

REFERENCES

PURCHASE CONTRACT INST. NO. 2013-6010458
 DEED INST. NO. 1998-3320433
 VACATION ORDINANCE REEL 212, PAGE 1326
 DEED INST. NO. 2018-6700208
 DEED BOOK 242, PAGE 212
 DEED REEL 113, PAGE 688
 DEED BOOK 285, PAGE 370
 SURVEY NO. 03-58-B
 SURVEY NO. 16-048-B
 SURVEY 98-172-C
 SUBDIVISION BOOK 13, PAGE 139.



SCALE: 1"=50 FEET
 0 25 50 100

A PARTITION OF A TRACT OF LAND LOCATED IN BLOCK 4, HOLDMAN'S WEST ADDITION TO THE CITY OF ADAMS, UMATILLA COUNTY, OREGON. LOCATED IN THE SE1/4 OF THE NE1/4 OF SECTION 4, T3N, R34E, W.M. JUNE, 2019

PARTITION PLAT NO. 2019-19

OWNERS DECLARATION

WE MARK D. EASLEY & RUTH L. EASLEY, OWNERS OF THE PROPERTY INVOLVED IN THIS PARTITION, DO HEREBY ACKNOWLEDGE THAT WE HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED AND SURVEYED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND APPLICABLE CITY OF ADAMS AND UMATILLA COUNTY DEVELOPMENT ORDINANCES. WE FURTHER ACKNOWLEDGE ALL EASEMENTS AND ENCUMBRANCES AFFECTING THE PROPERTY.

Mark D. Easley
 MARK D. EASLEY, OWNER

ACKNOWLEDGMENT
 STATE OF OREGON) SS
 COUNTY OF UMATILLA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

THIS 8th DAY OF July 2019.
 BY MARK D. EASLEY, OWNER

Travis M. Deelt
 NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: June 18, 21

MY COMMISSION NUMBER: 963370

Ruth L. Easley
 RUTH L. EASLEY, OWNER

ACKNOWLEDGMENT
 STATE OF OREGON) SS
 COUNTY OF UMATILLA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

THIS 8th DAY OF July 2019.
 BY RUTH L. EASLEY, OWNER

Travis M. Deelt
 NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: June 18, 21

MY COMMISSION NUMBER: 963370

CONTRACT PURCHASER'S DECLARATION

WE KEITH LARSEN & HOLLI LARSEN, CONTRACT PURCHASERS OF THE PROPERTY INVOLVED IN THIS PARTITION, DO HEREBY ACKNOWLEDGE THAT WE HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED AND SURVEYED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND APPLICABLE CITY OF ADAMS AND UMATILLA COUNTY DEVELOPMENT ORDINANCES. WE FURTHER ACKNOWLEDGE ALL EASEMENTS AND ENCUMBRANCES AFFECTING THE PROPERTY.

Keith Larsen
 KEITH LARSEN, CONTRACT PURCHASER

ACKNOWLEDGMENT
 STATE OF OREGON) SS
 COUNTY OF UMATILLA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

THIS 8th DAY OF July 2019.
 BY KEITH LARSEN, CONTRACT PURCHASER

Travis M. Deelt
 NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: June 18, 21

MY COMMISSION NUMBER: 963370

Holli Larsen
 HOLLI LARSEN, CONTRACT PURCHASER

ACKNOWLEDGMENT
 STATE OF OREGON) SS
 COUNTY OF UMATILLA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

THIS 8th DAY OF July 2019.
 BY HOLLI LARSEN, CONTRACT PURCHASER

Travis M. Deelt
 NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: June 18, 21

MY COMMISSION NUMBER: 963370

SURVEYORS CERTIFICATE & NARRATIVE:

I CERTIFY THAT I HAVE CORRECTLY SHOWN AND MARKED WITH LEGAL MONUMENTS PARCELS 1 AND 2 OF THIS PARTITION PLAT IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE CITY OF ADAMS AND UMATILLA COUNTY DEVELOPMENT ORDINANCES. MONUMENTS FOUND AND ESTABLISHED ARE NOTED. THE SURVEY WAS MADE AT THE REQUEST OF KEITH LARSEN, CONTRACT PURCHASER TO DIVIDE THE PROPERTY INTO TWO PARCELS TO SEPARATE EXISTING MOBILE HOMES AS SHOWN. BLOCK 4 & 5, ALONG WITH THE BOUNDING STREETS HAVE BEEN SURVEYED ON PREVIOUS SURVEYS. I HOLD SURVEY NO. 03-58-B AS THE BASIS OF BEARINGS FOR THIS SURVEY. AS STATED ON SAID SURVEY AND DEPICTED ON THE ORIGINAL PLAT OF HOLDMAN'S WEST ADDITION, AN ALLEY NEVER EXISTED BETWEEN BLOCKS 4 AND 5. IN NOVEMBER OF 1991 PER ORDINANCE 170, RECORDED IN REEL 212, PAGE 1326, THE CITY OF ADAMS IN ERROR VACATED A 20 FOOT WIDE ALLEY BETWEEN BLOCKS 4 AND 5. ALL SUBSEQUENT DEEDS ARE IN ERROR GRANTING PORTIONS OF THE 20 FOOT WIDE ALLEY TO THE ADJOINING PROPERTIES. THE "ALLEY" PROPERTY WAS AND IS IN FACT THE SOUTHERLY 20 FEET OF BLOCK 5. THE ORIGINAL PLAT SHOWS AN ALLEY IN THE BLOCK EAST AND WEST OF BLOCKS 4 AND 5. THE ERROR WAS MOST LIKELY CAUSED BY AN ASSESSOR MAP SHOWING AN ALLEY AND THE ORIGINAL PLAT NOT BEING CONSULTED. THERE IS A SCRIVENER'S ERROR IN SURVEY 03-58-B SHOWING ALL EAST-WEST BEARINGS BEING NORTH 84°44'27" WEST WHEN IN FACT THEY SHOULD READ NORTH 88°44'27" WEST.

THE SURVEY WAS MADE WITH A ONE PERSON CREW USING A LEICA GS14 GPS RECEIVER OPERATED OVER THE ORGN NETWORK. MONUMENTS SET WERE VERIFIED BY SEPARATE OBSERVATIONS.

I CERTIFY THIS IS A TRUE AND EXACT COPY OF PARTITION PLAT NO. 2019-19

Jason M. Wells
 JASON M. WELLS, PLS

REAL PROPERTY DESCRIPTION:

A TRACT OF LAND LOCATED IN BLOCK 4 OF HOLDMAN'S WEST ADDITION TO THE CITY OF ADAMS, OREGON, BEING LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 34 EAST, WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON, DESCRIBED AS FOLLOWS:

THAT TRACT OF LAND DESCRIBED IN REEL 113, PAGE 688, UMATILLA COUNTY DEED RECORDS.

Jason M. Wells
 JASON M. WELLS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
 NOVEMBER 29, 2010
 JASON M. WELLS
 54657PLS
 RENEWS 6/30/20

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

DATE: 04/19 DR. BY: JMW
 CK. BY: WRW NO: 19-

PROJECT: \Jrsonpp2019rot1
 PARTITION PLAT FOR:
 KEITH & HOLLI LARSEN

A PARTITION OF A TRACT OF LAND LOCATED IN BLOCK 4, HOLDMAN'S WEST ADDITION, TO THE CITY OF ADAMS, UMATILLA CO., OREGON.

APPROVALS

EXAMINED AND APPROVED THIS 2 DAY OF July 2019.

LAND DIVISION NO. 2019-01

Donna Prime
 CITY OF ADAMS RECORDER

EXAMINED AND APPROVED THIS 3 DAY OF July 2019.

David H. Kelle
 UMATILLA COUNTY SURVEYOR

TAXES ARE PAID IN FULL, THIS 8 DAY OF July 2019.

Jason M. Wells
 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 7-8-2019

at 2:31 o'clock p.m., in the record of PLATS of said County.
 YEAR 2019 NUMBER 19

OFFICE OF COUNTY RECORDS

By: STEVE CHURCHILL Records Officer

Fee \$ 120.00 No. 2019-6870729

LEGEND

- SET 5/8"x24" IRON REBAR WITH 1 1/4" BLUE PLASTIC CAP STAMPED "WELLS SURVEYING PLS 54657."
- ◆ FOUND 5/8" REBAR WITH RED PLASTIC CAP PER SURVEY NO. 03-58-B.
- FOUND 5/8" REBAR WITH PURPLE PLASTIC CAP PER SURVEY NO. 16-048-B.
- ⊙ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP PER SURVEY NO. 98-172-C. ALSO CALLED ON SAND HOLLOW SUBDIVISION, BOOK 13, PAGE 139.
- (XOX)J RECORD DIMENSION FROM SURVEY NO. 16-048-B.
- (XOX)H RECORD DIMENSION FROM SURVEY NO. 03-58-B.
- (XOX)W RECORD DIMENSION FROM SURVEY NO. 98-172-C.
- (XOX)D RECORD DEED DIMENSION.
- EXISTING FENCE LINE.

RECEIVED BY

Umatilla County Surveyor
 Date: 7/9/19
 Rec'd By: CT
 No.: 19-068-R