

# RODRIGUEZ ESTATES SUBDIVISION

OF THE WEST HALF OF THE  
NW 1/4 OF THE SE 1/4 OF  
SECTION 35, T 5 N, R 28 E  
WILLAMETTE MERIDIAN  
UMATILLA COUNTY

JOB NO.: 23-112  
DRAWING DATE: 02-19-2025  
SHEET 1 OF 5

### SHEET INDEX

- 1) FACE SHEET AND INDEX
- 2) SECTION AND SITE TIES, NOTES
- 3) NORTHERN LOTS, SITE LAYOUT
- 4) SOUTHERN LOTS, SITE LAYOUT
- 5) APPROVAL SIGNATURES, VICINITY MAP, LEGAL DESCRIPTION, NARRATIVE

RECEIVED BY  
 Umatilla County Surveyor  
 Date: 3/20/25  
 Rec'd By: CT  
 No.: 25-029-B

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*[Signature]*  
 OREGON  
 JANUARY 9, 2001  
 KEVIN L. BETHJE  
 55437

Expires 12-31-2025

2-27-25

### 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]*

KEVIN L. BETHJE PROFESSIONAL LAND SURVEYOR CERTIFICATE NUMBER 55437.

DATED 2-27-25

THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL DOCUMENT

*[Signature]* 2-27-25  
 KEVIN L. BETHJE DATE

### OFFICE OF COUNTY RECORDS

State of Oregon **2025-0001913**  
 County of Umatilla  
 REC-DE-TP 03/17/2025 09:55:24 AM  
 Pgs=1 \$5.00 \$24.00 \$11.00 \$10.00 \$10.00 **\$120.00**  
 \$60.00



Office of County Records  
*[Signature]*  
 UMATILLA COUNTY



# RODRIGUEZ ESTATES SUBDIVISION

OF THE WEST HALF OF THE NW 1/4 OF THE  
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SHEET 3 OF 5

### TOPO LEGEND:

- INDICATES TELEPHONE PEDESTAL
- INDICATES POWER POLE WITH DIRECTION OF OVERHEAD LINES
- INDICATES GUY ANCHOR
- INDICATES BOUNDARY
- INDICATES EDGE OF ASPHALT
- INDICATES EDGE OF CONCRETE
- INDICATES EDGE OF GRAVEL
- INDICATES FENCE LINE
- INDICATES CHAINLINK FENCE LINE
- INDICATES WOOD FENCE LINE
- INDICATES GAS RISER
- INDICATES MAIL BOX

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*K L Bethje* 2-27-25  
KEVIN L. BETHJE DATE

### PLAT LEGEND

- INDICATES FOUND MONUMENT AS NOTED
- INDICATES CALCULATED POSITION, NOTHING FOUND OR SET (XXX.XX SRX) INDICATES RECORD DATA PER SURVEY REFERENCE NUMBER
- ⊙ INDICATES SET 5/8" X 30" IRON REBAR WITH YPC STAMPED: "BETHJE 55437"

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- 6) KRUMBEIN SURVEY, 88-27-B
- 7) "LANDOVER HILLS", BOOK 10, PAGE 18
- 8) THOMPSON SURVEY, H-256
- 9) MAIN SURVEY, 92-145-B
- 10) KRUMBEIN SURVEY, S-156-C

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GRANTEE: ABRAHAM RODRIGUEZ AND MARGARET RODRIGUEZ, HUSBAND AND WIFE  
INSTRUMENT NUMBER: 2023-00463  
DATED: 01-25-2023

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

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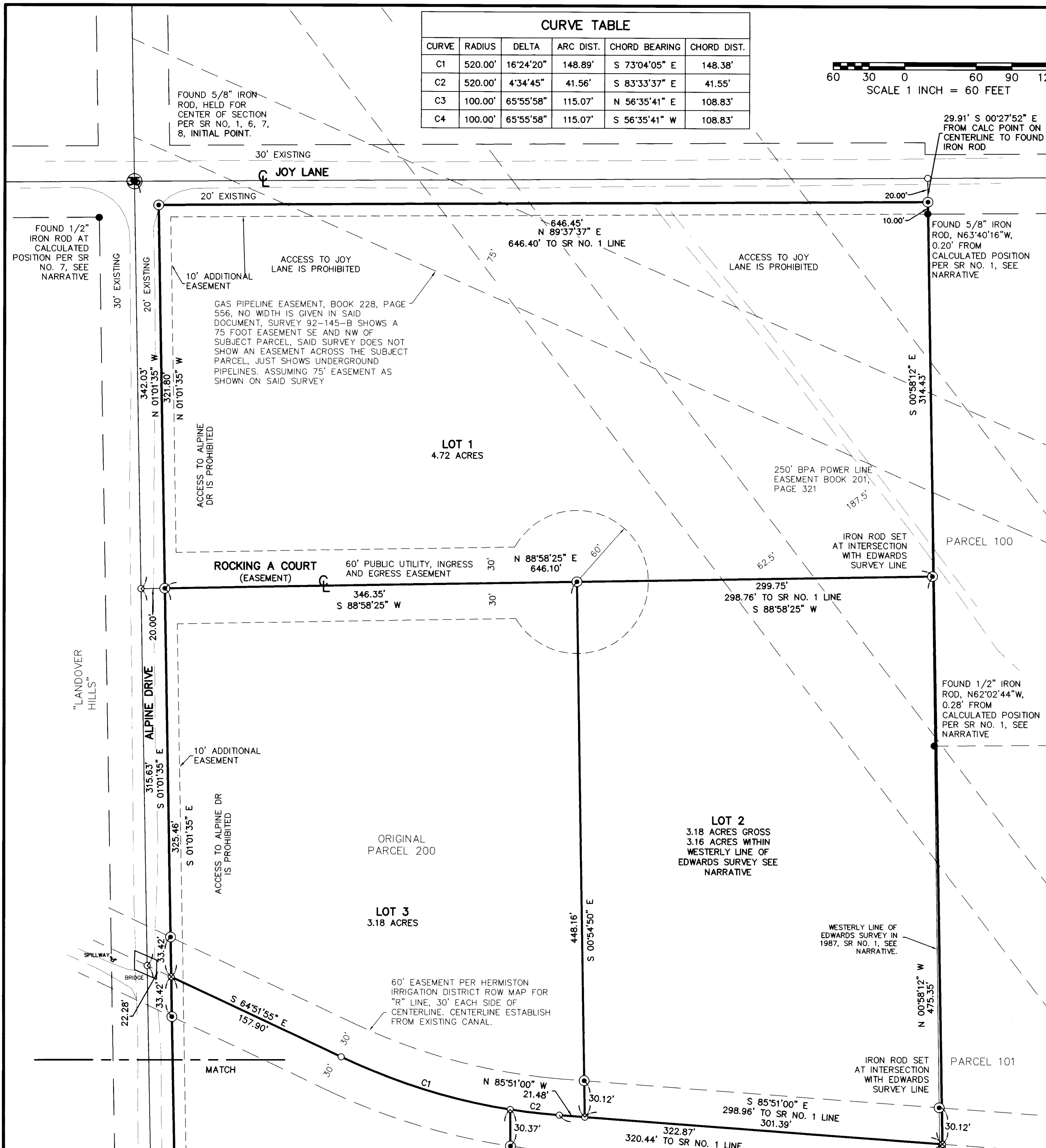
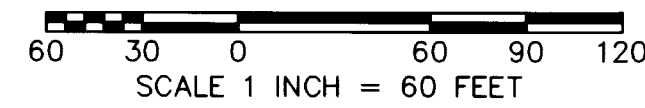
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\$60.00



Office of County Records  
*Jan Churchill* UMATILLA COUNTY

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	520.00'	16°24'20"	148.89'	S 73°04'05" E	148.38'
C2	520.00'	4°34'45"	41.56'	S 83°33'37" E	41.55'
C3	100.00'	65°55'58"	115.07'	N 56°35'41" E	108.83'
C4	100.00'	65°55'58"	115.07'	S 56°35'41" W	108.83'



# RODRIGUEZ ESTATES SUBDIVISION

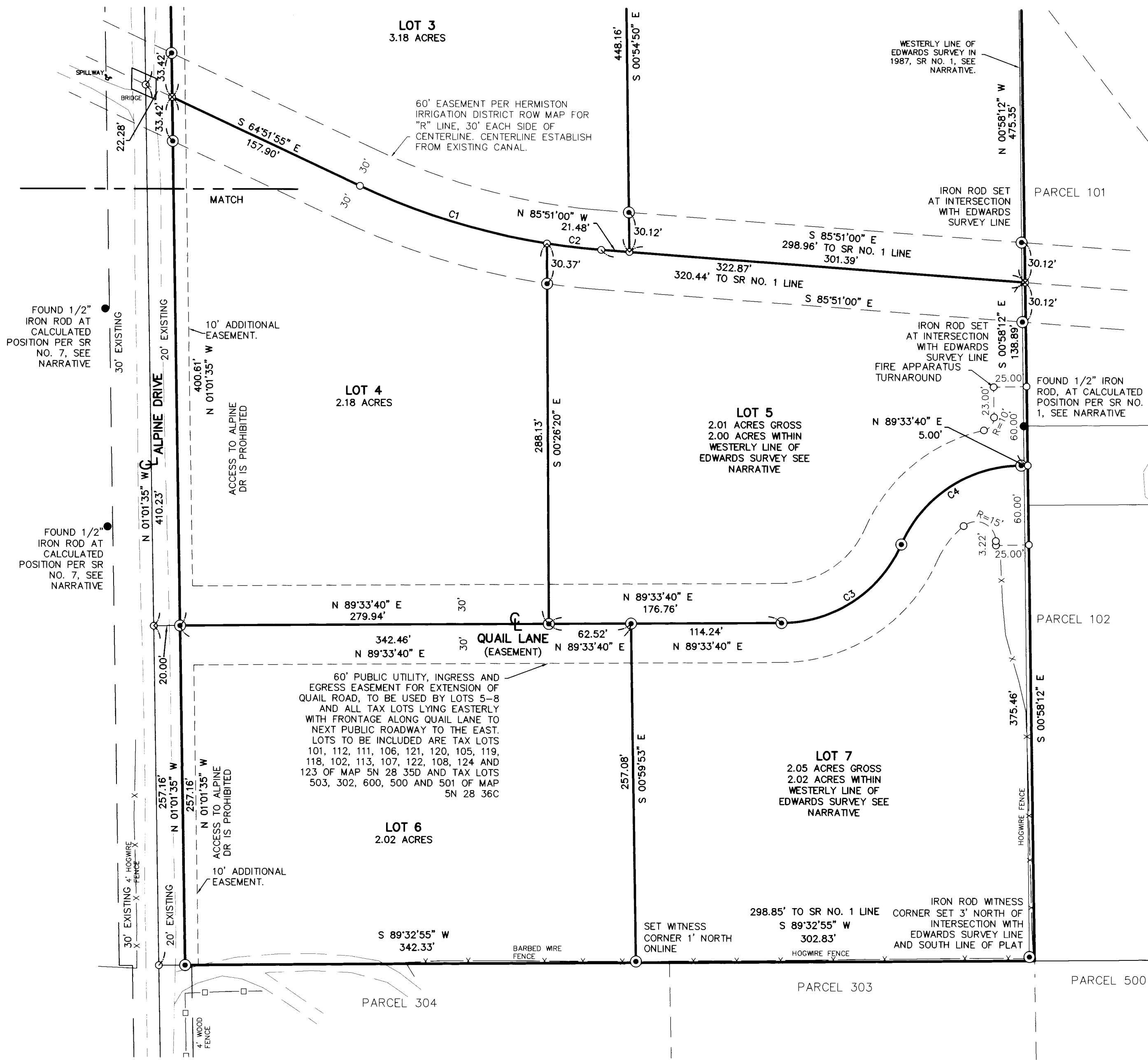
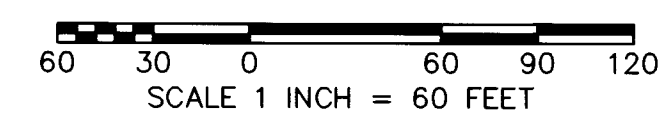
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**HORIZONTAL AND VERTICAL DATUM:**  
OREGON NORTH STATE PLANE COORDINATE SYSTEM, NAD 83/2011 DATUM  
INTERNATIONAL FEET PER OPIUS SOLUTION ON MGS CONTROL POINT NUMBER  
20 L.S. SHOWN HEREON NEAR CENTER OF SITE. COMBINED SCALE FACTOR  
0.99994685 WAS APPLIED AT COORDINATE O.D. ALL DISTANCES SHOWN ARE  
GROUND DISTANCES. ELEVATION IS 548.19, NAVD88 DATUM.

**TOPO LEGEND:**

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- MB□ INDICATES MAIL BOX

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*K L B* 2-27-25  
KEVIN L. BETHJE DATE

**SURVEYOR'S CERTIFICATE**  
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*K L B*  
KEVIN L. BETHJE PROFESSIONAL LAND SURVEYOR CERTIFICATE NUMBER 55437.

DATED 2-27-25

RECEIVED BY  
Umatilla County Surveyors  
Date: 3/20/25  
Road By: CT  
25-029-B

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JANUARY 9, 2001  
KEVIN L. BETHJE  
55437

Expires 12-31-2025  
2-27-25

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GRANTEE: ABRAHAM RODRIGUEZ AND MARGARET RODRIGUEZ, HUSBAND AND WIFE  
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*Steve Churchill* UMATILLA COUNTY

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

ORIGINAL DESCRIPTION PER WARRANTY DEED STATUTORY FORM 2023-00463

THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, SECTION 35, TOWNSHIP 5 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN UMATILLA COUNTY, OREGON. EXCEPTING THEREFROM ANY PORTION LYING WITHIN COUNTY ROAD RIGHT-OF-WAY.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

WE, MARGARET RODRIGUEZ AND ABRAHAM RODRIGUEZ ARE THE OWNERS OF THE TRACT OF LAND DESCRIBED ON THE ACCOMPANYING PLAT, DO HEREBY ACKNOWLEDGE THAT WE HAVE CAUSED THIS SUBDIVISION PLAT TO BE PREPARED AND HEREBY DEDICATE THE EASEMENTS AS SHOWN FOR PUBLIC USE.

Margaret Rodriguez 3/12/25  
MARGARET RODRIGUEZ DATE  
Abraham Rodriguez 3/12/25  
ABRAHAM RODRIGUEZ DATE

ACKNOWLEDGEMENT:

STATE OF Oregon  
COUNTY OF Umatilla

THIS IS TO CERTIFY THAT ON THIS 12<sup>th</sup> DAY OF March, 2025, Margaret Rodriguez 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.

Taylor Warn 3/12/25  
SIGNATURE NOTARY PUBLIC-OREGON DATE  
Taylor Warn  
PRINTED NAME

COMMISSION NO: 1046854  
MY COMMISSION EXPIRES: 3/31/2028

ACKNOWLEDGEMENT:

STATE OF Oregon  
COUNTY OF Umatilla

THIS IS TO CERTIFY THAT ON THIS 12<sup>th</sup> DAY OF March, 2025, Abraham Rodriguez 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.

Taylor Warn 3/12/25  
SIGNATURE NOTARY PUBLIC-OREGON DATE  
Taylor Warn  
PRINTED NAME

COMMISSION NO: 1046854  
MY COMMISSION EXPIRES: 3/31/2028

NARRATIVE:

IN 1975 THOMPSON SURVEYED "LANDOVER HILLS", SR NO. 7, MONUMENTS ARE SHOWN AT CENTER OF SECTION 35 AND IN CENTERLINE OF ALPINE DRIVE WITH NO NOTES TO WHETHER THEY WERE FOUND OR SET AND THERE ARE NO TIES OR NOTES TO SECTION OR QUARTER SECTION CORNERS TO SHOW HOW THE PLAT WAS ESTABLISHED. IN CONDUCTING RESEARCH OF SEVERAL SURVEYS AND FIELD TIES TO MONUMENTS AT THE SOUTHWEST, SOUTHEAST, SOUTH QUARTER, EAST QUARTER AND CENTER OF SECTION 35, IT IS FOUND THAT THE CENTERLINE OF ALPINE DRIVE AS SHOWN IN "LANDOVER HILLS" LIES WESTERLY OF THE LINE BETWEEN FOUND CENTER OF SECTION AND SOUTH QUARTER CORNER. SURVEY REFERENCE NO. 1 DONE BY EDWARDS IN 1987 AND SR NO. 2 IN 1978 DONE BY EDWARDS USED THE FOUND IRON ROD IN THE CENTERLINE OF ALPINE DRIVE AS CONTROL FOR THE SURVEYS WITHOUT SHOWING TIES TO THE SOUTH QUARTER CORNER IN SR NO. 1 OR TO THE CENTER OF SECTION IN SR NO. 2. THIS HAS CAUSED THE WESTERLY LINE OF SR NO. 1 TO BE WESTERLY OF THE COMPUTED SECTION BREAKDOWN. I HAVE HELD THE SECTION BREAKDOWN PER THE MONUMENTS FOUND AND SHOWN HEREON AND WILL HOLD COMPUTED CENTERLINE OF ALPINE DRIVE. USING THE FOUND SECTION MONUMENTS AS SHOWN HEREON AND SHOWN IN SEVERAL SURVEY REFERENCES, I SUBDIVIDED THE QUARTER SECTION AND ESTABLISHED THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER BY USING THE MIDPOINT OF THE NORTH AND SOUTH LINES OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER.

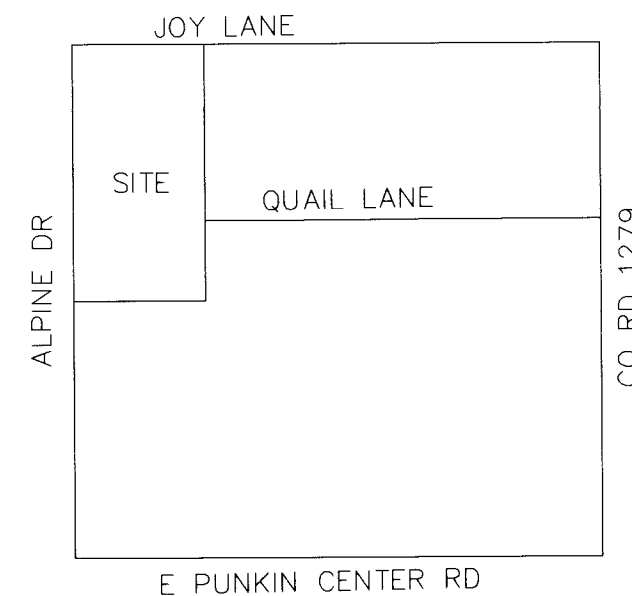
THE PURPOSE OF THIS SUBDIVISION PLAT IS TO CREATE 7 PARCELS FROM ORIGINAL PARCEL 200.

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INSTRUMENT NUMBER: 2023-00463  
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VICINITY MAP NOT TO SCALE

SURVEYOR'S CERTIFICATE

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Kevin L. Bethje  
KEVIN L. BETHJE PROFESSIONAL LAND SURVEYOR CERTIFICATE NUMBER 55437.

DATED 2-27-25

REGISTERED PROFESSIONAL LAND SURVEYOR  
OREGON  
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OF THE WEST HALF OF THE NW 1/4 OF THE SE 1/4 OF SECTION 35, T 5 N, R 28 E WILLAMETTE MERIDIAN UMATILLA COUNTY

JOB NO.: 23-112  
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SHEET 5 OF 5

UMATILLA COUNTY PLANNING DEPARTMENT:

I HAVE EXAMINED THE ACCOMPANYING SUBDIVISION PLAT AND DO HEREBY CERTIFY THAT IT COMPLIES WITH ALL REQUIREMENTS OF THE ORDINANCES AS ESTABLISHED BY UMATILLA COUNTY AND I THEREFORE APPROVE SAID SUBDIVISION PLAT.

Megan Brachewski  
DIRECTOR UMATILLA COUNTY PLANNING DEPARTMENT

DATED THIS 17 DAY OF March, 2025

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 16 DAY OF March, 2025.

David H. Krumbain  
UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY COMMISSIONERS:

THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT IS APPROVED FOR FILING AND RECORDING IN THE "RECORD OF TOWN PLATS" OF UMATILLA COUNTY, OREGON, BY THE UNDERSIGNED BY ITS ORDER. DATED THIS 14 DAY OF March, 2025.

Cindy A. Simmons  
CHAIRMAN  
COMMISSIONER

[Signature]  
COMMISSIONER

ASSESSOR AND TAX COLLECTOR:

WE, THE ASSESSOR AND 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 AND WE HEREBY APPROVE SAID PLAT. DATED THIS 14 DAY OF March, 2025.

Rachael Reynolds  
COUNTY ASSESSOR

Rachael Reynolds  
COUNTY TAX COLLECTOR

RECEIVED BY

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Date: 3/20/25  
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