

**OWNER'S DECLARATION**

GLEN T. MECHAM AND CARLA J. MECHAM, HUSBAND AND WIFE, OWNERS, DO HEREBY ACKNOWLEDGE THEY HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED AND THIS LAND PARTITIONED IN ACCORDANCE WITH ORS CHAPTER 42, AS REVISED, CITY OF PENDLETON AND UMATILLA COUNTY ORDINANCE.

**PRIVATE INGRESS-EGRESS EASEMENT DESIGNATION**

WE HEREBY DESIGNATE THE NEW 30 FOOT INGRESS-EGRESS EASEMENT ACROSS PARCEL 2 AS A NEW PRIVATE EASEMENT APPURTENANT TO PARCEL 1.

**PUBLIC UTILITY EASEMENT DEDICATION**

WE, GLEN T. MECHAM AND CARLA J. MECHAM, HUSBAND AND WIFE, HEREINAFTER REFERRED TO AS GRANTOR, HEREBY DEDICATE TO THE CITY OF PENDLETON, AN OREGON MUNICIPAL CORPORATION, HEREINAFTER REFERRED TO AS GRANTEE, A PERPETUAL, NON-EXCLUSIVE APPURTENANT UTILITY EASEMENT TO RUN WITH THE LAND, OVER AND ACROSS THE LANDS DESIGNATED AS "NEW PUBLIC EASEMENT" ON THIS PLAT.

**PURPOSE AND USE OF EASEMENT**

THE EASEMENT IS TO BE USED FOR THE CONSTRUCTION, RECONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND SERVICE OF UTILITY LINES, WATER LINES, AND SEWER LINES UNDER, OVER AND ACROSS THE EASEMENT. SAID UTILITY LINES, WATER LINES AND SEWER LINES SHALL BE LAID UNDER THE SURFACE OF THE GROUND AND SHALL BE SO CONSTRUCTED AND MAINTAINED AS TO DO THE LEAST DAMAGE TO THE EASEMENT PREMISES, CONSISTENT WITH THE PROPER USE, OPERATION AND MAINTENANCE OF SAID UTILITY LINES, WATER AND SEWER LINES AS DETERMINED BY GRANTEE. IF THE SURFACE OF THE GROUND IS DISTURBED THEN IT SHALL BE RESTORED TO ITS ORIGINAL CONDITION AS NEARLY AS PRACTICAL.

THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT TO ENTER INTO AND UPON THE 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, WATER LINES AND SEWER LINES.

THE GRANTOR HEREBY AGREES TO KEEP THE EASEMENT FREE FROM ANY AND ALL TREES AND STRUCTURES.

*Glen T. Mecham*  
GLEN T. MECHAM  
*Carla J. Mecham*  
CARLA J. MECHAM

SUBSCRIBED AND SWORN BEFORE ME THIS 21 DAY OF Sept 1998.

*Dawn M. Tubbs*  
NOTARY PUBLIC FOR THE STATE OF OREGON  
MY COMMISSION EXPIRES 10-14-2000



**SURVEYOR'S CERTIFICATE & NARRATIVE**

I HEREBY CERTIFY THAT I HAVE CORRECTLY SHOWN PARCELS 1 AND 2 OF THIS PARTITION PLAT IN ACCORDANCE WITH ORS CHAPTER 42, AS REVISED AND CITY OF PENDLETON, OREGON. THE BOUNDARIES OF PARCELS 1 AND 2 WERE MONUMENTED AS SHOWN. REFER TO UMATILLA COUNTY PARTITION PLAT NO. 1945-28 FOR ADDITIONAL SURVEY DATA. THE SURVEY WAS MADE WITH A 2 PERSON CREW USING A SOKKIA SET 4B 5 SECOND TOTAL STATION. MEASUREMENTS WERE MADE BY A COMBINATION OF RADIAL TIES AND CLOSED TRAVERSE. MONUMENTS WERE ESTABLISHED BY RADIAL METHODS AND VERIFIED BY SEPARATE OBSERVATIONS.

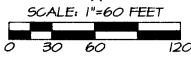
**PROPERTY DESCRIPTION**

A PORTION OF PARCEL 3 OF UMATILLA COUNTY PARTITION PLAT NUMBER 1945-28, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 32 EAST, WM, UMATILLA COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF PARCEL 3, UMATILLA COUNTY PARTITION PLAT NUMBER 1945-28, THE INITIAL POINT FOR THIS DESCRIPTION; THENCE NORTH 84°36'48" WEST ALONG THE SOUTH LINE OF SAID PARCEL 3 AND THE SOUTH LINE OF SAID SECTION 1 A DISTANCE OF 846.06 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 3; THENCE NORTH 00°21'04" WEST ALONG THE WEST LINE OF SAID PARCEL 3 A DISTANCE OF 696.44 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 3 AND A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF RIVERSIDE AVENUE; THENCE SOUTH 84°25'11" EAST ALONG THE NORTH LINE OF SAID PARCEL 3 AND THE SOUTH RIGHT-OF-WAY LINE OF RIVERSIDE AVENUE A DISTANCE OF 118.12 FEET TO THE NORTHWEST CORNER OF THAT TRACT LAND CONVEYED TO DERRILL A. LINSAY AND THELMA S. LINSAY BY WARRANTY DEED RECORDED IN REEL 324, PAGE 049, DEED RECORDS; THENCE SOUTH 00°34'49" WEST ALONG THE WEST LINE OF SAID LINSAY TRACT A DISTANCE OF 128.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE SOUTH 84°25'11" EAST ALONG THE SOUTH LINE OF SAID LINSAY TRACT A DISTANCE OF 42.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH 00°34'49" EAST A DISTANCE OF 100.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 2 AND A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF RIVERSIDE AVENUE; THENCE SOUTH 84°25'11" EAST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF PARCEL 1 OF UMATILLA COUNTY PARTITION PLAT NUMBER 1945-28; THENCE SOUTH 00°34'49" WEST ALONG THE WEST LINE OF SAID PARCEL 1 A DISTANCE OF 100.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 1 AND THE NORTHWEST CORNER OF THAT TRACT OF LAND CONVEYED TO GARY L. EDWARDS AND TERESA R. EDWARDS AS DESCRIBED IN WARRANTY DEED RECORDED IN REEL 304, PAGE 024, DEED RECORDS; THENCE SOUTH 00°34'49" WEST ALONG THE WEST LINE OF SAID EDWARDS TRACT A DISTANCE OF 30.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT AND A POINT ON THE EAST LINE OF PARCEL 3, UMATILLA COUNTY PARTITION PLAT NUMBER 1945-28; THENCE SOUTH 00°00'00" WEST ALONG THE EAST LINE OF SAID PARCEL 3 A DISTANCE OF 485.28 FEET TO THE "INITIAL POINT".

*Will. R. Wells*  
WILLIAM R. WELLS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Will. R. Wells*  
OREGON  
JULY 22, 1977  
WILLIAM R. WELLS  
1106  
RENEWS 6/30/00



I CERTIFY THIS IS AN EXACT COPY OF PARTITION PLAT NO. 1948

*Will. R. Wells*  
WILLIAM R. WELLS, PLS

**PARTITION PLAT FOR GLEN T. & CARLA J. MECHAM**

3110 N.E. RIVERSIDE AVE., PENDLETON, OR 97801  
OF A PORTION OF PARCEL 3 OF UMATILLA COUNTY PARTITION PLAT 1945-28  
LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1,  
TOWNSHIP 2 NORTH, RANGE 32 EAST, WM, UMATILLA COUNTY, OREGON.  
JULY, 1948

O'BRIEN PLACE

EXISTING EASEMENTS & ENCUMBRANCES AFFECTING PARTITIONED LANDS AS SHOWN ON OWNERS TITLE POLICIES:

- EASEMENT FOR IRRIGATION DITCH CONTAINED IN DEED FROM FRANK E. KING, ET UX, TO J.M. HAYS, RECORDED NOVEMBER 13, 1914, BOOK 106, PAGE 461, DEED RECORDS.
- UTILITY SERVICE AGREEMENT, INCLUDING TERMS AND PROVISIONS THEREOF, BETWEEN CITY OF PENDLETON AND STEVEN PAUL KING, RECORDED MARCH 4, 1988, MICROFILM R-163, PAGE 1140, DEED RECORDS.

**RIVERSIDE AVENUE**

**LEGEND**

- - SET 5/8" BY 30" IRON PIN WITH 1/2" YELLOW PLASTIC CAP MARKED "OR PLS 1106, WA PLS 1972".
- ⊙ - FOUND 5/8" BY 30" IRON PIN WITH 1/2" YELLOW PLASTIC CAP MARKED "OR PLS 1106, WA PLS 1972", FROM PARTITION PLAT 1945-28.
- - FOUND MONUMENT AS NOTED.

NOTE: MEASUREMENTS SHOWN ON THIS PLAT ARE IDENTICAL WITH THOSE OF PARTITION PLAT NUMBER 1945-28.

**LINE TABLE**

NO.	BEARING	DISTANCE
L1	N 00°34'49" E	25.00'
L2	S 48°01'46" E	39.99'
L3	S 00°34'49" W	22.15'
L4	S 89°25'11" E	20.00'
L5	N 00°34'49" E	31.18'
L6	N 48°01'46" W	26.33'
L7	N 89°25'11" W	30.25'
L8	N 89°25'11" W	30.00'
L9	N 89°25'11" W	30.25'
L10	N 00°34'49" E	106.41'

**PARTITION PLAT NO. 1948-33**

**APPROVALS**

EXAMINED AND APPROVED THIS 28<sup>th</sup> DAY OF September 1998.

LAND PARTITION APPROVAL NO. MP98-03  
*Richard Allen*  
CITY OF PENDLETON PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 30<sup>th</sup> DAY OF Sept 1998.

*Paul*  
CITY OF PENDLETON SURVEYOR

EXAMINED AND APPROVED THIS 28 DAY OF September 1998.

*David Hill*  
COUNTY SURVEYOR

TAXES ARE CURRENT, THIS 30<sup>th</sup> DAY OF Sept 1998.

*Donald Schultz*  
COUNTY TAX COLLECTOR

RECORDING INFORMATION  
UMATILLA COUNTY CLERK

STATE OF OREGON,  
COUNTY OF UMATILLA }  
I certify that this instrument was received and recorded.

ON October 1, 1998  
at 8:15 o'clock Am., in the record of  
PLATS of said County.  
YEAR NUMBER Slide  
1998 33

**OFFICE OF COUNTY RECORDS**

By: Georgia McNaught Records Officer  
Fees \$ 25.00 No. 1998-3370694

**CONSENT TO LAND PARTITION AND EASEMENT DEDICATION**

BANK OF AMERICA, MORTGAGE HOLDER ON THIS PARTITION PLAT, HEREBY CONSENTS TO THIS LAND PARTITION AND NEW EASEMENT DESIGNATION AND DEDICATION.

BANK OF AMERICA:

By: *Shawn Tran*  
AUTHORIZED AGENT

SUBSCRIBED AND SWORN BY ME THIS 24<sup>th</sup> DAY OF September 1998.

*Dina C. Jones*  
NOTARY PUBLIC FOR THE STATE OF CALIFORNIA

MY COMMISSION EXPIRES 7-24-2002.

WILLIAM R. WELLS, PLS  
357 N.E. HWY. 11  
P.O. BOX 1696  
PENDLETON, OR 97801  
PHONE: (503) 276-6362

PROJECT:  
PARTITION PLAT FOR:  
GLEN T. & CARLA J. MECHAM

DATE: JULY, 1948 DR. BY: DMT  
CK. BY: WRN NO: 45-306

LOCATED IN THE SW 1/4 SE 1/4 SECTION 1, T2N, R32E, W1M, UMATILLA COUNTY, OREGON.

Fd. 2" pipe for SE Cor., SW 1/4 SE 1/4 per Survey No. G-1121-B.

MECHAM4