

# PARTITION PLAT NO. 2021-16

A PARTITION PLAT LOCATED IN THE S.W. 1/4 OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE W.M., UMATILLA COUNTY, OREGON.

## SURVEYOR'S NARRATIVE

THIS SURVEY WAS UNDERTAKEN IN JANUARY OF 2021 AT THE REQUEST OF EDUARDO ROSARIO MADRIGAL CERVANTES. THE PURPOSE OF THE SURVEY IS TO PERFORM A PARTITION SURVEY ON PROPERTY THAT IS LOCATED IN THE S.W. 1/4 OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

LS 89374 PERFORMED RECORD OF SURVEY # 19-063-B, IN THAT SURVEY HE SUBDIVIDED SECTION 15 OF TOWNSHIP 5 NORTH, RANGE 28, EAST OF THE W.M. I HELD HIS COMPUTED LOCATIONS FOR SAID SECTION BREAKDOWN.

THE LEGAL DESCRIPTION FOR THE PARENT PROPERTY IS DESCRIBED ON INSTRUMENT NUMBER 2019-6860642 AND STATES THE FOLLOWING:

### Tract I

The Southeast Quarter of the Southwest Quarter of Section 15, Township 5 North, Range 28, East of the Willamette Meridian, Umatilla County, Oregon;

Excepting therefrom that tract of land being described as beginning at the Southwest corner of the Southeast Quarter of the Southwest Quarter of said Section 15; thence Easterly along the South line of said Section 15, a distance of 466.70 feet; thence Northerly, a distance of 476.70 feet; thence Westerly, a distance of 466.70 feet to a point on the West line of the Southeast Quarter of the Southwest Quarter of said Section 15; thence Southerly along said West line, a distance of 476.70 feet to the point of beginning.

### Tract II

An easement over and across the South 40 feet of the West 466.70 feet of the Southeast Quarter of the Southwest Quarter of Section 15, Township 5 North, Range 28, East of the Willamette Meridian, Umatilla County Oregon.

THE BASIS OF BEARING ON THIS SURVEY ARE FROM THE FOUND ALUMINUM CAPS MARKING THE SOUTHWEST 1/16 CORNER AND THE CENTER-WEST 1/16 CORNER BOTH FOR SECTION 15 AND IS BASED ON UMATILLA COUNTY SURVEY NO 19-063-B.

THIS SURVEY WAS ACCOMPLISHED UTILIZING 2 TRIMBLE R-10 GNSS RECEIVERS. AN AUTONOMOUS POSITION WAS GENERATED ON THE BASE UNIT AND THE TWO PREVIOUSLY MENTIONED FOUND ALUMINUM CAPS WERE SUBSEQUENTLY USED FOR LOCALIZING THE SYSTEM, EACH CORNER WAS THEN LOCATED OR SET ON A 15 SECOND EPOCH WITH A FIXED SOLUTION.

CLIENT: EDUARDO ROSARIO MADRIGAL CERVANTES  
P.O. BOX 301  
UMATILLA, OR 97882

## LEGEND

- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PLS LS 48509"
- FOUND 5/8" IRON ROD WITH A 2" ALUMINUM CAP STAMPED AS NOTED
- ⊕ FOUND MONUMENT STAMPED AS NOTED
- × COMPUTED POINT (NOT MONUMENTED)
- EXTERIOR PARTITION BOUNDARY
- - - EASEMENTS AS SHOWN
- \*— FENCE LINE

## DEEDS

INST. NO. 2019-6860642  
BOOK 253, PAGE 661  
BOOK 275, PAGE 640  
BOOK 278, PAGE 472  
REEL 275, PAGE 1570

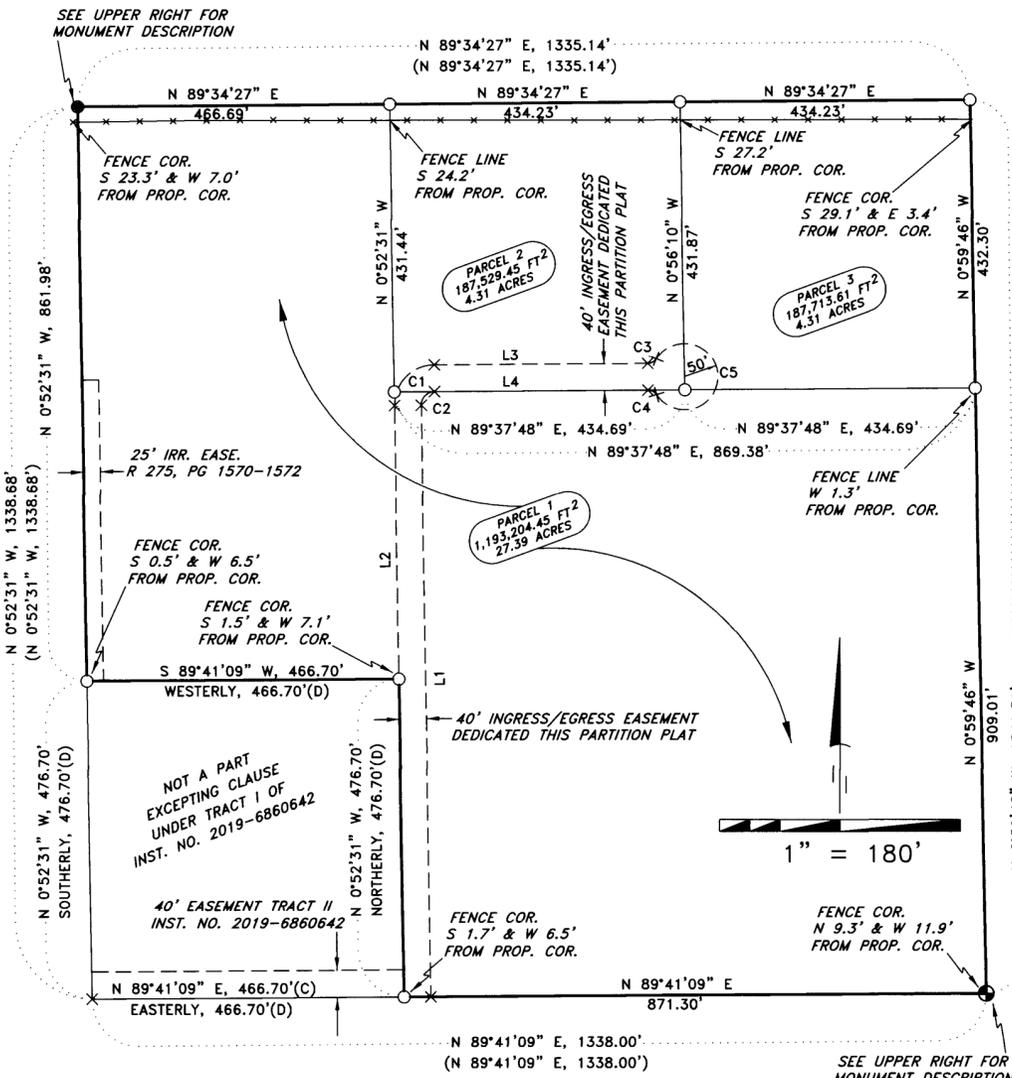
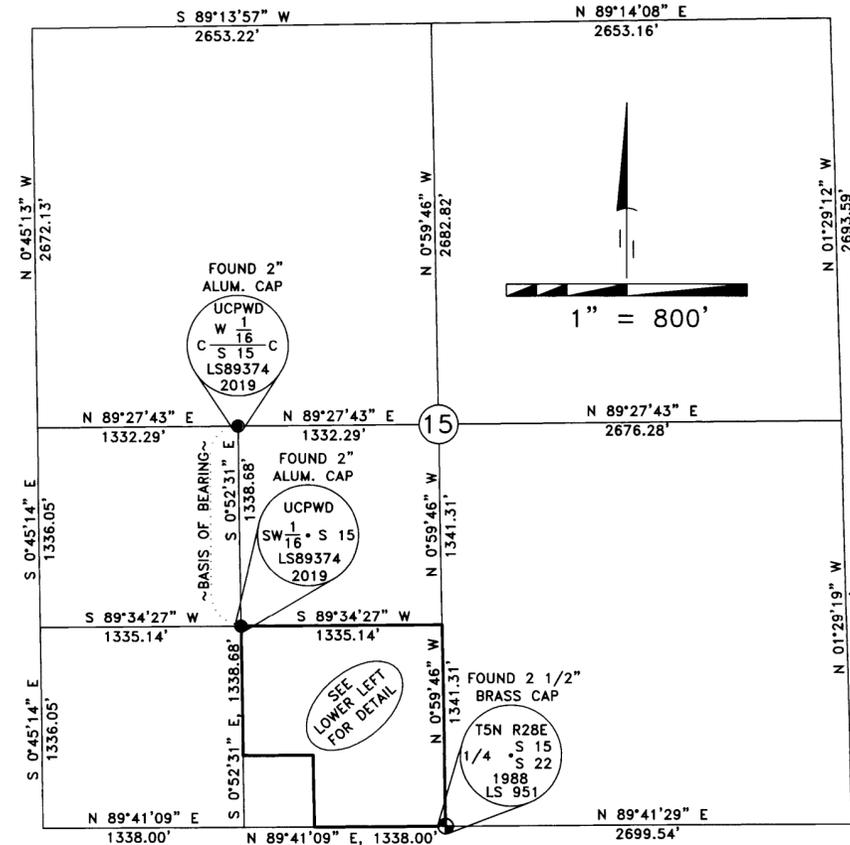
## NOTES

- ( ) R.O.S. 19-063-B
- (C) CALCULATED
- (D) DEED

## SURVEYS

R.O.S. 19-063-B  
R.O.S. 87-16-A

TWP 5 NORTH, RNG 28, EAST OF THE W.M. SECTION 15 BREAKDOWN



## CURVE TABLE

CURVE	DELTA	RAD.	TAN.	LENGTH	CHORD	CHORD BNG.
C1	90°30'20"	60.00'	60.53'	94.78'	85.23'	N 44°22'38" E
C2	90°30'20"	20.00'	20.18'	31.59'	28.41'	N 44°22'38" E
C3	57°25'17"	15.00'	8.22'	15.03'	14.41'	N 60°55'10" E
C4	57°25'17"	15.00'	8.22'	15.03'	14.41'	N 61°39'33" W
C5	294°50'31"	50.00'	31.95'	257.30'	53.85'	S 0°22'12" E

## AREA TABLE

DESCRIPTION	SQ. FT.	ACRES
PARENT PAR.	1,568,447.51	36.01
PAR. 1	1,193,204.45	27.39
PAR. 2	187,529.45	4.31
PAR. 3	187,713.61	4.31
40' EASE.	58,945.29	1.35

## LINE TABLE

DESCRIPTION	SQ. FT.	ACRES	LINE LENGTH	BEARING
L1	888.01'(C)		N 0°52'31" W	
L2	410.91'(C)		N 0°52'31" W	
L3	319.54'(C)		N 89°37'48" E	
L4	319.54'(C)		N 89°37'48" E	

## SURVEYOR'S CERTIFICATION

I, BRIT L. PRIMM, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN FEBRUARY 2021, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY ORS CHAPTER 92, AND HAVE SET THE PROPER MONUMENTS.

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON  
JULY 13, 1999  
BRIT L. PRIMM  
48509

EXPIRATION DATE: 12/31/22

DATE: 31 May 21

## NOTE ON FENCE LINES

I MAPPED THE FENCE LINES AROUND THE EXTERIOR BOUNDS OF THE PARENT PARCEL WITH DIMENSION FROM THE PROPERTY CORNER TO THE FENCE LINE/FENCE CORNER AS SHOWN. I ELECTED TO SHOW ONLY THE FENCE LINE ALONG THE NORTHERLY PROPERTY LINE FOR A VISUAL REPRESENTATION.

## DEDICATION/ACKNOWLEDGEMENT

KNOW ALL PEOPLE BY THESE PRESENTS THAT I EDUARDO ROSARIO MADRIGAL CERVANTES OWNER OF THE LAND SHOWN ON THIS PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING LEGAL DESCRIPTION, HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO PARCELS AS SHOWN ON THIS PLAT, AND DO HEREBY DEDICATE THE 40 FOOT INGRESS/EGRESS EASEMENT EXCLUSIVE TO PARCELS 1, 2 AND 3 OF THIS PARTITION PLAT.

*Eduardo Rosario Madrigo Cervantes*  
EDUARDO ROSARIO MADRIGAL CERVANTES

KNOW ALL PEOPLE BY THESE PRESENTS THAT ON

THIS DAY 10th OF June 2021 APPEARED EDUARDO ROSARIO MADRIGAL CERVANTES TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING PARTITIONING TO BE A FREE AND VOLUNTARY ACT.

BEFORE ME *Sonia Nash*  
NOTARY PUBLIC FOR OREGON

PRINTED NAME Sonia Nash

COMMISSION NO. 990518

MY COMMISSION EXPIRES August 19, 2023

## PRIMM LAND SURVEYING, INC.

P.O. BOX 1322, 1340 N.E. 4TH  
HERMISTON, OR 97838  
BUJ (541) 564-7887  
FAX (541) 567-8020  
brit@primmlandsurveying.com  
keith@primmlandsurveying.com

CLIENT: EDUARDO ROSARIO MADRIGAL CERVANTES

S.W. 1/4, SEC 15, TWP. 5 N. RNG. 28 E. W.M.

PROJECT: A PARTITION PLAT LOCATED IN THE S.W. 1/4 OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 28 EAST OF THE W.M., UMATILLA COUNTY, OREGON.

JOB #: 2102001  
DATE: 8 FEB 21  
FB/PAGE: 043/15  
SHEET: 1 OF 1  
DRAWN: BLP  
APPROVED: BLP

## APPROVALS

UMATILLA COUNTY SURVEYOR

I 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.

*Daniel H. Kelly*  
UMATILLA COUNTY SURVEYOR

DATED THIS 14 DAY OF June 2021

HERMISTON IRRIGATION DISTRICT

THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAT AND IT IS APPROVED FOR FILING AND RECORDING BY MY AUTHORITY.

*Cynthia Kapatich*  
MANAGER

DATED THIS 10 DAY OF June 2021

UMATILLA COUNTY PLANNING DEPARTMENT

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

*Jfa*  
DIRECTOR UMATILLA COUNTY PLANNING DEPARTMENT

DATED THIS 15 DAY OF JUNE 2021

UMATILLA COUNTY TAX COLLECTOR

WE 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 LANDS HAVE BEEN PAID, AND WE HEREBY APPROVE SAID PLAT.

*Rachael Reynolds*  
TAX COLLECTOR

DATED THIS 14 DAY OF June 2021

UMATILLA COUNTY CLERK

STATE OF OREGON }  
COUNTY OF UMATILLA } SS

STATE OF OREGON, }  
COUNTY OF UMATILLA }

I certify that this instrument was received and recorded on 06-18-2021

at 12:54 o'clock p. m., in the record of PLATS of said County.  
YEAR 2021 NUMBER 16

OFFICE OF COUNTY RECORDS

By: STEVE CHURCHILL Records Officer

Fee \$ 120.00 No. 2021-7230301

## RECEIVED BY

Umatilla County Surveyor  
Date: 6/24/21  
Rec'd By: CT  
No.: 21-073-B