

2000-41/82

PARTITION PLAT FOR CIRCLE DOT RANCHES
LOCATED IN SECTIONS 14 AND 15, TOWNSHIP 2 NORTH, RANGE
32 EAST, W.M., CITY OF PENDLETON, UMATILLA COUNTY, OREGON.
JULY, 2000

PARTITION PLAT NO. 2000-41
SHEET 1 OF 2

I CERTIFY THIS IS AN EXACT COPY OF PARTITION PLAT 2000-41

William R. Wells
WILLIAM R. WELLS, PLS

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

ON August 22, 2000
at 10:30 o'clock Am., in the record of
PLATS of said County.
YEAR NUMBER Slide
2000 41

OFFICE OF COUNTY RECORDS

By: GEORGIA DUNAWAY Records Officer

Fees \$ 50.00 No. 2000-3741017

LINE TABLE

NO.	BEARING	DISTANCE	RECORD DIMENSION
L1	N 59°59'33" E	30.00'	(S60°00'00" W 30.00') R1
L2	N 59°59'33" E	30.00'	(S60°00'00" W 30.00') R1
L3	N 86°35'44" W	60.11'	
L4	N 00°00'00" E	15.79'	
L5	N 00°00'00" E	2.00'	
L6	S 66°43'23" W	65.32'	
L7	S 30°00'27" E	40.00'	(S30°00'00" E 40.00') R1
L8	S 30°00'27" E	90.00'	(S30°00'00" E 90.00') R2
L9	N 00°00'00" E	76.69'	

CURVE TABLE

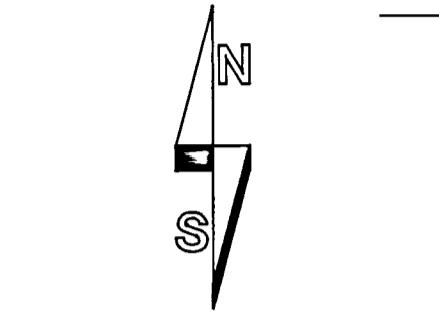
NO.	DELTA	RADIUS	LENGTH	LONG CHORD
C1	38°00'29"	200.00'	132.67'	S51°02'50"E 130.25'
(C1)				S51°02'03"E 130.23'
C2	19°57'47"	200.00'	69.68'	S80°01'32"E 69.33'
(C2)				S80°01'02"E 69.34'
C3	60°00'45"	200.00'	209.48'	S60°01'35"E 200.04'
(C3)				S60°00'00"E 200.00'
C4	30°00'27"	100.00'	52.37'	N15°00'14"W 51.78'

NOTE: CURVES 1, 2 & 3 ARE NON-TANGENT (HELD RECORD RADIUS AND MONUMENTS FOUND).

LEGEND

- - FOUND 5/8" IRON PIN, (REBAR), PLAT OF HOFFMAN FIRST ADDITION.
- ⊙ - FOUND 5/8" IRON PIN, (REBAR), FROM SURVEY NO. S-48-B OR SURVEY NO. 85-30-C.
- ⊕ - FOUND 3" BRASS CAP MONUMENTS SET AT STREET SURFACE. THESE MONUMENTS ARE PERPETUATED FROM 5/8" IRON PINS SHOWN ON PLAT OF S.W. RUNNION AVENUE, RECORDED AS SURVEY NO. S-29-B.
- ⊕ - CALCULATED POINT ONLY, NOT SET OR FOUND.
- - SET 5/8" BY 30" REBAR WITH 1 1/2" YELLOW PLASTIC CAP MARKED "OR PLS 1106 WA PLS 17372", UNLESS OTHERWISE NOTED.
- (XOX) - RECORD DIMENSION FROM PLAT OF S.W. RUNNION AVENUE, SURVEY NO. S-29-B.
- (XOX)R1 - RECORD DIMENSION FROM HOFFMAN FIRST ADDITION PLAT.
- (XOX)R2 - RECORD DIMENSION FROM SURVEY NO. 85-30-C.
- (XOX)R3 - RECORD DIMENSION FROM SURVEY NO. S-48-B.

SECTION CORNER.
FOUND 2 1/2" BRASS CAP ON GALV.
IRON PIPE, SEE SURVEY NO. 92-092-C.



SCALE: 1"=120 FEET
0 60 120 240

NOTE: ROTATE BEARINGS SHOWN ON HOFFMAN FIRST ADDITION AND JUNIOR HIGH AND CHURCH SURVEYS 00°00'27" COUNTER CLOCKWISE TO MATCH BEARINGS OF THIS SURVEY AND BEARINGS AND GRID USED FOR CITY OF PENDLETON CONTOUR MAPS.

PENDLETON JUNIOR HIGH SCHOOL
REEL 74, PAGE 1198
DEED RECORDS
SURVEY NO. S-48-B.

Found 5/8" iron pin from Survey No. 85-30-C, bears S 83°11' W., 1.4' from corner point. (Existing monument may be disturbed by fencing, set new monument).

JEHOVAH WITNESS CHURCH
REEL 118, PAGE 993
DEED RECORDS
SURVEY NO. 85-30-B.

Found 5/8" iron pin from Survey No. 85-30-C, bears S 63°46' W., 0.4' from corner point. (Existing monument may be disturbed by fencing, set new monument).

Corner falls in concrete curb. Set 3/4" brass washer stamped "PLS 1106" in lead plug in concrete.

PARCEL 1
10.10 ACRES M/L

9.99 ACRES, M/L IN SECTION 14.
0.11 ACRE, M/L IN SECTION 15.

"BLANKET" TYPE EASEMENTS WHICH MAY AFFECT PARCEL 1, AS DISCLOSED BY PRELIMINARY TITLE REPORT PREPARED BY PIONEER TITLE COMPANY, 132 S.E. COURT AVENUE, PENDLETON, OREGON, REPORT NO. 64610, DATED JUNE 1, 2000:

- EASEMENT FOR POLE LINES AND APPURTENANCES THERETO, GRANTED TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY, RECORDED AT BOOK 160, PAGE 473, DEED RECORDS. AFFECTS SE1/4 OF SECTION 15.
 - EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION SYSTEM AND APPURTENANCES THERETO, GRANTED TO PACIFIC POWER AND LIGHT COMPANY, RECORDED AT BOOK 185, PAGE 259, DEED RECORDS. AFFECTS E1/2 SECTION 15.
 - EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION SYSTEM AND APPURTENANCES THERETO, GRANTED TO EASTERN OREGON ELEC. COOPERATIVE ASSOCIATION, RECORDED AT BOOK 185, PAGE 259, DEED RECORDS. AFFECTS SW1/4 SECTION 14.
 - EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION SYSTEM AND APPURTENANCES THERETO, GRANTED TO EASTERN OREGON ELEC. COOPERATIVE ASSOCIATION, RECORDED AT BOOK 260, PAGE 520, DEED RECORDS. AFFECTS SECTIONS 14 AND 15.
- NOTE: EASEMENTS NO. 3 AND 4 HAVE BEEN ASSIGNED TO PACIFIC POWER AND LIGHT COMPANY.

SECTION CORNER.
FOUND 1 3/4" BRASS CAP SET IN
CONCRETE BY CITY OF PENDLETON,
SEE SURVEY NO. 92-092-C.

RECEIVED BY RENEWS 6/30/02

REGISTERED
PROFESSIONAL
LAND SURVEYOR

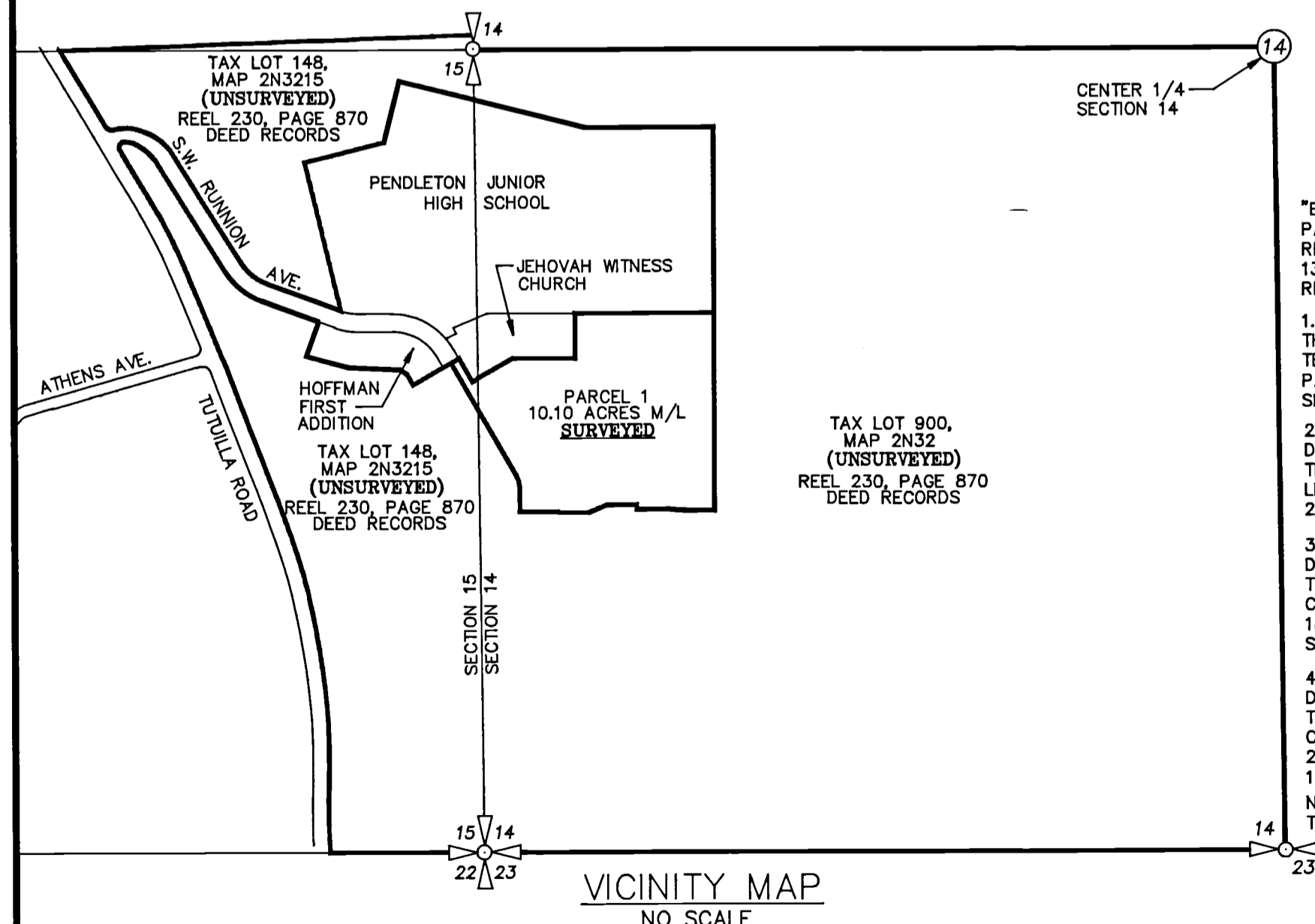
William R. Wells
OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106

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

DATE: 07/00 DR. BY: DMT
CK. BY: WRW NO: 00-705

PROJECT:
PARTITION PLAT FOR:
CIRCLE DOT RANCHES

LOCATED IN SECTIONS 14 AND 15, TOWNSHIP
2 NORTH, RANGE 32 EAST, W.M., CITY OF
PENDLETON, UMATILLA COUNTY, OREGON.



VICINITY MAP
NO SCALE

Umatilla County Surveyors
Date: 8-00
Book: 1106
Page: 00-179-B

2000-41 232

PARTITION PLAT FOR CIRCLE DOT RANCHES
LOCATED IN SECTIONS 14 AND 15, TOWNSHIP 2 NORTH, RANGE
32 EAST, W.M., CITY OF PENDLETON, UMATILLA COUNTY, OREGON.
JULY, 2000

PARTITION PLAT NO. 2000-41
SHEET 2 OF 2

SURVEYOR'S CERTIFICATE & NARRATIVE

THIS PARTITION SURVEY WAS MADE AT THE REQUEST OF AARON HOEFT TO PARTITION A PARCEL OF LAND CONTAINING 10.10 ACRES, MORE OR LESS, FROM TWO TAX LOTS TOTALING TOTAL 186.65 ACRES, MORE OR LESS. THE REMAINDER BEING OVER 80 ACRES, IT IS NOT INCLUDED IN THE PARTITION PLAT. THE GENERAL LOCATION OF THE TWO TAX LOTS ARE SHOWN IN THE VICINITY MAP ON SHEET 1 OF 2. THE TWO EXISTING TAX LOTS ARE PART OF LANDS CONVEYED BY WARRANTY DEED RECORDED AT REEL 230, PAGE 870, DEED RECORDS OF UMATILLA COUNTY.

THE SURVEY WAS MADE FROM CONTROLLING MONUMENTS FOUND, AS NOTED ON SHEET 1 OF 2. REFERENCE SURVEYS ARE NOTED IN THE LEGEND. THE MISSING "INITIAL POINT" OF HOFFMAN FIRST ADDITION WAS REESTABLISHED AND IS USED AS THE "INITIAL POINT" FOR THE FOLLOWING REAL PROPERTY DESCRIPTION OF PARCEL 1. PARCEL 1 IS BISECTED BY THE SECTION LINE COMMON TO SECTIONS 14 AND 15. 9.99 ACRES, M/L OF PARCEL 1 IS LOCATED IN SECTION 14, AND 0.11 ACRE, M/L OF PARCEL 1 IS LOCATED IN SECTION 15.

THIS SURVEY WAS MADE WITH A 2 PERSON CREW USING LEICA 399 GEODETIC GPS RECEIVERS OPERATED IN REAL TIME KINEMATIC MODE. BEARINGS ARE BASED ON THE CITY OF PENDLETON GRID COORDINATE SYSTEM. BEARING REFERENCE IS AS SHOWN ON SHEET 1 OF 2.

I CERTIFY THAT PARCEL 1 IS MARKED WITH PROPER MONUMENTS PER ORS CHAPTER 92, AS REVISED. THE REMAINDER PARCEL IS UNSURVEYED.

REAL PROPERTY DESCRIPTION, PARCEL 1:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 14 AND SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 14; THENCE SOUTH 00°23'15" WEST A DISTANCE OF 3738.21 FEET TO THE INITIAL POINT FOR HOFFMAN FIRST ADDITION, AND THE "INITIAL POINT" FOR THIS DESCRIPTION, SAID "INITIAL POINT" BEING LOCATED ON THE WEST LINE OF THAT TRACT OF LAND CONVEYED TO THE PENDLETON CONGREGATION OF JEHOVAH'S WITNESS, BY WARRANTY DEED RECORDED AT REEL 118, PAGE 993, DEED RECORDS OF UMATILLA COUNTY, OREGON; THENCE SOUTH 30°00'27" EAST ALONG THE WEST LINE OF SAID JEHOVAH WITNESS TRACT A DISTANCE OF 90.00 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 59°59'33" EAST ALONG THE SOUTH LINE OF SAID JEHOVAH WITNESS TRACT A DISTANCE OF 155.17 FEET TO AN ANGLE POINT IN SAID SOUTH LINE; THENCE NORTH 89°59'33" EAST ALONG SAID SOUTH LINE A DISTANCE OF 209.30 FEET TO THE SOUTHEAST CORNER OF SAID JEHOVAH WITNESS TRACT; THENCE NORTH 00°00'27" WEST ALONG THE EAST LINE OF SAID JEHOVAH WITNESS TRACT A DISTANCE OF 150.00 FEET TO THE NORTHWEST CORNER THEREOF AND A POINT ON THE SOUTH LINE OF THAT TRACT OF LAND CONVEYED TO SCHOOL DISTRICT NO. 16R BY DEED RECORDED AT REEL 74, PAGE 1198, DEED RECORDS; THENCE NORTH 89°59'33" EAST ALONG THE SOUTH LINE OF SAID SCHOOL DISTRICT TRACT A DISTANCE OF 463.36 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 00°00'00" WEST A DISTANCE OF 658.57 FEET; THENCE SOUTH 90°00'00" WEST A DISTANCE OF 100.00 FEET; THENCE NORTH 86°35'44" WEST A DISTANCE OF 60.11 FEET; THENCE SOUTH 90°00'00" WEST A DISTANCE OF 100.00 FEET; THENCE NORTH 00°00'00" EAST A DISTANCE OF 15.79 FEET; THENCE SOUTH 90°00'00" WEST A DISTANCE OF 100.00 FEET; THENCE SOUTH 66°43'23" WEST A DISTANCE OF 65.32 FEET; THENCE SOUTH 90°00'00" WEST A DISTANCE OF 100.00 FEET; THENCE NORTH 00°00'00" EAST A DISTANCE OF 2.00 FEET; THENCE SOUTH 90°00'00" WEST A DISTANCE OF 130.00 FEET; THENCE NORTH 00°00'00" EAST A DISTANCE OF 78.69 FEET TO THE POINT OF CURVATURE OF A CURVE; THENCE ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 52.37 FEET, (LONG CHORD BEARS NORTH 15°00'14" WEST A DISTANCE OF 51.78 FEET), TO POINT OF TANGENCY; THENCE NORTH 30°00'27" WEST A DISTANCE OF 429.08 FEET TO A POINT ON THE RIGHT-OF-WAY LINE OF SOUTHWEST RUNNION AVENUE, DEDICATED BY THE PLAT OF HOFFMAN FIRST ADDITION; THENCE NORTH 59°59'33" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 30.00 FEET TO THE "INITIAL POINT".

Will. R. Wells
WILLIAM R. WELLS, PLS 1106

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Will. R. Wells
OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106
RENEWS 6/30/02

OWNER'S DECLARATION

CIRCLE DOT RANCHES, A PARTNERSHIP, DOES HEREBY ACKNOWLEDGE IT HAS CAUSED THIS PARTITION PLAT TO BE PREPARED AND THIS LAND PARTITIONED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, THE CITY OF PENDLETON AND UMATILLA COUNTY ORDINANCE.

Robbie D. Waller
ROBBIE D. WALLER, TRUSTEE

SUBSCRIBED AND SWORN BY ME THIS 18th DAY OF August, 2000.

Jo Ann M. Hefner
NOTARY PUBLIC FOR THE STATE OF OREGON
MY COMMISSION EXPIRES: 7/11/2002



C.W. Hoffman, Jr.
C.W. HOFFMAN, JR., CO-TRUSTEE

SUBSCRIBED AND SWORN BY ME THIS 18th DAY OF August, 2000.

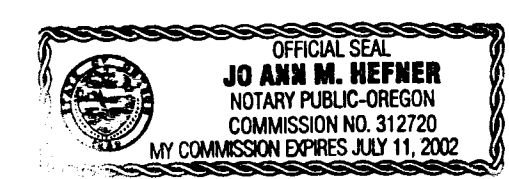
Jo Ann M. Hefner
NOTARY PUBLIC FOR THE STATE OF OREGON
MY COMMISSION EXPIRES: 7/11/2002



Dorothy M. Hoffman
DOROTHY M. HOFFMAN, CO-TRUSTEE

SUBSCRIBED AND SWORN BY ME THIS 18th DAY OF August, 2000.

Jo Ann M. Hefner
NOTARY PUBLIC FOR THE STATE OF OREGON
MY COMMISSION EXPIRES: 7/11/2002



APPROVALS

EXAMINED AND APPROVED THIS 21st DAY OF August, 2000.

LAND PARTITION APPROVAL NO. MP00-03
Rebecca Shullin
CITY OF PENDLETON PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 21st DAY OF Aug., 2000.

David Olin
CITY OF PENDLETON SURVEYOR

EXAMINED AND APPROVED THIS 21st DAY OF August, 2000.

Tracy R. Tokits, Deputy
UMATILLA COUNTY SURVEYOR

TAXES ARE PAID IN FULL, THIS 22nd DAY OF August, 2000.

Roberta Schultz, Deputy
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 August 22, 2000
at 10:30 o'clock Am., in the record of
PLATS of said County.
YEAR NUMBER Slide
2000 41

OFFICE OF COUNTY RECORDS

By: GEORGIA DUNAWAY Records Officer
Fees \$ 50.00 No. 2000-3741017

I CERTIFY THIS IS AN EXACT COPY OF PARTITION PLAT NO. 2000-41

Will. R. Wells
WILLIAM R. WELLS, PLS

RECEIVED BY

Umatilla County Surveyor
Date 8-00
Time 11:00
00-177-B

WILLIAM R. WELLS, PLS 357 N.E. HWY. 11 P.O. BOX 1696 PENDLETON, OR 97801 PHONE: (541) 276-6362		PROJECT: PARTITION PLAT FOR: CIRCLE DOT RANCHES
DATE: 05/00	DR. BY: DMT	LOCATED IN SECTIONS 14 AND 15, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., CITY OF PENDLETON, UMATILLA COUNTY, OREGON.
CK. BY: WRW	NO: 00-705	