C/L UMATILLA RIVER PER-

CALCULATED POINT HOLDING -

FROM FOUND MONUMENTS.

RECORD ANGLE AND DISTANCE

L12

CALCULATED POINT ON SAME BEARING AS FOUND MONUMENTS TO THE EAST

HOLDING RECORD DISTANCE.

SURVEY NO. R-18-B.

## SURVEYORS CERTIFICATE AND NARRATIVE

PARTITION PLAT NO. 2024-19

MAY, 2024.

UMATILLA COUNTY, OREGON.

EXAMINED AND APPROVED THIS

EXAMINED AND APPROVED THIS

UMATILLA COUNTY SURVEYOR

RECORDING INFORMATION

State of Oregon

REC-DE-PP

County of Umatilla

Office of County Records

UMATILLA COUNTY OFFICE OF RECORDS:

2024-0006686

09/26/2024 09:25:10 AM

\$5.00 \$11.00 \$10.00 \$10.00 \$60.00 **\$120.00** 

RECEIVED BY

**Umatilla County Surveyor** 

Date: 9/26/24

No.: 24-092-B

Rec'd By: CT

TAXES ARE PAID IN FULL. THIS

AND DIVISION NO. 4N-1078-24

23 DAY OF Scutenber

LOCATED IN SECTION 20, T4N, R28E, W.M.,

**APPROVALS** 

26TH DAY OF SEPTEMBER , 2024.

I CERTIFY THAT I HAVE CORRECTLY SHOWN AND MARKED WITH LEGAL MONUMENTS PARCELS 1 AND 2 OF THIS PARTITION PLAT IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE UMATILLA COUNTY DEVELOPMENT ORDINANCES. MONUMENTS FOUND AND ESTABLISHED ARE NOTED. THIS SURVEY WAS MADE AT THE PROPERTY OWNERS REQUEST TO PARTITION OFF AN APPROXIMATE 4.5 ACRE PARCEL FROM A LARGER PARCEL. THE OVERALL BOUNDARY OF THE PROPERTY WAS SURVEYED PREVIOUSLY IN SURVEY NO. R-18-B, WHICH IS ALSO COINCIDENT WITH THE DEEDS.

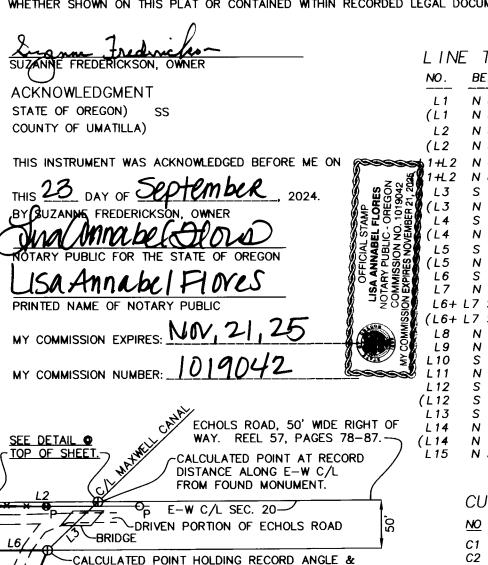
DENNIS EDWARDS, PLS NO. 951 WAS THE SURVEYOR WHO MADE THE INITIAL AND SUBSEQUENT SURVEYS FOR THIS PARCEL. STARTING IN 1978 WITH SURVEY NO. P-085-A, THE SUBDIVISION OF SECTION 20, AND THE CREATION OF ECHOLS ROAD. A YEAR LATER IN 1979 IN SURVEYS R-18-A, AND R-18-B, EDWARDS DECIDED TO RE-SUBDIVIDE THE SECTION HOLDING A DIFFERENT POSITION FOR THE SOUTHEAST CORNER OF SECTION 20. THIS IN TURN CREATED A DIFFERENT POSITION FOR THE EAST QUARTER CORNER OF SECTION 20. HE LEFT HIS ORIGINAL MONUMENTS FOR THE 1978 SURVEY IN PLACE AND SET NEW MONUMENTS BASED ON THE 1979 SURVEYS. IN 1991 IN SURVEY NO. 92-45-C, EDWARDS DID A REMONUMENTATION SURVEY FOR UMATILLA COUNTY AND REJECTED THE EAST QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 20, ALL OF WHICH HE HAD BASED MULTIPLE SURVEYS ON BEGINNING IN 1978. IN SURVEYS IN THE EARLY 2000'S EDWARDS REALIZED THAT THE NEW SECTION CORNER MONUMENTS HE SET IN SURVEY 92-45-C DID NOT FIT ANY OCCUPATION LINE FENCES, HE ABANDONED THEM AND WENT BACK TO HOLDING PREVIOUSLY USED MONUMENTS. BECAUSE OF THE NATURE OF THIS, AND THE FACT THAT THERE ARE MULTIPLE POSITIONS FOR SECTION CORNER MONUMENTS ALONG THE EAST LINE OF SECTION 20, I HOLD ALL MONUMENTS AS ORIGINALLY SET PER THE 1978 AND 1979 SURVEYS FOR THIS SURVEY. IT WOULD CAUSE MASSIVE PROBLEMS TO ALL PROPERTIES IN THIS AREA TO RE-SUBDIMDE THE SECTION HOLDING THE MOST RECENT SECTION CORNER POSITIONS, AFTER HAVING MONUMENTS SET AND OCCUPATION LINES SET FOR 45 +/- YEARS.

THE SURVEY WAS MADE WITH A ONE PERSON CREW USING A LEICA GS14 REALTIME GPS RECEIVER OPERATED OVER THE OREGON REALTIME GNSS NETWORK. CONTROLLING TIES AND MONUMENTS SET WERE VERIFIED BY MULTIPLE OBSERVATIONS.

## **REAL PROPERTY DESCRIPTION:**

A PARCEL OF LAND LOCATED IN SECTION 20, TOWNSHIP 4 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, BEING THAT PARCEL DESCRIBED IN STATUTORY WARRANTY DEED RECORDED AS INSTRUMENT NO. 2021-7140583, UMATILLA COUNTY DEED RECORDS. SAID PARCEL ALSO BEING DESCRIBED IN AMERITITLE FILE NO. 422676AM, A POLICY OF TITLE INSURANCE DOCUMENT DATED DECEMBER 21, 2021.

> REVISED, AND THE UMATILLA COUNTY DEVELOPMENT ORDINANCES. I DESIGNATE THE NEW 10'X70' INGRESS-EGRESS AND MAINTENANCE EASEMENT TO BENEFIT HERMISTON IRRIGATION DISTRICT AS DEPICTED HEREIN. FURTHER, I ACKNOWLEDGE ALL EXISITING EASEMENTS AND ENCUMBRANCES AFFECTING THIS PROPERTY WHETHER SHOWN ON THIS PLAT OR CONTAINED WITHIN RECORDED LEGAL DOCUMENTS.



DISTANCE FROM CALCULATED POINT NORTHEASTERLY.

I CERTIFY THIS IS A TRUE AND EXACT COPY OF UMATILLA COUNTY PARTITION PLAT NO. 24-19

as m WELLS, PLS

-EXISTING 60' WIDE EASEMENT FOR ROADWAY

& UTILITIES, REEL 63, PAGE 677. MAP NO.

R-18-B INDICATES THIS IS 40' WIDE.

CALCULATED C/L OF

MAXWELL CANAL.

CURVE TABLE

<u>DEL TA</u> <u>RAD I US</u> LENGTH <u>CHORD</u> CHORD BRG C1 29'25'39" 550.00' (550') 282.48' S 02'29'26" E 279.39' C2 27°46'15" 550.00' (550') S 31'05'23" E *266* . 58 ' 263.98

\SUZIFREDERICKSONPP2024WORKING

WELLS SURVEYING 200 SE HAILEY SUITE 108 P.O. BOX 1696 PENDLETON, OR 97801 PHONE: (541) 276-6362

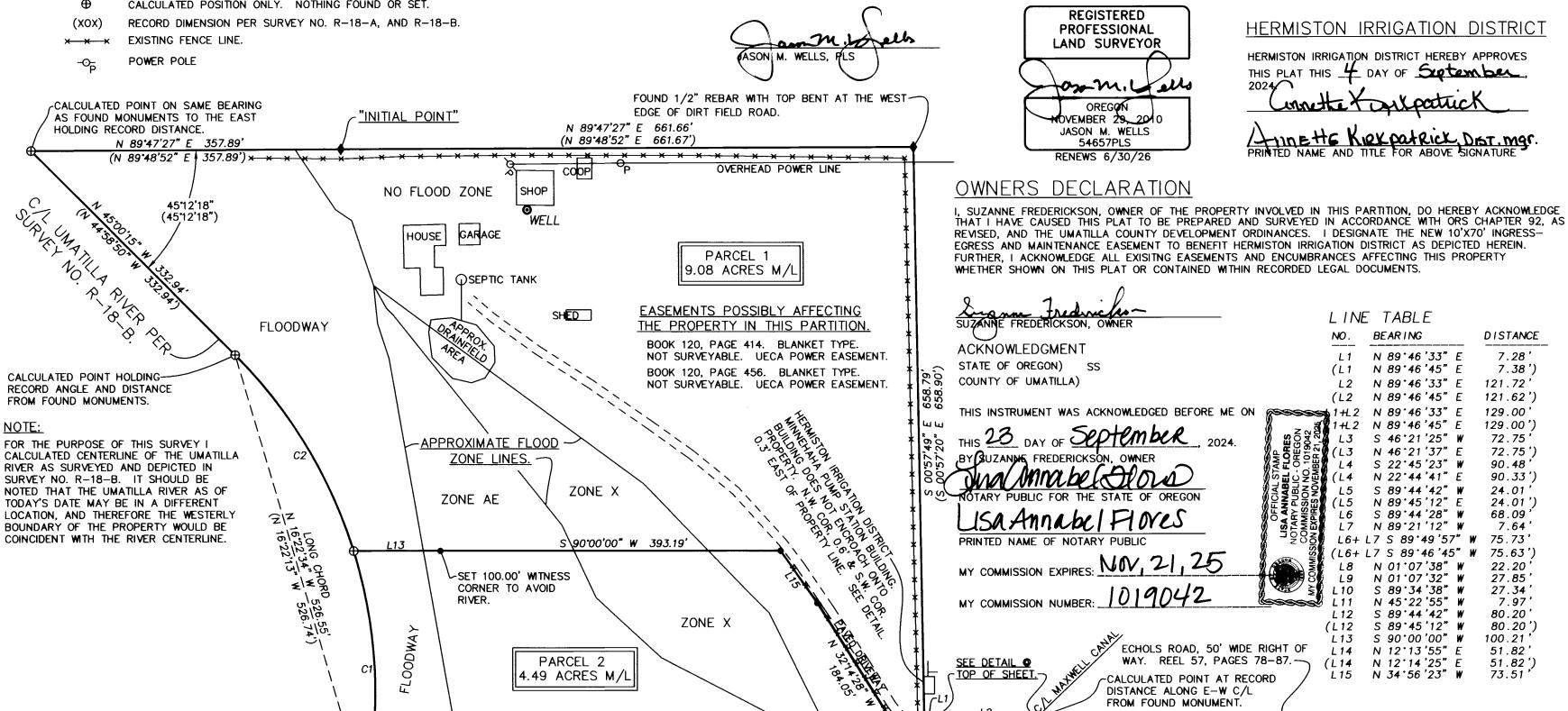
DATE: 05/24	DR.	BY: <sub>JMW</sub>
CK. BY: <sub>JPW</sub>	NO:	24-1839

PROJECT:

SUZANNE FREDERICKSON

PARTITION PLAT FOR:

LOCATED IN SECTION 20, TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M.



L7-

NO FLOOD

ZONE

ZONE AE

S 89'44'42" W 594.86'

(S 89°45'12" W 594.97')

Ŝ 89°44'42" Ŵ 699.07

(S 89'45'12" W 699.18')