

PARTITION PLAT NO. 2007-20
SHEET 1 OF 2



SCALE: 1"=120 FEET
0 60 120 240

BASIS OF BEARINGS: PARTITION PLAT 1990-09.

LEGEND

- - 5/8" REBAR FROM SURVEY NO. 95-65-C. SEE NARRATIVE.
- - FOUND MONUMENT, AS INDICATED ON SURVEY NO. 95-65-C.
- ⊙ - 5/8" REBAR FROM PARTITION PLAT NO. 1990-09.
- ⊕ - CALCULATED POINT ONLY, NOT SET OR FOUND.
- _S - MANHOLES DETERMINING BOUNDARY AS PER DESCRIPTION ON ADJACENT DEED.
- (XOX) - RECORD DIMENSION FROM SHERWOOD HEIGHTS ADDITION PLAT.
- (XOX)D - RECORD DIMENSION FROM DEED DESCRIPTIONS.
- (XOX)R1 - RECORD DIMENSION FROM PARTITION PLAT NO. 1990-09.
- (XOX)R2 - RECORD DIMENSION FROM MONAGLE SURVEY BY STAEBLER DATED 5/17/74.
- - EXISTING FENCE LINES, NOT ALL ARE SHOWN.

CURVE TABLE		RADIUS		LENGTH		LONG CHORD	
NO.	DELTA						
C1	61°28'22"	345.00'	370.15'	S 33°20'28" E	352.65'	S 15°07'18" E	162.55'
C2	25°02'02"	375.00'	163.85'	S 45°51'29" E	234.49'	S 88°47'31" E	83.11'
C3	36°26'20"	375.00'	238.49'	S 15°07'18" E	162.55'	S 89°08'31" E	109.16'
C4	54°15'40"	91.13'	86.30'	S 31°02'58" E	285.79'	S 25°30'51" E	30.03'
C5	53°33'40"	121.13'	113.23'	S 12°59'50" E	146.12'	S 34°30'53" E	37.15'
C6	56°53'28"	330.00'	327.67'	S 02°36'17" E	10.89'	S 78°53'14" W	59.50'
C7	56°53'28"	300.00'	297.88'	S 02°36'17" E	10.89'	S 78°53'14" W	59.50'
C8	4°14'56"	405.00'	405.00'	S 02°36'17" E	10.89'	S 78°53'14" W	59.50'
C9	20°47'06"	405.00'	146.92'	S 02°36'17" E	10.89'	S 78°53'14" W	59.50'
C10	5°15'26"	405.00'	37.16'	S 02°36'17" E	10.89'	S 78°53'14" W	59.50'
C11	9°14'31"	151.13'	24.38'	S 02°36'17" E	10.89'	S 78°53'14" W	59.50'

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N 44°43'48" W	33.87'
L2	N 44°43'48" W	70.90'
L3	N 62°21'41" E	30.00'
L4	N 59°30'50" E	11.53'
L5	N 59°30'50" E	33.94'
L6	N 59°30'50" E	33.94'
L7	S 30°29'10" E	21.79'
L8	S 02°36'17" E	17.90'
L9	S 59°29'43" E	10.89'
L10	S 59°30'50" W	105.89'
L11	S 59°30'50" W	54.41'
L12	S 02°36'17" E	58.43'
L13	S 02°36'17" E	24.66'
L14	N 65°10'51" E	38.74'
L15	N 65°10'51" E	38.73'
L16	N 30°33'56" W	60.00'
L17	S 18°47'25" E	91.88'
L18	N 64°15'24" W	48.17'
L19	S 78°53'14" W	59.50'

SEE SURVEY NO. 98-203-C FOR SIMPSON AND SURVEY NO. 01-110-C FOR GREEN

15' EXISTING EASEMENT, 7.5' ON EACH SIDE OF SEWERLINE, BOOK 298, PAGE 586, DEED RECORDS.

Found 5/8" iron rebar at fence corner. Origin unknown.

NOTE: CENTER OF SANITARY SEWER MANHOLES IDENTIFY THE BOUNDARY COMMON WITH LANDS DESCRIBED IN BOOK 299, PAGE 213, DEED RECORDS.

"Initial Point" of Sherwood Heights Addition, found 2" o.d. iron pipe, Partition Plat No. 1990-09.

Found 2 1/2" brass cap on 1 1/4" galv. iron pipe, by County Surveyor.

NOTE: COMMON DIMENSIONS SHOWN ON THIS SURVEY ARE IDENTICAL WITH SURVEY NO. 95-65-C.

TRUE POINT OF BEGINNING FOR PARCEL 2 DESCRIPTION BEARS S 77°22'08" E, 586.48' FROM N 1/4 CORNER SEC. 18. MONUMENTS ARE SET ON ELDER R/W LINE, 5.00' NORTHWEST OF CURRENT R/W LINE.

Found 1 1/2" o.d. pipe at NE corner Lot 12, Block 4, Sherwood Heights Addition.

NOTE: THE BEARING & DISTANCE BETWEEN THE INITIAL POINT OF SHERWOOD HEIGHTS ADDITION & THE MONUMENT AT THE NW CORNER OF LOT 5, BLOCK 3, SHERWOOD HEIGHTS ADDITION IS N 59°28'25" E, 990.25'. I HELD THIS BEARING FOR THE NORTH RIGHT-OF-WAY OF SW HAILEY AVENUE.

REGISTERED PROFESSIONAL LAND SURVEYOR

WILLIAM R. WELLS
OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106
RENEWS 6/30/08

WILLIAM R. WELLS, PLS
2602 N.E. RIVERSIDE PLACE
P.O. BOX 1696
PENDLETON, OR 97801
PHONE: (541) 276-6362

DATE: 3/07 DR. BY: DMT
CK. BY: WRW NO: 06-1049

PROJECT: BELMONT PLAZA, LLC

LOCATED IN THE S1/2 OF SECTION 9 & THE N1/2 OF SECTION 16, T2N., R32E., W.M., CITY OF PENDLETON, UMATILLA COUNTY, OREGON

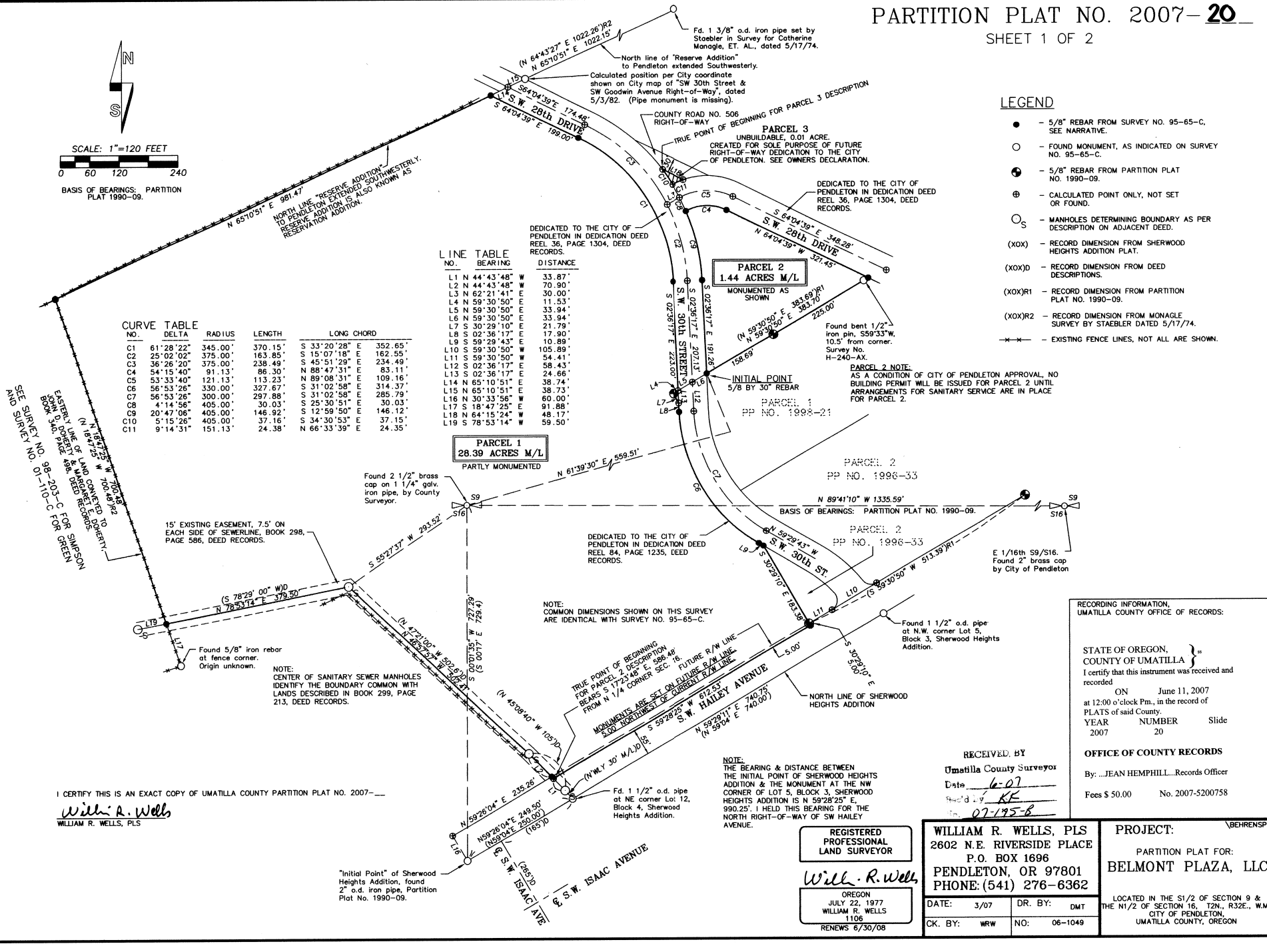
RECORDING INFORMATION, UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON, COUNTY OF UMATILLA }
I certify that this instrument was received and recorded
ON June 11, 2007
at 12:00 o'clock Pm., in the record of PLATS of said County.
YEAR NUMBER Slide
2007 20

OFFICE OF COUNTY RECORDS

By: JEAN HEMPHILL, Records Officer
Fees \$ 50.00 No. 2007-5200758

RECEIVED BY
Umatilla County Surveyor
Date: 6-07
Received by: KE
No: 07-195-B



I CERTIFY THIS IS AN EXACT COPY OF UMATILLA COUNTY PARTITION PLAT NO. 2007-20

WILLIAM R. WELLS, PLS

BEHRENSPP

PARTITION PLAT NO. 2007-20
SHEET 2 OF 2

SURVEYORS CERTIFICATE AND NARRATIVE:

THIS PARTITION PLAT WAS PREPARED AT THE REQUEST OF BILL BEHRENS OF BELMONT PLAZA, LLC. THE PURPOSE OF THE PARTITION WAS TO SEGREGATE PARCELS 1, 2 AND 3 BY PARTITION. ALTHOUGH PARCELS 1, 2 AND 3 ARE PHYSICALLY SEPARATED BY VARIOUS RIGHT-OF-WAYS OF SOUTHWEST 28TH DRIVE, SOUTHWEST 30TH STREET AND COUNTY ROAD NO. 506, THE PARCELS ARE NOT SEPARATE UNDER OREGON LAND USE RULES AND REQUIRE SEGREGATION BY PARTITION.

THE EXTERIOR BOUNDARY OF PARCELS 1 AND 2 WAS SURVEYED UNDER UMATILLA COUNTY SURVEY NO. 95-65-C, AND MONUMENTS WERE ESTABLISHED FOR MOST CORNERS, AS INDICATED ON THIS PLAT. FOR THIS PARTITION, I VERIFIED THAT MONUMENTS, AS ESTABLISHED UNDER SURVEY NO 95-65-C, WERE IN PLACE FOR PARCEL 2. FOR PARCEL 1, WHICH IS OVER 10 ACRES IN SIZE, I PARTIALLY VERIFIED THE EXISTENCE OF MONUMENTS ON THE EXTERIOR BOUNDARY. MONUMENTS WERE NEVER ESTABLISHED FOR PARCEL 3, BECAUSE IT WILL BE INCORPORATED INTO STREET RIGHT-OF-WAY AT A FUTURE DATE.

I HEREBY CERTIFY THAT PARCEL 2 IS MONUMENTED, AS SHOWN ON THIS PLAT, IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED.

REAL PROPERTY DESCRIPTIONS

DESCRIPTION OF PARCEL 1:

A tract of land located in the South Half of Section 9 and the North Half of Section 16, Township 2 North, Range 32 East, W.M., Umatilla County, Oregon, described as follows:

Commencing at the one-quarter corner to Sections 9 and 16, Township 2 North, Range 32 East, W.M., thence South 17°23'48" East a distance of 586.48 feet to a point on the North right-of-way line of Southwest 28th Drive, the TRUE POINT OF BEGINNING for this description; thence North 44°43'48" West a distance of 70.90 feet; thence North 46°57'57" West a distance of 502.41 feet; thence South 78°53'14" West a distance of 379.50 feet to a point on the Easterly line of that tract of land conveyed to John D. Doherty and Margaret E. Doherty, recorded in Book 340, Page 498, Deed Records of Umatilla County; thence North 18°47'25" West along the Easterly line of said Doherty Tract a distance of 700.48 feet to the intersection of the extended North line of Reserve Addition to the City of Pendleton, (Reserve Addition is also known as Reservation Addition); thence North 65°10'51" East along said extended North line a distance of 981.47 feet to a point on the Westerly right-of-way line of Southwest 28th Drive; thence South 64°04'39" East along said Westerly right-of-way line a distance of 199.00 feet to the point of curvature of a curve; thence continuing along said Westerly right-of-way line of Southwest 28th Drive, which changes to Southwest 30th Street, along the arc of a 345.00 radius curve to the right a distance of 370.15 feet to the point of tangency, (long chord bears South 33°20'28" East a distance of 352.65 feet); thence South 02°36'17" East, continuing along the Westerly right-of-way line of Southwest 30th Street a distance of 223.00 feet to a point on the North line of Parcel 1 of Umatilla County Partition Plat 1998-21; thence South 59°30'50" West along said North line of Parcel 1 a distance of 11.53 feet to the Northwest corner of said Parcel 1; thence South 30°29'10" East along the West line of said Parcel 1 a distance of 21.79 feet to a point on the Westerly right-of-way line of Southwest 30th Street; thence South 02°36'17" East along said Westerly right-of-way line a distance of 17.90 feet to the point of curvature of a curve; thence continuing along said Westerly right-of-way line, on the arc of a 330.00 foot radius curve to the left a distance of 327.87 feet to the point of tangency, (long chord bears South 31°02'58" East a distance of 314.37 feet); thence South 59°29'43" East continuing along said Westerly right-of-way line a distance of 10.89 feet to a point on the Westerly line of Parcel 2 of Umatilla County Partition Plat No. 1998-33; thence South 30°29'10" East along said Westerly line of Parcel 2 of Partition Plat No. 1998-33 a distance of 183.38 feet; thence continuing South 30°29'10" East a distance of 5.00 feet to a point on the Northerly right-of-way line of Southwest Halley Avenue; thence South 59°28'25" West along said Northerly right-of-way line a distance of 612.53 feet to the TRUE POINT OF BEGINNING.

DESCRIPTION OF PARCEL 2:

A tract of land located in the Southwest Quarter of Section 9, Township 2 North, Range 32 East, W.M., Umatilla County, Oregon, described as follows:

Commencing at the one-quarter corner common to Sections 9 and 16, Township 2 North, Range 32 East, W.M., thence North 61°39'30" East a distance of 559.51 feet to the INITIAL POINT, a point on the North line of Umatilla County Partition Plat No. 1998-21; thence North 59°30'50" East along said North line a distance of 383.70 feet to a point on the Southerly right-of-way line of Southwest 28th Drive; thence North 69°04'39" West along said Southerly right-of-way line a distance of 321.45 feet to the point of curvature of a curve; thence along the arc of a 91.13 foot radius curve to the left, on the Southerly right-of-way line of Southwest 28th Drive, a distance of 86.30 feet, (long chord bears South 88°47'31" West a distance of 83.11 feet), to the Easterly right-of-way line of Southwest 30th Street; thence along the arc of a 405.00 foot radius curve to the right, on the Easterly right-of-way line of Southwest 30th Street, a distance of 146.92 feet to the point on tangency, (long chord bears South 12°59'50" East a distance of 146.12 feet); thence South 02°36'17" East along the Easterly right-of-way line of Southwest 30th Street a distance of 191.26 feet to the INITIAL POINT.

DESCRIPTION OF PARCEL 3:

That land conveyed to Belmont Plaza, LLC in instrument No. 2006-4950428, Umatilla County Office of Records and partially reconveyed to Hal Palmer Rentals, LLC, in instrument No. 2006-5120580, Umatilla County Office of Records, located between the Northerly right-of-way lines of Southwest 28th Drive and the Southerly right-of-way line of County Road No. 506, and more particularly described as follows:

A tract of land located in the Southwest Quarter of Section 9, Township 2 North, Range 32 East, W.M., Umatilla County, Oregon, described as follows:

Commencing at the one-quarter corner common to Sections 9 and 16, Township 2 North, Range 32 East, W.M., thence North 61°39'30" East a distance of 792.37 feet to the TRUE POINT OF BEGINNING for this description, a point on the intersection of the South right-of-way line of County Road No. 506 and the Northeasterly right-of-way line of Southwest 28th Drive; thence along the Northeasterly right-of-way line of Southwest 28th Drive, on the arc of a 91.13 foot radius curve to the right a distance of 37.16 feet, (long chord bears South 34°30'53" East a distance of 37.15 feet), to an angle point in the Northerly right-of-way line of Southwest 28th Drive; thence along the Northerly right-of-way line of Southwest 28th Drive, on the arc of a 151.13 foot radius curve to the right a distance of 24.38 feet, (long chord bears North 65°33'39" East a distance of 24.35 feet), to a point on the Southerly right-of-way line of County Road No. 506; thence North 64°15'24" West along said Southerly right-of-way line a distance of 48.17 feet to the TRUE POINT OF BEGINNING.

William R. Wells
WILLIAM R. WELLS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR

William R. Wells

OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106
RENEWS 6/30/08

OWNERS DECLARATION

BELMONT PLAZA LLC, A WASHINGTON LIMITED LIABILITY COMPANY, OWNER AND CONTRACT HOLDER, AND HAL PALMER RENTALS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, CONTRACT PURCHASER OF AN UNDIVIDED 50% TENANT-IN-COMMON INTEREST, DO HEREBY ACKNOWLEDGE THAT WE HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED AND THIS LAND PARTITIONED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE CITY OF PENDLETON AND UMATILLA COUNTY DEVELOPMENT ORDINANCES.

WE HEREBY ACKNOWLEDGE EXISTING EASEMENTS OF RECORD.

WE ALSO ACKNOWLEDGE THAT PARCEL 3 IS UNBUILDABLE AND IS CREATED FOR THE SOLE PURPOSE OF FUTURE DEDICATION TO THE CITY OF PENDLETON FOR STREET RIGHT-OF-WAY. PARCEL 3 IS NOT MONUMENTED.

BELMONT PLAZA LLC, A WASHINGTON LIMITED LIABILITY COMPANY, OWNER AND CONTRACT HOLDER, BY:

William A. Behrens
WILLIAM A. BEHRENS, MANAGER

ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF May 2007.

Janie E. Ray
NOTARY PUBLIC FOR THE STATE OF WASHINGTON

MY COMMISSION EXPIRES: 6-19-2008

MY COMMISSION NUMBER: _____

JANIE E. RAY
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
JUNE 19, 2008

HAL PALMER RENTALS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, CONTRACT PURCHASER OF UNDIVIDED 50% TENANT-IN-COMMON INTEREST, BY:

Harold L. Palmer Jr.
HAROLD L. PALMER JR., MANAGER

ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF May 2007.

Janie E. Ray
NOTARY PUBLIC FOR THE STATE OF WASHINGTON

MY COMMISSION EXPIRES: 6-19-2008

MY COMMISSION NUMBER: _____

JANIE E. RAY
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
JUNE 19, 2008

APPROVALS

EXAMINED AND APPROVED THIS

24 DAY OF May 2007

LAND PARTITION APPROVAL NO. MPOG-07

Michael G. Muller
PENDLETON CITY PLANNER

EXAMINED AND APPROVED THIS

24 DAY OF May 2007

Janie E. Ray
CITY OF PENDLETON SURVEYOR

EXAMINED AND APPROVED THIS

30 DAY OF May 2007

David H. Klebe
UMATILLA COUNTY SURVEYOR

TAXES ARE PAID IN FULL THIS

11 DAY OF June 2007.

Bettina F. Smith
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 June 11, 2007
at 12:00 o'clock Pm., in the record of
PLATS of said County.
YEAR NUMBER Slide
2007 20

OFFICE OF COUNTY RECORDS

By: JEAN HEMPHILL, Records Officer

Fees \$ 50.00 No. 2007-5200758

RECEIVED BY
Umatilla County Surveyor
Date 06-07
Filed by SK
No. 07-175-B

WILLIAM R. WELLS, PLS
2602 N.E. RIVERSIDE PLACE
P.O. BOX 1696
PENDLETON, OR 97801
PHONE: (541) 276-6362

PROJECT: \BEHRENSP2
PARTITION PLAT FOR:
BELMONT PLAZA, LLC

DATE: 3/07 DR. BY: DMT
CK. BY: WRW NO: 06-1049

LOCATED IN THE S1/2 OF SECTION 9 & THE N1/2 OF SECTION 16, T2N., R32E., W.M., CITY OF PENDLETON, UMATILLA COUNTY, OREGON.

I CERTIFY THIS IS AN EXACT COPY OF PARTITION PLAT NO. 2007-____

William R. Wells
WILLIAM R. WELLS, PLS