

PARTITION PLAT FOR THE PORT OF UMATILLA
 P.O. BOX 879, UMATILLA, OREGON 97882
 A PARTITION OF PARCEL 2 OF PARTITION PLAT NO. 1990-12.
 LOCATED IN THE N1/4 SECTION 9 AND THE NE1/4 SECTION 8,
 T2N, R32E, W.M., UMATILLA COUNTY, OREGON.
 NOVEMBER, 1994

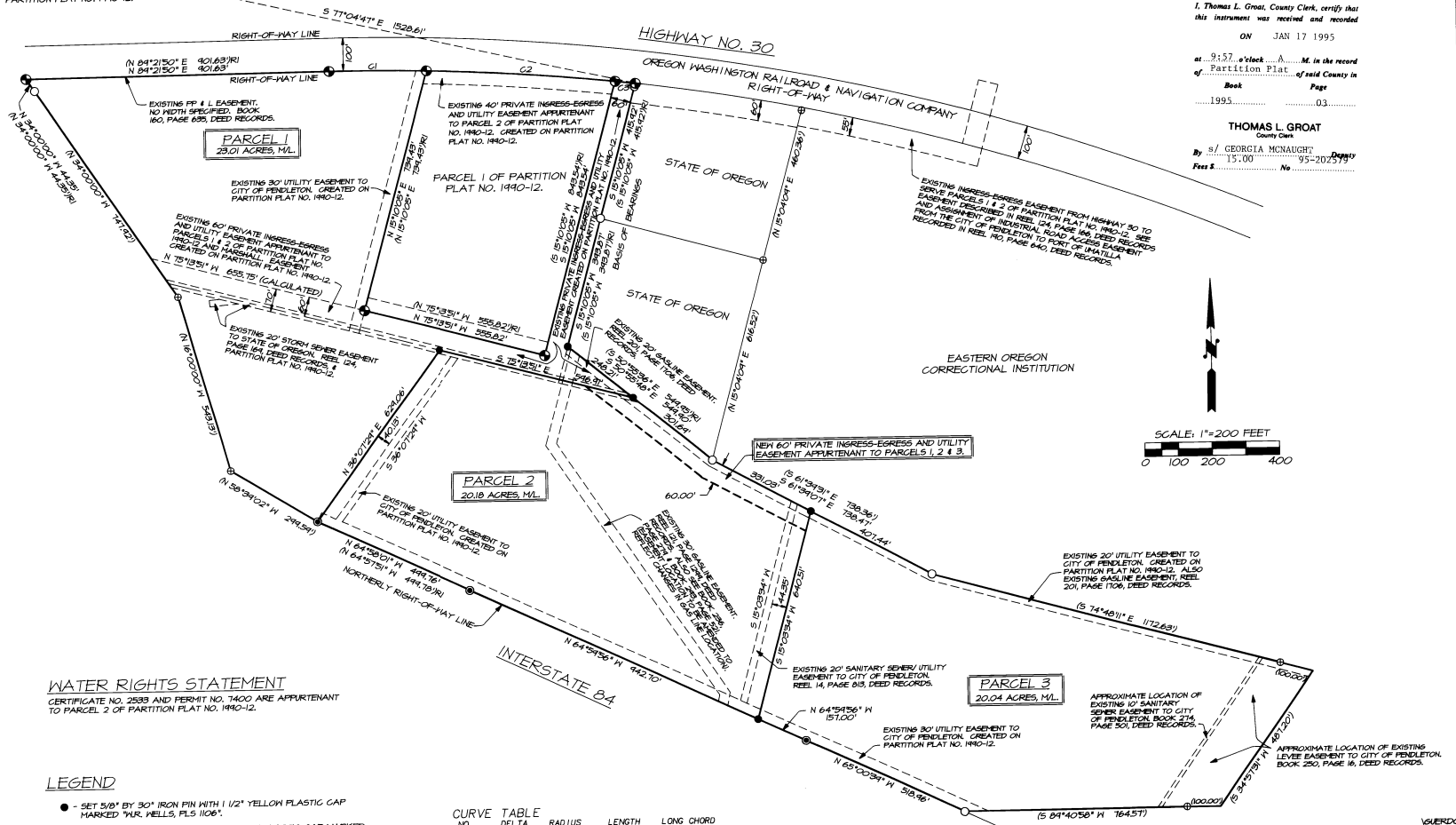
PARTITION PLAT NO. 1995-03

SHEET 1 OF 2.

FD, 3/4" SQUARE ROD SET IN CONCRETE.
 REFERENCE:
 PARTITION PLAT NO. 1990-12.

STATE OF OREGON,
 COUNTY OF UMATILLA, } ss
 I, Thomas L. Groat, County Clerk, certify that
 this instrument was received and recorded
 ON JAN 17 1995
 at 9:57 a'clock A.M. in the record
 of Partition Plat... of said County in
 Book Page
 1995.....03.....

THOMAS L. GROAT
 County Clerk
 By s/ GEORGIA MCNAUGHT 95-2023799
 Fees \$ 15.00 No



WATER RIGHTS STATEMENT
 CERTIFICATE NO. 2533 AND PERMIT NO. 7400 ARE APPURTENANT
 TO PARCEL 2 OF PARTITION PLAT NO. 1990-12.

LEGEND

- SET 5/8" BY 30" IRON PIN WITH 1/2" YELLOW PLASTIC CAP MARKED "Y.R. WELLS, PLS 1106".
- FOUND 5/8" IRON PIN WITH 1/2" YELLOW PLASTIC CAP MARKED "Y.R. WELLS, PLS 1106", FROM PARTITION PLAT NO. 1990-12.
- FOUND MONUMENT FROM SURVEY NO. 84-65-C. MONUMENTS ARE 5/8" IRON PINS WITH 1/2" ALUM. CAPS UNLESS OTHERWISE NOTED.
- ⊙ FOUND STATE HIGHWAY DIVISION MONUMENT, 5/8" IRON PINS WITH 1/2" ALUM. CAPS UNLESS OTHERWISE NOTED.
- ⊙ MONUMENT OF RECORD, PER SURVEY NO. 84-65-C. THESE MONUMENTS WERE NOT OBSERVED ON THIS PARTITION PLAT SURVEY.
- (XXX) - RECORD DIMENSIONS PER SURVEY NO. 84-65-C.
- (XXXR) - RECORD DIMENSIONS PER PARTITION PLAT NO. 1990-12.

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	LONG CHORD
C1	2°28'00"	8825.49'	289.87'	S 89°25'10" E 289.85'
C2	4°45'45"	8825.49'	566.36'	S 85°49'33" E 566.19'
C3	0°30'32"	8825.49'	60.64'	S 83°11'38" E 60.64'

I CERTIFY THIS IS AN EXACT COPY OF PARTITION PLAT NO. 1995-03

William R. Wells
 WILLIAM R. WELLS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR
Will. R. Wells
 OREGON
 JULY 22, 1977
 WILLIAM R. WELLS
 1106
 RENEWS 12/31/96

WILLIAM R. WELLS, PLS
 357 N.E. HWY. 11
 P.O. BOX 1696
 PENDLETON, OR 97801
 PHONE: (503) 276-6362
 DATE: 11/07/94 DR. BY: WRW
 CK. BY: WRW NO: 44-261

PROJECT:
 PARTITION PLAT FOR:
 PORT OF UMATILLA

VERDORON

PARTITION PLAT FOR THE PORT OF UMATILLA
P.O. BOX 879, UMATILLA, OREGON 97882
A PARTITION OF PARCEL 2 OF PARTITION PLAT NO. 1990-12,
LOCATED IN THE N/2 SECTION 9 AND THE NE/4 SECTION 8,
T2N, R32E, W1M, UMATILLA COUNTY, OREGON
NOVEMBER, 1994

PARTITION PLAT NO. 1995-03

SHEET 2 OF 2.

APPROVALS

CITY OF PENDLETON PLANNING COMMISSION

THIS MINOR PARTITION PLAT IS APPROVED THIS 13th DAY OF January, 1995.

Willis R. Wells
PLANNING COMMISSION CHAIRPERSON
Michael A. Hyle
PLANNING DIRECTOR

CITY OF PENDLETON SURVEYOR

THIS MINOR PARTITION PLAT IS APPROVED THIS 13th DAY OF January, 1995.

Leslie A. Weimer
CITY SURVEYOR

UMATILLA COUNTY TAX COLLECTOR

TAXES ARE CURRENT.

Shonda Schultz
COUNTY TAX COLLECTOR

SURVEYOR'S CERTIFICATE & NARRATIVE

I HEREBY CERTIFY THAT I HAVE CORRECTLY SHOWN PARCELS 1, 2 AND 3 OF THIS MINOR PARTITION PLAT IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND CITY OF PENDLETON ORDINANCE. THE BOUNDARY OF PARCEL 2 WAS SURVEYED AND MONUMENTED AS PART OF THIS PARTITION PLAT. UNLESS OTHERWISE SHOWN, THE BOUNDARIES OF PARCELS 1 AND 3 WERE NOT SURVEYED OR MONUMENTED AS PART OF THIS PARTITION PLAT.

THE SURVEY WAS MADE AT THE REQUEST OF THE PORT OF UMATILLA, TO SEGREGATE PROPOSED PARCEL 2 FROM PARCEL 2 OF PARTITION PLAT NO. 1990-12. ADDITIONALLY, A NEW 40 FOOT INGRESS-EGRESS AND UTILITY EASEMENT WAS CREATED ALONG A PORTION OF THE NORTHERLY LINE OF PROPOSED PARCEL 2.

THIS SURVEY WAS MADE BY OPEN FIELD TRAVERSE WITH RADIAL TIES WITH A LEITZ SET 3 B AUTOMATIC TOTAL STATION. ANGLES AND DISTANCES WERE DOUBLED WHEN TYING CONTROL POINTS AND MONUMENTS AND SETTING NEW BOUNDARY MONUMENTS. NEW MONUMENTS SET WERE VERIFIED BY SEPARATE OBSERVATIONS. BEARINGS ARE BASED ON PARTITION PLAT NO. 1992-12.

REAL PROPERTY DESCRIPTION OF PARTITIONED LANDS:

THE FOLLOWING DESCRIPTION IS TAKEN FROM EXHIBIT B OF "SUBDIVISION GUARANTEE" ISSUED BY PIONEER TITLE COMPANY, 126 S.E. COURT AVENUE, PENDLETON OREGON 97801, DATED OCTOBER 19, 1994, ORDER NO. 52496.

PARCEL 2, PARTITION PLAT 1990-12, LOCATED IN NORTH HALF OF SECTION 9 AND NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 2 NORTH RANGE 32, EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

Willis R. Wells
WILLIAM R. WELLS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR

Willis R. Wells

OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106
EXPIRES 12-31-96

I CERTIFY THIS IS AN EXACT COPY OF PARTITION PLAT NO. 1995-03

Willis R. Wells
WILLIAM R. WELLS, PLS

STATE OF OREGON, }
COUNTY OF UMATILLA, } ss
I, Thomas L. Groat, County Clerk, certify that this instrument was received and recorded
ON JAN 17 1995
9:57 A M in the record
of Partition Plat of said County is
1995 Book Page 03

THOMAS L. GROAT
County Clerk
By: *Georgia McNaught*
13:00 95-022599
Fee \$ No

OWNER'S DECLARATION AND EASEMENT DEDICATION

THE PORT OF UMATILLA, A OREGON MUNICIPAL CORPORATION DOES HEREBY ACKNOWLEDGE IT HAS CAUSED THIS PARTITION PLAT TO BE PREPARED AND THIS LAND PARTITIONED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND PENDLETON CITY ORDINANCE. THE PORT OF UMATILLA HEREBY DESIGNATES, FOR THE USE AND BENEFIT OF THE OWNERS OF PARCELS 1, 2 AND 3, THEIR HEIRS, SUCCESSORS AND ASSIGNS, THE NEW PRIVATE INGRESS-EGRESS AND UTILITY EASEMENT IDENTIFIED ON SHEET 1 OF 2.

THE PORT OF UMATILLA HEREBY DEDICATES TO THE CITY OF PENDLETON, A OREGON MUNICIPAL CORPORATION, AN APPURTENANT EASEMENT ACROSS THE NEW EASEMENT DESIGNATED "NEW 60' PRIVATE INGRESS-EGRESS AND UTILITY EASEMENT APPURTENANT TO PARCELS 1, 2 AND 3" SHOWN ON SHEET 1 OF 2. THE DEDICATED EASEMENT IS PERPETUAL AND NON-EXCLUSIVE. THE EASEMENT IS FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, REPAIR AND SERVICE OF UTILITY LINES. BURIED UTILITY LINES SHALL BE CONSTRUCTED AND MAINTAINED AS TO DO THE LEASE DAMAGE TO THE PREMISES, CONSISTENT WITH THE PROPER USE OPERATION AND MAINTENANCE OF SAID UTILITY LINES AS DETERMINED BY GRANTEE. THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES IN THE FUTURE FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND SERVICE OF SAID UTILITY LINES. IF THE SURFACE OF THE GROUND IS DISTURBED, THEN IT SHALL BE RESTORED AS NEARLY AS PRACTICABLE TO ITS ORIGINAL CONDITION. THE GRANTOR AGREES TO KEEP THE EASEMENT FREE FROM ANY AND ALL TREES AND STRUCTURES.

PORT OF UMATILLA
Michael A. Hyle PRESIDENT
Leslie A. Weimer SECRETARY

ON THIS 10 DAY OF January, 1995, PERSONALLY APPEARED THE ABOVE NAMED PRESIDENT AND SECRETARY OF THE PORT OF UMATILLA AND EACH BEING DULY SWORN, DID SAY THAT THEY ARE THE PRESIDENT AND SECRETARY OF THE PORT OF UMATILLA, A MUNICIPAL CORPORATION IN THE STATE OF OREGON, AND THIS INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS.

NOTARY PUBLIC FOR OREGON *Leslie A. Weimer*
MY COMMISSION EXPIRES November 16, 1996



WILLIAM R. WELLS, PLS
357 N.E. HWY. 11
P.O. BOX 1696
PENDLETON, OR 97801
PHONE: (503) 276-6362
DATE: 11/07/94 DR. BY: WRN
CK. BY: WRN NO: 94-261

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PARTITION PLAT FOR:
PORT OF UMATILLA

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