

PARTITION PLAT 2017 -12 ~~11251~~

Located in the Northeast Quarter of Section 5 and the South Half of the North Half of Section 4, Township 1 South, Range 32 East, Willamette Meridian, Umatilla County, Oregon.

LEGEND

- FOUND 2" IRON PIPE AS SHOWN ON SURVEY I-44-B.
- FOUND BRASS CAP. SEE CERTIFICATE C9-16-004
- SET A 5/8" x 30" IRON REBAR W/ A 1 1/8" ORANGE PLASTIC CAP STAMPED WTS AND 56295LS
- G— UNDERGROUND GAS MAIN
- E— OVERHEAD POWERLINE
- R1 COUNTY SURVEY I-44-B
- R2 COUNTY SURVEY 97-140-C
- R3 COUNTY SURVEY 11-101-C
- R4 COUNTY SURVEY 15-31-B
- R5 COUNTY SURVEY 16-006-B
- {xxxx} DATA FROM DEED REEL 469 PAGE 574, COUNTY RECORDS
- "xxxx" RECORD DATA FROM PARTITION 2015-07.

BASE LINE  
T1N  
T1S

APPROVALS  
CITY OF PILOT ROCK  
PLANNING DIRECTOR

This plat is approved this

20<sup>th</sup> day of JUNE 2017.

*Terri Porter*

CITY PLANNING DIRECTOR

RECEIVED BY

Umatilla County Surveyor

Date: 6/28/17

Rec'd By: CT

No.: 17-083-B

UMATILLA COUNTY  
TAX COLLECTOR

Taxes are paid in full this

22<sup>nd</sup> day of JUNE 2017.

*Bettine Emig* by *Kristen Shumard, deputy*  
UMATILLA COUNTY TAX COLLECTOR

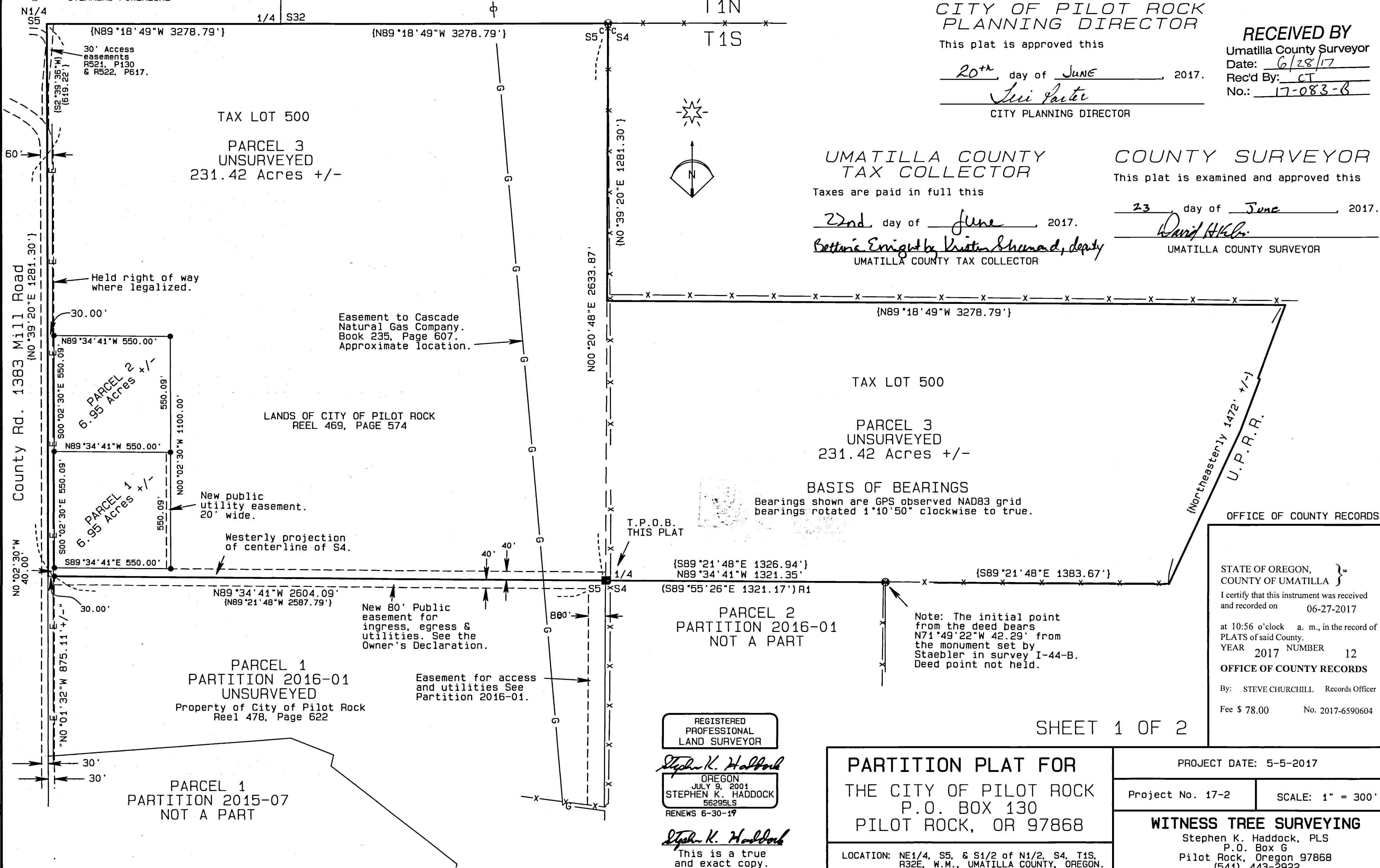
COUNTY SURVEYOR

This plat is examined and approved this

23 day of JUNE 2017.

*David H. H. H.*

UMATILLA COUNTY SURVEYOR



OFFICE OF COUNTY RECORDS

STATE OF OREGON, COUNTY OF UMATILLA }

I certify that this instrument was received and recorded on 06-27-2017

at 10:56 o'clock a. m., in the record of PLATS of said County.

YEAR 2017 NUMBER 12

OFFICE OF COUNTY RECORDS

By: STEVE CHURCHILL Records Officer

Fee \$ 78.00 No. 2017-6590604

SHEET 1 OF 2

REGISTERED PROFESSIONAL LAND SURVEYOR

*Stephen K. Haddock*  
OREGON  
JULY 9, 2001  
STEPHEN K. HADDOCK  
56295LS  
RENEWS 6-30-19

*Stephen K. Haddock*  
This is a true and exact copy.

PARTITION PLAT FOR  
THE CITY OF PILOT ROCK  
P.O. BOX 130  
PILOT ROCK, OR 97868

LOCATION: NE1/4, S5, & S1/2 of N1/2, S4, T1S, R32E, W.M., UMATILLA COUNTY, OREGON.

PROJECT DATE: 5-5-2017

Project No. 17-2

SCALE: 1" = 300'

WITNESS TREE SURVEYING

Stephen K. Haddock, PLS  
P.O. Box 6  
Pilot Rock, Oregon 97868  
(541) 443-2922

Surveyor's Certificate

I, Stephen K. Haddock, a Registered Professional Land Surveyor in the State of Oregon, do hereby depose and say that I have correctly surveyed and marked with legal monuments the lands as shown hereon and do say that the initial point of this partition One Quarter Corner common to Sections 4 and 5 which is marked with a brass capped iron pipe as described in Umatilla County Corner Certificate C9-16-004-R. I do also state that Parcel 3 of this partition as shown is unsurveyed.

LEGAL DESCRIPTION

A tract of land in Section 4 and 5 in Township 1 South, Range 32, East of the Willamette Meridian, County of Umatilla and the State of Oregon being more particularly described as follows:

Commencing at the southeast corner of Section 5 in said Township 1 South, Range 32 East as marked by a 2" Iron pipe as set in survey #I-44; thence North 0°39'18" West along the East line of said Section 5 (as now surveyed) a distance of 1,331.23 feet; thence South 89°24'21" East 1330.33 feet; thence North 0°48'07" West 1,330.32 feet to a point on the east - west center of Section line to said Section 4, said point being the Point of Beginning of the tract herein to be described; thence South 89°21'48" East 1,326.94 feet to the center of said Section 4; thence South 89°21'48" East along the east - west center of section line for Section 4, a distance of 56.73 feet to a point on the west line of the O.W.R. Railroad, said point being on a non-tangent curve to the left having a radius of 5689.58 feet; thence along said curve to the left through a central angle of 7°55'35" an arc length of 787.10 feet, said curve is subtended by a chord which bears North 25°00'12" East a distance of 786.48 feet; to a point of curve to spiral at railroad station 652+63.23; thence along said spiral curve which is subtended by a chord which bears North 20°44'24" East a distance of 89.69 feet to the spiral to tangent at station 651+73.23; thence North 20°35'25" East 173.23 feet; thence North 69°24'35" West 10.00 feet; thence North 20°35'25" East 265.67' to a point of spiral curve; thence along said spiral curve which is subtended by a chord which bears North 21°03'16" East 118.91 feet to a point on the east-west 1/16 line which bears South 89°18'49" East 630.67 feet from the north-south center-of-section line of Section 4 (as now surveyed); thence North 89°18'49" West 630.67 feet to a point on said north-south center-of-section line; thence North 89°18'49" West 2648.12 feet; thence North 0°39'20" East a distance of 1281.30 feet to a 2 1/2" brass cap marking the northeast corner of said Section 5; thence North 89°55'49" West along the north line of said Section 5 a distance of 1452.47 feet to a 2 1/2" brass cap marking the south 1/4 corner of Section 32; thence North 89°55'36" West along said north line 1188.39 feet; thence South 2°39'36" West 619.22 feet to the as travelled centerline of Mill Road (County Road); thence South 0°04'11" West along said travelled centerline 1968.23 feet; thence South 89°21'48" East 2587.79 feet; thence South 89°21'48" East a distance of 1326.94 feet to the Point of Beginning.

EXCEPTING THEREFROM any portion of the property being with the above described Mill Road.

SUBJECT TO: The easement to Cascade Natural Gas Corporation recorded in Book 235, Page 607, Deed Records of Umatilla County, Oregon.

SUBJECT TO: The easements, including the terms and provisions thereof, in favor of Pacific Power and Light Company recorded in Book 180, Page 543, and in Book 264, Page 469 of The Umatilla County, Oregon Deed Records.

SUBJECT TO: Easement and Declaration on Restriction of Use Easement and Equitable Servitude between International Paper Company and the Oregon Department of Environmental Quality dated January 12, 2004 and recorded on March 3, 2004 in instrument No. 2004-4580002, Office of County Records, Umatilla County, Oregon.

SUBJECT TO: Covenants, Conditions and Restrictions, as set forth in instrument No. 2004-4690574 recorded September 22, 2004, in the Umatilla County Microfilm Records.

SUBJECT TO: Easement, including the terms and provisions thereof, between the City of Pilot Rock and Wayne Platt, Jr., recorded June 15, 2007, Instrument No. 2007-5210130. Umatilla County Microfilm Records.

SUBJECT TO: Easement, including the terms and provisions thereof, between the City of Pilot Rock and Marie Hemphill, recorded July 17, 2007, Instrument No. 2007-5220617. Umatilla County Microfilm Records.

SUBJECT TO: The rights of the public in County Road 1383.

NARRATIVE

This plat was prepared at the request of Mr. Steve Draper on behalf of the City of Pilot Rock Oregon. The purpose of this partition is to establish the boundaries of two proposed industrial sites.

As stated in the description notes below, the legal description for this property was changed from an aliquot part description to a metes and bounds by the deed that conveyed title to the City. As noted, there are several problems with the new description and, being as this new description was not the result of any boundary agreements with the adjoining, the original aliquot part lines should control the exterior lines of the City's ownership.

The new description divided the east half of Section 5 by the westerly projection of the east-west centerline of Section 4. I determined the east-west centerline of section 4 based on the found monuments on the north line of Parcel 2, Partition 2016-01 as shown. The monuments along the west line of this partition were set 30 feet east of the "as travelled" centerline of the County Road as called for in the deed. I held this location with the understanding that "as travelled" in the deed meant as on the day the deed was recorded and with the personal knowledge that the road location has not moved between the recording date of the deed and the date of this plat.

In 1976, Mill road was legalized along what was called the N-S 1/4 section line of Section 5. In 1997 a location was established for the north 1/4 corner of Section 5 by proportion that lies 83 ft. +/- west of the apparent location of the 1/4 corner held by the road legalization. The true location of the north-south centerline of section 5 will need to be determined by future survey. However, the the westerly monuments of Parcels 1 and 2 of this partition have been set on the easterly right of way line of Mill Road where that line was established by the 1976 legalization. This survey was performed with a Trimble R7/R8 ATK GPS system measuring in kinematic mode.

DESCRIPTION NOTES

The boundary description above was taken from the deed recorded in Reel 469, Page 574, Umatilla County Deed Records wherein the City of Pilot Rock was grantee and the International Paper Company was grantor. When International Paper Company owned this property, as seen in the deed recorded in Reel 386, Page 398, it was described by aliquot parts bounded on the east by the railroad. Prior to conveying this property to the City of Pilot Rock, International Paper Co. obtained an ALTA survey in which the surveyor wrote a new metes and bounds description for this property. The new description does not close by 86' +/-.

Also, the new description calls for the west line of the property to be the "as travelled" centerline of Mill Road rather than the north-south centerline of Section 5 which appears to have omitted any part of the east half of Section 5 lying west of the road centerline. One last change was that the new description uses the westerly projection of the east-west centerline of Section 4 as the dividing line for the east half of Section 5.

See the Narrative for a discussion on how this change was dealt with for this survey.

OWNER'S DECLARATION

The City of Pilot Rock, an Oregon Municipal Corporation, owner of the land described herein, does hereby declare that they have caused this plat to be prepared and this land partitioned in accordance with ORS Chapter 92 as revised and the ordinances of the City of Pilot Rock. They do also hereby dedicate the 20 foot public utility easement along the easterly line of Parcel 1 as shown hereon. They do also state that they are the owner of the Unsurveyed Parcel 1 of Partition 2016-01 as shown on this plat and that they do hereby dedicate the 80 foot public easement for access and utilities which lies 40 feet on each side of the south line of this partition as shown on sheet 1, extending from the east line of section 5 to the easterly right of way line of County Road 1383, Mill Road.

Authorized by the Pilot Rock City Council on this 30th day of

JUNE 2017. Virginia Carnes

Virginia Carnes Mayor, City of Pilot Rock

State of: Oregon County of: Umatilla

On this 20th Day of JUNE 2017, the above named individual appeared personally before me and is known to me to be the identical individual who executed the plat dedication and acknowledged that she did so freely and voluntarily.

Before me: Terianne Porter

Printed name: TERIANNE PORTER Notary Public for Oregon

Commission number: 944601

My commission expires: 11-9-19



OFFICE OF COUNTY RECORDS

STATE OF OREGON, COUNTY OF UMATILLA

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at 10:56 o'clock a. m., in the record of PLATS of said County.

YEAR 2017 NUMBER 12

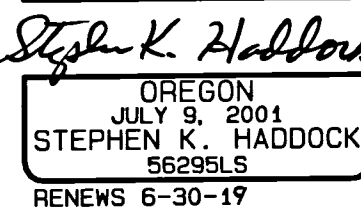
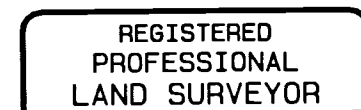
OFFICE OF COUNTY RECORDS

By: STEVE CHURCHILL Records Officer

Fee \$ 78.00 No. 2017-6590604

RECEIVED BY Umatilla County Surveyor Date: 6/28/17 Rec'd By: CT No.: 17-083-B

SHEET 2 OF 2



This is a true and exact copy.

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Project No. 15-17 SCALE: 1" = 300'

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Stephen K. Haddock, PLS P.O. Box 6 Pilot Rock, Oregon 97868 (541) 443-2922