

**PARTITION OF REPLAT LOT 17 OF THE  
REPLAT OF LOTS 17, 18 AND 19, BLOCK 3, HILLVIEW ADDITION NO. 2**

PARTITION PLAT NO. 1999-15

TO THE CITY OF PENDELTON, UMATILLA COUNTY, OREGON.  
LOCATED IN THE SW 1/4 OF SECTION II, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M.  
APRIL, 1999

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD LENGTH	CHORD BEARING
C1	90°26'08"	10.00	15.78	14.20	S89°51'21"E
(C1)	90°00'00"	10.00	15.70	14.14	S89°55'29"E

LINE NO.	BEARING	DISTANCE	
L1	N 14°55'25" W	29.89'	(30.00')R1
L2	S 74°59'50" W	75.23'	(S75°04'35" W 75.00')R1
L3	S 75°15'39" W	69.74'	(S75°04'35" W 69.70')R1
L4	N 14°52'07" W	80.00'	(N14°55'25" W 80.00')R1
L5	S 14°45'18" E	79.99'	(S14°55'25" E 80.00')R1
L6	N 75°05'56" E	35.02'	(N75°04'35" E 35.00')R1
L7	N 75°05'18" E	30.00'	(30.00')R1
L8	S 14°54'42" E	33.01'	(33.00')R1
L9	N 75°08'02" E	55.14'	(N75°04'35" E 54.95')R1
L10	S 75°04'56" W	39.95'	(S75°04'35" W 40.00')R1
L11	S 75°04'56" W	79.60'	(S75°04'35" W 79.70')R1

**OWNER'S DECLARATION**

WE, GARY C. LOWARY AND DOROTHY A. LOWARY, DO HEREBY ACKNOWLEDGE THAT THIS PARTITION PLAT WAS PREPARED WITH OUR KNOWLEDGE AND CONSENT, AND PARTITIONED IN ACCORDANCE WITH ORS CHAPTER 42, AS REVISED, AND CITY OF PENDELTON AND UMATILLA COUNTY ORDINANCE. WE HEREBY ACKNOWLEDGE THE EXISTING EASEMENTS SHOWN OR NOTED.

*Gary C. Lowary*  
GARY C. LOWARY, OWNER  
*Dorothy A. Lowary*  
DOROTHY A. LOWARY, OWNER

SUBSCRIBED AND SWORN BY ME THIS 7th DAY OF April, 1999.

*Colleen M. Powers*  
NOTARY PUBLIC OF THE STATE OF OREGON

MY COMMISSION EXPIRES August 30, 2002



RECORD EASEMENTS NOTED ON DEED REEL 255 PAGE 1722, UMATILLA COUNTY DEED RECORDS:

Telephone Right of Way Easement, including the terms and provisions thereof, in favor of Pacific Telephone and Telegraph Company, recorded April 27, 1956, in Book 233, Page 644, Umatilla County Deed Records. ("Blanket Easement").

Easement, including the terms and provisions thereof, in favor of the City of Pendleton, Oregon, a municipal corporation, recorded September 24, 1961, in Book 265, Page 32, Umatilla County Deed Records, for right of way purposes. (Does not encumber Partition Area).

Telephone Right of Way Easement, including the terms and provisions thereof, in favor of Pacific Northwest Bell, recorded December 2, 1968, in Book 241, Page 431, Umatilla County Deed Records. ("Blanket Easement").

10' Easement, including the terms and provisions thereof, for public utility purposes, recorded October 19, 1979, in Reel 57, Page 307, Umatilla County Microfilm Records, for public utility purposes. (Shown).

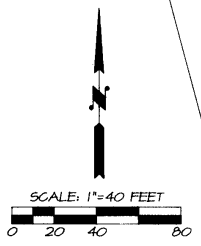
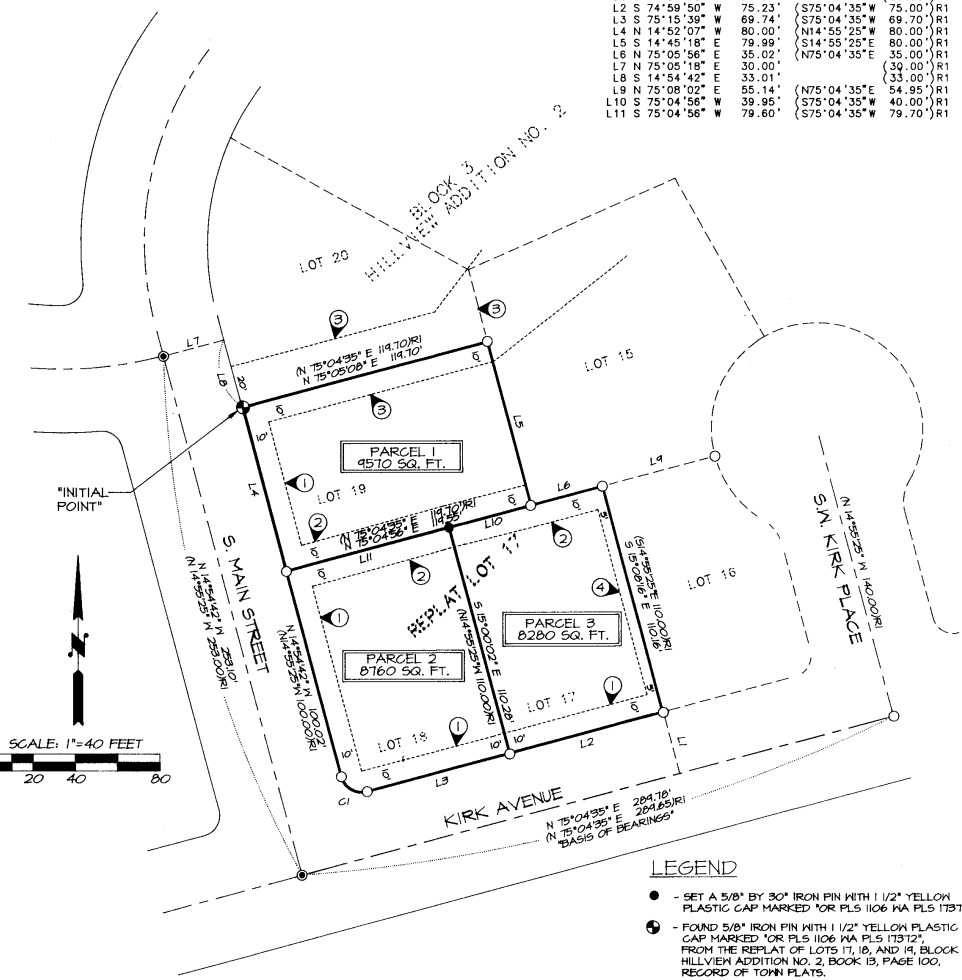
10' Easement, including the terms and provision thereof, in Reel 57, Page 310, Umatilla County Microfilm Records, for sanitary and storm sewer construction. (Shown).

Declaration of Easement and Road Maintenance Agreement, including the terms and provisions thereof, recorded March 25, 1994 in Reel 250, Page 1461, Umatilla County Microfilm Records. (Shown).

5' Easement for utilities as dedicated on Hillview Addition No. 2 Plat. (Shown).

**LEGEND**

- - SET A 5/8" BY 30" IRON PIN WITH 1 1/2" YELLOW PLASTIC CAP MARKED FOR PLS 1106 WA PLS 17372.
- - FOUND 5/8" IRON PIN WITH 1 1/2" YELLOW PLASTIC CAP MARKED FOR PLS 1106 WA PLS 17372 FROM THE REPLAT OF LOTS 17, 18, AND 19, BLOCK 3, HILLVIEW ADDITION NO. 2, BOOK 13, PAGE 100, RECORD OF TOWN PLATS.
- - FOUND 5/8" IRON PIN FROM HILLVIEW ADDITION NO. 2, PLAT BOOK 11 PAGE 10, RECORD OF TOWN PLATS.
- - FOUND 1/2" IRON PIN FROM HILLVIEW ADDITION NO. 2, PLAT BOOK 11 PAGE 10, RECORD OF TOWN PLATS.
- DENOTES EXISTING EASEMENT LINES.
- (XOXIXI) - INDICATES HILLVIEW ADDITION NO. 2 PLAT RECORD DIMENSION.
- ⊙ - EASEMENT LOCATION IDENTIFICATION SYMBOL, SEE RECORD EASEMENT NOTES.



NOTE: DIMENSIONS REPORTED ON THIS PLAT ARE IDENTICAL TO THOSE OF RECORD FOR THE REPLAT OF LOTS 17, 18 AND 19, BLOCK 3, HILLVIEW ADDITION NO. 2 AS RECORDED IN PLAT BOOK 13, PAGE 100, RECORD OF TOWN PLATS.

I CERTIFY THAT THIS IS AN EXACT COPY OF PARTITION PLAT NO. 1999-15

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

**APPROVALS**

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PARTITION PLAT ON THIS 7th DAY OF April, 1999.

*Richard Hill*  
CITY OF PENDELTON PLANNING DIRECTOR  
EXAMINED AND APPROVED THIS

DAY OF April, 1999.

*David Hill*  
PENDELTON CITY SURVEYOR  
EXAMINED AND APPROVED THIS

DAY OF April, 1999.

*David Hill*  
UMATILLA COUNTY SURVEYOR

I CERTIFY THAT THE TAXES ARE PAID ON THE TAX LOT REPRESENTED IN THIS PARTITION. 8th DAY OF April, 1999.

*Robert Schickel & Associates, Inc.*  
UMATILLA COUNTY TAX COLLECTOR

RECORDING INFORMATION  
UMATILLA COUNTY OFFICE OF RECORDS.

STATE OF OREGON }  
COUNTY OF UMATILLA }

I certify that this instrument was received and recorded

ON April 8, 1999  
at 10:30 o'clock Am., in the record of  
PLATS of said County.

YEAR 1999 NUMBER 15 Slide

**OFFICE OF COUNTY RECORDS**

By: *Jean Hemphill* Records Officer  
Fees \$ 25.00 No. 1999-3480589

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I HAVE CORRECTLY SHOWN PARCELS 1, 2 AND 3 OF THIS PARTITION PLAT IN ACCORDANCE WITH ORS CHAPTER 42, AS REVISED, CITY OF PENDELTON AND UMATILLA COUNTY ORDINANCE.

THE BOUNDARIES OF PARCELS 1, 2 AND 3 ARE MONUMENTED AS SHOWN. THIS SURVEY WAS MADE AT THE REQUEST OF AARON HOEFT.

THIS SURVEY WAS MADE WITH A 2 PERSON CREW USING A SOKKIA 4B 5 SECOND TOTAL STATION. MEASUREMENTS WERE MADE BY A COMBINATION OF RADIAL TIES AND CLOSED TRAVERSES. MONUMENTS WERE ESTABLISHED BY RADIAL METHODS AND VERIFIED BY SEPARATE OBSERVATIONS.

**REAL PROPERTY DESCRIPTION**  
REPLAT LOT 17, A REPLAT OF LOTS 17, 18 AND 19, BLOCK 3, HILLVIEW ADDITION NO. 2 TO THE CITY OF PENDELTON, UMATILLA COUNTY, OREGON, AS RECORDED IN PLAT BOOK 13, PAGE 100, RECORD OF TOWN PLATS.

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

VHOEFT3

REGISTERED PROFESSIONAL LAND SURVEYOR

*William R. Wells*

OREGON  
JULY 22, 1977  
WILLIAM R. WELLS  
1106

RENEWS 8/30/00

WILLIAM R. WELLS, PLS  
357 N.E. HWY. 11  
P.O. BOX 1696  
PENDLETON, OR 97801  
PHONE: (541) 276-6362

DATE: 2/1/99 DR. BY: DMT  
CK. BY: NRM NO: 99-606

**PROJECT:**  
PARTITION PLAT OF REPLAT LOT 17 OF THE REPLAT OF LOTS 17, 18, AND 19, BLOCK 3, HILLVIEW ADDITION NO. 2, UMATILLA COUNTY, OREGON, AS RECORDED IN PLAT BOOK 13, PAGE 100, RECORD OF TOWN PLATS.

FOR:  
AARON HOEFT  
LOCATED IN THE SW 1/4 OF SECTION II, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M.

RECEIVED

APR 22 1999

1999-3490581 1 of 1

UMATILLA COUNTY RECORDS

349 0581

STATE OF OREGON)
UMATILLA COUNTY) SS AFFIDAVIT OF CORRECTION (Partition Plat)

I, William R. Wells, being duly sworn, depose and say that I am the surveyor who recorded Umatilla County Survey Partition Plat 1999-15, and 1999.3480589

The following correction and signatures to said partition plat are necessary and are as follows:

Owner's Declaration:

We, Gary C. Lowary and Dorothy Ann Lowary, Trustees for The Lowary Family Revocable Living Trust, do hereby acknowledge that this partition plat was prepared with our knowledge and consent, and said land partitioned in accordance with ORS Chapter 92, as revised, and City of Pendleton and Umatilla County ordinance. We hereby acknowledge the existing easements shown or noted on the plat.

Gary C. Lowary
Gary C. Lowary, Trustee

Dorothy A. Lowary, Trustee

Subscribed and sworn to before me this 21st day of April, 1999.

Amy G. Freeman
Notary Public for the State of Oregon

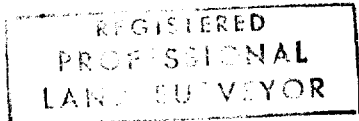


My Commission Expires: 11-19-2000

William R. Wells
William R. Wells
Registered Professional Land Surveyor No. 1106

Subscribed and sworn to before me this 13th day of April, 1999.

Dawn M. Tubbs
Notary Public for the State of Oregon



Wells - R. Wells
OREGON
JULY 25, 1977
WILLIAM R. WELLS
1106
renews 6/30/00

My Commission Expires 10-14-2000

STATE OF OREGON)
UMATILLA COUNTY) SS



I, David Krumbein, Umatilla County Surveyor, do hereby certify that said affidavit of correction for Umatilla County Partition Plat 1999-15, has been examined by me and that it complies with O.R.S. 92.170.

RETURN TO:
David H. Krumbein

David H. Krumbein
David H. Krumbein
Umatilla County Surveyor

\aff3

State of Oregon )
County of Umatilla)
This instrument was received and recorded on
04-22-99 at 3:00
in the record of document code type DE-AFF

Location R349-0581
Document number 1999-3490581
Fee 5.00

Office of County Records
Received by [Signature]
Records Officer

PIONEER TITLE CO. 62238-2
126 SE Court, Pend. OR. 97801

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