

2023-20

PARTITION PLAT 2022-

LOCATED IN A PORTION OF THE N.W. 1/4, THE N.E. 1/4, THE S.E. 1/4 AND THE S.W. 1/4 OF SEC. 7, TWP. 4 N., RNG. 29 E.W.M., UMATILLA COUNTY, OREGON

SURVEYOR'S NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF JOSHUA AND MEGAN REEVE TO PARTITION THAT LAND DESCRIBED AND RECORDED AS INSTRUMENT NUMBER 2016-6470030 INTO PARCELS AS DEPICTED ON THIS PLAT.

IN 1978 LS 951 MONUMENTED THE 4 CORNERS OF THIS TRACT OF LAND, SEE SURVEY NUMBER 0-055-A. THESE MONUMENTS WERE FOUND AND RECOVERED DURING THIS SURVEY WITH THE EXCEPTION OF THE SOUTHEAST CORNER.

IN 1981 LS 951 MONUMENTED AND OR RECOVERED THE 4 CORNERS OF THE TRACT OF LAND EAST OF THIS TRACT OF LAND, SEE SURVEY NUMBER S-030-AX. THE SOUTHEAST MONUMENT WAS RECOVERED DURING THIS SURVEY.

THE SOUTHEAST CORNER OF THE REEVE TRACT WAS COMPUTED AT A DISTANCE-DISTANCE INTERSECTION, HOLDING RECORD DISTANCE OF 275.57' AS SHOWN ON SURVEY NUMBER 0-055-A FROM THE RECOVERED SOUTHWEST CORNER OF THE REEVE TRACT AND HOLDING RECORD DISTANCE OF 872.11' AS SHOWN ON SURVEY NUMBER 0-055-A FROM THE RECOVERED NORTHEAST CORNER OF THE REEVE TRACT. THIS POSITION FALLS INSIDE OF A QWEST PEDESTAL AND WAS NOT MONUMENTED DURING THIS SURVEY.

THE NORTHWESTERLY CORNER OF PARCEL 2 OF THIS PARTITION PLAT WAS COMPUTED AT THE INTERSECTION OF THE WESTERLY BOUNDARY OF THE PARENT TRACT AND AN EXISTING FENCE LINE TO THE NORTHEAST. THE NORTHEASTERLY CORNER OF PARCEL 2 OF THIS PARTITION PLAT WAS COMPUTED ON SAID FENCE LINE AND 30 FEET NORMAL TO THE EASTERLY BOUNDARY OF THE PARENT TRACT. THE SOUTHEASTERLY CORNER OF PARCEL 2 OF THIS PARTITION PLAT WAS COMPUTED AT THE INTERSECTION POINT OF A LINE FROM SAID NORTHEASTERLY CORNER AND PARALLEL TO SAID EASTERLY BOUNDARY OF PARENT TRACT WITH THE NORTHERLY RIGHT OF WAY OF COUNTY ROAD 867.

THIS SURVEY WAS ACCOMPLISHED UTILIZING 2 TRIMBLE R10 GNSS RECEIVERS. AN AUTONOMOUS POSITION WAS GENERATED ON THE BASE RECEIVER AND THE RECOVERED 1/2" IRON RODS MARKING THE SOUTHWEST AND NORTHWEST CORNERS OF THE REEVE TRACT WERE SUBSEQUENTLY USED FOR A SITE CALIBRATION. EACH CORNER WAS THEN LOCATED OR SET ON A 1 SECOND EPOCH WITH A FIXED SOLUTION. THE BASIS OF BEARING OF THIS PLAT IS BASED ON SURVEY NUMBER 0-055-A.

OWNER'S ACKNOWLEDGMENT AND DEDICATION

WE, JOSHUA R. REEVE AND MEGAN L. REEVE, HUSBAND AND WIFE AND OWNERS OF THE LANDS SHOWN ON THIS PLAT AND MORE PARTICULARLY DESCRIBED AS INSTRUMENT NUMBER 2016-6470030 UMATILLA COUNTY DEED RECORDS, HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO PARCELS AS SHOWN ON THIS PLAT IN ACCORDANCE WITH O.R.S. CHAPTER 92, AS REVISED.

Joshua R. Reeve
JOSHUA R. REEVE

Megan L. Reeve
MEGAN L. REEVE

NOTARY PUBLIC FOR OREGON

ON THIS 28th DAY OF July, 2023, 2023, UM THE INDIVIDUALS ABOVE APPEARED PERSONALLY BEFORE ME AND ARE KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO EXECUTED THIS PLAT AND ACKNOWLEDGED THAT THEY DID SO FREELY AND VOLUNTARILY BEFORE ME.

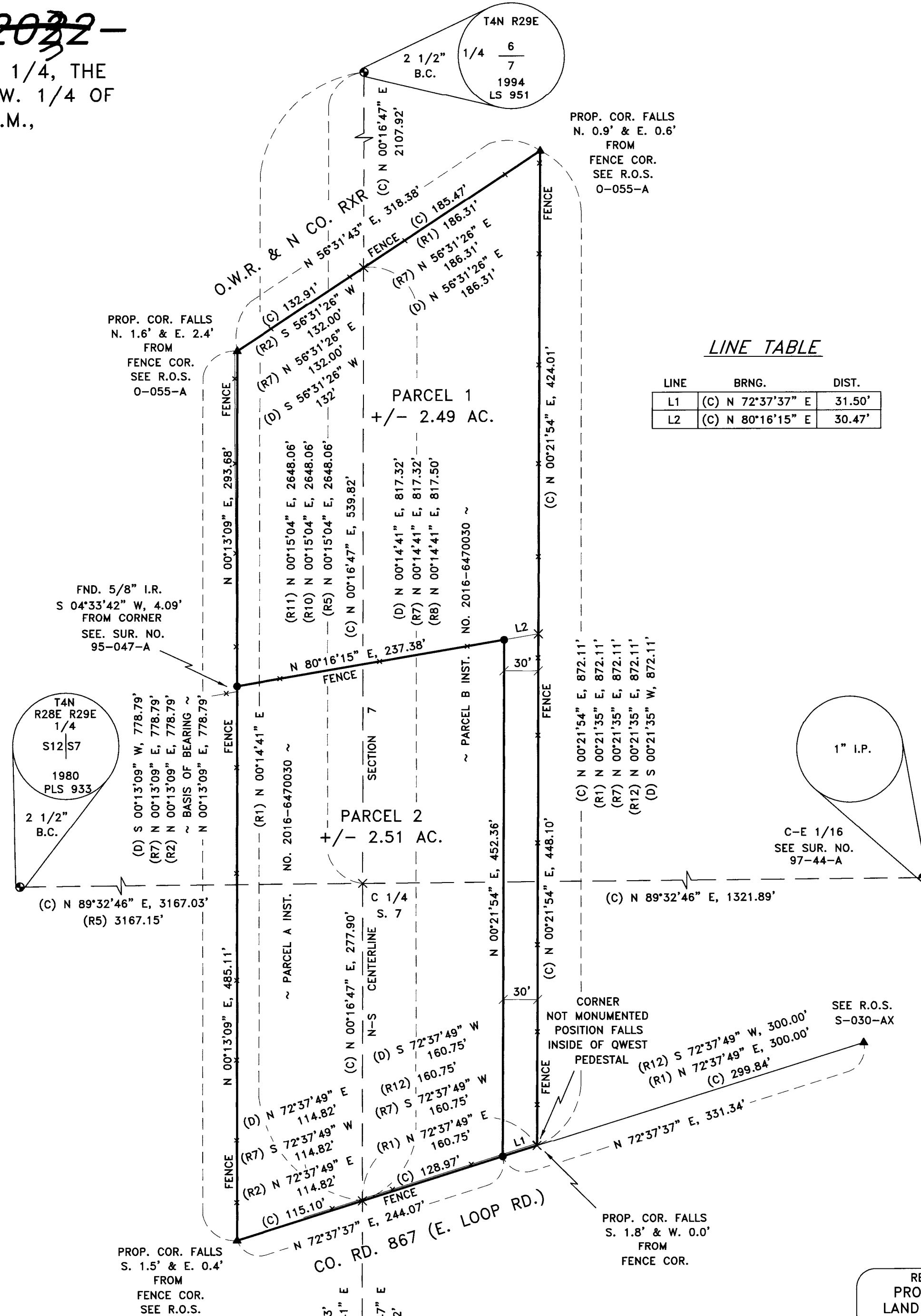
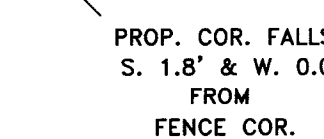
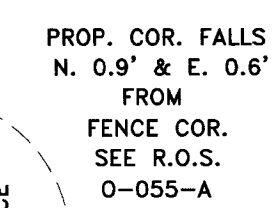
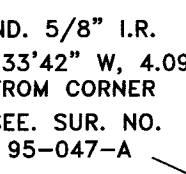
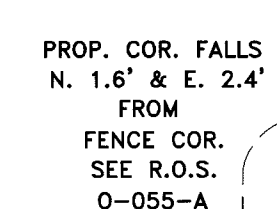
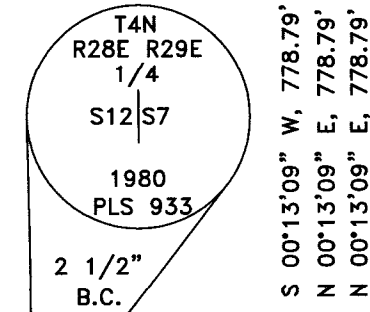
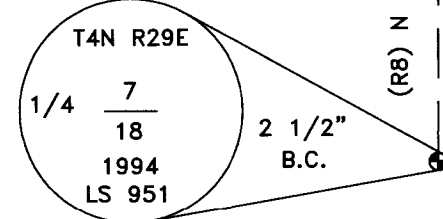
Viridiana Mendoza
NOTARY PUBLIC FOR OREGON

PRINTED NAME Viridiana Mendoza

COMMISSION NO. 1031300

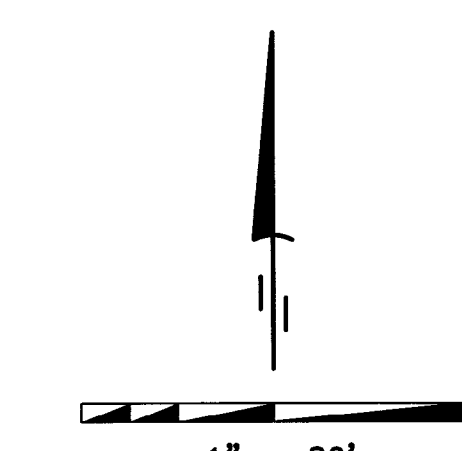
MY COMMISSION EXPIRES 11-27-2026

RECEIVED BY
Umatilla County Surveyor
Date: 12/14/23
Rec'd By: CT
No.: 23-117-B



LINE TABLE

LINE	BRNG.	DIST.
L1	(C) N 72°37'37" E	31.50'
L2	(C) N 80°16'15" E	30.47'



- ### LEGEND
- FND: MONUMENT AS NOTED
 - SET: 5/8" X 30" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48490"
 - ▲ FND: 1/2" IRON ROD
 - × COMPUTED POINT (NOT SET)
 - (C) CALCULATED
 - PARCEL BOUNDARY
 - FENCE AS NOTED

DEEDS

INST. NO. 2016-6470030
INST. NO. 1998-3360015
REEL 86 PAGE 1016

- ### SURVEYS
- (R1) EDWARDS FOR HACKETT SURVEY NO. 84-17-AX
 - (R2) EDWARDS FOR WALLACE-JONES SURVEY NO. 95-047-A
 - (R3) ROBERTS FOR ROBERTS SURVEY NO. 96-120-C
 - (R4) ROBERTS FOR PERKINS SURVEY NO. 97-44-A
 - (R5) ROBERTS FOR KENNEDY SURVEY NO. 98-154-B
 - (R6) KRUMBEIN FOR PERKINS SURVEY NO. J-104-A
 - (R7) EDWARDS FOR NETTER, ETAL SURVEY NO. 0-55-A
 - (R8) EDWARDS FOR TORRIS SURVEY NO. 0-84-A
 - (R9) EDWARDS FOR KENNEDY PARTITION PLAT 2007-43
 - (R10) EDWARDS FOR KENNEDY PARTITION PLAT 2011-12
 - (R11) EDWARDS FOR KENNEDY PARTITION PLAT 2012-08
 - (R12) EDWARDS FOR HACKETT SURVEY NO. S-030-AX

I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT AS FILED FOR JOSHUA R. REEVE AND MEGAN L. REEVE IN UMATILLA COUNTY, OREGON.
Keith P. Primm
KEITH P. PRIMM

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON JULY 12, 2005
KEITH P. PRIMM 48490
EXPIRATION DATE: 12/31/22
DATE 26 MAY 22

SURVEYOR'S CERTIFICATION

I, KEITH P. PRIMM, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON HEREBY CERTIFY THAT I HAVE SURVEYED THE LANDS AS DESCRIBED AS INSTRUMENT NUMBER 2016-6470030, UMATILLA COUNTY DEED RECORDS AND THAT THIS MAP CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN DECEMBER 2021, AND HAVE SET THE PROPER MONUMENTS AS ESTABLISHED BY O.R.S. 209.

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 FILING AND RECORDING OF SUCH PLATS AND I THEREFORE APPROVE SAID PLAT.
David H. Kline
UMATILLA COUNTY SURVEYOR

DATED THIS 12 DAY OF Dec

STANFIELD HERMISTON IRRIGATION DISTRICT:
THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAT AND IT IS APPROVED FOR FILING AND RECORDING BY MY AUTHORITY.
RL
MANAGER

DATED THIS 9 DAY OF Oct 2023

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

Megan Danchevski
DIRECTOR UMATILLA COUNTY PLANNING DEPARTMENT
DATED THIS 13 DAY OF Dec 2023

UMATILLA COUNTY TAX COLLECTOR:
I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TAX RECORDS RELATIVE TO THE LANDS 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 I HEREBY APPROVE SAID PLAT.

Kathleen Reynolds
TAX COLLECTOR
DATED THIS 13 DAY OF December 2023

UMATILLA COUNTY CLERK:

State of Oregon 2023-0008556
County of Umatilla 12/13/2023 03:19:17 PM
REC DE-PP
Pg#1 \$5.00 \$11.00 \$10.00 \$10.00 \$60.00 \$120.00
\$24.00



Office of County Records
Steve Churchill

PRIMM LAND SURVEYING, INC.

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

CLIENT: JOSHUA AND MEGAN REEVE
32301 E. LOOP RD. HERMISTON, OR
PROJECT: LAND PARTITION SURVEY
JOB #: 2110001
DATE: 08 DEC 21
FB/Pg: 46/2-5
SHEET: 1 OF 1
DRAWN: KPP
APPROVED: KPP