

1999-10

PARTITION PLAT NO. 1999-10

A PARCEL IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 33 EAST CITY OF HELIX, UMATILLA COUNTY, OREGON

STATE OF OREGON }
 COUNTY OF UMATILLA }
 I certify that this instrument was received and recorded
 ON March 19, 1999
 at 3:05 o'clock P.m. in the record of
 PLATS of said County.
 YEAR NUMBER Slide
 1999 10

OFFICE OF COUNTY RECORDS

By: GEORGIA MCNAUGHT
 Records Officer

Fees \$ 25.00 No. 1999-3470534

SURVEYORS CERTIFICATE AND NARRATIVE

I, DAVID H. KRUMBEIN, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT IN ACCORDANCE WITH THE OWNERS WISHES I HAVE SURVEYED, PARTITIONED, PLOTTED AND MARKED WITH PROPER MONUMENTS THE PROPERTY DESCRIBED BELOW. ALL OF THIS WAS DONE IN ACCORDANCE WITH THE SUBDIVISION AND PARTITIONING ORDINANCE OF THE CITY OF HELIX AND ORS CH. 92.

THE OWNER RODERICK E. THEIS REQUESTED THAT HIS LAND BE PARTITIONED INTO TWO PARCELS. THIS PROPERTY HAD BEEN SURVEYED IN 1977 WHEN OWNED BY HENRY LEMBCKE, C.S. NO. R-175B. I FOUND ALL THE PINS SET FOR THAT SURVEY EXCEPT ONE AS NOTED ON THIS PLAT. THE LOCATION OF THE LINE DIVIDING THE PARCELS WAS DECIDED BY THE OWNERS.

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 33 EAST, W.M. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY LINE OF COUNTY ROAD NO. 190A, SAID POINT BEING SOUTH 00°35'28" EAST A DISTANCE OF 160.00 FEET FROM THE NORTH LINE OF SAID SECTION 11, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THAT PARCEL BELONGING TO MOON AS DESCRIBED ON PAGE 1459, UMATILLA COUNTY DEED RECORDS; THENCE SOUTH 89°34'00" WEST ALONG THE SOUTH LINE OF SAID MOON PARCEL A DISTANCE OF 220.44 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 00°28'00" WEST ALONG THE WEST LINE OF SAID MOON PARCEL, AND SAID LINE EXTENDED A DISTANCE OF 30.00 FEET; THENCE SOUTH 89°34'00" WEST A DISTANCE OF 60.00 FEET TO THE SOUTHEAST CORNER OF THAT TRACT CONVEYED TO BEHRENS, ET AL, AS DESCRIBED ON PAGE 473 OF BOOK 59 OF THE SAID UMATILLA COUNTY DEED RECORDS; THENCE SOUTH 00°28'00" EAST A DISTANCE OF 175.00 FEET; THENCE NORTH 89°34'00" EAST A DISTANCE OF 280.84 FEET TO A POINT ON SAID WEST RIGHT OF WAY LINE OF SAID CO. RD. NO. 190A; THENCE NORTH 00°35'28" WEST ALONG SAID WEST RIGHT OF WAY A DISTANCE OF 145.01 FEET TO THE POINT OF BEGINNING.

ALL BEING IN THE CITY OF HELIX, UMATILLA COUNTY, OREGON.

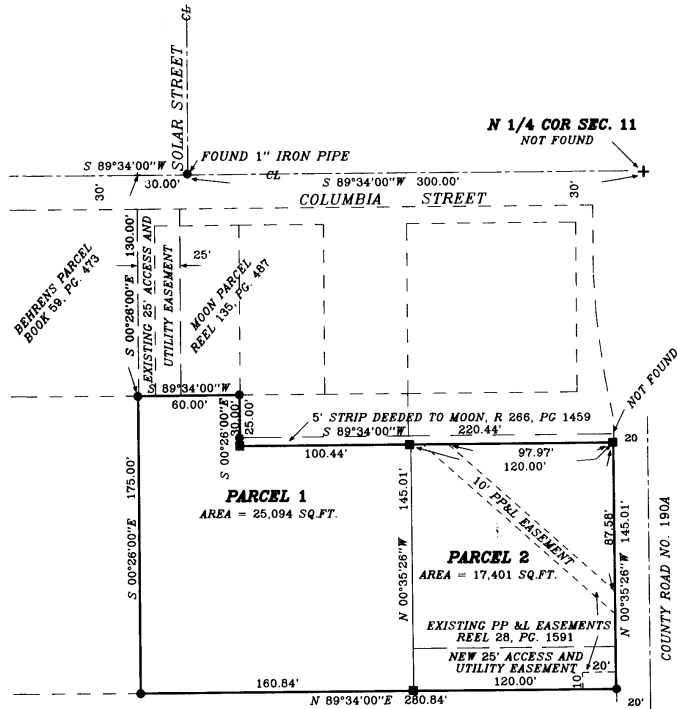
AREA = 42,495 SQ. FT.

ALSO BEING SUBJECT TO A UTILITY EASEMENT TO PACIFIC POWER AND LIGHT, REEL 28, PAGE 1591.

ALSO INCLUDING A 25 FOOT WIDE EASEMENT FOR ACCESS OVER THE WESTERLY 25 FEET OF THAT TRACT BELONGING TO MOON AS DESCRIBED ON PAGE 487 OF REEL 135, UMATILLA COUNTY DEED RECORDS, AND FURTHERMORE BEING DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED 42,495 SQ. FT. PARCEL; THENCE NORTH 00°28'00" WEST A DISTANCE OF 110 FEET MORE OR LESS TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF COLUMBIA STREET; THENCE NORTH 89°34'00" EAST ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 25.00 FEET; THENCE SOUTH 00°28'00" EAST A DISTANCE OF 110 FEET MORE OR LESS TO THE NORTH LINE OF THE ABOVE DESCRIBED PARCEL; THENCE SOUTH 89°34'00" WEST ALONG SAID NORTH LINE A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

BEARINGS ARE BASED UPON THE BEARINGS FROM C.S. NO. R-175B.



- INDICATES SET 5/8" BY 30" IRON REBAR W/ ALUMINUM CAP STAMPED PLS 933
- INDICATES FOUND 1/2" IRON REBAR FROM LEMBCKE SURVEY, C.S. NO. R-175B, BY KRUMBEIN EXCEPT AS NOTED

APPROVALS

CITY OF HELIX

WE HAVE REVIEWED AND DO HEREBY APPROVE THIS PARTITION PLAT.

Henry Schmeling
 MAYOR, CITY OF HELIX

UMATILLA COUNTY TAX COLLECTOR
 TAXES ARE PAID IN FULL
 AS OF 19th DAY OF MARCH 1999.

Randa Schmitt by Randa Schmitt
 TAX COLLECTOR

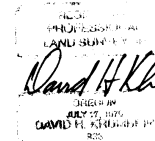
COUNTY SURVEYOR

I HAVE REVIEWED THIS PARTITION PLAT AND FIND IT IN CONFORMANCE WITH ORS 92

David H. Krumbein 3/10/1999
 MORROW COUNTY SURVEYOR

SCALE: 1" = 50'

David H. Krumbein
 THIS IS A TRUE AND EXACT COPY



KRUMBEIN ENGINEERING LTD.
 361 S.E. 2ND
 PENDLETON, OR. 97801
 542/276-3244

OWNERS DECLARATION

I, THE OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY DECLARE THAT I HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED, AND THAT I HEREBY DEDICATE A NEW 25 FOOT WIDE EASEMENT FOR ACCESS AND UTILITIES AS SHOWN, AND DO ACKNOWLEDGE THE EXISTING PP & L EASEMENTS SHOWN.

Roderick E. Theis
 RODERICK E. THEIS

COUNTY OF UMATILLA
 STATE OF OREGON

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th DAY OF MARCH 1999.

Clara Lembeck
 NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES 09-05-2002

