

# "BLACKHAWK REPLAT"

A REPLAT OF PARCEL 1 AND PARCEL 3 OF PARTITION PLAT 2004-35 LOCATED IN THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE W.M., UMATILLA COUNTY, OREGON.

CLIENT: **BLACKHAWK SALES**  
**P.O. BOX 33**  
**JOSEPH, OR 97846**

## SURVEYOR'S NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF CYNTHIA FLATT, MANAGING MEMBER FOR BLACKHAWK SALES, LLC. THE PURPOSE OF THE SURVEY IS TO PERFORM A REPLAT OF PARCEL 3 AND PARCEL 1 OF PARTITION PLAT 2004-35 LOCATED IN THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON. THE INTENT IS TO EXTEND THE NORTH LINE OF PARCEL 1 IN AN EASTERLY DIRECTION TO INTERSECT THE WESTERLY RIGHT OF WAY LINE OF S.E. 17TH STREET. THE END RESULT IS THAT PARCEL 1 WILL INCREASE IN AREA AND PARCEL 3 WILL DECREASE IN AREA FROM THEIR ORIGINAL DESIGN AS WHAT IS SHOWN ON PARTITION PLAT 2004-35.

PLS 933 PERFORMED PARTITION PLAT 2004-35. I WAS ABLE TO RECOVER THE CORNERS AS SHOWN AND I COMPUTED THE LOCATIONS OF THE FOLLOWING CORNERS:

THE NORTHWEST CORNER OF PARCEL 3 ON THE EAST SIDE OF S.E. 17TH STREET WAS COMPUTED FROM THE FOUND MONUMENTS MARKING BOTH THE NORTHEAST AND NORTHWEST CORNERS OF PARCEL 3 ON THE WEST SIDE OF S.E. 17TH STREET. I HELD THE BEARING OF S 89°38'21" E, AND THE RIGHT OF WAY DISTANCE FOR S.E. 17TH STREET AS 60.00 FEET.

THE NORTHEAST CORNER OF PARCEL 3 ON THE EAST SIDE OF S.E. 17TH STREET WAS COMPUTED FROM THE PREVIOUSLY COMPUTED NORTHWEST CORNER OF PARCEL 3 ON THE EAST SIDE OF S.E. 17TH STREET. I HELD THE BEARING OF S 89°38'21" E, AND THE DISTANCE AS WHAT IS CALLED FOR IN PARTITION PLAT 2004-35 OF 265.01 FEET.

THE SOUTHWEST CORNER OF PARCEL 3 ON THE EAST SIDE OF S.E. 17TH STREET WAS PROPORTIONED IN, ON LINE BETWEEN THE FOUND SOUTHWEST CORNER OF PARCEL 2 AND THE PREVIOUSLY COMPUTED LOCATION OF THE NORTHWEST CORNER OF PARCEL 3 ON THE EAST SIDE OF S.E. 17TH STREET. I HELD THE BEARING OF N 0°00'54" E, AND THE PROPORTIONED DISTANCE OF 333.15 FEET.

THE AREA AS SHOWN IN THE AREA TABLE IS AS FOLLOWS:  
(PAR. 1 P.P. 2004-35) IS DIRECTLY FROM PARTITION PLAT 2004-35.  
(PAR. 1 THIS REPLAT) IS FROM MEASUREMENTS I MADE DURING THIS SURVEY AND THE COMPUTED DISTANCES FROM PARTITION PLAT 2004-35.  
(PAR. 3 P.P. 2004-35) IS DIRECTLY FROM PARTITION PLAT 2004-35.  
(PAR. 3 THIS REPLAT) IS FROM MEASUREMENTS I MADE DURING THIS SURVEY AND THE COMPUTED DISTANCES FROM PARTITION PLAT 2004-35.  
(PAR. 3 TO PAR. 1) IS FROM MEASUREMENTS I MADE DURING THIS SURVEY AND THE COMPUTED DISTANCES FROM PARTITION PLAT 2004-35.

THE BASIS OF BEARING OF THIS SURVEY ARE THE RECOVERED 5/8 INCH IRON RODS WITH ALUMINUM CAPS STAMPED "KEL PLS 933" MARKING THE NORTHEAST CORNER OF PARCEL 3 ON THE WEST SIDE OF S.E. 17TH STREET AND THE SOUTHEAST CORNER OF PARCEL 1 AND IS BASED ON PARTITION PLAT 2004-35.

THIS SURVEY WAS ACCOMPLISHED UTILIZING 2 TRIMBLE R10 GNSS RECEIVERS. AN AUTONOMOUS POSITION WAS GENERATED ON THE BASE RECEIVER AND THE TWO PREVIOUSLY MENTIONED 5/8 INCH IRON RODS WITH ALUMINUM CAPS STAMPED "KEL PLS 933" WERE SUBSEQUENTLY USED FOR A SITE CALIBRATION. EACH CORNER WAS THEN LOCATED OR SET ON A 15 SECOND EPOCH WITH A FIXED SOLUTION.

## OWNER'S ACKNOWLEDGEMENT

KNOW ALL PEOPLE BY THESE PRESENTS THAT I, CYNTHIA FLATT, MANAGING MEMBER FOR BLACKHAWK SALES, LLC AND THE OWNER OF THE LANDS AS SHOWN ON PARTITION PLAT 2004-35 AND MORE PARTICULARLY DESCRIBED AS PARCEL 3 OF PARTITION PLAT 2004-35, HAVE CAUSED THE SAME TO BE REPLATED INTO THE CONFIGURATION AS SHOWN HEREON.

CYNTHIA FLATT (MANAGING MEMBER FOR BLACKHAWK SALES, LLC)

KNOW ALL PEOPLE BY THESE PRESENTS THAT ON

THIS DAY \_\_\_\_\_ OF \_\_\_\_\_,

APPEARED CYNTHIA FLATT, MANAGING MEMBER FOR BLACKHAWK SALES, LLC TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING REPLAT TO BE A FREE AND VOLUNTARY ACT.

BEFORE ME \_\_\_\_\_  
NOTARY PUBLIC FOR OREGON

PRINTED NAME \_\_\_\_\_

COMMISSION NO. \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

## DEEDS

INST. NUMBER 2005-4760614  
INST. NUMBER 2015-6290677  
INST. NUMBER 2005-4760614  
INST. NUMBER 2011-5820507  
INST. NUMBER 2009-5520423  
INST. NUMBER 2019-6820126  
REEL 214 PAGE 1207

## SURVEYS

PARTITION PLAT 2004-35  
PARTITION PLAT 1994-23  
PARTITION PLAT 2000-38  
PARTITION PLAT 1995-01  
PARTITION PLAT 1994-17  
SURVEY NUMBER 99-159-B

## NOTES

( ) PARTITION PLAT 2004-35  
[ ] SURVEY NUMBER 99-159-B

## METES AND BOUNDS LEGAL FROM PARCEL 3 TO PARCEL 1

COMMENCING AT A 5/8 INCH IRON ROD WITH AN ALUMINUM CAP STAMPED "KEL PLS 933" MARKING THE NORTHEAST CORNER OF PARCEL 3 OF PARTITION PLAT 2004-35, ON THE WESTERLY RIGHT OF WAY LINE OF SOUTHEAST 17TH STREET; THENCE S 00°00'54" W, 518.82 FEET, ALONG SAID WESTERLY RIGHT OF WAY LINE TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48509" AND THE TRUE POINT OF BEGINNING OF THIS METES AND BOUNDS LEGAL DESCRIPTION; THENCE S 00°00'54" W, 414.46 FEET, ALONG SAID RIGHT OF WAY LINE TO A POINT; THENCE N 89°35'43" W, 253.90 FEET, LEAVING SAID RIGHT OF WAY LINE TO A POINT; THENCE N 00°01'27" E, 414.65 FEET TO A 5/8 INCH IRON ROD WITH AN ALUMINUM CAP STAMPED "KEL PLS 933"; THENCE S 89°33'08" E, 253.83 FEET TO THE POINT OF BEGINNING. CONTAINING 2.416 ACRES.

## SURVEYOR'S CERTIFICATION

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 OCTOBER 2019, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY ORS CHAPTER 92, AND HAVE SET THE PROPER MONUMENTS.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

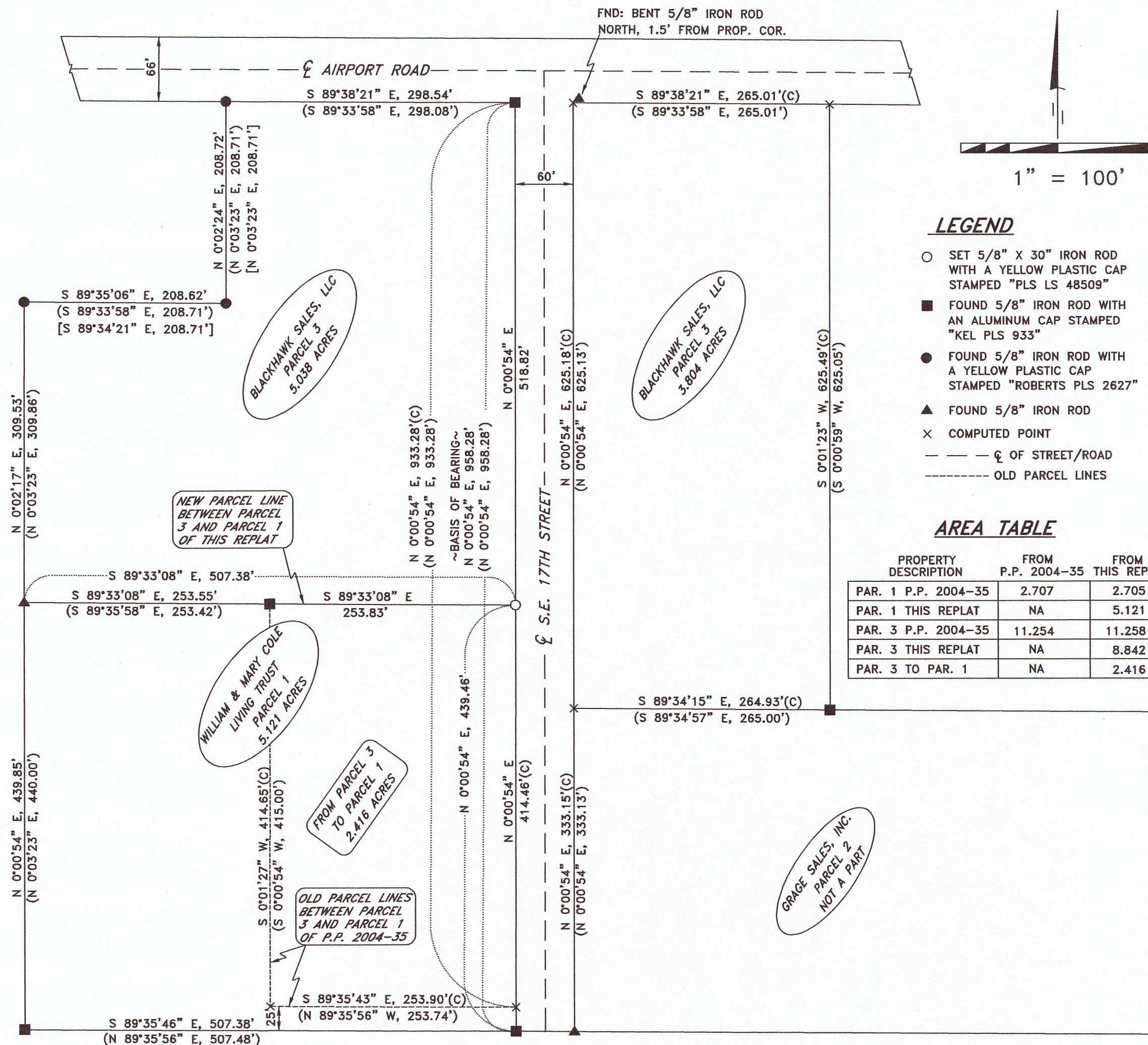
OREGON  
JULY 13, 1999  
BRIT L. PRIMM  
48509

EXPIRATION DATE: 12/31/20

DATE: \_\_\_\_\_

I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT AS FILED FOR CYNTHIA FLATT, MANAGING MEMBER FOR BLACKHAWK SALES, LLC IN UMATILLA COUNTY, OREGON.

BRIT L. PRIMM



## LEGEND

- SET 5/8" X 30" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PLS LS 48509"
- FOUND 5/8" IRON ROD WITH AN ALUMINUM CAP STAMPED "KEL PLS 933"
- FOUND 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "ROBERTS PLS 2627"
- ▲ FOUND 5/8" IRON ROD
- × COMPUTED POINT
- — — — — OF STREET/ROAD
- OLD PARCEL LINES

## AREA TABLE

PROPERTY DESCRIPTION	FROM P.P. 2004-35	FROM THIS REPLAT
PAR. 1 P.P. 2004-35	2.707	2.705
PAR. 1 THIS REPLAT	NA	5.121
PAR. 3 P.P. 2004-35	11.254	11.258
PAR. 3 THIS REPLAT	NA	8.842
PAR. 3 TO PAR. 1	NA	2.416

## PRIMM LAND SURVEYING, INC.



CLIENT: **BLACKHAWK SALES, LLC**

NE 1/4, SEC 24, TWP. 4 N. RNG. 28 E.W.M.

PROJECT: A REPLAT OF PARCEL 1 AND PARCEL 3 OF PARTITION PLAT 2004-35 LOCATED IN THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 28, EAST OF THE W.M., UMATILLA COUNTY, OREGON.	JOB #: 1910003 DATE: 08 OCT 19 FB/PG: 040/45 SHEET: 1 OF 1 DRAWN: BLP APPROVED: BLP
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