



110830

Steve Randolph, *Planning Consultant for Ukiah*  
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Umatilla County  
Road Dept.

24 May 1985

MAY 31 1985

RECEIVED

MINOR PARTITION APPROVAL  
CORLEY PARTITION (1985)  
TAX LOT 401 OF 5S 31 14AC  
CITY OF UKIAH  
UMATILLA COUNTY, OREGON

RECEIVED

MAY 31 1985

LOTS 3, 4, 5, 14, 15, 16; BLOCK 12; SECOND ADDITION

Umatilla County  
Road Dept.

WHEREAS, on 13 January 1982, William J. Storie, attorney at law, filed a Minor Partition Application for Theodore W. and Ruth E. Corley to split off their property west of Albee Road to deed to Lincoln Porter of Pilot Rock, as payment of a debt, as described in the notice letter, Attachment A, and

WHEREAS, a Ukiah City Council public hearing on the request was scheduled for Tuesday, 2 February 1982, at 7:30 p.m., in the Ukiah School Cafeteria, and

WHEREAS, legal notice was published in the 23 and 30 January 1982 editions of the East Oregonian, and

WHEREAS, individual notices were mailed on 25 January 1982 to all property owners within 250 feet, affected agencies, City officials, and news media, and

WHEREAS, dedication of a proper right-of-way for the Albee Road was the major issue to be considered, but it was not until just prior to the public hearing that it was discovered a right-of-way was in fact already dedicated for the road, albeit not in its current location, and

WHEREAS, the City Council opened and tabled the public hearing pending negotiation of a favorable agreement between Umatilla County, the City and property owners regarding the Albee Road right-of-way, and

WHEREAS, agreement was reached that the property owners would dedicate a fifty-foot right-of-way for the Albee Road in exchange for the County vacating the old right-of-way and for the City vacating most of two blocks of Alba Street and the undeveloped alley in Block 12 of the second addition to Ukiah, (see Attachment B), and

WHEREAS, this informal approval has not yet been finalized due to disagreement

Corley-Porter Minor Partition Approval  
24 May 1985  
Page 2

as to who should pay for surveying the new right-of-way location and for surveying and marking the new property corners, and

WHEREAS, in order for Ted and Ruth Corley to obtain a loan from Western Heritage Savings and Loan and deed the affected land to Lincoln Porter, immediate resolution of the partition issue is necessary, and

WHEREAS, on 21 May 1985, the Ukiah City Council reconvened the public hearing and consensus was re-established regarding the original realignment agreement, albeit with a sixty-foot new right-of-way per the request of the County Road Department, however, the parties concerned were not agreeable to signing a partition agreement with conditions of road dedication until after the survey is completed, and

WHEREAS, Ted Corley then suggested that only the three lots east of the alley (which constitute his homesite) be split off for right now to satisfy the mortgage requirements, an interim compromise to which all were agreeable,

NOW THEREFORE,

Be it known that on 21 May 1985, the Ukiah City Council approved the amended Corley Partition Request to split Tax Lot 401 along the north-south alley in Block 12, as illustrated on Attachment C, the approved partition map. This approval was granted with the understanding that once the Albee Road realignment was settled and the alley in Block 12 was vacated, the boundary of the Corley's homesite, Parcel A, would be adjusted westward to the boundary of the new Albee Road right-of-way. The Porters would then be deeded the remainder of Lots 14, 15, and 16 west of the new right-of-way. The resulting parcels are described as follows:

PARCEL A: The Corley's homesite

A TRACT of land situated in the southwest 1/4 of the northeast 1/4 of Section 14, Township 5 South, Range 31 East of the Willamette Meridian, in the City of Ukiah, Umatilla County, Oregon, described as follows:

LOTS 3, 4, and 5 of Block 12 of the Second Addition to the Town, now City, of Ukiah, Oregon,

CONTAINING 12,000 square feet.

PARCEL B: The remainder of Tax Lot 401

A TRACT of land situated in the southwest 1/4 of the northeast 1/4 of Section 14, Township 5 South, Range 31 East of the Willamette Meridian, in the City of Ukiah, Umatilla County, Oregon, described as follows:

Corley-Porter Minor Partition Approval  
24 May 1985  
Page 2

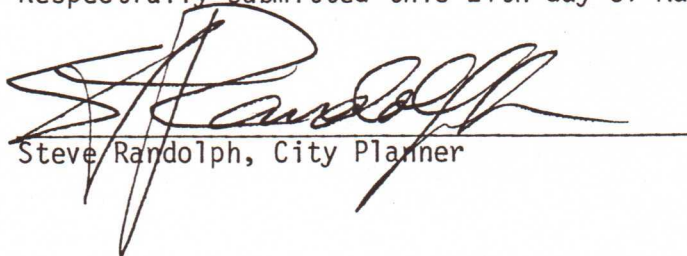
LOTS 14, 15, and 16 of Block 12 of the Second Addition to the Town,  
now City of Ukiah, Oregon;

CONTAINING approximately 9,400 square feet (less the road right-of-  
way excepted below);

EXCEPTING therefrom the forty-foot wide dedicated right-of-way of  
Umatilla County Road #448, the Albee Road;

NOTING that the actual location of the Albee Road extends eastward  
from its dedicated right-of-way, further infringing on said Parcel B.

Respectfully submitted this 24th day of May 1985,



Steve Randolph, City Planner



R 126 PAGE 236

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January 25, 1982

CORLEY PARTITION  
 TAX LOT 401 OF 5S 31 14AC  
LOTS 3, 4, 5, 14, 15, 16; BLOCK 12; SECOND ADDITION

Dear Neighborhood Property Owners,

Ted and Ruth Corley have requested City approval to partition off that portion of their land in northern Ukiah lying west of the Albee Road. The proposed boundary between the eastern and western portions of their property is the center line of the Albee Road. The eastern parcel, on which is located the Corley's home, will contain 21,000 sq.ft., the western parcel only 10,200 sq.ft.

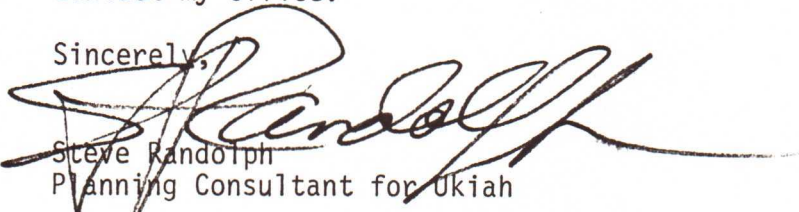
As you are all no doubt aware, the Albee Road runs diagonally across Block 12 instead of being located in the platted right-of-way of Alba Street. Last week, I was informed by the County that the 2nd Addition to Ukiah was platted in 1906 right over a pre-existing County road right-of-way (#448, 1894) which generally follows the direction of the present Albee Road. Why this occurred we don't know. However, to make matters more complicated, the location of the present road appears to be a little east of the 1894 right-of-way.

It would seem to be to everyone's advantage to secure a legal right-of-way for the present Albee Road, thereby correcting a problem that has been in existence for nearly 80 years. In compensation for property owners' dedicating a 50' right-of-way for the road, the City could vacate the 20'-wide, unopened alley in Block 12 and portions of undeveloped, 80'-wide Alba St. north of Despain. High St. and the alley between Despain and High should be extended through to this new right-of-way to provide access to the northwestern part of the City, if and when it is developed.

Provided the arrangements are fair, Mr. Corley is favorable to this idea. If such a scheme is also acceptable to the City Council, it could be incorporated in the approval of the Corley partition, and the other affected property owners could be asked to participate as well.

A public hearing on the Corley Partition will be held by the Ukiah City Council on Tuesday, February 2, 1982, at 7:30 pm in the basement of the Ukiah School. Please feel free to attend and voice your comments. For further information, please contact my office.

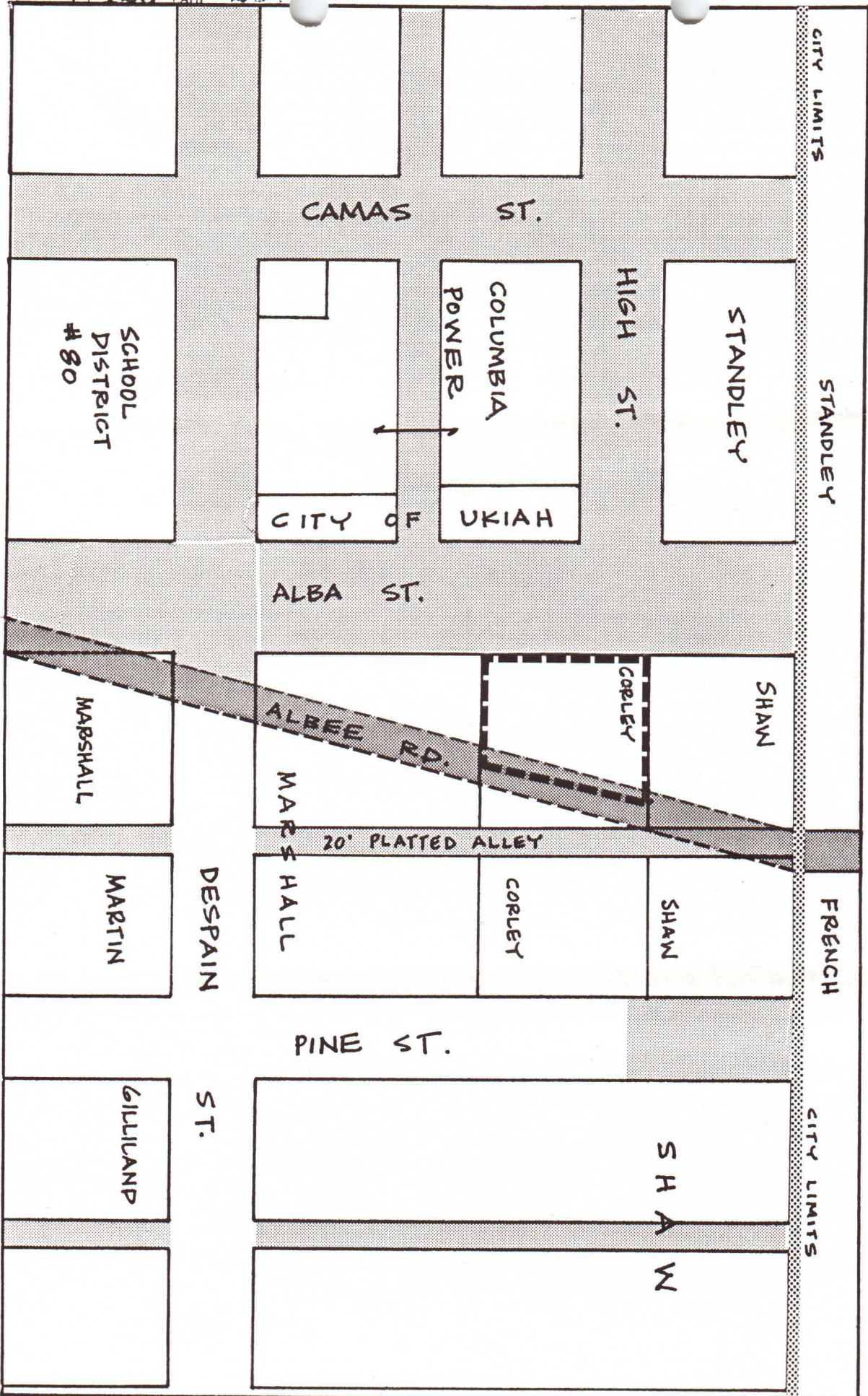
Sincerely,

  
 Steve Randolph  
 Planning Consultant for Ukiah




enclosure: Location Map

CITY OF UKIAH  
CORLEY PARTITION

- BOUNDARY
- UNDEVELOPED STREETS AND ALLEYS
- ▨ ESTIMATED LOCATION OF ALBEE ROAD

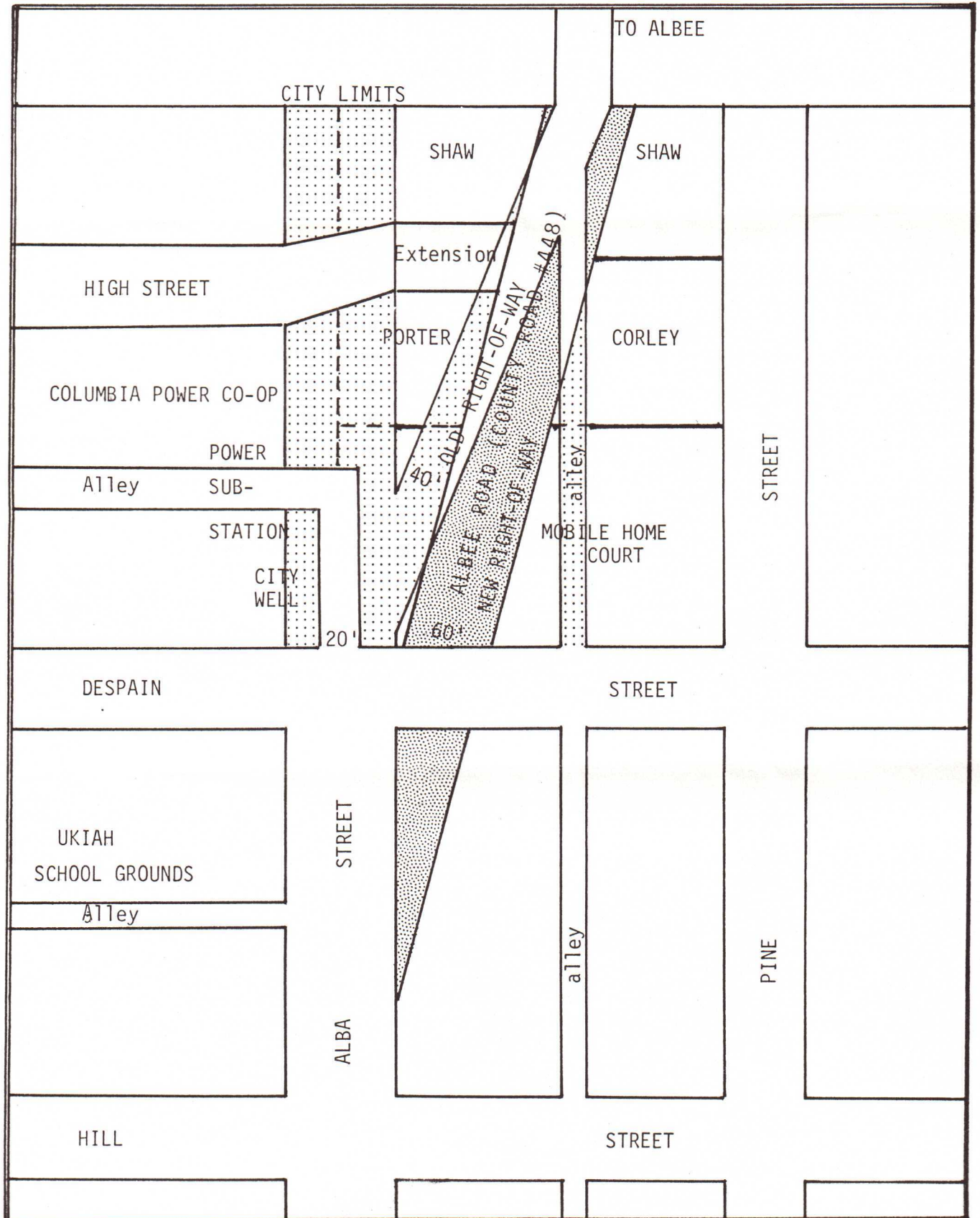


CITY OF UKIAH

-  NEW RIGHT-OF-WAY
-  RIGHT-OF-WAY TO BE VACATED
-  NEW PROPERTY LINES

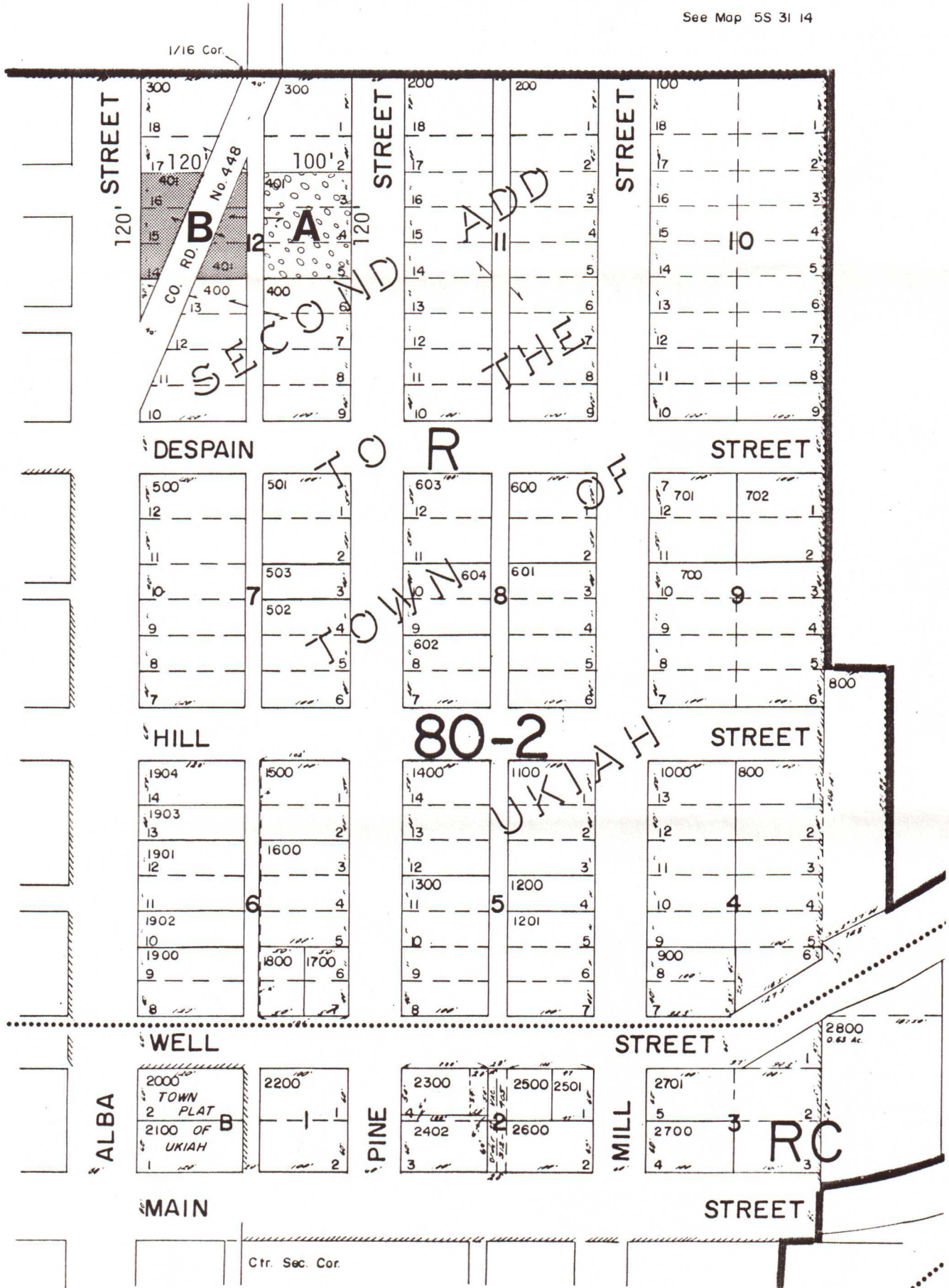
ALBEE ROAD PROPOSAL  
TO CORRECT RIGHT-OF-WAY  
LOCATION PROBLEM

1" : 100'



APPROVED CORLEY MINOR PARTITION (21 May 1985)

See Map 5S 31 14



See Map 5S 31 14B0

FILED  
J. DEAN FOUQUETTE, SR.  
UMATILLA COUNTY CLERK

1985 MAY 24 P 4: 06



R 126 PAGE 240

STATE OF OREGON,  
COUNTY OF UMATILLA,

} ss

I, J. Dean Fouquette, Sr., County Clerk,  
certify that this instrument was received and  
recorded

ON MAY 24, 1985

at 4:06 o'clock P. M. in the record  
of DEEDS of said County in

Book Page  
R-126 233

J. DEAN FOUQUETTE, SR.  
County Clerk

By Betty B. Bassett Deputy  
Fees \$XK No. 110830

Steve (Planning)