXTERIOR BOUNDARY, LOTS, DIMENSIONS, SQUARE FOOTAGES, SECTION
- APPROVAL SIGNATURES, VICINITY MAP, LEGAL DESCRIPTION, SURVEY NARRATIVE

THE PURPOSE OF THIS PARTITION PLAT IS TO CREATE 3 PARCELS FROM PARCEL 2 OF PP 2023-23, SEE NARRATIVE ON SHEET 2 OF 2.

SURVEYOR'S CERTIFICATE

I KEVIN L. BETHJE, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I AM A PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, AND THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS THE LAND REPRESENTED ON THIS SURVEY.

KLB
KEVIN L. BETHJE PROFESSIONAL LAND SURVEYOR CERTIFICATE NUMBER 55437.

DATED 12-13-2024

OFFICE OF COUNTY RECORDS

State of Oregon
County of Umatilla
REC-DE-PP
Pg#s=1 \$5.00 \$11.00 \$10.00 \$10.00 \$60.00 \$120.00
\$24.00
2024-0008986
12/31/2024 10:39:52 AM

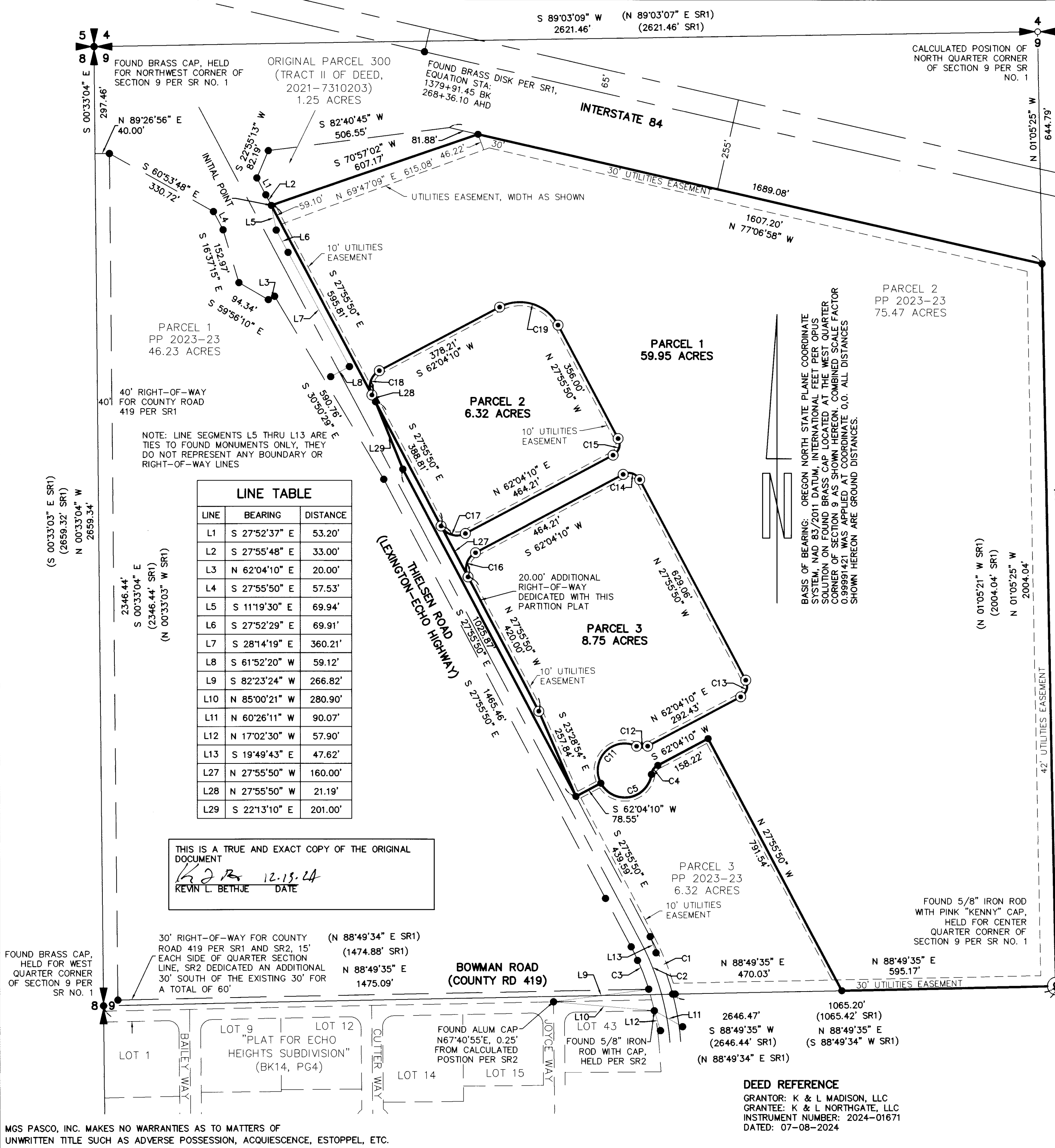


Office of County Records
John Churchill UMATILLA COUNTY

SURVEY REFERENCE

- KENNY SURVEY, 23-020-C
- "PLAT FOR ECHO HEIGHTS SUBDIVISION" BOOK 14, PAGE 04
- BETHJE PARTITION PLAT 2023-23, 24-001-B, 2023-0008886

PREPARED BY: MGS PASCO, INC.
809 S AUBURN ST, KENNEWICK, WA 99336, (509) 491-1071



MGS PASCO, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPEL, ETC.

DEED REFERENCE
GRANTOR: K & L MADISON, LLC
GRANTEE: K & L NORTHGATE, LLC
INSTRUMENT NUMBER: 2024-01671
DATED: 07-08-2024

ORIGINAL DESCRIPTION

LOT 2 OF PARTITION PLAT 2023-23, RECORDED UNDER FILE NUMBER 2023-0008886, AND IN RECORDS OF SURVEY 24-0001-B, LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 29, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

SURVEY NARRATIVE:

THE PURPOSE OF THIS PARTITION PLAT IS TO PARTITION PARCEL 2 OF PP 2023-23 INTO 3 LOTS. THIS PARTITION PLAT IS LOCATED IN THE NORTHWEST QUARTER OF SECTION 9, T 3 N, R 29 E, WILLAMETTE MERIDIAN.

WE CONDUCTED A FIELD SEARCH AND RECOVERED THE MONUMENTS AT THE NORTHWEST CORNER, WEST QUARTER CORNER AND CENTER OF SECTION AS SHOWN HEREON AND SHOWN IN KENNY SURVEY 23-020-C. THE NORTH QUARTER CORNER WAS CALCULATED PER SAID KENNY SURVEY.

WE RECOVERED AN ODOT MONUMENT IN I 84, USING THAT AND THE IRON RODS FOUND IN SAID KENNY SURVEY, WE CALCULATED THE STATE RIGHT-OF-WAY AND OUR NORTHERN BOUNDARY.

WE ALSO RECOVERED SEVERAL IRON RODS FOR THE ALIGNMENT AND RIGHT-OF-WAY OF THIELSEN ROAD AS SHOWN IN SAID KENNY SURVEY. MOST OF THOSE IRON RODS WERE HELD UNLESS SHOWN OTHERWISE ON SHEET 1 OF 2.

WE RECOVERED IRON RODS SET IN ORIGINAL PARTITION PLAT 2023-23 AROUND PARCEL 3 OF SAID PLAT, THOSE IRON RODS WERE HELD ALSO.

USING THE RECORDED PARTITION PLAT 2023-23, SAID KENNY SURVEY AND DEED 2021-7310203, WE COMPUTED THE BOUNDARY OF THE ORIGINAL PARCEL.

THERE IS A PORTION OF NEW RIGHT-OF-WAY BEING DEDICATED ALONG THE EASTERLY SIDE OF THIELSEN ROAD AS SHOWN HEREON TO ACCOMMODATE FUTURE IMPROVEMENTS.

IRON RODS WITH "BETHJE 55437" CAP ARE SET AT THE NEW PARCEL LINES AND ALONG THE NEW DEDICATED RIGHT-OF-WAY. UTILITIES EASEMENTS ARE DEDICATED AS SHOWN HEREON.

SURVEY REFERENCE

- 1) KENNY SURVEY, 23-020-C
2) "PLAT FOR ECHO HEIGHTS SUBDIVISION" BOOK 14, PAGE 04
3) BETHJE PARTITION PLAT 2023-23, 24-001-B, 2023-0008886

DEED REFERENCE

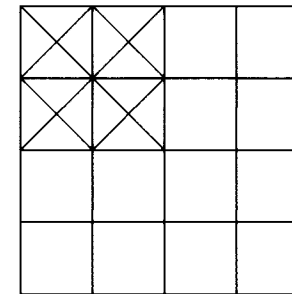
GRANTOR: K & L MADISON, LLC
GRANTEE: K & L NORTHGATE, LLC
INSTRUMENT NUMBER: 2024-01671
DATED: 07-08-2024

PARTITION PLAT 2024-25

OF LOT 2 OF PARTITION PLAT 2023-23 LOCATED IN A PORTION OF THE NW 1/4 OF SECTION 9, T 3 N, R 29 E, WILLAMETTE MERIDIAN UMATILLA COUNTY, OREGON

DECEMBER 04, 2024
SHEET 2 OF 2

SECTION INDEX



SECTION 09
T 3 N, R 29 E

CERTIFICATE OF OWNERSHIP AND DEDICATION:

WE, K & L NORTH GATE, LLC, OWNER OF THE TRACT OF LAND DESCRIBED ON THE ACCOMPANYING PLAT, DO HEREBY ACKNOWLEDGE THAT WE HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED AND HEREBY DEDICATE THE STREETS AND EASEMENTS AS SHOWN FOR PUBLIC USE.

Signature of Kent Madison, DATE 12/19/2024

ACKNOWLEDGEMENT:

STATE OF California
COUNTY OF Riverside

THIS IS TO CERTIFY THAT ON THIS 19 DAY OF December 2024, KENT MADISON PERSONALLY APPEARED BEFORE ME, AND BEING DULY SWORN ACKNOWLEDGED TO ME THAT HE SIGNED THIS INSTRUMENT AS HIS VOLUNTARY ACT AND DEED IN WITNESS THEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Signature of Linda Avila Lira, DATE 12/19/2024
Linda Avila Lira
PRINTED NAME

LINDA AVILA LIRA
NOTARY PUBLIC-CALIFORNIA
RIVERSIDE COUNTY
COMMISSION # 2440294
MY COMM. EXPIRES MARCH 30, 2027

COMMISSION NO: 2440294
MY COMMISSION EXPIRES: 03/30/2027

UMATILLA COUNTY SURVEYOR:

I, DAVID H. KRUMBEIN, UMATILLA CO. SURVEYOR, 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 FOR THE APPROVAL OF THE COUNTY COMMISSIONERS OF UMATILLA COUNTY, OREGON, DATED THIS 23 DAY OF December 2024.

Signature of David H. Krumbein, UMATILLA COUNTY SURVEYOR

CITY OF ECHO APPROVALS

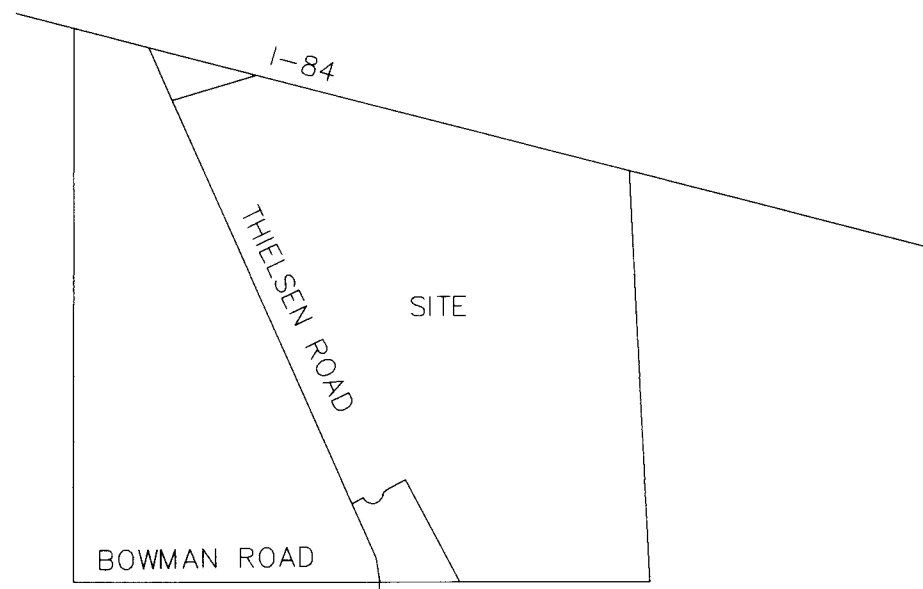
WE CERTIFY THAT WE HAVE EXAMINED AND APPROVED THE PARTITION PLAT.

Signature of City of Echo Planning Official, DATE 12-30-24

TAX COLLECTOR:

I, THE TAX COLLECTOR OF UMATILLA COUNTY, OREGON, DO HEREBY CERTIFY THAT WE 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 LAND HAVE BEEN PAID ANDN WE HEREBY APPROVE SAID PLAT. DATED THIS 31 DAY OF December 2024

Signature of Rachael Reynolds, COUNTY TAX COLLECTOR



CITY OF ECHO VICINITY MAP NOT TO SCALE

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JANUARY 9, 2001 KEVIN L. BETHJE 55437

Expires 12-31-2025

2-13-2024

SURVEYOR'S CERTIFICATE

I KEVIN L. BETHJE, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I AM A PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, AND THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS THE LAND REPRESENTED ON THIS SURVEY.

Signature of Kevin L. Bethje, PROFESSIONAL LAND SURVEYOR CERTIFICATE NUMBER 55437.

DATED 12-13-2024

THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL DOCUMENT

Signature of Kevin L. Bethje, DATE 12-13-24

RECEIVED BY Umatilla County Surveyor Date: 1/10/25 Rec'd By: CT No: 25-002-8

OFFICE OF COUNTY RECORDS

State of Oregon 2024-0008986
County of Umatilla 12/31/2024 10:39:52 AM
REC-DE-PP
Pg#s=1 \$5.00 \$11.00 \$10.00 \$10.00 \$60.00 \$120.00
\$24.00



Office of County Records
Signature of Steve Churchill, UMATILLA COUNTY