

PARTITION PLAT NO. 2015-11

LOCATED IN THE SW1/4 OF SECTION 3 AND THE SE1/4 OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 34 EAST, W.M., UMATILLA COUNTY, OREGON. MARCH, 2015.

NO.	BEARING	DISTANCE
L1	S 33°08'13" W	23.91'
L2	S 33°08'13" W	47.12'
L3	N 50°09'45" W	64.12'
L4	S 88°45'41" E	80.00'
L5	N 88°45'41" W	50.00'
L6	S 39°46'27" W	40.61'
L7	S 39°46'27" W	181.61'
L8	S 01°14'19" W	15.00'
L9	S 30°46'12" W	85.15'
L10	S 30°46'12" W	85.15'

I, ERIC C. SEDERBURG, OWNER, DO HEREBY ACKNOWLEDGE THAT I HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED AND THIS LAND PARTITIONED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE ORDINANCES OF THE CITY OF ADAMS. I FURTHERMORE, DESIGNATE THE NEW 15' WIDE IRRIGATION LINE EASEMENT APPURTENANT TO PARCELS 1, 2, AND 3.

Eric C. Sederburg
ERIC C. SEDERBURG, OWNER

ACKNOWLEDGMENT
STATE OF OREGON) SS
COUNTY OF UMATILLA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON
THIS 8 DAY OF June, 2015.
BY ERIC C. SEDERBURG, OWNER
David M. Subbs
NOTARY PUBLIC FOR THE STATE OF OREGON
MY COMMISSION EXPIRES: 10-14-16
MY COMMISSION NUMBER: 471536

APPROVALS

EXAMINED AND APPROVED THIS
9th DAY OF April, 2015.

LAND PARTITION APPROVAL NO. 15-02

Walter J. Leggett
CITY OF ADAMS PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 15 DAY
OF June, 2015.

David H. Kline
UMATILLA COUNTY SURVEYOR

TAXES ARE PAID IN FULL, THIS 15th DAY

OF June, 2015.

Bettina Knight by Kristen Shonard
UMATILLA COUNTY TAX COLLECTOR Deputy

RECORDING INFORMATION
UMATILLA COUNTY OFFICE OF RECORDS:

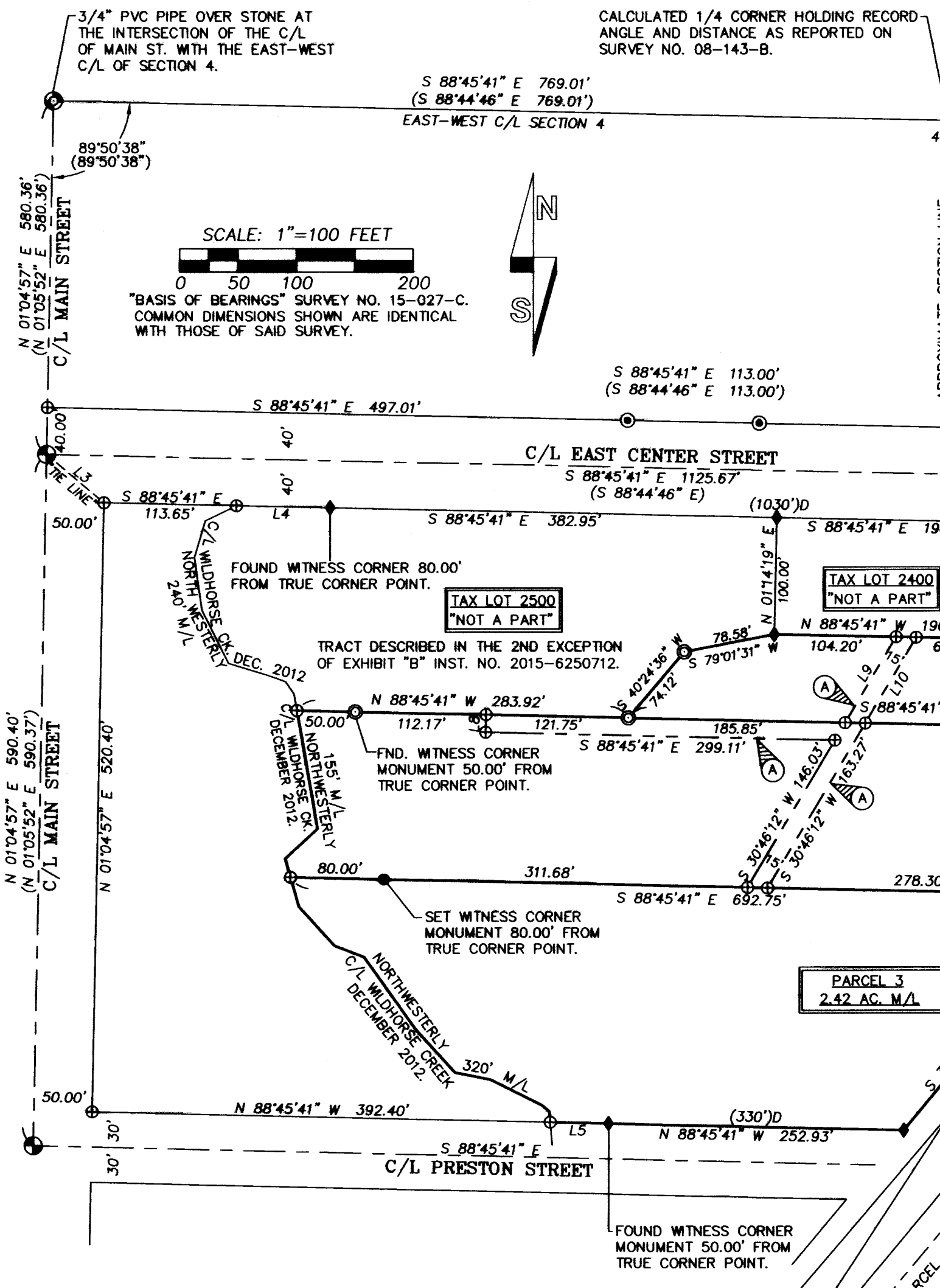
STATE OF OREGON,
COUNTY OF UMATILLA }
I certify that this instrument was received and
recorded
ON June 15, 2015
at 3:12 o'clock P.m., in the record of
PLATS of said County.
YEAR NUMBER Slide
2015 11

OFFICE OF COUNTY RECORDS

By: ...Steve Churchill...Records Officer
Fees \$ 78.00 No. 2015-6300744

RECEIVED BY

Umatilla County Surveyor
Date: 06/17/2015
Rec'd By: *m. Haffel*
No.: 15-054-B



LEGEND

- SET A 5/8"x30" IRON REBAR WITH 1 1/4" PURPLE PLASTIC CAP MARKED "WELLS SURVEYING 54657PLS."
- FOUND A RAILROAD SPIKE STAMPED "+" & "PLS 54657" IN ASPHALT WALKWAY PER SURVEY NO. 15-027-C.
- ⊙ FOUND A 5/8"x24" IRON REBAR WITH 1 1/4" PURPLE PLASTIC CAP MARKED "WELLS SURVEYING 54657PLS" PER SURVEY NO. 15-001-C.
- ◆ FOUND A 5/8"x24" IRON REBAR WITH PURPLE PLASTIC CAP PER SURVEY NO. 13-124-C.
- ⊕ FOUND A 3/4" PVC PIPE SET OVER STONE AS REPORTED ON SURVEY NO. 08-143-B.
- ⊙ FOUND A "PK" NAIL WITH BRASS WASHER BY PLS 2627 AS REPORTED ON SURVEY NO. 08-143-B.
- ⊙ FOUND A 5/8" IRON REBAR WITH 1 1/8" DIA. ORANGE PLASTIC CAP PER SURVEY NO. 08-143-B.
- FOUND EITHER A 5/8" IRON REBAR WITH RED PLASTIC CAP OR A "PK" WITH BRASS WASHER AS REPORTED ON PARTITION PLAT 2012-10.
- ⊕ CALCULATED POINT ONLY. NOTHING FOUND OR SET.
- (XOX) RECORD DIMENSION FROM SURVEY 08-143-B.
- (XOX)R RECORD DIMENSION FROM PARTITION PLAT NO. 2012-10.
- (XOX)D RECORD DIMENSION FROM DEED RECORDED AS INSTRUMENT NO. 2012-5980328.
- Ⓐ NEW 15' WIDE IRRIGATION LINE EASEMENT CREATED ON THIS PLAT, APPURTENANT TO PARCELS 1, 2, 3, AND THAT TRACT OF LAND DESCRIBED IN THE SECOND EXCEPTION OF EXHIBIT "B", PAGE 5, OF INSTRUMENT NO. 2015-6250712, UMATILLA COUNTY DEED RECORDS. THIS EASEMENT CONTAINS IRRIGATION PIPING AND BURIED POWER TO ABOVE GROUND SWITCH PANELS.
- Ⓑ EASEMENT AGREEMENT AREA TO THE STATE OF OREGON FROM O.W.R.R. & NAVIGATION CO. DATED SEPT. 29, 1939, (RR-267, CONTRACT DEPT. NO. 24383). DEVELOPMENT MAY BE RESTRICTED IN THIS AREA.

NARRATIVE

THIS PARTITION PLAT WAS PERFORMED AT THE REQUEST OF ERIC SEDERBURG OWNER OF THE LANDS CONTAINED WITHIN THIS PLAT. THREE BOUNDARY ADJUSTMENT SURVEYS (SURVEYS 13-124-C, 15-001-C, AND 15-027-C) WERE MADE OF THE PROPERTY PREVIOUSLY. SEE SAID SURVEYS FOR ADDITIONAL INFORMATION. A HIGHWAY EASEMENT EXISTS ACROSS PORTIONS OF ALL PARCELS CREATED ON THIS PARTITION AS SHOWN, AND DEVELOPMENT MAY BE RESTRICTED WITHIN THE EASEMENT. AS NOTED IN PREVIOUS SURVEYS, WILDHORSE CREEK IS A NATURAL FLOATING BOUNDARY WHICH MAY MOVE, AND IT IS NOT THE INTENT OF THIS PARTITION SURVEY TO FIX ITS LOCATION.

A TRIMBLE R8 GEODETIC GPS RECEIVER AND A TRIMBLE 5700 SERIES BASE STATION OPERATED IN REAL TIME KINEMATIC MODE WERE USED FOR CONTROLLING TIES AND CORNER SETS.

SURVEYORS CERTIFICATE

I CERTIFY THAT I HAVE SURVEYED AND MONUMENTED PARCELS 1, 2, AND 3 OF THIS PARTITION PLAT IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE CITY OF ADAMS DEVELOPMENT ORDINANCES.

REAL PROPERTY DESCRIPTION

A tract of land located in the Southwest Quarter of Section 3 and the Southeast Quarter of Section 4, Township 3 North, Range 34 East, W.M., Umatilla County, Oregon described as follows:

Commencing at the West Quarter corner of Section 3 of said Township and Range; thence South 32°16'30" East a distance of 671.72 feet to the Northwest corner of Parcel 1 of Umatilla County Partition Plat No. 2012-10, the INITIAL POINT for this description; thence South 56°51'47" East along the Northerly line of said Parcel 1 a distance of 55.95 feet; thence South 39°46'27" West a distance of 484.07 feet to a point on the Westerly right-of-way line of old U.S. Highway No. 11; thence South 39°46'27" West along said Westerly right-of-way line a distance of 220.51 feet to a point at the intersection of said Westerly right-of-way line with the Northerly right-of-way line of Preston Street; thence North 88°45'41" West along said Northerly right-of-way line a distance of 302.93 feet to the centerline of Wildhorse creek; thence Northwest along the centerline of Wildhorse creek a distance of 475 feet, more or less, to the Southwest corner of that Tract of land described as an exception in Exhibit B, of Instrument No. 2015-6250712, Umatilla County Deed Records; thence South 88°45'41" East along the Southerly line of said Tract a distance of 283.92 feet; thence North 40°24'36" East continuing along said Southerly line of Tract a distance of 74.12 feet; thence North 79°01'31" East continuing along said Southerly line of Tract a distance of 78.58 feet to the Southwest corner of that Tract of land described in Instrument No. 2013-6020438, Umatilla County Deed Records; thence South 88°45'41" East along the Southerly line of said Tract a distance of 190.91 feet to the Southeast corner thereof; thence North 01°14'19" East along the East line of said Tract a distance of 100.00 feet to the Northeast corner thereof; thence South 88°45'41" East along the Southerly right-of-way line of East Center Street a distance of 283.15 feet; thence North 33°08'13" East a distance of 71.03 feet to the INITIAL POINT.

SUBJECT TO all roads, streets, and water rights of way.

ALSO SUBJECT TO that easement to the State of Oregon from the Oregon-Washington Railroad and Navigation Company, dated September 29, 1939, No. (RR-267, contract department No. 24384.)

Containing 6.47 acres more or less.

Jason M. Wells
JASON M. WELLS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR

Jason M. Wells
OREGON
NOVEMBER 29, 2010
JASON M. WELLS
54657PLS
RENEWS 6/30/16

I CERTIFY THIS IS AN EXACT COPY OF PARTITION PLAT NO. 2015-11.

Jason M. Wells
JASON M. WELLS, PLS

WELLS SURVEYING
200 SE HAILEY SUITE 108
P.O. BOX 1696
PENDLETON, OR 97801
PHONE: (541) 276-6362

DATE: 03/15 DR. BY: JMW
CK. BY: DMT NO: 15-1579

PROJECT: \ERICSEDERBURGPP2015

PARTITION PLAT FOR:
ERIC SEDERBURG

LOCATED IN THE SW1/4 OF SECTION 3, & SE1/4 SECTION 4, T3N, R34E, W.M., UMATILLA COUNTY, OREGON.