

1990-12
cover sheet

PARTITION PLAT FOR THE PORT OF UMATILLA,
P.O. BOX 871, UMATILLA, OREGON, 97882
IN THE PENDLETON INDUSTRIAL PARK.
SURVEY LOCATED IN THE N 1/2 OF SECTION
9, AND THE NE 1/4 OF SECTION 8, TWP. 2
NORTH, RGE 32 EAST, W.M.,
UMATILLA COUNTY, OREGON.

JULY, 1990

STATE OF OREGON, }
COUNTY OF UMATILLA }
I certify that this instrument was received and
recorded
ON November 6, 1990
at 8:09 o'clock Am., in the record of
PLATS of said County.
YEAR NUMBER Slide
1990 12
OFFICE OF COUNTY RECORDS
By: GEORGIA MCNAUGHT Records Officer
Fees \$ 25.00 No. 1990-158591

INDEX SHEET

- SHEET NO. 1 OF 3 ----- PARTITION DRAWING
- SHEET NO. 2 OF 3 ----- EASEMENT DETAILS AND
DEDICATION OF CERTAIN
EASEMENTS
- SHEET NO. 3 OF 3 ----- CERTIFICATES AND APPROVALS

SURVEYED BY: WILLIAM R. WELLS, PLS
P.O. BOX 1696
357 N.E. HIGHWAY 11
PENDLETON, OREGON 97801
PHONE: (503)276-6362

I CERTIFY THAT THIS IS AN EXACT COPY OF THE
COVER SHEET OF PARTITION PLAT NO. 1990-12.
William R. Wells
WILLIAM R. WELLS

1990-12

PARTITION PLAT FOR THE PORT OF UMATILLA, P.O. BOX 871, UMATILLA, OREGON 97882, IN THE PENDLETON INDUSTRIAL PARK SURVEY LOCATED IN THE N 1/2 OF SECTION 9, AND THE NE 1/4 OF SECTION 8, TWP. 2 NORTH, RGE. 32 EAST, W.M., UMATILLA COUNTY, OREGON

JULY, 1990

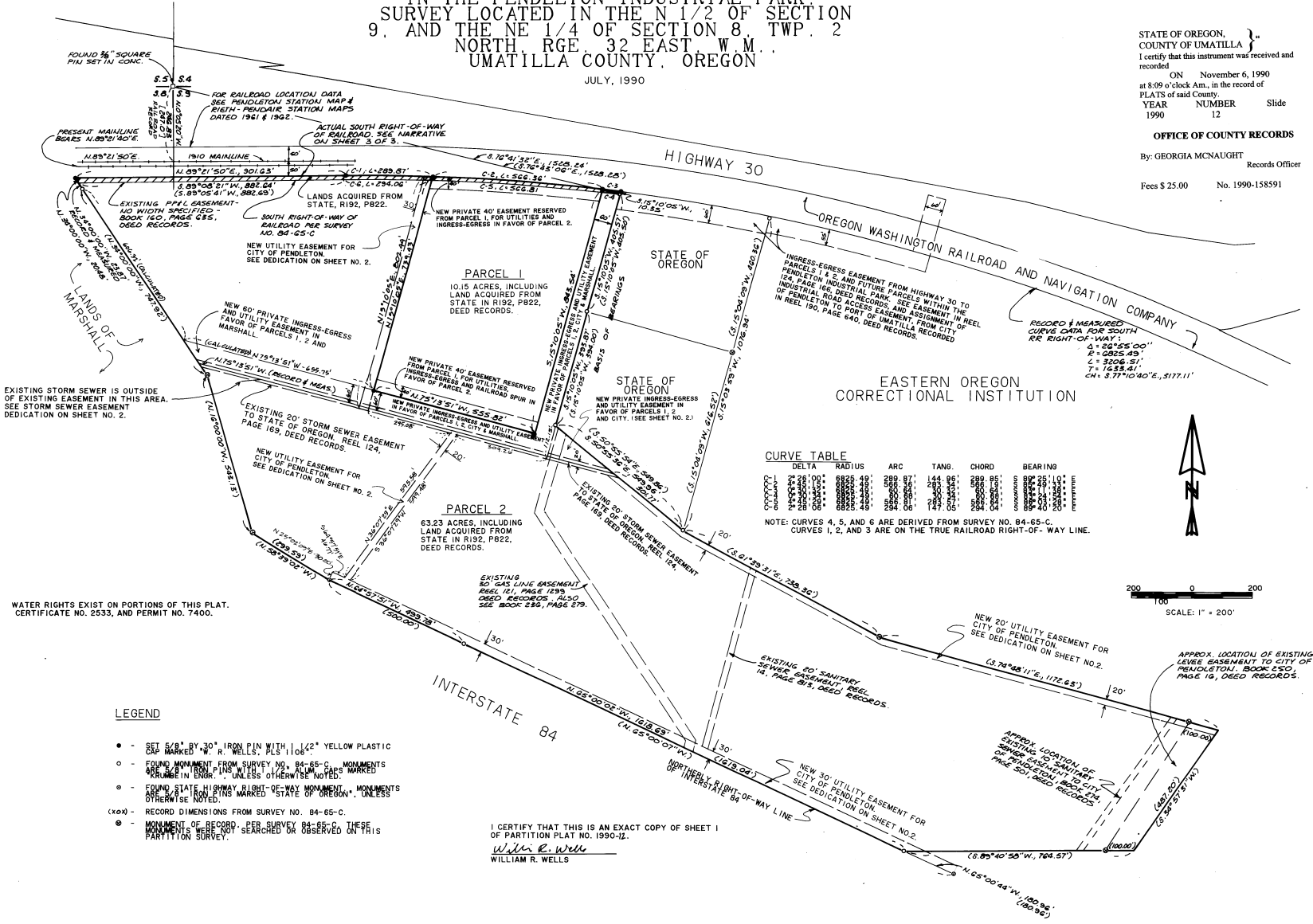
PARTITION PLAT NO. 1990 -12 SHEET NO. 1 OF 3.

STATE OF OREGON, COUNTY OF UMATILLA } I certify that this instrument was received and recorded ON November 6, 1990 at 8:09 o'clock A.M. in the record of PLATS of said County. YEAR NUMBER Slide 1990 12

OFFICE OF COUNTY RECORDS

By: GEORGIA MCNAUGHT Records Officer

Fees \$ 25.00 No. 1990-158591



CURVE TABLE

DELTA	RADIUS	ARC	TANG	CHORD	BEARING
2° 22' 00"	8825.49	289.87'	144.96'	289.85'	89° 25' 10"
4° 44' 00"	4412.74	144.96'	72.48'	144.92'	89° 25' 10"
7° 06' 00"	2941.83	96.64'	48.32'	96.62'	89° 25' 10"
9° 28' 00"	2241.38	72.48'	36.24'	72.46'	89° 25' 10"
11° 50' 00"	1755.94	54.36'	27.18'	54.34'	89° 25' 10"
14° 12' 00"	1441.58	44.96'	21.64'	44.94'	89° 25' 10"
16° 34' 00"	1225.97	36.24'	16.96'	36.22'	89° 25' 10"
18° 56' 00"	1082.58	28.96'	12.72'	28.94'	89° 25' 10"
21° 18' 00"	1000.00	22.48'	9.60'	22.46'	89° 25' 10"
23° 40' 00"	950.00	17.64'	7.20'	17.62'	89° 25' 10"
26° 02' 00"	925.00	13.92'	5.44'	13.90'	89° 25' 10"
28° 24' 00"	910.00	10.96'	4.16'	10.94'	89° 25' 10"
30° 46' 00"	900.00	8.32'	3.12'	8.30'	89° 25' 10"
33° 08' 00"	895.00	6.24'	2.30'	6.22'	89° 25' 10"
35° 30' 00"	890.00	4.64'	1.68'	4.62'	89° 25' 10"
37° 52' 00"	885.00	3.44'	1.26'	3.42'	89° 25' 10"
40° 14' 00"	880.00	2.56'	0.96'	2.54'	89° 25' 10"
42° 36' 00"	875.00	1.92'	0.72'	1.90'	89° 25' 10"
44° 58' 00"	870.00	1.44'	0.54'	1.42'	89° 25' 10"
47° 20' 00"	865.00	1.08'	0.40'	1.06'	89° 25' 10"
49° 42' 00"	860.00	0.80'	0.30'	0.78'	89° 25' 10"
52° 04' 00"	855.00	0.60'	0.22'	0.58'	89° 25' 10"
54° 26' 00"	850.00	0.45'	0.16'	0.43'	89° 25' 10"
56° 48' 00"	845.00	0.32'	0.12'	0.31'	89° 25' 10"
59° 10' 00"	840.00	0.24'	0.09'	0.23'	89° 25' 10"
61° 32' 00"	835.00	0.18'	0.07'	0.17'	89° 25' 10"
63° 54' 00"	830.00	0.13'	0.05'	0.13'	89° 25' 10"
66° 16' 00"	825.00	0.10'	0.04'	0.10'	89° 25' 10"
68° 38' 00"	820.00	0.07'	0.03'	0.07'	89° 25' 10"
71° 00' 00"	815.00	0.05'	0.02'	0.05'	89° 25' 10"

WATER RIGHTS EXIST ON PORTIONS OF THIS PLAT. CERTIFICATE NO. 2533, AND PERMIT NO. 7400.

LEGEND

- SET 5/8" BY 30" IRON PIN WITH 1/2" YELLOW PLASTIC CAP MARKED "W. R. WELLS; PLS 1106"
- FOUND MONUMENT FROM SURVEY NO. 84-65-C. MONUMENTS ARE TO BE IN ENGR. UNLESS OTHERWISE NOTED.
- FOUND STATE HIGHWAY MARKED "STATE HIGHWAY" MONUMENTS OTHERWISE NOTED.
- (x) RECORD DIMENSIONS FROM SURVEY NO. 84-65-C.
- MONUMENT OF RECORD PER SURVEY 84-65-C. THESE MONUMENTS WERE NOT SEARCHED OR OBSERVED ON THIS PARTITION SURVEY.

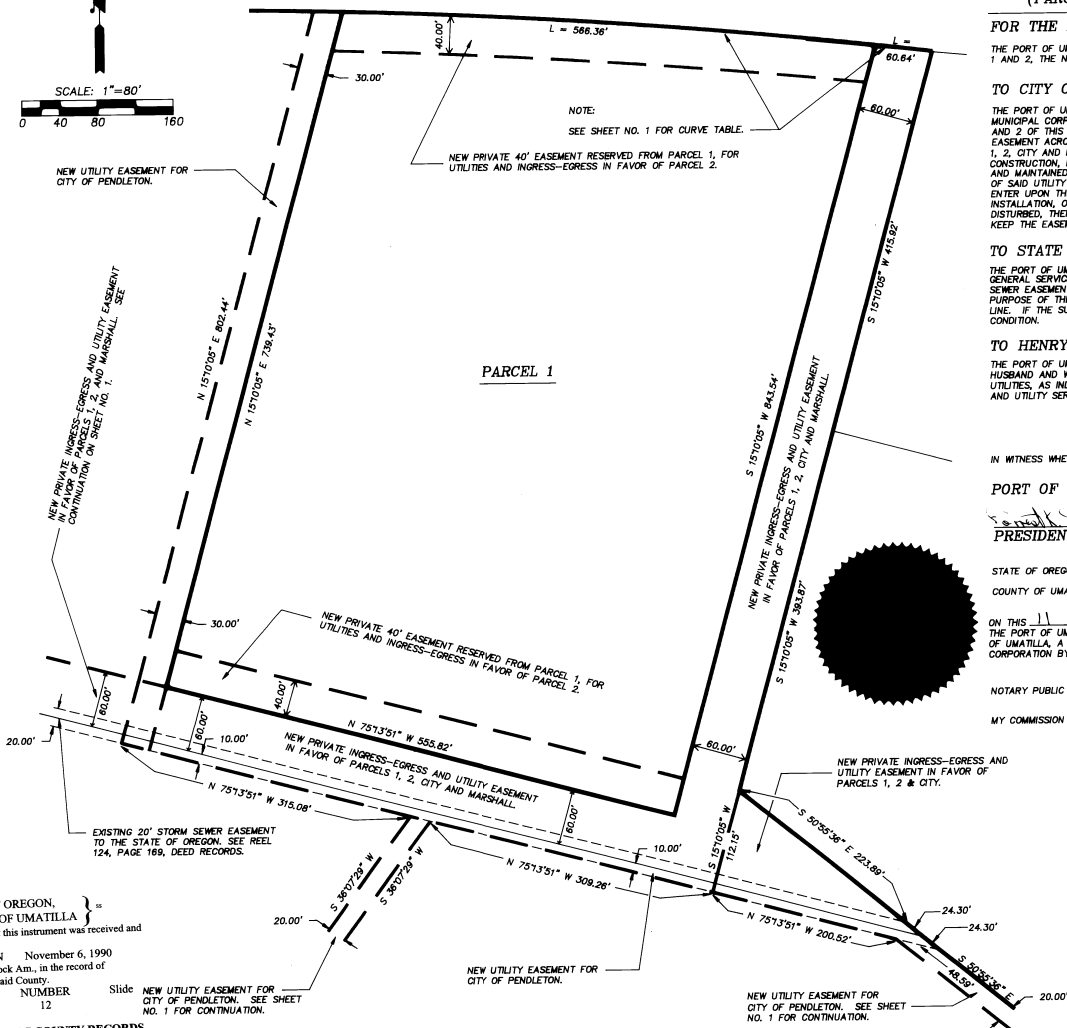
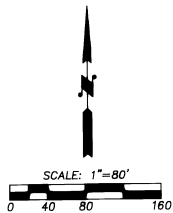
I CERTIFY THAT THIS IS AN EXACT COPY OF SHEET 1 OF PARTITION PLAT NO. 1990-12. William R. Wells WILLIAM R. WELLS

PARTITION PLAT FOR THE PORT OF UMATILLA

PARTITION PLAT NO. 1990-12
SHEET NO. 2 OF 3.

I CERTIFY THAT THIS IS AN EXACT COPY OF SHEET 2
OF PARTITION PLAT NO. 1990-12
William R. Wells
WILLIAM R. WELLS

JULY, 1990



PARCEL 1

PARCEL 2

DEDICATION OF CERTAIN EASEMENTS LOCATED IN PARCEL 2.
(PARCEL 2 IS OWNED BY THE PORT OF UMATILLA)

FOR THE BENEFIT OF PARCELS 1 AND 2:

THE PORT OF UMATILLA, AN OREGON MUNICIPAL CORPORATION, HEREBY DESIGNATES, FOR THE USE AND BENEFIT OF PARCELS 1 AND 2, THE NEW PRIVATE EASEMENTS INDICATED ON SHEETS NO. 1 AND NO. 2 OF THIS PARTITION PLAT.

TO CITY OF PENDLETON:

THE PORT OF UMATILLA, AN OREGON MUNICIPAL CORPORATION, HEREBY DEDICATES TO THE CITY OF PENDLETON, AN OREGON MUNICIPAL CORPORATION, THE UTILITY EASEMENTS DESIGNATED "NEW UTILITY EASEMENT FOR CITY OF PENDLETON" ON SHEETS NO. 1 AND NO. 2 OF THIS PARTITION PLAT. THE PORT OF UMATILLA ALSO DEDICATES TO THE CITY OF PENDLETON, AN APPURTENANT EASEMENT ACROSS THE EASEMENTS DESIGNATED "NEW PRIVATE INGRESS-EGRESS AND UTILITY EASEMENT IN FAVOR OF PARCELS 1, 2, CITY AND MARSHALL." EASEMENTS DEDICATED ARE PERPETUAL AND NON-EXCLUSIVE. THESE EASEMENTS ARE FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, REPAIR AND SERVICE OF UTILITY LINES. BURIED UTILITY LINES SHALL BE CONSTRUCTED AND MAINTAINED AS TO DO THE LEAST DAMAGE TO THE PREMISES, CONSISTENT WITH THE PROPER USE, OPERATION AND MAINTENANCE OF SAID UTILITY LINES AS DETERMINED BY GRANTEE. THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENTS AT ANY AND ALL TIMES IN THE FUTURE FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND SERVICE OF SAID UTILITY LINES. IF THE SURFACE OF THE GROUND IS DISTURBED, THEN IT SHALL BE RESTORED AS NEARLY AS PRACTICABLE TO ITS ORIGINAL CONDITION. THE GRANTEE AGREES TO KEEP THE EASEMENTS FREE FROM ANY AND ALL TREES AND STRUCTURES.

TO STATE OF OREGON:

THE PORT OF UMATILLA, AN OREGON MUNICIPAL CORPORATION, HEREBY DEDICATES TO THE STATE OF OREGON, DEPARTMENT OF GENERAL SERVICES, THEIR HEIRS, EXECUTORS, ADMINISTRATORS, PERSONAL REPRESENTATIVES, AND ASSIGNS, THE NEW STORM SEWER EASEMENT SHOWN ON SHEET NO. 2 OF THIS PARTITION PLAT. THE EASEMENT IS PERPETUAL AND NON-EXCLUSIVE. THE PURPOSE OF THE EASEMENT IS FOR THE CONSTRUCTION, RECONSTRUCTION, OPERATION, MAINTENANCE AND REPAIR OF A STORM SEWER LINE. IF THE SURFACE OF THE GROUND IS DISTURBED, THEN IT SHALL BE RESTORED AS NEARLY AS PRACTICABLE TO ITS ORIGINAL CONDITION.

TO HENRY GALE AND ANITA EILEEN MARSHALL:

THE PORT OF UMATILLA, AN OREGON MUNICIPAL CORPORATION, HEREBY DEDICATES TO HENRY GALE AND ANITA EILEEN MARSHALL, HUSBAND AND WIFE, THEIR HEIRS, EXECUTORS, ADMINISTRATORS, PERSONAL REPRESENTATIVES, AND ASSIGNS, A PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS-EGRESS AND UTILITIES, AS INDICATED ON SHEETS NO. 1 AND NO. 2 OF THIS PARTITION PLAT. THIS EASEMENT IS FOR THE PURPOSE OF INGRESS-EGRESS AND UTILITY SERVICE TO THE MARSHALL PROPERTY, WHICH ABUTS THE WEST LINE OF PARCEL 2 OF THIS PARTITION PLAT.

IN WITNESS WHEREOF, WE HAVE SIGNED THIS EASEMENT DEDICATION THIS _____ DAY OF _____, 1990.

PORT OF UMATILLA

PRESIDENT

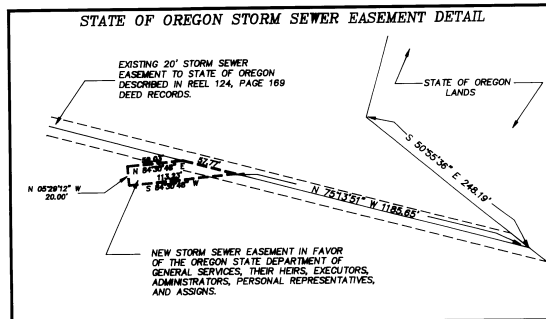
SECRETARY

STATE OF OREGON)
) SS
COUNTY OF UMATILLA)

ON THIS 11 DAY OF September, 1990, PERSONALLY APPEARED THE ABOVE NAMED PRESIDENT AND SECRETARY OF THE PORT OF UMATILLA, AND EACH BEING DULY SWORN, DID SAY THAT THEY ARE THE PRESIDENT AND SECRETARY OF THE PORT OF UMATILLA, A MUNICIPAL CORPORATION IN THE STATE OF OREGON, AND THIS INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATION BY THE AUTHORITY OF ITS BOARD OF DIRECTORS.

NOTARY PUBLIC FOR OREGON Debi A. Weiser

MY COMMISSION EXPIRES 11/1/92



STATE OF OREGON,)
COUNTY OF UMATILLA)
I certify that this instrument was received and
recorded
ON November 6, 1990
at 8:09 o'clock Am., in the record of
PLATS of said County.
YEAR NUMBER Slide
1990 12 NEW UTILITY EASEMENT FOR
CITY OF PENDLETON, SEE SHEET
NO. 1 FOR CONTINUATION.

OFFICE OF COUNTY RECORDS
By: GEORGIA MCNAUGHT
Records Officer

EASEMENT DETAILS

PARTITION PLAT FOR THE PORT OF UMATILLA,
P.O. BOX 871, UMATILLA, OREGON, 97882,
IN THE PENDLETON INDUSTRIAL PARK.
SURVEY LOCATED IN THE N 1/2 OF SECTION
9, AND THE NE 1/4 OF SECTION 8, TWP. 2
NORTH, RGE. 32 EAST, W.M.,
UMATILLA COUNTY, OREGON.

PARTITION PLAT NO. 1990-12
SHEET NO. 3 OF 3.

OWNERS CONSENT TO MINOR PARTITION

JANUARY 22, 1990

KNOW ALL MEN BY THESE PRESENTS:

THAT THE PORT OF UMATILLA, A OREGON MUNICIPAL CORPORATION, OWNER OF A PORTION OF THE PROPERTY PLATTED AND SHOWN ON SHEET NO. 1 & 2, DOES HEREBY CONSENT TO THIS MINOR PARTITION PLAT.

PORT OF UMATILLA

Frank K. Starnell
PRESIDENT SECRETARY

STATE OF OREGON) SS
COUNTY OF UMATILLA)

ON THIS 11 DAY OF September 1990, PERSONALLY APPEARED THE ABOVE NAMED PRESIDENT AND SECRETARY OF THE PORT OF UMATILLA, AND EACH BEING DULY SWORN, DID SAY THAT THEY ARE THE PRESIDENT AND SECRETARY OF THE PORT OF UMATILLA, A MUNICIPAL CORPORATION IN THE STATE OF OREGON, AND THIS INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATION, BY THE AUTHORITY OF ITS BOARD OF DIRECTORS.

NOTARY PUBLIC FOR OREGON *Leslie A. Weimer*
MY COMMISSION EXPIRES 11/16/92

KNOW ALL MEN BY THESE PRESENTS:

THAT CONTINENTAL MILLS, INC., A WASHINGTON CORPORATION, OWNER OF A PORTION OF THE PROPERTY PLATTED AND SHOWN ON SHEET NO. 1 & 2 DOES HEREBY CONSENT TO THIS MINOR PARTITION PLAT.

CONTINENTAL MILLS, INC.

Michael R. Wells
PRESIDENT SECRETARY

STATE OF WASHINGTON) SS
COUNTY OF _____)

ON THIS _____ DAY OF _____ 1990, PERSONALLY APPEARED THE ABOVE NAMED PRESIDENT AND SECRETARY OF CONTINENTAL MILLS, INC., AND EACH BEING SWORN, DID SAY THAT THEY ARE THE PRESIDENT AND SECRETARY OF CONTINENTAL MILLS, INC., A CORPORATION IN THE STATE OF WASHINGTON, AND THIS INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATION BY THE AUTHORITY OF ITS BOARD OF DIRECTORS.

NOTARY PUBLIC FOR WASHINGTON _____

MY COMMISSION EXPIRES _____

NARRATIVE OF SURVEY

THIS SURVEY WAS MADE FOR THE PURPOSE OF PARTITIONING PARCEL 1, FROM A LARGER TRACT OF LAND, CONVEYED TO THE PORT OF UMATILLA BY THE CITY OF PENDLETON. THE CONVEYANCE DESCRIPTION IS BASED ON SURVEY MAP NO. 84-85-C. OUR SURVEY REVEALED A GAP BETWEEN THE DESCRIPTION AND THE ACTUAL LOCATION OF THE SOUTH RIGHT-OF-WAY LINE OF THE RAILROAD. THE LANDS CONTAINED IN THIS GAP HAVE BEEN CONVEYED TO THE PORT AS DESCRIBED IN MICROFILM REEL 192, PAGE 822, DEED RECORDS.

THE SURVEY OF PARCEL 1 WAS MADE USING APPLICABLE SURVEY MONUMENTS RECOVERED FROM SURVEY MAP NO. 84-85-C. THE BASIS OF BEARING FOR OUR SURVEY IS SHOWN ON SHEET 1. THE LOCATION OF THE RAILROAD RIGHT-OF-WAY WAS DETERMINED FROM LOCATION DATA SHOWN ON OREGON-WASHINGTON RAILROAD AND NAVIGATION CO. MAPS TITLED "PENDLETON STATION MAP" AND "RIETH AND PENDAIR STATION MAP" DATED 1961 AND 1962 RESPECTIVELY. THESE MAPS ARE AVAILABLE AT THE CITY OF PENDLETON ENGINEERING DEPARTMENT. AS SHOWN ON THESE MAPS, THE 1910 MAINLINE ALIGNMENT CONTROLS THE RIGHT-OF-WAY LOCATION. THE LOCATION OF THE 1910 MAINLINE WAS DETERMINED BY FIELD MEASUREMENTS ON THIS SURVEY.

OUR SURVEY WAS MADE WITH A 2 PERSON CREW USING A 6 SECOND THEODOLITE AND INFRA-RED DISTANCE MEASURING EQUIPMENT.

LEGAL DESCRIPTION OF LANDS PARTITIONED

THOSE PARCELS OF LAND DESCRIBED IN MICROFILM REEL 132, PAGE 1229, AND IN MICROFILM REEL 192, PAGE 822, DEED RECORDS OF UMATILLA COUNTY.

I CERTIFY THAT THIS IS AN EXACT COPY OF SHEET 3 OF PARTITION PLAT NO. 1990-12.
William R. Wells
WILLIAM R. WELLS

APPROVALS

PENDLETON CITY PLANNING DIRECTOR

THIS MINOR PARTITION PLAT IS HEREBY APPROVED THIS 16th DAY OF October 1990.

Michael A. Hyde
DIRECTOR

PENDLETON CITY SURVEYOR

THIS MINOR PARTITION PLAT IS HEREBY APPROVED THIS 12th DAY OF October 1990.

Shane S. Schuman
CITY SURVEYOR

STATE OF OREGON) SS
COUNTY OF UMATILLA)

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS RECEIVED FOR RECORDING ON THE 01st DAY OF November 1990, AT 8:29 O'CLOCK A.M., AND WAS RECORDED AS PARTITION PLAT NO. 1990-12 UMATILLA COUNTY RECORDS.

George Hendon
UMATILLA COUNTY CLERK

SURVEYOR'S CERTIFICATE

I, WILLIAM R. WELLS, DO DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MONUMENTED PARCEL 1 OF THIS MINOR PARTITION PLAT, AT THE REQUEST OF THE PORT OF UMATILLA, AND IN ACCORDANCE WITH ORS CHAPTER 92 AS REVISED.

William R. Wells
WILLIAM R. WELLS, PLS
OREGON LICENSE NO. 1106
P.O. BOX 1696
PENDLETON, OREGON 97801

William R. Wells

STATE OF OREGON, }
COUNTY OF UMATILLA }
I certify that this instrument was received and recorded
ON November 6, 1990
at 8:00 o'clock Am., in the record of
PLATS of said County.
YEAR NUMBER Slide
1990 12

OFFICE OF COUNTY RECORDS
By: GEORGIA MCNAUGHT
Records Officer