

A 2 1/2 INCH B.C. HELD BY L.S. 933  
(N10°17'25"E, 2.90) AND A 2 1/2 INCH  
ALUM. CAP SET BY L.S. 951  
(S21°12'22"E, 1.38) ARE HERE  
DISREGARDED.

2 1/2 INCH BRASS  
CAP PER CS  
1-030-A (L.S. 933,  
1974)

 PUBLIC LAND SURVEY CORNER, AS NOTED

FOUND, A 5/8 INCH IRON ROD WITH 1 1/2 INCH ALUM. CAP MKD:  
"K E L", PER CS R-093-B (1979)

◆<sup>x</sup> FOUND, A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP PER:  
A) CS 92-129-A -OR- B) CS93-038-B; BOTH BY EDWARDS

△ FOUND MONUMENT AS NOTED. FOLLOWING CONSTRUCTION THE CORNER WAS RESET WITH OTHER MONUMENTATION (SEE SHEET 2).

■ FOUND, A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP PER  
CS 15-038-C

FOUND, A 2 1/2 INCH BRASS CAP PER THE OREGON DEPT. OF  
TRANSPORTATION AND CS 91-039-B (SHEET 6)

Ø SET, A 5/8 X 30 INCH IRON ROD WITH 2 1/2 INCH ALUMINUM CAP  
MARKED: "INITIAL POINT. LOT 1"

○ SET, A 5/8 X 30 INCH IRON ROD WITH 1 1/2 INCH ALUMINUM CAP,  
MARKED WITH CORRESPONDING LOT NUMBERS

◆ SET, STREET RIGHT-OF-WAY CORNERS AND CENTERLINE POSITIONS, A 5/8 X 30 INCH IRON ROD WITH LT. BLUE PLASTIC CAP MARKED "WALLOWA ASSOCIATES"

⊗ CALCULATED POSITION, MONUMENT NEITHER FOUND NOR SET

— PROPERTY LINE

— STREET AND RIGHT-OF-WAY CENTERLINE

[XXX.XX] UMATILLA COUNTY DEED 2004-4570353

(XXX.XX)<sub>1</sub> RECORD DIMENSION PER CS 91-039-B (SHEET 6), BY THE OREGON  
DEPARTMENT OF TRANSPORTATION

(XXX.XX)<sub>2</sub> RECORD DIMENSION PER CS 15-138-C

( , M=R)X MEASURED EQUALS RECORD PER SURVEY NOTED

( , CALC)X CALCULATED DISTANCE PER SURVEY NOTED

*NARRATIVE:*

THE SURVEY OF THIS APPROVED SUBDIVISION, HEREFORTH BEING BUMBLE B ESTATE, WAS PERFORMED AT THE REQUEST OF HOMERUN LAND, LLC.; FOR THE PURPOSE OF VERIFYING THE PREVIOUSLY MONUMENTED TRACT WHICH IS UMATILLA COUNTY DEED 2004-457035, THE CREATION OF NINETY NINE LOTS OF RECORD AND THE CREATION AND DEDICATION OF JIMMY AVENUE AND TINLEY STREET.

THE EXTERIOR LINES OF THIS PROPERTY WERE PREVIOUSLY DETERMINED AND MONUMENTED, OR REFERENCED, DURING UMATILLA COUNTY SURVEY (CS) 15-138-C, BY EDWARDS. SAID SURVEY RECOVERED EARLIER SET MONUMENTS FROM SURVEYS R-93-B, 92-129-A AND 93-038-B, WHICH HAD HELD THE NORTH QUARTER SECTION CORNER OF SECTION 5 AS BEING A 2 1/2 INCH BRASS CAP WHICH PREDATED 1974. DURING CS 98-155-C, BY HADDOCK, A BURIED PIPE WAS RECOVERED AT THE SAID NORTH QUARTER CORNER POSITION, SAID PIPE HAVING HAD BEEN SET BY KIMBRELL AS RECORDED IN BOOK 2, PAGE 263 OF THE RECORD OF PRIVATE SURVEYS. HADDOCK THUSLY SET AN IRON PIPE WITH A 2 1/4 INCH BRASS CAP AT KIMBRELL'S POSITION. THE KIMBRELL / HADDOCK QUARTER CORNER REFINED THE CENTERLINE OF BALL AVENUE, AS NOTED ON CS 15-039-C.

THE NORTH EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 395 WAS HELD PER COUNTY DEED R170 PAGE 1405. THE SAME IS SUPPORTED BY THE OREGON DEPT. OF TRANSPORTATION (D.O.T.) SURVEY CS 91-039-C, BY SULLIVAN. THE RIGHT-OF-WAY WIDTHS, PER ENGINEER'S STATION AND OFFSET SHOWN ON SAID MAP, WERE HERE HELD PER THE CENTERLINE MONUMENTS SHOWN ON SAID D.O.T. SURVEY

THIS WORK WAS ACCOMPLISHED USING TRIMBLE R-8 G.P.S. RECIEVERS AND A NIKON DTM-520 THEODOLITE WITH ELECTRONIC DISTANCE MEASURING CAPABILITY.

*SURVEYOR'S CERTIFICATE*

I, RODNEY J. LEWIS, CERTIFY THAT I HAVE CORRECTLY SHOWN AND MONUMENTED THE BOUNDARIES AND LOT CORNERS OF THIS PLAT OF BUMBLE B ESTATE, IN ACCORDANCE WITH OREGON REVISED STATUTES CHAPTER 92, THE UMATILLA COUNTY DEVELOPMENT CODE AND THE CITY OF STANFIELD DEVELOPMENT CODE.


A TRACT OF LAND IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, SECTION 5, TOWNSHIP 3 NORTH, RANGE 29 EAST, WILLAMETTE MERIDIAN; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 29 EAST, WILLAMETTE MERIDIAN; SAID BEING A 2 1/4 INCH BRASS CAP SET BY PROFESSIONAL LAND SURVEYOR 852 DURING UMATILLA COUNTY SURVEY 9-155-C; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 5 N89°27'29"E, 556.56 FEET; THENCE S0°56'32"E, 30.00 FEET TO THE NORTHEAST CORNER OF UMATILLA COUNTY DEED 2009-5490229 AND TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE PARALLEL WITH SAID NORTH LINE N89°27'29"E, 460.06 FEET TO THE NORTHWEST CORNER OF DEED 2007-5190688; THENCE ALONG THE WEST LINE OF DEED 2007-5190688 S0°55'10"E, 418.18 FEET TO THE NORTHWEST CORNER OF DEED 2022-7480774; THENCE ALONG THE WEST LINE OF DEED 2022-7480774 S0°56'23"E, 220.12 FEET TO THE SOUTHWEST CORNER OF SAID DEED; THENCE ALONG THE SOUTH LINE OF DEED 2022-7480774 N89°27'29"E, 299.53 TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5 AND THE SOUTHEAST CORNER OF SAID DEED; THENCE ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTH-EAST QUARTER S11°13'38"E, 544.57 TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 395 AT RIGHT-OF-WAY STATION 623+40.96 AT A POINT 75.00 FEET FROM THE CENTERLINE OF SAID HIGHWAY; THENCE ALONG SAID RIGHT-OF-WAY LINE AND PARALLEL WITH SAID CENTERLINE N55°45'08"W, 640.96 FEET TO RIGHT-OF-WAY STATION 617+00.00; THENCE ALONG SAID RIGHT-OF-WAY LINE N57°39'42"W, 285.03 TO THE SOUTHEAST CORNER OF DEED 2009-5470440 AT RIGHT-OF-WAY STATION 614+15.13, BEING A POINT 65.50 FEET FROM SAID CENTERLINE; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND ALONG THE EAST LINES OF DEEDS 2009-5470440 AND 2009-5490229 N0°56'32"W, 662.58 FEET TO THE POINT OF BEGINNING.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON

**PROPERTY BOUNDARY**  
**BUMBLE B ESTATE**  
FOR: **HOMERUN LAND, LLC.**  
LOCATED WITHIN  
**NW 1/4 OF NE 1/4, SECTION 5**  
**TOWNSHIP 3 NORTH, RANGE 29 EAST, W.M.**  
**UMATILLA COUNTY, OREGON**

 **Wallowa Associates**  
303 S.E. Alamo Street  
Enterprise, Oregon 97828  
(541) 426-9049

SCALE	SHEET No.	DATE OF SURVEY
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CONTAINING 11.63 ACRES.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 14, 1998  
**RODNEY J. LEWIS**  
2872

EXPIRES 12-31-24

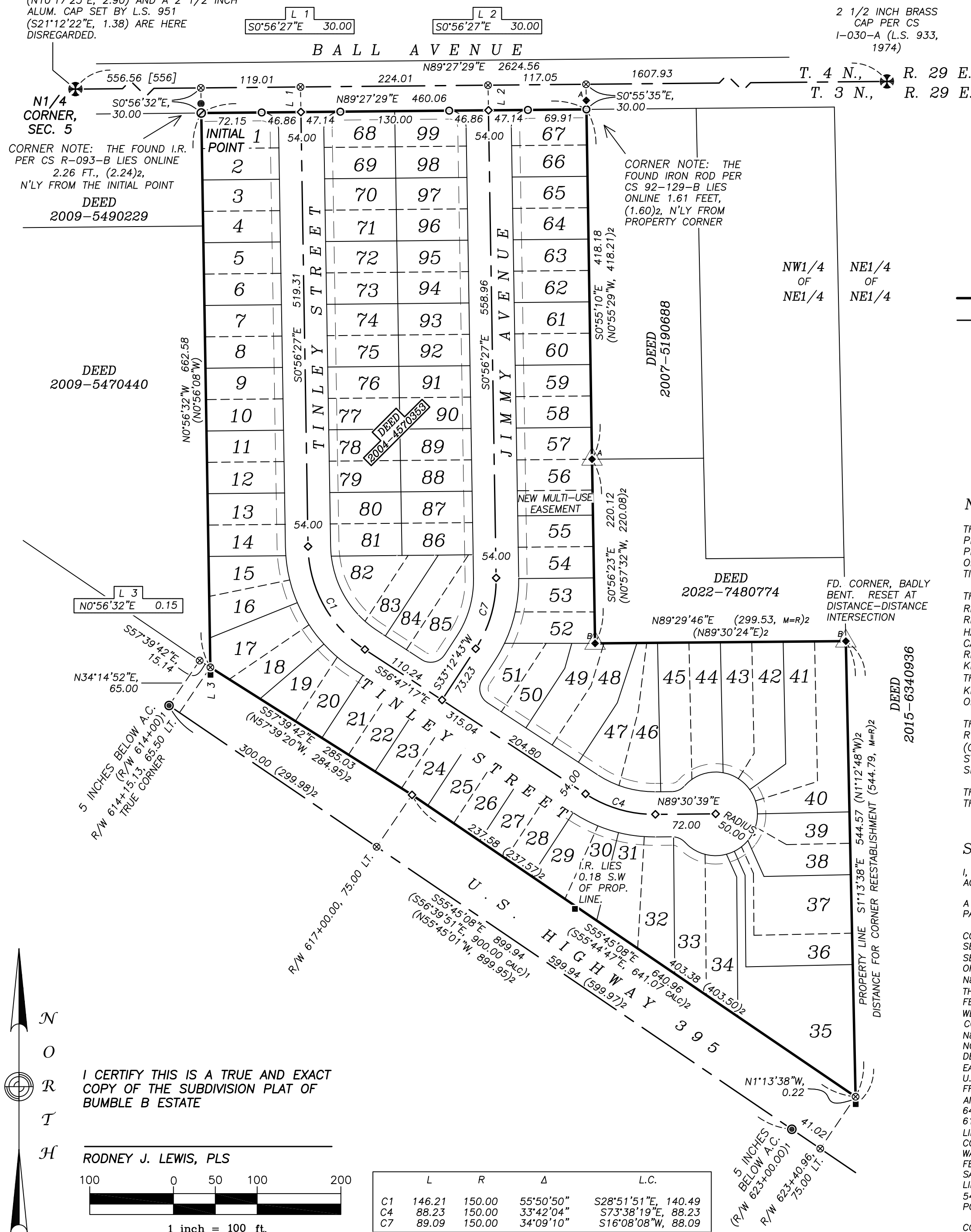
*BUMBLE B ESTATE*

NW1/4 NE1/4, SECTION 5  
TWN. 3 N., RA. 29 E., W.M.

CITY OF STANFIELD,  
UMATILLA COUNTY, OREGON

## INDEX OF SHEETS

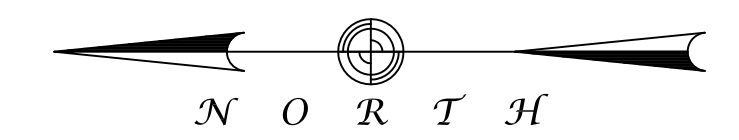
- 1) *PROPERTY BOUNDARY*
- 2) *NEW LOTS, DIMENSION*
- 3) *EASEMENTS, OWNER'S DECLARATION AND DEDICATION*
- 4) *APPROVALS, REFERENCES*



	LOT	L	R	Δ	L.C.		LOT	L	R	Δ	L.C.		
C1		146.21	150.00	55°50'50"	S28°51'51"E, 140.49	C40	51	24.44	177.00	7°54'39"	N29°15'24"E, 24.42		
C2		119.89	123.00	55°50'50"	S28°51'51"E, 115.20	C41	52	39.71	177.00	12°52'11"	N18°52'29"E, 39.62		
C3		172.53	177.00	55°50'50"	S28°51'51"E, 165.78	C42	53	41.36	177.00	13°23'20"	N5°45'13"E, 41.27		
C4		88.23	150.00	33°42'04"	S73°38'19"E, 88.23	C43	67	31.56	20.00	90°23'55"	N44°15'31"E, 28.38		
C5		72.35	123.00	33°42'04"	S73°38'19"E, 71.31	C44	99	31.28	20.00	89°36'05"	S45°44'29"E, 28.19		
C6		104.11	177	33°42'04"	S73°38'19"E, 102.62	C45	85	73.32	123.00	34°09'10"	S16°08'08"W, 72.24		
C7		89.09	150.00	34°09'10"	S16°08'08"W, 88.09	C46	85	31.42	20.00	90°00'00"	S78°12'43"W, 28.28		
C8		73.32	123.00	34°09'10"	S16°08'08"W, 72.24	C47	83	18.37	123.00	8°33'20"	N52°30'37"W, 18.35		
C9		105.51	177.00	34°09'10"	S16°08'08"W, 103.95	C48	82	89.59	123.00	41°43'54"	N27°22'00"W, 87.62		
C10	1	31.28	20.00	89°36'05"	S45°44'29"E, 28.19	C49	81	11.94	123.00	5°33'37"	N3°43'15"W, 11.93		
C11	14	10.55	177.00	3°24'49"	S2°38'51"E, 10.54	C50	68	31.56	20.00	90°23'55"	N44°15'31"E, 28.38		
C12	15	29.40	177.00	9°31'04"	s9°06'48"E, 29.37								
C13	16	28.58	177.00	9°15'04"	S18°29'52"E, 28.55	LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA
C14	17	30.01	177.00	9°42'54"	S27°58'52"E, 29.98		SQ. FT.		SQ. FT.		SQ. FT.		SQ. FT.
C15	18	29.12	177.00	9°25'33"	S37°03'05"E, 29.09								
C16	19	22.34	177.00	7°13'53"	S45°52'48"E, 22.32	1	3,828	19	3,395	37	8,606	55	3,371
C17	20	22.51	177.00	7°17'33"	S53°08'30"E, 22.51	2	3,450	20	3,377	38	4,702	56	6,010
C18	29	33.58	177.00	10°52'08"	S62°13'21"E, 33.53	3	3,450	21	3,345	39	3,796	57	3,429
C19	30	25.93	177.00	8°23'37"	S71°51'13"E, 25.91	4	3,450	22	3,323	40	9,576	58	3,372
C20	31	31.19	177.00	10°05'47"	S81°05'55"E, 31.15	5	3,450	23	3,302	41	7,489	59	3,372
C21	32	13.42	177.00	4°20'33"	S88°19'05"E, 13.41	6	3,450	24	3,289	42	6,404	60	3,373
C22	33	16.69	20.00	47°49'21"	S66°34'41"E, 16.21	7	3,450	25	3,311	43	5,748	61	3,373
C23	33	28.64	50.00	32°49'04"	S59°04'32"E, 28.25	8	3,450	26	3,336	44	5,893	62	3,374
C24	34	25.77	50.00	29°32'55"	N89°44'58"E, 25.49	9	3,450	27	3,362	45	6,546	63	3,374
C25	35	10.03	50.00	11°29'56"	N69°14'02"E, 10.02	10	3,450	28	3,388	46	5,119	64	3,375
C26	36	10.12	50.00	11°35'41"	N57°41'13"E, 10.10	11	3,450	29	3,774	47	5,139	65	3,375
C27	37	10.66	50.00	12°13'10"	N45°46'47"E, 10.64	12	3,450	30	3,557	48	5,538	66	3,376
C28	38	18.75	50.00	21°28'49"	N28°55'48"E, 18.64	13	3,450	31	5,068	49	4,711	67	3,742
C29	39	15.87	50.00	18°11'24"	N9°05'42"E, 15.81	14	3,451	32	5,818	50	3,655	68	3,527
C30	40	15.71	50.00	17°59'49"	N8°59'54"W, 15.64	15	3,633	33	6,335	51	3,319	69	3,188
C31	41	15.24	50.00	17°28'09"	N26°43'53"W, 15.19	16	3,981	34	6,604	52	3,776	70	3,188
C32	42	18.93	50.00	21°41'40"	N46°18'48"W, 18.82	17	5,174	35	16,413	53	3,741	71	3,188
C33	43	19.65	50.00	22°31'19"	N68°25'17"W, 19.53	18	3,756	36	5,839	54	3,314	72	3,188
C34	44	39.17	50.00	44°54'14"	S77°51'56"W, 38.19								
C35	45	11.98	50.00	13°43'31"	S48°33'03"W, 11.95								
C36	45	16.69	20.00	47°49'21"	S65°35'58"W, 16.21								
C37	46	44.08	123.00	20°32'03"	N80°13'20"W, 43.85								
C38	47	28.27	123.00	13°10'01"	N63°22'18"W, 28.20								
C39	51	31.42	20.00	90°00'00"	N11°47'17"W, 28.28								

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LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA
1	3,828	19	3,395	37	8,606	55	3,371	73	3,188	91	3,188
2	3,450	20	3,377	38	4,702	56	6,010	74	3,188	92	3,188
3	3,450	21	3,345	39	3,796	57	3,429	75	3,188	93	3,188
4	3,450	22	3,323	40	9,576	58	3,372	76	3,188	94	3,188
5	3,450	23	3,302	41	7,489	59	3,372	77	3,188	95	3,188
6	3,450	24	3,289	42	6,404	60	3,373	78	3,188	96	3,188
7	3,450	25	3,311	43	5,748	61	3,373	79	3,188	97	3,188
8	3,450	26	3,336	44	5,893	62	3,374	80	3,188	98	3,188
9	3,450	27	3,362	45	6,546	63	3,374	81	3,270	99	3,530
10	3,450	28	3,388	46	5,119	64	3,375	82	4,063		
11	3,450	29	3,774	47	5,139	65	3,375	83	3,155		
12	3,450	30	3,557	48	5,538	66	3,376	84	3,765		
13	3,450	31	5,068	49	4,711	67	3,742	85	4,515		
14	3,451	32	5,818	50	3,655	68	3,527	86	3,273		
15	3,633	33	6,335	51	3,319	69	3,188	87	3,188		
16	3,981	34	6,604	52	3,776	70	3,188	88	3,188		
17	5,174	35	16,413	53	3,741	71	3,188	89	3,188		
18	3,756	36	5,839	54	3,314	72	3,188	90	3,188		



LEGEND

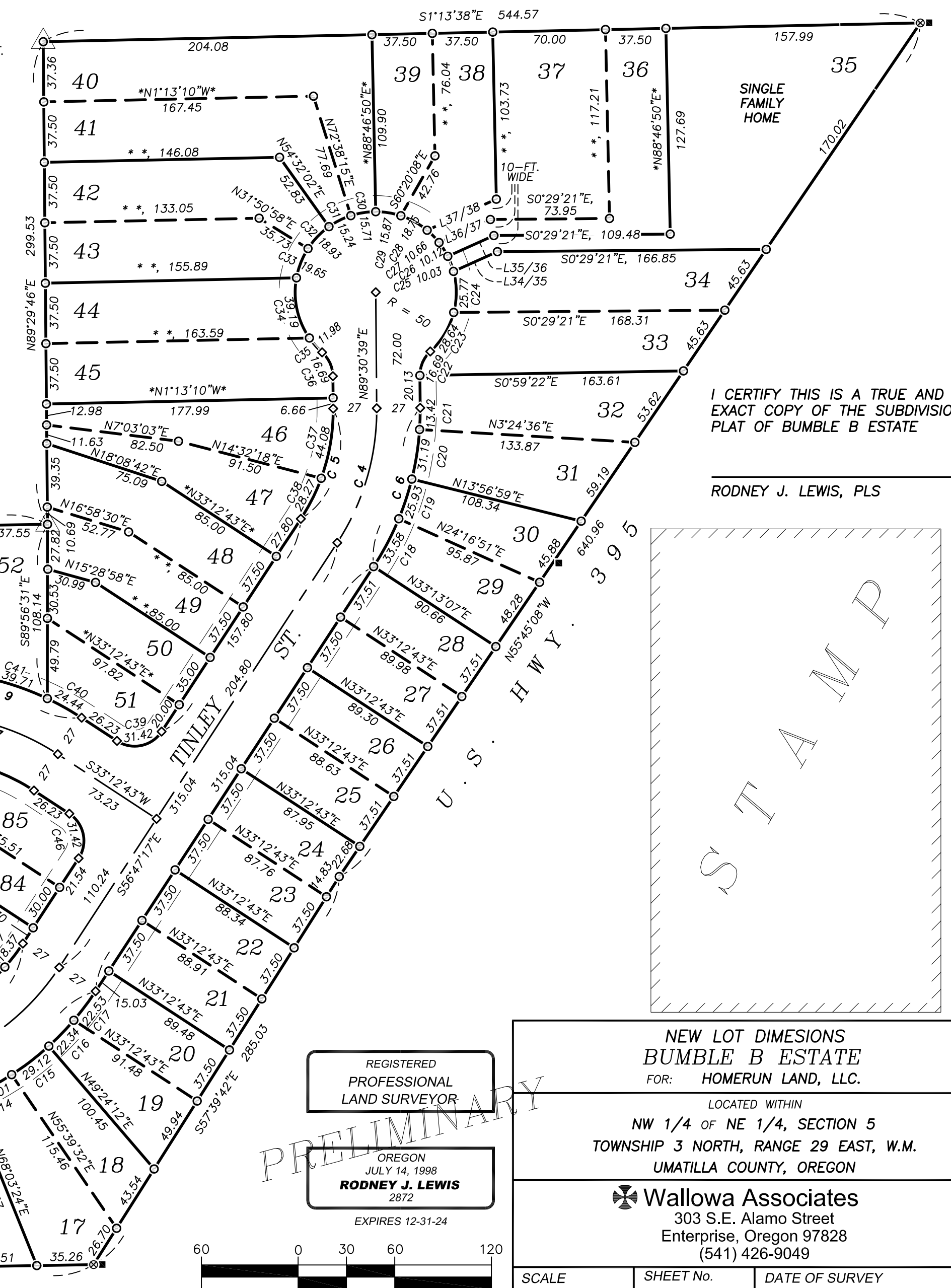
- PROPERTY AND LOT LINES
- LOT LINES WITH ZERO BUILDING SETBACK DISTANCES
- SEE SHEET 1 FOR MONUMENT AND NOTATION SYMBOLS

BUMBLE B ESTATE

NW1/4 NE1/4, SECTION 5  
TWN. 3 N., RA. 29 E., W.M.

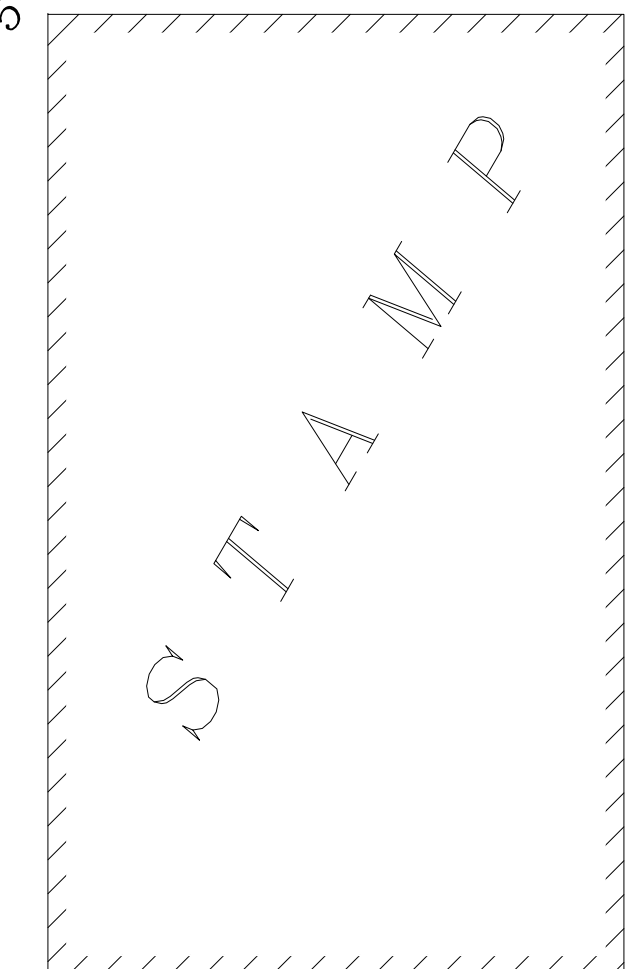
CITY OF STANFIELD,  
UMATILLA COUNTY, OREGON

L37/38 \*S24°11'51"E, 47.07  
L36/37 \* \* \* 34.90  
L35/36 \* \* \* 31.38  
L34/35 \* \* \* 29.88



I CERTIFY THIS IS A TRUE AND  
EXACT COPY OF THE SUBDIVISION  
PLAT OF BUMBLE B ESTATE

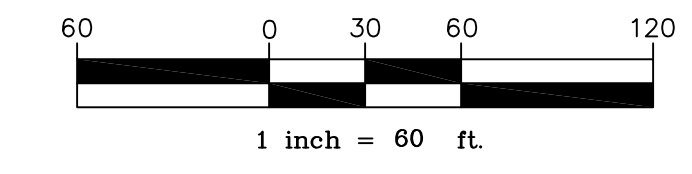
RODNEY J. LEWIS, PLS



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 14, 1998  
**RODNEY J. LEWIS**  
2872

EXPIRES 12-31-24



NEW LOT DIMENSIONS  
BUMBLE B ESTATE  
FOR: HOMERUN LAND, LLC.

LOCATED WITHIN  
NW 1/4 OF NE 1/4, SECTION 5  
TOWNSHIP 3 NORTH, RANGE 29 EAST, W.M.  
UMATILLA COUNTY, OREGON

**Wallowa Associates**  
303 S.E. Alamo Street  
Enterprise, Oregon 97828  
(541) 426-9049

SCALE 1 IN. = 60 FT.	SHEET No. 2 OF 4	DATE OF SURVEY Beginning: 14 FEB 22 Ending: 8 MAR 23
DRAWN BY R J L	CHECKED K L P	PROJECT No. A224-01 / 3215bb

B A L L A V E .

OWNER'S DECLARATION AND DEDICATION

BUMBLE B ESTATE

NW1/4 NE1/4, SECTION 5  
TWN. 3 N., RA. 29 E., W.M.

CITY OF STANFIELD,  
UMATILLA COUNTY, OREGON

WE, LLOYD P. AND LOIS J. PIERCY, REPRESENTING HOMERUN LAND, L.L.C. OF WHOM IS THE OWNERS OF THE TRACT WHICH IS UMATILLA COUNTY DEED 2004-4570353; AND OURSELVES SEPARATELY AS THE PRIVATE OWNERS OF THE ADJOINING TRACT WHICH IS UMATILLA COUNTY DEED 2022-7480774; HEREBY ACKNOWLEDGE WE HAVE CAUSED THE SUBDIVISION OF BUMBLE B ESTATE, TO BE SURVEYED AND PLATTED INTO LOTS; IN ACCORDANCE WITH OREGON REVISED STATUTES CHAPTER 92, THE UMATILLA COUNTY DEVELOPMENT CODE CHAPTER 152 AND THE CITY OF STANFIELD STANDARDS.

WE HEREBY DEDICATE TINLEY STREET AND JIMMY AVENUE, EACH BEING 54- FEET IN WIDTH; TO THE CITY OF STANFIELD FOR THE PURPOSE OF CITY UTILITIES AND THE USE OF THE PUBLIC.

WE HEREBY DEDICATE THE FOLLOWING EASEMENTS:

TWO PUBLIC UTILITY EASEMENTS, EACH BEING 10-FOOT WIDE STRIPS PARALLEL WITH THE SOUTH RIGHT-OF-WAY LINE OF BALL AVENUE AND BOTH SIDES OF THE RIGHTS-OF-WAY LINES OF HEREON CREATED TINLEY STREET AND JIMMY AVENUE. UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT AND ALL OTHER RELATED FACILITIES ABOVE AND BELOW GROUND WITHIN THE PUBLIC UTILITY EASEMENTS (P.U.E.) IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIREABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL OBSTRUCTIONS AT THE OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE OBSTRUCTIONS AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

THE SOUTH 30 FEET OF HEREON CREATED LOT 56; SERVING A) THE TRACT WHICH IS UMATILLA COUNTY DEED 2022-7480774, FOR THE PURPOSE OF INGRESS AND EGRESS. B) THE CITY OF STANFIELD AND PACIFIC POWER FOR THE PURPOSE OF BURIED CITY UTILITIES AND POWER LINES

THE EAST 7.5 FEET OF LOT 56, LESS THE SOUTH 30 FEET OF LOT 56; SERVING PACIFIC POWER FOR THE PURPOSE OF BURIED POWER LINES.

THE NORTH 7.5 FEET OF LOT 39 TOGETHER WITH THE EAST 7.5 FEET OF LOTS 35, 36, 37, 38 AND 39; SERVING UMATILLA ELECTRIC COOPERATIVE FOR THE PURPOSE OF BURIED POWER LINES.

THE NORTHWESTERLY PORTIONS OF LOTS 35, 36 AND 37; AS HEREON SHOWN, SERVING LOTS 35, 36 AND 37 FOR THE PURPOSE OF INGRESS AND EGRESS

WE HEREBY RELINQUISH THE 50-FOOT WIDE INGRESS AND EGRESS EASEMENT WHICH IS UMATILLA COUNTY DEED REEL 229, PAGE 1100; SUCH BEING HEREON REPLACED BY THE ABOVE-CREATED 30-FOOT WIDE INGRESS AND EGRESS EASEMENT UPON LOT 56.

WE HEREBY RELINQUISH OUR RIGHTS IN THE WELL USE AGREEMENT WHICH IS DEED REEL 221 PAGE 935.

LLOYD P. PIERCY; REPRESENTATIVE, PRIVATE OWNER

LOIS J. PIERCY; REPRESENTATIVE, PRIVATE OWNER

ACKNOWLEDGEMENT

STATE OF OREGON  
COUNTY OF UMATILLA

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

BY LLOYD P. PIERCY AND LOIS J. PIERCY

NOTARY PUBLIC FOR THE STATE OF OREGON

NAME

COMMISSION NUMBER:

MY COMMISSION EXPIRES:

NOTE, EXISTING EASEMENT. LOCATION OF BURIED POWER LINES, NOW REMOVED, WHICH WERE A PART OF THE EASEMENT WHICH IS 2022-7380207. THE SAID EASEMENT WILL BE RELEASED AT THE DEDICATION OF THE PUBLIC UTILITY EASEMENT HEREON CREATED, TOGETHER WITH THE UTILITY EASEMENT HEREON CREATED UPON THE SOUTH 30 FEET OF HEREON CREATED LOT 56.

I CERTIFY THIS IS A TRUE AND EXACT  
COPY OF THE SUBDIVISION PLAT OF  
BUMBLE B ESTATE

RODNEY J. LEWIS, PLS

EASEMENTS, OWNER'S DECLARATION AND DEDICATION  
BUMBLE B ESTATE  
FOR: HOMERUN LAND, LLC.

LOCATED WITHIN  
NW 1/4 OF NE 1/4, SECTION 5  
TOWNSHIP 3 NORTH, RANGE 29 EAST, W.M.  
UMATILLA COUNTY, OREGON

Wallowa Associates  
303 S.E. Alamo Street  
Enterprise, Oregon 97828  
(541) 426-9049

SCALE 1 IN. = 80 FT.	SHEET No. 3 OF 4	DATE OF SURVEY Beginning: 14 FEB 22 Ending: 8 MAR 23
DRAWN BY R J L	CHECKED K L P	PROJECT No. A224-01 / 3215bb

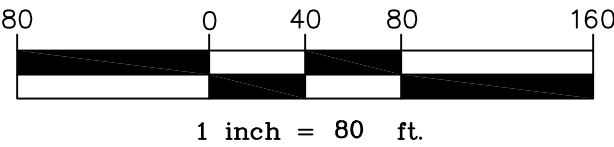
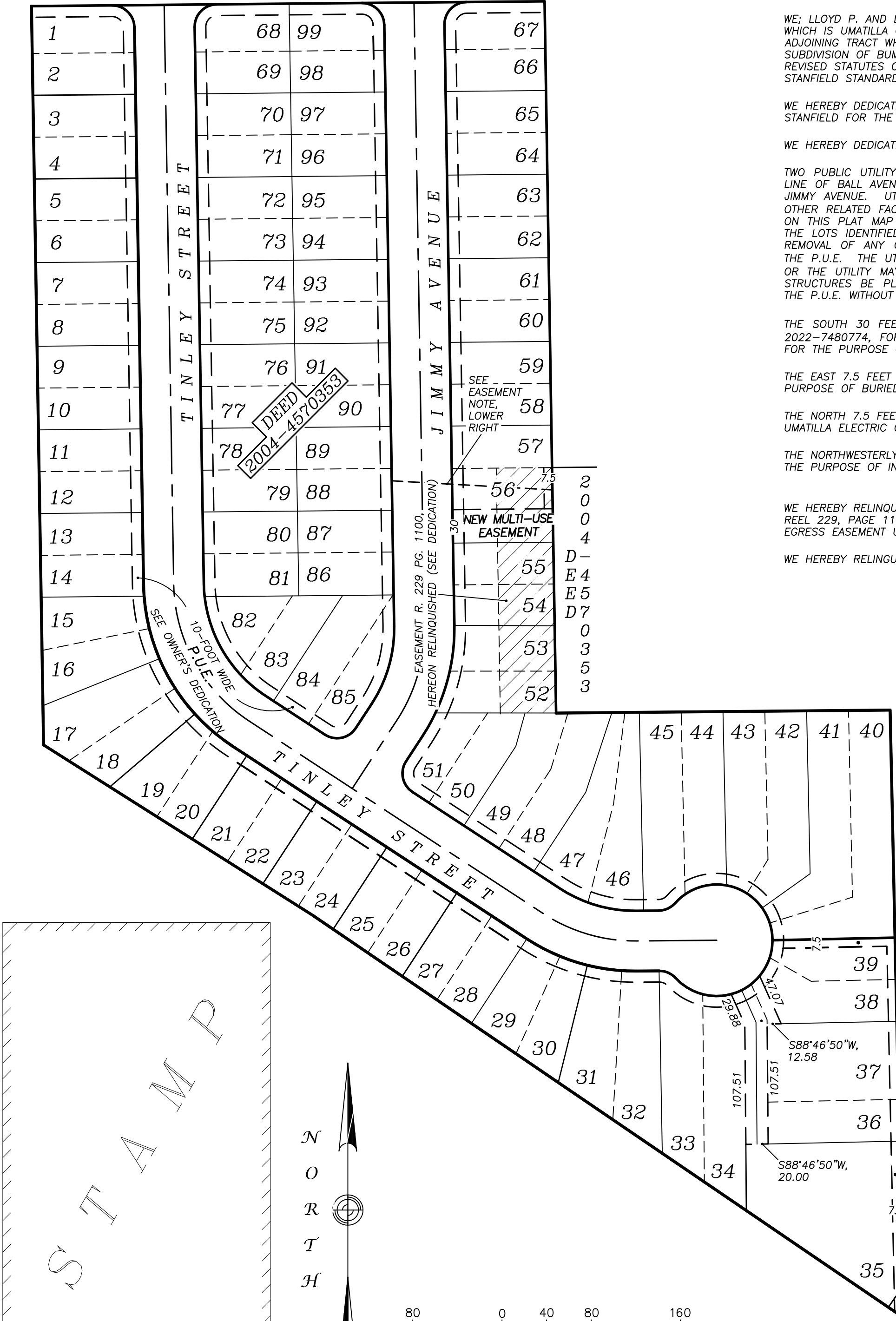
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 14, 1998  
RODNEY J. LEWIS  
2872

EXPIRES 12-31-24

EASEMENT NOTE

EXISTING 20-FOOT X  
20-FOOT IRRIGATION FACILITY  
EASEMENT, R-170, PAGE  
1405; LYING BETWEEN  
ENGINEER'S STATIONS 623+25  
AND 623+45, AND BETWEEN  
OFFSET DISTANCES OF 75 AND  
95 FEET FROM HIGHWAY  
CENTERLINE.





OWNERSHIP AND ENCUMBRANCE REPORT

PIONEER TITLE COMPANY  
ORDER NUMBER: 105500  
FEBRUARY 16, 2023

SUBJECT TO:

- 1) WATER RIGHTS, CLAIMS TO WATER, WHETHER OR NOT SUCH RIGHTS ARE THE MATTER OF PUBLIC RECORD.
- 2) LIENS OR ASSESSMENTS FOR THE CITY OF STANFIELD, IF ANY
- 3) THE PREMISES HEREIN DESCRIBED ARE WITHIN THE BOUNDARIES OF THE STANFIELD IRRIGATION DISTRICT AND THIS PROPERTY IS THEREFORE SUBJECT TO ALL EASEMENTS, CANALS, DITCHES, LEVIES AND ASSESSMENTS THEREOF
- 4) LIENS AND/OR ASSESSMENTS OF THE STANFIELD IRRIGATION DISTRICT, IF ANY.
- 5) ACCESS RESTRICTIONS AND PERMANENT EASEMENT FOR IRRIGATION FACILITY PURPOSES, INCLUDING THE TERMS AND PROVISIONS THEREOF, CONTAINED IN DEED.

GRANTEE: THE STATE OF OREGON, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION, HIGHWAY DIVISION.

RECORDED: SEPTEMBER 19, 1988, MICROFILM REEL 170, PAGE 1405; OFFICE OF UMATILLA COUNTY RECORDS.

SHOWN (SEE EASEMENT NOTE, SHEET 3)

- 6) AGREEMENT FOR WELL USE, MAINTENANCE AND ACCESS PURPOSES, INCLUDING THE TERMS AND PROVISIONS THEREOF.

FIRST PARTY: UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

SECOND PARTY: GREGORY G. GETTMANN, ETUX

RECORDED: JUNE 12, 1992; MICROFILM REEL 221, PAGE 935, OFFICE OF UMATILLA COUNTY RECORDS.

THE OWNER'S RIGHTS IN THIS EASEMENT WILL BE RELEASED UPON THE RECORDING OF THE PLAT. SEE OWNER'S DECLARATION.

- 7) EASEMENT FOR INGRESS AND EGRESS PURPOSES, INCLUDING THE TERMS AND PROVISIONS THEREOF.

GRANTEE: BONNIE J. SIMPSON

RECORDED: DECEMBER 24, 1992; MICROFILM REEL 229, PAGE 1100; OFFICE OF UMATILLA COUNTY RECORDS.

THIS EASEMENT WILL BE EXTINGUISHED, AND SIMULTANEOUSLY REPLACED, IN LIEU OF A HEREON CREATED EASEMENT UPON LOT 56 OF THIS PLAT. SEE OWNER'S DECLARATION AND DEDICATION

- 8) EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF.

GRANTEE: PACIFICORP

RECORDED: JULY 15, 2002; INSTRUMENT NO. 2002-4160344, OFFICE OF UMATILLA COUNTY RECORDS.

THIS EASEMENT, SHOWN ON SHEET 3, WILL BE RELEASED UPON THE RECORDING OF THIS SUBDIVISION AND THE UTILITY EASEMENTS HEREON DEDICATED

- 9) EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF.

GRANTEE: PACIFICORP

RECORDED: MARCH 21, 2022; INSTRUMENT NUMBER 2022-7380207

A TEMPORARY EASEMENT FOR THE CONSTRUCTION AND INSTALLATION OF BURIED POWER LINES.

THIS EASEMENT WILL BE EXTINGUISHED IN LIEU OF THE HEREON CREATED 10-FOOT WIDE PUBLIC UTILITY EASEMENTS ALONG THE RIGHTS-OF-WAY LINES OF BALL AVENUE, TINLEY STREET AND JIMMY AVENUE. SEE OWNER'S DEDICATION AND DECLARATION.

APPROVALS

UMATILLA COUNTY SURVEYOR

EXAMINED AND APPROVED

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY PLANNING

THIS IS TO CERTIFY THAT THE ACCOMPANYING SUBDIVISION PLAT OF BUMBLE B ESTATE IS APPROVED FOR FILING AND RECORDING.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

UMATILLA COUNTY PLANNING DIRECTOR

UMATILLA COUNTY COMMISSIONERS

EXAMINED AND APPROVED

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

COMMISSIONER

COMMISSIONER

COMMISSIONER

UMATILLA COUNTY ASSESSOR AND TAX COLLECTOR

WE CERTIFY THAT THE TAXES HAVE BEEN PAID AND THERE ARE NO LIENS UPON THE TRACT HERE DESIGNATED AS BUMBLE B ESTATE, EXAMINED AND APPROVED

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

ASSESSOR

TAX COLLECTOR

BUMBLE B ESTATE

NW1/4 NE1/4, SEC. 5, TWN. 3 N., RA. 29 E., W.M.

CITY OF STANFIELD, UMATILLA COUNTY, OREGON

APPROVALS

CITY OF STANFIELD PLANNING DEPARTMENT

I HAVE REVIEWED AND HERE APPROVE THIS PLAT OF BUMBLE B ESTATE FOR RECORDING AND FILING

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

CITY OF STANFIELD PLANNING DEPARTMENT

STANFIELD IRRIGATION DEPARTMENT

EXAMINED AND APPROVED

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

STANFIELD IRRIGATION DEPARTMENT

REFERENCES:

UMATILLA COUNTY DEEDS

2004-457035 SUBJECT PROPERTY

2007-5190688 2009-5470440

2009-5490229 2022-7480774

SURVEYS

CS 15-138-C USED FOR BOUNDARY RESOLUTION

CS R-093-B (1979) CS 92-129-A

CS 93-038-B

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 14, 1998  
RODNEY J. LEWIS  
2872

EXPIRES 12-31-24

APPROVALS & REFERENCES  
BUMBLE B ESTATE

FOR: HOMERUN LAND, LLC.

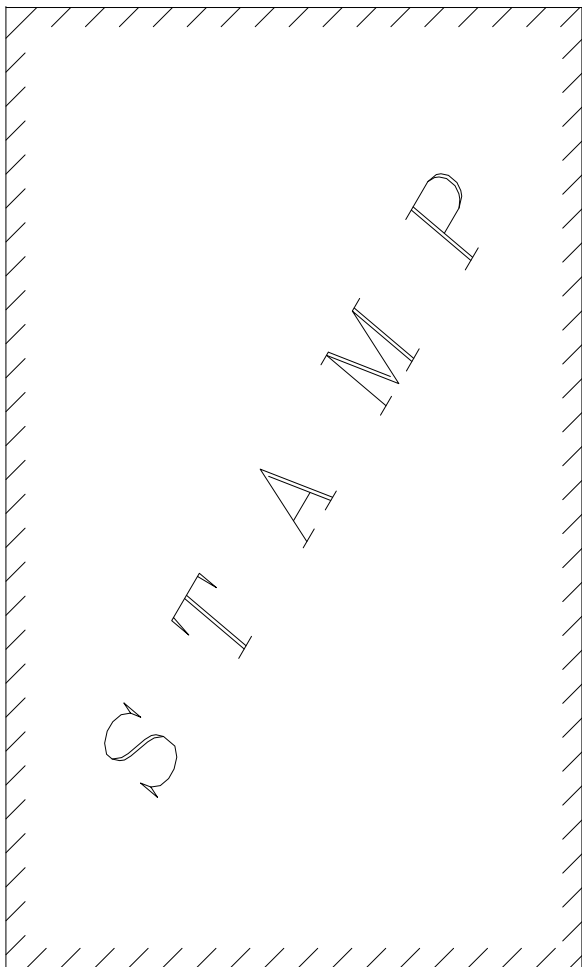
LOCATED WITHIN

NW 1/4 OF NE 1/4, SECTION 5  
TOWNSHIP 3 NORTH, RANGE 29 EAST, W.M.  
UMATILLA COUNTY, OREGON

Wallowa Associates

303 S.E. Alamo Street  
Enterprise, Oregon 97828  
(541) 426-9049

SCALE 1 IN. = 40 FT.	SHEET No. 4 OF 4	DATE OF SURVEY Beginning: 14 FEB 22 Ending: 8 MAR 23
DRAWN BY R J L	CHECKED K L P	PROJECT No. A224-01 / 3215bb



I CERTIFY THIS IS A TRUE AND EXACT  
COPY OF THE SUBDIVISION PLAT OF  
BUMBLE B ESTATE

RODNEY J. LEWIS, PLS