

# PARTITION PLAT 2023-18

City of Umatilla, Umatilla County, Oregon  
 Township 5 North, Range 28 East, W.M. Northeast 1/4, Section 15  
 A Replat of Parcel 1 of Partition Plat 2022-24

for:  
 Jorge Omar Mendoza Cuevas  
 Mariluz De La Paz  
 146 Columbia Boulevard  
 Umatilla, Oregon 97882

**LEGAL DESCRIPTION: A Portion of Deed 2022-7440275**

Parcel 1 of Partition Plat 2022-24, Document 2022-7490176, Filed on 11-08-2022  
 Umatilla County Records of Partition Plat,

**SURVEYORS CERTIFICATE & NARRATIVE:**

I, Ronald V. McKinnis, being a Registered Professional Land Surveyor of the State of Oregon, certify that I have correctly surveyed and monumented the lands more particularly described in the Legal Description shown hereon according to Oregon Revised Statutes, Chapter 92 of the State of Oregon. The INITIAL POINT of this survey is the Southeast Corner of the Newly Created Parcel 1, a 5/8" Rebar & Cap set by Edwards in Record R2, County Survey #03-328-B.

This Survey is Based on surveys by Primm, Partition Plat 2022-24 for Jorge Mendoza & Mariluz De La Paz. I found all the corners set by Primm in addition to all of those by Edwards & Tompkins as shown in his survey. My Bearing Base is the North right of way of Columbia Boulevard as shown in both Primm's and Edwards' surveys. I divided the property as shown and required to construct a coffee shop on the newly created Parcel 2.  
 This survey was conducted with a Trimble R8 RTK Total Station.

**OWNERS DECLARATION & DEDICATION:**

Know All Men By These Presents, that owners of the lands shown on this plat do hereby Dedicate the New 30 foot Easement, as shown, for Access/Egress & Utilities to benefit the newly created Parcel 2. We acknowledge we have caused this Plat to be created, we authorize that this Plat be prepared in accordance with provisions of ORS Chapter 92, and we recognize this Plat as the Official Map and Plat of the Partition as designated by the County Official, and filed in the County of Umatilla, State of Oregon.

*Jorge Omar Mendoza Cuevas*  
 Jorge Omar Mendoza Cuevas

*Mariluz De La Paz*  
 Mariluz De La Paz

**APPROVALS:**

I certify that I have examined and approved this Subdivision Plat on this  
 1 day of December, 2023  
*David H. Cole*  
 Umatilla County Surveyor

I certify that I have examined and approved this Subdivision Plat on this  
 17 day of November, 2023  
*J.F.*  
 City of Umatilla Planner

I certify that I have examined and approved this Partition Plat on this  
 1 day of December, 2023  
*Richard Reynolds*  
 Umatilla County Tax Assessor  
 Umatilla County Tax Collector

**Umatilla Office of County Records**  
 Recording Information  
 SEAL

State of Oregon **2023-0008308**  
 County of Umatilla  
 REC-DE-PP 12/04/2023 01:15:00 PM  
 Pgs:1 \$5.00 \$11.00 \$10.00 \$10.00 \$60.00 \$120.00  
 \$24.00  
  
 Office of County Records  
*Steve Churchill*

On this 16<sup>th</sup> day of November, 2023, the above individuals appeared personally before me and are known to me to be the identical individual who executed this plat and acknowledged that they did so freely and voluntarily of their own will.

Before me: *Lorena Inocencio*  
 Notary Public for Oregon  
 My Printed Name is Lorena Inocencio  
 My Commission No. is 1037888  
 My Commission Expires June 11, 2027

**RECEIVED BY**  
 Umatilla County Surveyor  
 Date: 12/7/23  
 Rec'd By: CT  
 No.: 23-111-B

**LEGEND**

- SET MONUMENTS - 5/8" X 30" Iron Rebar W/ Yellow Plastic Caps Stamped - L.S. #2431
- Found Monuments - as Noted
- ⊗ Calculated Point - Not Set
- PARTITION BOUNDARY
- - - Street Center Line
- (000)R0 Record - Per Reference Noted

I certify that this is a true and exact copy of the Original Partition Plat as filed for Jorge Mendoza & Mariluz De La Paz in Umatilla County, Oregon

*Ronald V. McKinnis*  
 Ronald V. McKinnis, PLS #2431

REGISTERED PROFESSIONAL LAND SURVEYOR  
  
 OREGON  
 RONALD V. MCKINNIS  
 JAN. 23, 1990  
 2431  
 Expires 12-31-24

SCALE 1" = 40 Ft.  
 June, 2023

ENGINEERING - LAND SURVEYING - WATER RIGHTS  
**R. V. MCKINNIS ENGINEERING**  
 79980 Prindle Loop Road  
 Hermiston, Oregon 97838  
 (541) -567-2017

**RECORD SURVEYS:**

- R1 - Primm for Mendoza / De La Paz, C.S.#22-125-B, PP 2022-24
- R2 - Edwards for City of Umatilla, C.S.#03-328-B, 2003
- R3 - Tompkins for FasTrack, Inc., Virginia's Place, Book 16, Page 53, 2017
- R4 - Krumbein for Smith, McNary Townsite, Div. No. 5, Book 10, Page 24, 1978

