

UMATILLA COUNTY
PARTITION PLAT NO. 2019-34

A PARTITION OF THE TRACT 3 OF PARTITION PLAT 1995-26, A.K.A. TAX LOT 3300 OF ASSESSOR'S MAP 3N2916AD, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 NORTH, RANGE 29 EAST, WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

REFERENCES: NOTE: UMATILLA COUNTY DEED RECORDS = UCDR

- (R1) ASSESSOR'S MAP 3N2916AD
- (R2) PARTITION PLAT 1995-26, HARRIS FOR HASKETT, 1995.
- (D1) BARGAIN & SALE DEED, DOC. NO. 2012-5980848, UCDR, LARCY INVESTMENTS, 2012. TL3300 3N2916AD.
- (D2) SHERIFF'S DEED, DOC. NO. 2015-6260360, UCDR, UMATILLA CO. SHERIFF AS TRUSTEE, 2015. TL3301 3N2916AD.
- (D3) STATUTORY WARRANTY DEED, DOC. NO. 2015-6320309, UCDR, NEASHAM/MORRIS, 2015. TL3301 3N2916AD.
- (D4) BARGAIN & SALE DEED, DOC. NO. 2014-6200792, UCDR, MCFARLANE, 2014. TL3200 3N2916AD.
- (D6) WARRANTY DEED, BOOK 225, PAGE 445, UCDR, SNOW, 1955. TL200 3N2916DA.
- (D7) BARGAIN AND SALE DEED, DOC. NO. 2019-6920716, UCDR, CORRECTION FOR (D1), D019.

SURVEYOR'S NARRATIVE:

THIS SURVEY WAS PERFORMED AT THE REQUEST OF CY HASKETT, MEMBER OF LARCY INVESTMENTS, LLC., TO PERFORM A PARTITION PLAT AND SEPARATE THE WESTERLY 75 FEET FROM TRACT 3 OF PARTITION PLAT 1995-26, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 NORTH, RANGE 29 EAST OF THE WILLAMETTE MERIDIAN, CITY OF ECHO, UMATILLA COUNTY, OREGON.

I WAS ABLE TO LOCATE ALL OF THE PROPERTY CORNERS OF TRACT 3, OF PARTITION PLAT 1995-26, BY HARRIS, AS SHOWN ON THIS PLAT.

I FIND VARIATIONS BETWEEN THE RECORD DISTANCES AND BEARINGS OF THE PARTITION PLAT AND MY TIES. NONE OF THE CORNERS APPEAR TO HAVE BEEN HIT, AND IT DOESN'T APPEAR THERE HAVE BEEN ANY ADJOINING SURVEYS THAT HAVE TIED INTO THIS PARTITION. THERE IS A RECORD OF SALE OF TRACT 2 AFTER A SHERIFF'S SALE, AND THE 2012 DEED TO HASKETT DOES NOT REFER TO THE PARTITION PLAT, AND IS WRITTEN AS A METES AND BOUNDS DESCRIPTION. UPON THIS DISCOVERY, I NOTIFIED MR HASKETT AND A CORRECTIVE DEED WAS FILED, AS NOTED IN THE REFERENCES.

I HOLD THE SOUTH LINE OF TRACT 3, ALONG GERONE STREET, ALSO KNOWN AS COUNTY ROAD 165, AS THE BASIS OF BEARING FOR THIS SURVEY AND I APPLY A COMBINED SCALE FACTOR OF 0.99991586 CALCULATED FROM RTK GPS GROUND OBSERVATIONS AT THE SITE, FROM GROUND TO GRID. (I.E. 1.00008415 GRID TO GROUND TO MY RTK GPS MEASUREMENTS).

THIS SURVEY WAS PERFORMED USING A SOKKIA GSR 2700IS RTK GPS SYSTEM, AND A TOPCON PSI03 ROBOTIC TOTAL STATION. STANDARD ERROR FOR THE RTK SYSTEM IS 10.0MM + 1 PPM X BASELINE MEASURED, AND THE TOTAL STATION IS +/- (3+2PPM X DISTANCE) IN MILLIMETERS.

I FIND NOTHING OUT OF THE ORDINARY ON THIS SURVEY.

Robert D. English
ROBERT D. ENGLISH, ORPLS43406LS

LEGEND

- SET 5/8"X30" IRON REBAR WITH RED PLASTIC CAP, MARKED ORPLS43406LS/WAPLS44338
- ⊙ FOUND 5/8" IRON REBAR WITH YPC FROM PPI995-26, OR AS NOTED.
- X CALCULATED POINT, NOT FOUND OR SET.
- XXX(R#) RECORD AND REFERENCE TO SURVEY
- PROPERTY LINE
- - - EASEMENTS.
- □ — EXISTING POWER
- EXISTING STRUCTURES
- □ — EXISTING FENCE

REGISTERED PROFESSIONAL LAND SURVEYOR

Robert D. English

OREGON
JANUARY 11, 2005
ROBERT DOUGLAS ENGLISH
43406LS

RENEWAL DATE: 12/31/19

STATE OF OREGON,
COUNTY OF UMATILLA }
I certify that this instrument was received and recorded on 12-30-2019 at 8:48 o'clock a. m., in the record of PLATS of said County.
YEAR 2019 NUMBER 34
OFFICE OF COUNTY RECORDS
By: STEVE CHURCHILL Records Officer
Fee \$ 120.00 No. 2019-6950297

SURVEYOR'S EXACT COPY STATEMENT

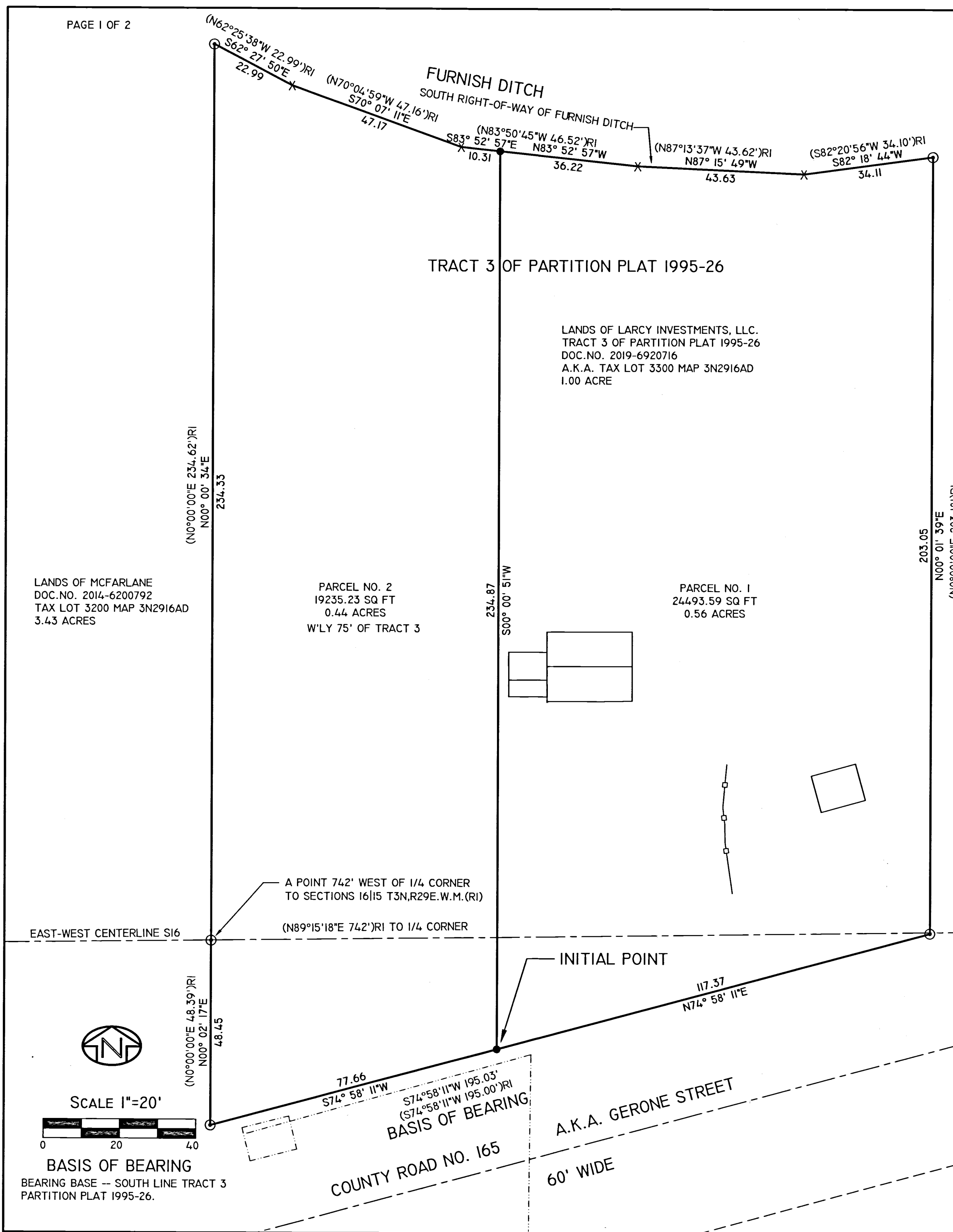
I, ROBERT D. ENGLISH, REGISTERED OREGON SURVEYOR NO. 43406LS DO HEREBY CERTIFY THAT I AM THE SURVEYOR WHO PREPARED THIS PARTITION PLAT OF TRACT 3 OF PARTITION PLAT 1995-26, CITY OF ECHO, IN THE COUNTY OF UMATILLA, AND THAT THE ANNEXED TRACING IS AN EXACT COPY OF SAID PARTITION AS THE SAME IS ON FILE IN UMATILLA COUNTY RECORDS, AND SAID EXACT COPY IS SUBMITTED AS PER O.R.S. 92.120.

Robert D. English
ROBERT D. ENGLISH, ORPLS 43406LS

RECEIVED BY

Umatilla County Surveyor
Date: 12/30/19
Rec'd By: CT
No.: 19-129-8

DATE: 09/30/19	DWN.BY: RDE	PARTITION PLAT FOR: LARCY INVESTMENTS, LLC. 951 GERONE STREET ECHO, OR. 97826
SCALE: 1"=20'	CHK. BY: RDE	
JOB NO. 2019-056	REV.DATE: XX/XX/XX	SURVEY ONE, LLC P.O. BOX 382 PENDLETON OR, 97801 PH:541-276-2055 FAX:541-276-3480
DWG NO. CYHASKETTPP.DWG		



PARTITION PLAT NO. 2019- 34

A PARTITION OF THE TRACT 3 OF PARTITION PLAT 1995-26, A.K.A. TAX LOT 3300 OF ASSESSOR'S MAP 3N2916AD, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 NORTH, RANGE 29 EAST, WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

OWNER'S DECLARATION:

WE, CYRUS D. HASKETT, MANAGING MEMBER OF LARCY INVESTMENTS, LLC. OWNER OF TRACT 3 OF PARTITION PLAT 1995-26, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 NORTH, RANGE 29 EAST OF THE WILLAMETTE MERIDIAN, CITY OF ECHO, UMATILLA COUNTY, OREGON, DO HEREBY ACKNOWLEDGE THAT WE HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED AND THIS LAND TO BE SUBDIVIDED IN ACCORDANCE WITH O.R.S. CHAPTER 92, AS REVISED, AND UMATILLA COUNTY ORDINANCE.

Cyrus D. Haskett
CYRUS D. HASKETT, MEMBER

APPROVAL:

CITY OF ECHO - ADMINISTRATOR
THE ACCOMPANYING PLAT IS HEREBY APPROVED

THIS 19 DAY OF December, 2019.

David Slaght
DAVID SLAGHT, CITY ADMINISTRATOR.

UMATILLA COUNTY SURVEYOR

I, DAVID H. KRUMBEIN, UMATILLA COUNTY SURVEYOR, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING PLAT AND THAT IT COMPLIES WITH THE LAWS OF THE STATE OF OREGON WITH RESPECT TO THE FILING AND RECORDING OF SUCH PLATS, AND I DO THEREFORE APPROVE SAID PLAT FOR FILING IN THE RECORDS OF UMATILLA COUNTY, OREGON.

APPROVED THIS 23 DAY OF December, 2019.

David H. Krumbein
DAVID H. KRUMBEIN, UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY TAXATION DEPT.

TAXES ARE PAID IN FULL.

THIS 20th DAY OF December, 2019.

Bethina Enright by Kristin Shamard, deputy
UMATILLA COUNTY TAX COLLECTOR

SURVEYOR'S CERTIFICATE

I, ROBERT D. ENGLISH, OREGON PROFESSIONAL LAND SURVEYOR NUMBER 43406LS, BEING DULY SWORN, DEPOSE AND SAY THAT I HAVE SURVEYED AND MARKED WITH LEGAL MONUMENTS THE LANDS SHOWN ON THIS PARTITION AS SHOWN HEREIN. SAID PARTITION IS SITUATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 NORTH, RANGE 29, EAST OF THE WILLAMETTE MERIDIAN, CITY OF ECHO, UMATILLA COUNTY, OREGON. THE PURPOSE OF THIS PARTITION IS TO DIVIDE SAID TRACT 3 INTO 2 DISTINCT PARCELS. I FURTHER CERTIFY AND SAY THAT I MADE THIS SURVEY AND PLAT BY ORDER OF AND UNDER THE DIRECTION OF THE OWNERS THEREOF, AND THAT ALL BOUNDARY CORNERS ARE MARKED WITH MONUMENTS AS INDICATED ON THE AMENDED MAP IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. 92.050 AND 92.060.

THE INITIAL POINT IS A 5/8"X30" IRON REBAR WITH A RED PLASTIC CAP MARKED "ORPLS43406LS" AND "WAPLS44338", SET AT THE SOUTHWEST CORNER OF PARCEL NO. 1, DURING THE PERFORMANCE OF THIS PARTITION.

Robert D. English
ROBERT D. ENGLISH, ORPLS 43406LS

SURVEYOR'S NARRATIVE:

THIS SURVEY WAS PERFORMED AT THE REQUEST OF CY HASKETT, MEMBER OF LARCY INVESTMENTS, LLC., TO PERFORM A PARTITION PLAT AND SEPARATE THE WESTERLY 75 FEET FROM TRACT 3 OF PARTITION PLAT 1995-26, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 NORTH, RANGE 29 EAST OF THE WILLAMETTE MERIDIAN, CITY OF ECHO, UMATILLA COUNTY, OREGON.

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Robert D. English
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SURVEYOR'S EXACT COPY STATEMENT

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Robert D. English
ROBERT D. ENGLISH, ORPLS 43406LS

ACKNOWLEDGMENT

STATE OF OREGON

S.S.

COUNTY OF UMATILLA

ON THIS 20th DAY OF December, IN THE YEAR 2019, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED CYRUS D. HASKETT, PROVED TO ME BY MEANS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY, AS LEGAL REPRESENTATIVES, EXECUTED IT.

Tracee M Diehl
NOTARY SIGNATURE

Tracee M Diehl
NOTARY PUBLIC OF OREGON (PRINT)

COMMISSION NO. 963370

MY COMMISSION EXPIRES: 6/18/21

LEGAL DESCRIPTION:

TRACT 3 OF PARTITION PLAT 1995-26.

RECEIVED BY

Umatilla County Surveyor

Date: 12/30/19

Rec'd By: CT

No.: 19-129-8

STATE OF OREGON, }
COUNTY OF UMATILLA }

I certify that this instrument was received and recorded on 12-30-2019

at 8:48 o'clock a. m., in the record of PLATS of said County.

YEAR 2019 NUMBER 34

OFFICE OF COUNTY RECORDS

By: STEVE CHURCHILL Records Officer

Fee \$ 120.00 No. 2019-6950297

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REGISTERED PROFESSIONAL LAND SURVEYOR

Robert D. English
OREGON
JANUARY 11, 2005
ROBERT DOUGLAS ENGLISH
43406LS

RENEWAL DATE: 12/31/19

DATE: 09/30/19

SCALE: N/A

JOB NO. 2019-056

DWG NO. CYHASKETTPP.DWG

DWN. BY: RDE

CHK. BY: RDE

REV. DATE: 00/00/00

PARTITION PLAT FOR:
LARCY INVESTMENTS, LLC.
951 GERONE STREET
ECHO, OR. 97826

SURVEY ONE, LLC
P.O. BOX 382
PENDLETON OR, 97801
PH:541-276-2055 FAX:541-276-3480