# PARTITION PLAT NO. 2015-25

A PARTITION OF A PARCEL OF LAND LOCATED IN THE SW 1/4, SEC. 34, TWP. 1 N., RNG. 35 E.W.M. UMATILLA COUNTY. OREGON

CLIENT: 3R VALVE, LLC 29299 MADISON ROAD ECHO. OREGON 97826

### DATUMS

HORIZONTAL....OREGON STATE PLANE NORTH ZONE (3601) INTERNATIONAL FEET

VERTICAL......NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) INTERNATIONAL FEET

### SCALE & ROTATION

SCALE......0.9996916709

ROTATION......+1\*25'39"

## SURVEYOR'S NARRATIVE

THIS SURVEY WAS UNDERTAKEN IN APRIL OF 2013 AT THE REQUEST OF KENT AND LAURA MADISON.

THE PURPOSE OF THE SURVEY IS TO PERFORM A PARTITION SURVEY ON A PORTION OF THE SW 1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 35, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

I PREVIOUSLY PERFORMED A BOUNDARY LINE ADJUSTMENT ON 5 TAX LOTS FOR KENT AND LAURA MADISON IN THIS GENERAL AREA FOR FUTURE DEVELOPING AND PARTITIONING.

THIS PARTITION SURVEY IS REPRESENTING A PARTITION ON TAX 504 AS IT WAS ADJUSTED IN THE BOUNDARY LINE ADJUSTMENT MENTIONED.

I WAS ABLE TO RECOVER ALL THE CORNERS I SET IN THE BOUNDARY LINE ADJUSTMENT AND MORE SPECIFICALLY THOSE CORNERS THAT IDENTIFIES THE BOUNDS OF THE ADJUSTED TAX LOT 504.

THE 60 FOOT FASEMENT AS SHOWN HEREON WAS PREVIOUSLY RECORDED WITH UMATILLA COUNTY ON DOCUMENT 2013-6110756.

THE NEWLY CREATED PARTITION LINES ARE AS KENT AND LAURA MADISON REQUESTED THEM. TAKING INTO CONSIDERATION THE AREA OF EACH CREATED

THIS SURVEY WAS ACCOMPLISHED BY UTILIZING A COMBINATION OF THE TRIMBLE R8 GNSS SYSTEM AND A TRIMBLE S6 ROBOTIC TOTAL STATION.

## LEGAL DESCRIPTION OF PARENT PROPERTY

Beginning at a 5/8 inch by 30 inch iron rod with a 2 inch aluminum cap stamped "PLS LS 48509" on the Westerly right of way line of Old Oregon Trail Highway, from which a 2 1/2 inch brass cap marking the West One-Quarter corner to Section 34, Township 1 North, Range 35, East of the Willamette Meridian bears N 52°20'50" W, 2864.72 feet; thence along said right of way line through a curve concave to the West having a radius of 768.51 feet, the long chord of which bears S 26°12'41" E, 93.85 feet to a 5/8 inch by 30 inch iron rod with a 2 inch aluminum cap stamped "PLS LS 48509"; thence continuing along said right of way line through a curve concave to the West having a radius of 904.93 feet, the long chord of which bears S 15°27'09" E, 228.66 feet to a 5/8 inch by 30 inch iron rod with a 2 inch aluminum cap stamped "PLS LS 48509"; thence continuing along said right of way line through a curve concave to the East having a radius of 622.96 feet, the long chord of which bears S 20°21'39" E, 262.58 feet to 5/8 inch by 30 inch iron rod with a 2 inch aluminum cap stamped "PLS LS 48509"; thence continuing along said right of way line S 32°31'39" E, 343.30 feet to a 5/8 inch by 30 inch iron rod with a 2 inch aluminum cap stamped "PLS LS 48509"; thence leaving said right of way line S 88°35'23" W, 1267.26 feet along the South Section line of Section 34, Township 1 North, Range 35, East of the Willamette Meridian to 5/8 inch by 30 inch iron rod with a 2 inch aluminum cap stamped "PLS LS 48509". marking the Southwest 1/16 corner to Section 34. Township 1 North, Range 35, East of the Willamette Meridian; thence leaving said South Section line N 44°25'21" E, 332.73 feet to a 5/8 inch by 30 inch iron rod with a 2 inch aluminum cap stamped "PLS LS 48509", on the centerline of a 60 foot easement as described on document 2013-6110756; thence along said centerline N 26'44'05" W, 92.40 feet to a 5/8 inch by 30 inch iron rod with a 2 inch aluminum cap stamped "PLS LS 48509"; thence continuing along said centerline through a curve concave to the Southwest having a radius of 1996.26 feet, the long chord of which bears N 27°27'08" W, 50.00 feet to a 5/8 inch by 30 inch iron rod with a 2 inch aluminum cap stamped "PLS LS 48509"; thence continuing along said centerline N 28°10'11" W, 251.23 feet to a 5/8 inch by 30 inch iron rod with a 2 inch aluminum cap stamped "PLS LS 48509"; thence continuing along said centerline through a curve concave to the Southwest having a radius of 198.86 feet, the long chord of which bears N 39°32'34" W, 78.43 feet to a 5/8 inch by 30 inch iron rod with a 2 inch aluminum cap stamped "PLS LS 48509"; thence continuing along said centerline through a curve concave to the Northeast having a radius of 1949.75 feet, the long chord of which bears N 47\*59'47" W, 198.60 feet to 5/8 inch by 30 inch RAD= 224.74' DELTA= 20°31'34" iron rod with a 2 inch aluminum cap stamped "PLS LS 48509"; thence continuing along said centerline N 45°04'38" W, 91.34 feet to a 5/8 inch by 30 inch iron rod with a 2 inch aluminum cap stamped "PLS LS 48509"; thence leaving said centerline TAN= 40.69'

## OWNER'S DECLARATION

Containing 19.18 acres more or less.

INC., OWNERS OF THE LANDS 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.

N 88°33'59" E. 1101.40 feet to the point of beginning

KENT MADISON, OF 3R VALVE, LAURA MADISON, OF 3R VALVE, LLC

KNOW ALL PEOPLE BY THESE PRESENTS THAT ON

APPEARED KENT AND LAURA MADISON OF 3R VALVE INC., HUSBAND AND WIFE, TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING PARTITIONING OF LAND TO BE FREE AND VOLUNTARY ACT.

Tracia M Dell NOTARY PUBLIC FOR OREGON

commission no. 479427 expires 6/27/17

REGISTERED

LAND SURVEYOR JULY 13, 1999 BRIT L. PRIMM 48509

EXPIRATION DATE: 12/31/16

DATE: 27 OCT 15

**NOTES** 

COMPUTED

PT POINT OF TANGENCY

POT POINT ON TANGENT

POC POINT ON CURVE

POINT OF CURVATURE

PRC POINT OF REVERSE CURVATURE

C6

**C7** 

C8

C10

C20

C21

C22

C23

C24

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 SEPTEMBER OF 2013. IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY ORS CHAPTER 92,

I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT AS FILED FOR 3R VALVE, INC. IN

# **SURVEYS**

BRIT L. PRIMM, RECORD OF SURVEY NUMBER 14-107-C FOR KENT AND LAURA MADISON 2013

BILL WELLS, RECORD OF SURVEY NUMBER 97-156-B FOR DAN MILLS IN 1997

BILL WELLS, RECORD OF SURVEY NUMBER 95-16-C FOR UMATILLA COUNTY IN 1994

03-44-C FOR ODOT IN 2002

DAVE KRUMBEIN, RECORD OF SURVEY NUMBER

82-133-B FOR HELIX PHONE CO. IN 1982 BILL WELLS. RECORD OF SURVEY NUMBER 95-221-B FOR FOREST RECOVERY, INC. IN 1995 ROBERT BUTLER, RECORD OF SURVEY NUMBER

### LEGEND

FND 5/8" IRON ROD WITH A 2" ALUMINUM CAP STAMPED "PLS LS 48509"

TIN R35E

S33 S34

1997

- SET 5/8" X 30" IRON ROD WITH A 2" ALUMINUM CAP STAMPED "PLS LS 48509"
- ---- PARTITION LINES

THE 60' EASEMENT TIES BACK INTO OLD OREGON TRAIL HIGHWAY

L= 80.51' LC= 80.08' LC BNG= S80°03'13"W

DELTA

31°38'00"

14\*31'00"

24\*20'00"

07\*00'04"

DELTA

01°26'06"

22\*44'46"

05°50'19"

DELTA

20°31'36"

12\*00'37"

10°03'27"

74\*12'15"

75\*38'29"

N 44°25'21"

**RADIUS** 

768.51

904.93

622.96

768.51

**RADIUS** 

1996.26

198.86

1949.75

**RADIUS** 

224.74

239.74

254.74

92.55

32.20'

332.73

60' EASEMENT

N 45°04'38" W

---- EASEMENT LINES

FND: 2 1/2" BRASS CAP

N 88°33'59"

1101.40

RAD= 10.00' DELTA= 64'04'43"

N 26\*44'05" W

92.40'

SEE DETAIL

30' EASEMENT

LENGTH

424.30'

229.28'

264.57

93.91'

LENGTH

50.00'

78.95

198.68

LENGTH

80.51

50.25

44.71

119.86'

42.52

CURVE DATA

WESTERLY ROW LINE OF OLD OREGON TRAIL HIGHWAY

CENTERLINE OF 60 FOOT EASEMENT

**30 FOOT EASEMENT** 

**TANGENT** 

217.71

115.26

134.31

47.01

**TANGENT** 

25.00

40.00

99.43'

**TANGENT** 

40.69

25.22'

22.41

70.00

25.00'

LC BNG= S48'01'30"E

~ RADIUS=50.00'

LONG CHORD

418.93

228.66

262.58

93.85

LONG CHORD

50.00'

78.43

198.60'

LONG CHORD

80.08

50.16

44.66

111.66

39.50

N 88'35'23" E

LC BNG

N 38°31'39" W

N 15°27'09" W

N 20°21'39" W

N 26°12'41" W

LC BNG

N 27°27'08" W

N 39°32'34" W

N 47°59'47" W

LC BNG

S 04°19'00" W

S 08°34'30" W

S 09\*33'05" W

S 51°40'55" W

S 50°57'48" W

TAN= 6.26'

N 28\*10'11" W

N 88°47'03" E 82.53' (C) 14°34'48" V 45.29' (C) 30' EASEMENT N 13°08'34" E, 12.55' (C)

DETAIL

1" = 90'

1" = 180'

**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.

DATED THIS 2B DAY OF October 2015

UMATILLA COUNTY PLANNING DEPARTMENT

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.

DATED THIS 30 DAY OF October , 2015

### UMATILLA COUNTY TAX COLLECTOR

I DO HEREBY CERTIFY THAT I 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 I HEREBY APPROVE SAID PLAT.

I certify that this instrument was received and recorded

October 30, 2015 at 3:11 o'clock Pm., in the record of PLATS of said County

YEAR NUMBER

### OFFICE OF COUNTY RECORDS

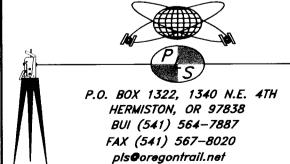
By: ...Steve Churchill...Records Officer

Fees \$ 78.00 No. 2015-6360143 UMATILLA COUNTY CLERK

RECEIVED BY

Umatilla Çounty Surveyor Date: 11/2/15 Rec'd By: Ghensley No.: 15-105-B

PRIMM LAND SURVEYING, INC.



INSTRUMENT NO. 140243 INSTRUMENT NO. 132743

**DEEDS** 

C44/

**C7** 

PRC

25 FOOT WIDE
NON-EXCLUSIVE EASEMENT
EGRESS/EGRESS & UTILITIES

INST. NO. 2010-5680011

INSTRUMENT NO. 2010-588001

INSTRUMENT NO. 134927

INSTRUMENT NO. 129206

FND: 2 1/2"

**BRASS CAP** 

T1N R35E

**S34** 

T15 R35E

1/4

BOOK 123 PAGE 332 BOOK 255 PAGE 496 **BOOK 123 PAGE 334** BOOK 160 PAGE 484

**BOOK 240 PAGE 563 BOOK 249 PAGE 480 BOOK 337 PAGE 187** BOOK 230 PAGE 423 **REEL 113 PAGE 1848** 

**REEL 114 PAGE 1156 REEL 46 PAGE 1385** DOC. 2013-6110756

PROJECT:

CLIENT: 3R VALVE, LLC

SE 1/4, SEC. 33 & W 1/2 SEC. 34, TOWNSHIP 1 NORTH, RANGE 35, EAST OF THE WILLAMETTE MERIDIAN.

PARTITION SURVEY OF A PORTION OF THE SW 1/4 OF SECTION 34, TWP. 🛣 N. RNG 35 E.W.M., UMATILLA COUNTY, OREGON.

JOB #: 1304001 DATE: 15 AUG 14 FB/PG: 032/1-8 SHEET: 1 OF 1 DRAWN: **BLP** APPROVED: BLP

# SURVEYOR'S CERTIFICATION

AND HAVE SET THE PROPER MONUMENTS.

UMATILLA COUNTY, OREGON.