

LAND PARTITION PLAT NO. 2016-06

A LAND PARTITION OF PARCEL 2 OF PARTITION PLAT 2009-12 LOCATED IN THE NE 1/4 OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 31, EAST OF THE WILLAMETTE MERIDIAN GRANT COUNTY, OREGON

CLIENT: DONALD L. AND MARY ELLEN TRACY  
28156 HWY. 730  
UMATILLA, OREGON 97882

SURVEYOR'S NARRATIVE

THIS SURVEY WAS UNDERTAKEN IN MAY OF 2016 AT THE REQUEST OF DONALD L. AND MARY ELLEN TRACY. THE PURPOSE OF THE SURVEY IS TO PERFORM A LAND PARTITION SURVEY ON PARCEL 2 OF PARTITION PLAT 2009-12 LOCATED IN THE NE 1/4 OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 31, EAST OF THE WILLAMETTE MERIDIAN, GRANT COUNTY OREGON.

THE INTENT OF THIS PARTITION SURVEY IS TO CREATE 2 PARCELS AS FOLLOWS:  
PARCEL 1 AS ENCOMPASSING THE EXISTING STRUCTURES CONTAINING 2.00 ACRES AND PARCEL 2 AS BEING THE REMAINDER.

LS 2734 PREVIOUSLY CREATED PARTITION PLAT 2009-12, IN THAT SURVEY HE PARTITIONED PARCEL 3 OF PARTITION PLAT 2007-08 INTO 3 PARCELS.

THE EXTERIOR BOUNDS OF PARCEL 2 OF PARTITION PLAT 2009-12 HAVE BEEN FOUND AND HELD AS FOLLOWS:  
THE NORTHWEST CORNER WAS HELD AS A FOUND 5/8 INCH IRON ROD WITH A RED PLASTIC CAP STAMPED "CORNERSTONE SURVEYING, INC."  
THE NORTHEAST CORNER WAS HELD AS A FOUND 5/8 INCH IRON ROD WITH A RED PLASTIC CAP STAMPED "CORNERSTONE SURVEYING, INC."  
THE SOUTHEAST CORNER WAS HELD AS A FOUND 5/8 INCH IRON ROD WITH A RED PLASTIC CAP STAMPED "CORNERSTONE SURVEYING, INC."  
THE SOUTHWEST CORNER WAS HELD AS A FOUND 5/8 INCH IRON ROD WITH A RED PLASTIC CAP STAMPED "CORNERSTONE SURVEYING, INC."

THE EAST CORNER AT THE POINT OF CURVATURE WAS HELD AS A FOUND 5/8 INCH IRON ROD WITH A RED PLASTIC CAP STAMPED "CORNERSTONE SURVEYING, INC."

THE 24 FOOT INGRESS/EGRESS EASEMENT AS SHOWN WAS COMPUTED BASED UPON THE PHYSICAL LOCATION THE CLIENT HAD RECENTLY CONSTRUCTED THE DRIVEWAY.

THE BASIS OF BEARING FOR THIS PARTITION SURVEY ARE THE FOUND 5/8 INCH IRON RODS WITH A RED PLASTIC CAP STAMPED "CORNERSTONE SURVEYING, INC." MARKING THE SOUTHEAST AND SOUTHWEST CORNERS OF PARCEL 2 OF PARTITION SURVEY NO. 2009-12.

THIS SURVEY WAS ACCOMPLISHED UTILIZING 2 TRIMBLE R-10 GNSS RECEIVERS. AN AUTONOMOUS POSITION WAS GENERATED ON THE BASE UNIT AND THE TWO PREVIOUSLY MENTIONED FOUND MONUMENTS MARKING THE SOUTHEAST AND SOUTHWEST CORNERS OF PARCEL 2 OF PARTITION PLAT 2009-12 WERE SUBSEQUENTLY USED FOR A SITE CALIBRATION FOR THE SYSTEM, EACH CORNER WAS THEN LOCATED OR SET ON A 15 SECOND EPOCH WITH A FIXED SOLUTION.

SURVEYOR'S CERTIFICATION

I, BRI 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 MAY 2016, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY ORS CHAPTER 92, AND HAVE SET THE PROPER MONUMENTS.

INITIAL POINT OF THIS LAND PARTITION PLAT BEING THE SOUTHWEST CORNER OF PARCEL 2 OF PARTITION PLAT 2009-12.

THE RECORD LEGAL DESCRIPTION IS AS FOLLOWS:

PARCEL 2 OF LAND PARTITION PLAT NO. 2009-12, according to the plat thereof filed for record in the office of the clerk of said county and state on December 11, 2009. (Tax Acct. 17 7-31 TL 1706; Ref. 39821)

THE METES AND BOUNDS LEGAL DESCRIPTION IS AS FOLLOWS:

BEGINNING AT THE INITIAL POINT ON THE NORTH-SOUTH CENTERLINE OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 31, EAST OF THE WILLAMETTE MERIDIAN, MONUMENTED WITH A 5/8 INCH IRON ROD WITH A RED PLASTIC CAP STAMPED "CORNERSTONE SURVEYING, INC.", FROM WHICH A 2 1/2 INCH BRASS CAP MARKING THE SOUTH ONE-QUARTER CORNER TO SECTION 32, TOWNSHIP 7 SOUTH, RANGE 31, EAST OF THE WILLAMETTE MERIDIAN BEARS S 07°59'58" E, 2887.29 FEET; THENCE ALONG SAID NORTH-SOUTH CENTERLINE OF SECTION 32 N 07°24'43" E, 263.36 FEET TO A 5/8 INCH IRON ROD WITH A RED PLASTIC CAP STAMPED "CORNERSTONE SURVEYING, INC."; THENCE LEAVING SAID NORTH-SOUTH CENTER LINE OF SECTION 32 S 89°59'39" E, 816.51 FEET TO A 5/8 INCH IRON ROD WITH A RED PLASTIC CAP STAMPED "CORNERSTONE SURVEYING, INC." ON THE WESTERLY RIGHT OF WAY LINE OF HWY. 395; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE S 73°21'5"E, 28.25 FEET TO A 5/8 INCH IRON ROD WITH A RED PLASTIC CAP STAMPED "CORNERSTONE SURVEYING, INC."; THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE THROUGH A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 2904.79 FEET, THE LONG CHORD OF WHICH BEARS S 05°15'34" E, 236.04 FEET TO A 5/8 INCH IRON ROD WITH A RED PLASTIC CAP STAMPED "CORNERSTONE SURVEYING, INC."; THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE S 90°00'00" W, 841.76 FEET TO SAID POINT OF BEGINNING, CONTAINING 5.00 ACRES.

EASEMENTS

BOOK 44 PAGE 557 RESERVATION PRIVATE EASEMENT FOR GAS, OIL, MINERAL RIGHTS AND TIMBER REMOVAL. IMPACTS THE WEST 1/2 OF SECTION 32 TOWNSHIP 7 NORTH, RANGE 31, EAST OF THE WILLAMETTE MERIDIAN.

BOOK 45 PAGE 50 RESERVATION PRIVATE EASEMENT FOR TIMBER REMOVAL. IMPACTS THE WEST 1/2 OF SECTION 32 TOWNSHIP 7 SOUTH, RANGE 31, EAST OF THE WILLAMETTE MERIDIAN.

INSTRUMENT NO. 20121764 PRIVATE EASEMENT FOR ELECTRIC AND DISTRIBUTION LINE SYSTEM. THE INSTRUMENT DOES NOT IDENTIFY THE RIGHT OF WAY EASEMENTS LOCATION. I BELIEVE IT TO BE THE LINE AS MAPPED THAT SERVICES THE TRACY HOUSE (NE-SW POWER LINE).

LAND PARTITION PLAT 2009-12 POWER LINE AS SHOWN ON SAID LAND PARTITION PLAT. DOES NOT SHOW AN EASEMENT ON PLAT (N-S POWER LINE).

LAND PARTITION PLAT 2009-12 PRIVATE EASEMENT FOR INGRESS AND EGRESS.

ACKNOWLEDGEMENT/DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE DONALD L. TRACY AND MARY ELLEN TRACY, 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, IN ACCORDANCE WITH O.R.S. CHAPTER 92, AS REVISED, AND DO HEREBY DEDICATE THE USE OF THE 24 FOOT INGRESS/EGRESS EXCLUSIVE EASEMENT TO PARCELS 1 & 2 OF THIS LAND PARTITION PLAT

STATE OF Oregon

COUNTY OF Grant

KNOW ALL PEOPLE BY THESE PRESENTS THAT ON

THIS DAY 19th OF September, 2016

APPEARED DONALD L. TRACY AND MARY ELLEN TRACY TO ME

PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING

PARTITIONING TO BE A FREE AND VOLUNTARY ACT.

BEFORE ME

NOTARY PUBLIC FOR OREGON

PRINTED NAME Laurie L. Wright

COMMISSION NO. 952529

MY COMMISSION EXPIRES 8-11-2020

APPROVALS

APPROVED THIS 19th DAY OF Sept., 2016  
M. L. PRIMM  
GRANT COUNTY SURVEYOR

APPROVED THIS 19th DAY OF September, 2016  
H. M. McHenry  
GRANT COUNTY PLANNING DIRECTOR

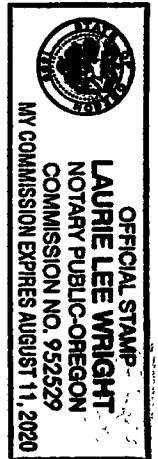
ALL AD VALOREM AND SPECIAL ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.

Donna Latta, Chief Deputy Assessor  
GRANT COUNTY ASSESSOR & TAX COLLECTOR

DATE: 9-19-16

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED ON THE 19 DAY OF Sept., 2016 AT 11:25 O'CLOCK AM, AND RECORDED AS LAND PARTITION PLAT NO. 2016-06 GRANT COUNTY RECORDERS.

V. L. Ellison  
GRANT COUNTY CLERK



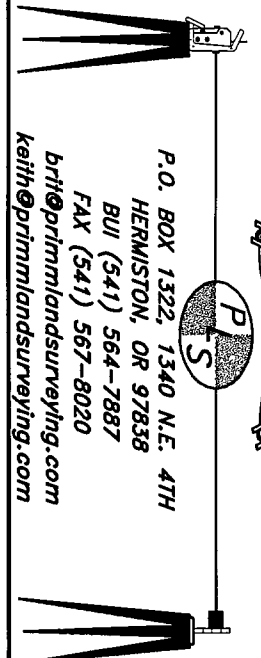
RECEIVED AND FILED  
GRANT COUNTY SURVEYOR

SEP 19 2016

BY:

SEP 19 2016

PRIMM LAND SURVEYING, INC.



P.O. BOX 1322, 1340 N.E. 4TH  
HERMISTON, OR 97838  
BU (541) 564-7887  
FAX (541) 567-8020  
bri@primmlandsurveying.com  
kelli@primmlandsurveying.com

CLIENT: DONALD L. AND MARY ELLEN TRACY

PROJECT: NE 1/4 OF SEC. 32, TWP. 7 S, RNG 31 E.W.M.

JOB #:	1605003
DATE:	26 MAY 16
FB/Pg:	036/46
SHEET:	1 OF 1
DRAWN:	BLP
APPROVED:	BLP

AREA

DESCRIPTION	FEET	ACRES
PARENT	217797	5.00
PARCEL 1	87109	2.00
PARCEL 2	130887	3.00
24' EASEMENT	12620	0.29

SURVEYS

( ) PARTITION PLAT 2009-12  
(c) CALCULATED

FOUND 5/8" IRON ROD WITH RED PLASTIC CAP STAMPED "CORNERSTONE SURVEYING, INC." FOUND MONUMENT AS NOTED SEE SURVEY NO. 300 X COMPUTED POINT (NOT SET)

NOTES

FOUND 5/8" IRON ROD WITH RED PLASTIC CAP STAMPED "CORNERSTONE SURVEYING, INC." FOUND MONUMENT AS NOTED SEE SURVEY NO. 300 X COMPUTED POINT (NOT SET)

LEGEND

FOUND 5/8" IRON ROD WITH RED PLASTIC CAP STAMPED "CORNERSTONE SURVEYING, INC." FOUND MONUMENT AS NOTED SEE SURVEY NO. 300 X COMPUTED POINT (NOT SET)

