

PARTITION PLAT 2019-31

A REPLAT OF LOT 1 AND 6 OF DAN SHAW REPLAT RECORDED AS BK. 15 PG. 7 LOCATED IN THE NE 1/4, NW 1/4 SEC. 10, TWP. 2N, RNG. 32 E.W.M. PENDLETON, UMATILLA COUNTY, OREGON.

CLIENT: STEVEN TAKEYAMA
LIVING WELL INVESTMENTS, INC.
615 SW 7TH ST.
PENDLETON, OR 97801

SURVEYOR'S NARRATIVE

THIS SURVEY WAS UNDERTAKEN IN OCTOBER OF 2019 AT THE REQUEST OF STEVEN TAKEYAMA.

THE PURPOSE OF THIS SURVEY IS TO PARTITION AND PERFORM A REPLAT ON LOTS 1 AND 6 OF DAN SHAW REPLAT RECORDED AS BK. 15 PG. 7 LOCATED IN BLOCK 7 HOUSER'S ADDITION TO THE CITY OF PENDLETON, OREGON RECORDED AS BOOK 1 PAGE 109.

PARCEL 1 WILL CONSIST OF LOT 6 DAN SHAW REPLAT LESS THE WESTERLY 15.02 FEET AND THE NORTHERLY 10.00 FEET OF SAID LOT 6.

PARCEL 2 WILL CONSIST OF THE EASTERLY 51.65 FEET OF LOT 1 DAN SHAW REPLAT PLUS THE WESTERLY 15.02 FEET AND THE NORTHERLY 10.00 FEET OF LOT 6 DAN SHAW REPLAT.

PARCEL 3 WILL CONSIST OF LOT 1 DAN SHAW REPLAT LESS THE EASTERLY 51.65 FEET OF SAID LOT 1.

3 INCH BRASS CAPS IN MONUMENT BOXES WERE FOUND AND RECOVERED AT THE INTERSECTION OF N.W. 12TH ST. AND N.W. CARDEN AVE. AND AT THE INTERSECTION OF N.W. 13TH ST. AND N.W. CARDEN AVE. THESE 2 MONUMENTS WERE HELD AS THE BASIS OF BEARING FOR THIS SURVEY AND ARE BASED ON DAN SHAW REPLAT, SEE BK. 15 PG. 7.

IN 1971 STAEBLER ESTABLISHED AND SET THE SOUTHWEST AND NORTHWEST CORNERS OF LOT 1 OF DAN SHAW REPLAT. 1/2 INCH IRON RODS WERE FOUND AND RECOVERED AT THESE CORNER POSITIONS AND HELD AS SUCH. SEE SURVEY NUMBER H-98-A.

IN 2000 LS 1106 ESTABLISHED AND SET THE SOUTHEAST CORNER OF LOT 6 OF DAN SHAW REPLAT. A SCREW WITH A WASHER STAMPED "PLS 1106" WAS FOUND AND RECOVERED AT THIS CORNER POSITION AND HELD AS SUCH. SEE SURVEY NUMBER 01-017-C.

IN 2005 LS 56295 ESTABLISHED AND SET THE REMAINING CORNERS FOR LOTS 1 THRU 6 OF DAN SHAW REPLAT. ALL OF THESE CORNERS WERE FOUND AND RECOVERED AND HELD AS SUCH WITH THE EXCEPTION OF THE NORTHEAST CORNER OF LOT 5 DAN SHAW REPLAT. THERE IS A NEW CONCRETE WALK IN THIS AREA AND I SUSPECT THE MONUMENT WAS DESTROYED.

PARCEL 1 OF THIS PARTITION PLAT CORNER LOCATIONS:

N.E. CORNER WAS COMPUTED ON LINE BETWEEN THE FOUND AND RECOVERED S.E. CORNER OF LOT 6 DAN SHAW REPLAT AND THE FOUND AND RECOVERED N.E. CORNER OF LOT 6 DAN SHAW REPLAT, 10.00 FEET FROM SAID N.E. CORNER OF LOT 6 DAN SHAW REPLAT.

S.W. CORNER WAS COMPUTED ON LINE BETWEEN THE FOUND AND RECOVERED S.E. CORNER OF LOT 6 DAN SHAW REPLAT AND THE FOUND AND RECOVERED S.W. CORNER OF LOT 6 DAN SHAW REPLAT.

N.W. CORNER WAS COMPUTED AT AN INTERSECTION POINT OF THE N.E. CORNER AND HOLDING THE BEARING OF THE SOUTH LINE OF LOT 6 DAN SHAW REPLAT WITH THE S.W. CORNER AND HOLDING THE BEARING OF THE WEST LINE OF LOT 6 DAN SHAW REPLAT, SO AS TO HAVE SAID PARCEL 3 ENCOMPASS 5000 S.F.

PARCEL 2 OF THIS PARTITION PLAT CORNER LOCATIONS:

THE CORNERS FOUND AND RECOVERED ON THE S'LY BOUNDARY OF LOTS 3 THRU 5, DAN SHAW REPLAT AS WELL AS THE PREVIOUSLY MENTIONED CORNER LOCATIONS FOR PARCEL 1 OF THIS PARTITION PLAT WERE HELD.

N.W. CORNER WAS COMPUTED ON LINE BETWEEN THE FOUND AND RECOVERED S.E. CORNER OF LOT 2 DAN SHAW REPLAT AND THE FOUND AND RECOVERED S'LY CORNER OF LOT 2 DAN SHAW REPLAT.

S.W. CORNER WAS COMPUTED ON LINE BETWEEN THE FOUND AND RECOVERED S.E. CORNER OF LOT 1 DAN SHAW REPLAT AND THE FOUND AND RECOVERED S.W. CORNER OF LOT 1 DAN SHAW REPLAT, SO AS TO HAVE SAID PARCEL 2 ENCOMPASS 5000 S.F.

PARCEL 3 OF THIS PARTITION PLAT CORNER LOCATIONS:

THE CORNERS FOUND AND RECOVERED ON THE W'LY BOUNDARY OF LOT 1, THE W'LY BOUNDARY OF LOT 2 AND THE S'LY BOUNDARY OF LOT 2 ALL OF DAN SHAW REPLAT AS WELL AS THE PREVIOUSLY MENTIONED W'LY CORNER LOCATIONS FOR PARCEL 2 OF THIS PARTITION PLAT WERE HELD, SO AS TO HAVE PARCEL 3 ENCOMPASS THE REMAINING 5903.5 S.F.

STATE OF OREGON,
COUNTY OF UMATILLA }

I certify that this instrument was received and recorded on 12-16-2019

at 2:42 o'clock p. m., in the record of PLATS of said County.

YEAR 2019 NUMBER 31

OFFICE OF COUNTY RECORDS

By: STEVE CHURCHILL Records Officer

Fee \$ 120.00 No. 2019-6940703

UTILITY STATEMENT

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT AND ALL OTHER RELATED FACILITIES ABOVE AND BELOW GROUND WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL OBSTRUCTIONS AT THE OWNERS EXPENSE, OR THE UTILITY MAY REMOVE SUCH OBSTRUCTION AT THE OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

SURVEYS

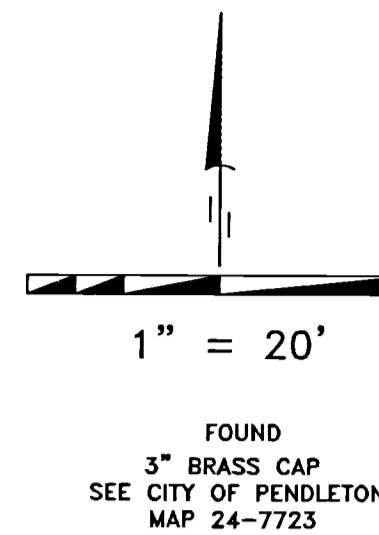
- (R1) DAN SHAW REPLAT BK. 15 PG. 7
- (R2) HOUSER'S ADDITION BK. 1 PG. 109
- (R3) STAEBLER FOR PARKSIDE DEVELOPMENT CO. SURVEY NO. H-098-A
- (R4) WELLS FOR PENDLETON RIVERSIDE APARTMENTS OREG., LTD. SURVEY NO. 01-017-C
- (R5) CITY OF PENDLETON MAP 24-7723

DEEDS

- INST. NO. 2016-6500589
- INST. NO. 2008-5380722
- INST. NO. 2015-6270589
- INST. NO. 2009-5520293
- INST. NO. 2014-6180497
- INST. NO. 2016-6500588

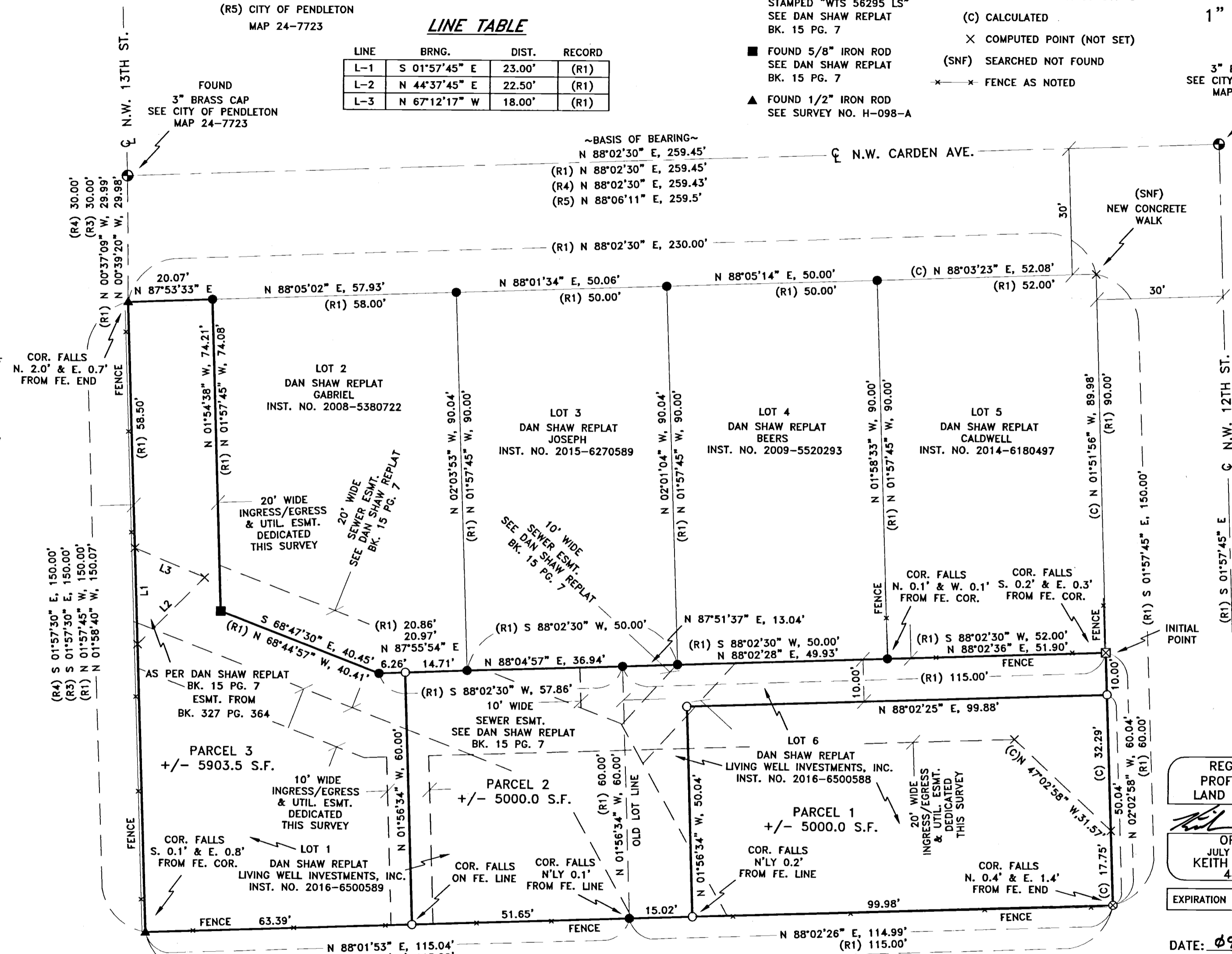
LEGEND

- FOUND MONUMENT AS NOTED
- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PLS LS 48490"
- FOUND 5/8" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "WTS 56295 LS" SEE DAN SHAW REPLAT BK. 15 PG. 7
- FOUND 5/8" IRON ROD SEE DAN SHAW REPLAT BK. 15 PG. 7
- ▲ FOUND 1/2" IRON ROD SEE SURVEY NO. H-098-A
- ⊗ FOUND PK NAIL WITH WASHER STAMPED "WTS 56295 LS" SEE DAN SHAW REPLAT BK. 15 PG. 7
- ⊗ FOUND SCREW WITH WASHER STAMPED "PLS 1106" SEE SURVEY NO. 01-017-C
- (C) CALCULATED
- × COMPUTED POINT (NOT SET)
- (SNF) SEARCHED NOT FOUND
- x — FENCE AS NOTED



LINE TABLE

LINE	BRNG.	DIST.	RECORD
L-1	S 01°57'45" E	23.00'	(R1)
L-2	N 44°37'45" E	22.50'	(R1)
L-3	N 67°12'17" W	18.00'	(R1)



RECEIVED BY
Umatilla County Surveyor
Date: 12/17/19
Recd By: CT
No.: 19-122-3

REGISTERED PROFESSIONAL LAND SURVEYOR
K.P.P.
OREGON
JULY 12, 2005
KEITH P. PRIMM
48490
EXPIRATION DATE: 12/31/20

DATE: 09 DEC 19

SURVEYOR'S CERTIFICATION

I, KEITH P. PRIMM, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON HEREBY CERTIFY THAT I HAVE SURVEYED THE BOUNDARIES OF THAT LAND DESCRIBED AS LOTS 1 AND 6 OF DAN SHAW REPLAT, RECORDED AS BOOK 15 PAGE 7 LOCATED IN BLOCK 7 HOUSER'S ADDITION TO THE CITY OF PENDLETON, OREGON, RECORDED AS BOOK 1 PAGE 109 AND THAT THIS MAP CORRECTLY REPRESENTS A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN OCTOBER, 2019 IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING LAW, AS ESTABLISHED BY ORS CHAPTER 209, AND HAVE SET THE PROPER MONUMENTS.

PRIMM LAND SURVEYING, INC.

P.O. BOX 1322, 1340 N.E. 4TH
HERMISTON, OR 97838
BU1 (541) 564-7887
FAX (541) 567-8020
keith@primmlandsurveying.com
brit@primmlandsurveying.com

I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL SURVEY AS FILED FOR STEVEN TAKEYAMA IN UMATILLA COUNTY, OREGON.
K.P.P.
KEITH P. PRIMM

CLIENT: STEVEN TAKEYAMA
NE 1/4 NW 1/4, SEC 10, TWP. 2 N. RNG. 32 E. WM
PROJECT:
A REPLAT OF LOT 1 AND 6 OF DAN SHAW REPLAT RECORDED AS BK. 15 PG. 7 LOCATED IN THE NE 1/4, NW 1/4 SEC. 10, TWP. 2 N., RNG. 32 E.W.M. PENDLETON, UMATILLA COUNTY, OREGON.
JOB #: 1910001
DATE: 01 OCT 19
FB/PG: 41/32-33
SHEET: 1 OF 2
DRAWN: KPP
APPROVED: KPP

PARTITION PLAT 2019-31

APPROVALS

A REPLAT OF LOT 1 AND 6 OF DAN SHAW REPLAT RECORDED AS BK. 15 PG. 7 LOCATED IN THE NE 1/4, NW 1/4 SEC. 10, TWP. 2N, RNG. 32 E.W.M. PENDLETON, UMATILLA COUNTY, OREGON.

CLIENT: STEVEN TAKEYAMA
LIVING WELL INVESTMENTS, INC.
615 SW 7TH ST.
PENDLETON, OR 97801

CITY OF PENDLETON PLANNER

THE ACCOMPANYING LAND PARTITION IS HEREBY APPROVED FOR FILING.


PENDLETON CITY PLANNER

DATED THIS 12 DAY OF December, 2019

CITY OF PENDLETON SURVEYOR


THE ACCOMPANYING LAND PARTITION IS HEREBY APPROVED FOR FILING.


PENDLETON CITY SURVEYOR

DATED THIS 12 DAY OF December, 2019

OWNER'S CERTIFICATION, DECLARATION AND ACKNOWLEDGMENT

I STEVEN TAKEYAMA, MANAGER OF LIVING WELL INVESTMENTS, INC. AN OREGON CORPORATION, OWNER OF LOTS 1 AND 6 OF DAN SHAW REPLAT, RECORDED AS BOOK 15 PAGE 7 LOCATED IN BLOCK 7 HOUSER'S ADDITION TO THE CITY OF PENDLETON, OREGON, RECORDED AS BOOK 1 PAGE 109, UMATILLA COUNTY PLAT RECORDS, DO HEREBY CERTIFY AND ACKNOWLEDGE THAT I HAVE EXAMINED AND CAUSED THE ACCOMPANYING LAND PARTITION TO BE PREPARED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED AND THE CITY OF PENDLETON AND UMATILLA COUNTY DEVELOPMENT ORDINANCES AND DO HEREBY DEDICATE THE 20' WIDE AND 10' WIDE INGERS/EGRESS AND UTILITY EASEMENTS AS SHOWN HEREON AND I THEREFORE APPROVE SAID LAND PARTITION.


STEVEN TAKEYAMA, MANAGER OF LIVING WELL INVESTMENTS, INC., AN OREGON CORPORATION

DATED THIS 12TH DAY OF DECEMBER, 2019

NOTARY PUBLIC FOR OREGON

ON THIS 12TH DAY OF DECEMBER, 2019, THE INDIVIDUAL ABOVE APPEARED PERSONALLY BEFORE ME AND ARE KNOWN TO ME TO BE THE IDENTICAL INDIVIDUAL WHO EXECUTED THIS PLAT AND ACKNOWLEDGED THAT SHE DID SO FREELY AND VOLUNTARILY BEFORE ME.


NOTARY PUBLIC FOR OREGON


PRINTED NAME ROBERT O. STOLTZ

COMMISSION NO. 960932

MY COMMISSION EXPIRES 4.9.2021

UMATILLA COUNTY SURVEYOR


I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING LAND PARTITION, THAT IT COMPLIES WITH THE LAWS OF THE STATE OF OREGON WITH REFERENCE TO THE FILING AND RECORDING OF SUCH PLATS AND I THEREFORE APPROVE SAID LAND PARTITION.


UMATILLA COUNTY SURVEYOR

DATED THIS 16 DAY OF December, 2019

UMATILLA COUNTY TAX COLLECTOR

I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TAX RECORDS RELATIVE TO THE LAND COVERED BY THE ACCOMPANYING LAND PARTITION AND THAT ALL MONIES DUE FOR STATE AND COUNTY TAXES AND ASSESSMENTS THAT COULD CONSTITUTE A LIEN ON SAID LANDS HAVE BEEN PAID, AND I HEREBY APPROVE SAID LAND PARTITION.

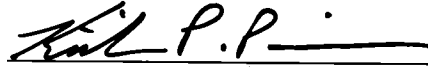

TAX COLLECTOR

DATED THIS 13th DAY OF December, 2019

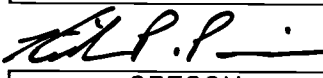
SURVEYOR'S CERTIFICATION

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KEITH P. PRIMM

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EXPIRATION DATE: 12/31/20

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CLIENT: STEVEN TAKEYAMA

NE 1/4 NW 1/4, SEC 10, TWP. 2 N. RNG. 32 E. WM

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RECEIVED BY
Umatilla County Surveyor
Date: 12/17/19
Rec'd By: CT
No.: 19-122-8