

SHEET 1 OF 2

PARTITION PLAT No. 1996 - 10

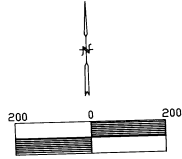
SE1/4 SE1/4, SECTION 1,  
T2N, R32E, W.M.  
UMATILLA COUNTY, OR

APPROVALS:  
CITY OF PENDLETON PLANNING DIRECTOR

This partition plat is approved this  
7<sup>th</sup> day of March 1996.  
Michael A. Hyde  
PLANNING DIRECTOR

UMATILLA COUNTY SURVEYOR  
This partition plat is approved this  
13<sup>th</sup> day of March 1996.  
David H. Haddock  
COUNTY SURVEYOR

STATE OF OREGON }  
COUNTY OF UMATILLA }  
I certify that this instrument was received and recorded  
ON MAR. 21, 1996  
at 11:47 o'clock A.M. in the  
record of PARTITION PLATS of said  
County on  
BOOK PAGE  
1996 10



**BASIS OF BEARING:**  
The bearings on this survey are based on survey 88-19-C for the line between the southwest corner and the south one quarter corner of Section 1. This survey, S89°37'01"E, 2661.81'. Survey 88-19-C, S89°37'01"E, 2661.81'.

UMATILLA COUNTY TAX COLLECTOR  
Taxes are current this  
19<sup>th</sup> day of March 1996.  
David H. Haddock  
UMATILLA COUNTY TAX COLLECTOR

OFFICE OF COUNTY RECORDS  
By: S. M. N. [Signature] Records Officer  
Fees \$25.00 Notar \$15.00

OWNER'S DECLARATION

Lou Richardson, owner, does hereby acknowledge she has caused this partition plat to be prepared and this land partitioned in accordance with ORS Chapter 92, as revised, and City of Pendleton Ordinance. They do also dedicate the easements for utility operation, maintenance and repair being described in their entirety in the real property description on this plat.

[Signature] Lou Richardson  
Lou Richardson

Subscribed and sworn before me this  
6<sup>th</sup> day of March 1996.  
Notary Public for Oregon [Signature] Carol A. Chvilicek  
My commission expires 1/31/98



**DESCRIPTION:**  
A parcel of land situated in the NW1/4 SE1/4 SE1/4 of Section 1, Township 2 North, Range 32 East, Willamette Meridian, within the urban growth boundary of the City of Pendleton, Umatilla County, Oregon more particularly described as follows:

Beginning at a 2 inch brass cap monumenting the centerline of Riverside Avenue near the intersection of its centerline with the east line of Section 1, Township 2 North, Range 32 East, Willamette Meridian thence to the north right of way line of Riverside Avenue, N0°16'02"E, 30.00 feet; thence along the north right of way line of Riverside Avenue to the initial point, also the true point of beginning, N89°25'36"W, 827.06'.

Thence continuing along the north right of way line of Riverside Avenue N89°25'36"W, 176.00 feet; thence N0°26'58"E, 318.56 feet; thence S89°29'29"E, 326.00 feet; thence S0°26'58"W, 318.93'; thence to the true point of beginning N89°25'36"W, 150.00 feet; containing 2.39 acres.

Subject to:  
Riverside Avenue granted to Umatilla County in Deed Book 322 Page 39.  
N. E. 35 th Street also known as Umatilla County Road 817. Roads and highways agreement found in Book 337 Page 469.

Including:  
An easement for the operation, maintenance and repair of an existing sewer line in the following described location:  
Beginning at the Initial Point of the Richardson Partition thence to the true point of beginning for this utility easement, N0°26'58"E, 159.52';  
Thence to the east line of the Richardson Partition, N89°27'10"E, 150.02'; thence along the east line of the Richardson Partition, S0°26'58"W, 20.00'; thence S89°27'10"W, 150.02'; thence to the true point of beginning for this utility easement, N0°26'58"E, 20.00'.

LEGEND:

- FOUND BRASS CAP
- FOUND IRON PIPE
- FOUND IRON PIN
- MONUMENT NOT FOUND
- ✱ SET 5/8"x30" IRON PIN WITH 2" AI CAP STAMPED DRLS852 & WALSI3922 FOR INITIAL POINT
- SET 5/8"x30" IRON PIN WITH 1" PLASTIC AI CAP STAMPED DRLS852 & WALSI3922
- ⊗ COMPUTED POINT

SURVEYORS CERTIFICATE

I hereby certify that I have correctly shown parcels 1, 2 and 3 of this minor partition in accordance with ORS Chapter 92, as revised and City of Pendleton Ordinance. The boundaries were monumented as shown.

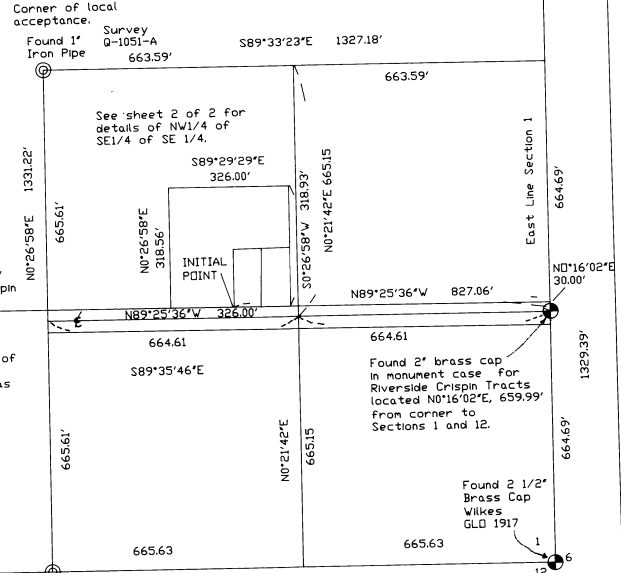
REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature] David L. Haddock  
OREGON  
JULY 12, 1968  
DAVID L. HADDOCK  
RENEWS 6-30-97

Found 3" Brass Cap Survey 88-19-C  
HADDOCK SURVEYING  
P. O. BOX 1574  
PENDLETON, OREGON 97801

S89°37'29"E 2662.05'  
S89°37'19"E 2662.02'

(541)276-2174



PARTITION PLAT FOR  
LOU RICHARDSON  
333 NE HIGHWAY 11  
PENDLETON, OREGON  
278-1399

Found 2 1/2" Brass Cap Survey 88-19-C

TEN R32E  
TEN R32E

N0°16'27"E 2658.77'  
N0°16'41"E 2658.78'  
Survey 88-19-C

664.69'

1329.93'

664.69'

Found 2 1/2" Brass Cap Wilkes GLK 1917

I certify that this is a true and exact copy.

[Signature] David L. Haddock  
David L. Haddock

SE1/4 SE1/4, SECTION 1,  
T2N, R32E, W.M.  
UMATILLA COUNTY, OR  
RICHARDSON PARTITION

PARTITION PLAT FOR  
LOU RICHARDSON  
333 NE HIGHWAY 11  
PENDLETON, OREGON  
278-1399

STATE OF OREGON }  
COUNTY OF UMATILLA }  
I certify that this instrument was received and  
recorded  
ON MAR. 21, 1996  
at 11:26 a.m. in the  
record of PARTITION PLATS of said  
County on  
BOOK PAGE  
1996 10  
OFFICE OF COUNTY RECORDS  
By: Myra Aughtin Records Officer  
Fees \$25.00 No. 216527

NARRATIVE:

This survey was made for the partitioning of the parcel described on Reel 180 Page 279 at the request of Lou Richardson.  
This survey was made with a two person crew using a Leica GPS System 200 and a Geodimeter 600 three second total station theodolite. Measurements were made by a combination of radial ties and closed traverse. Monuments were established by radial methods and verified by separate observations. The survey was performed in December of 1995.

The following surveys of record were used in this survey: Surveys 88-19-C, Q1121-B, 95-126-B, and Q1051-B.

The following monuments were found and tied in section 1: Brass caps at the southeast corner and south and east 1/4 corners. A 2" iron pipe at the east 1/16 corner of sections 1 and 12. A 2" brass cap at the centerline of Riverside Avenue for Riverside Crispin Tracts. A 1" iron pipe at the NW corner of the SE1/4 SE1/4 which is a corner of local acceptance for the SE 1/16 corner of Section 1. A 3/4" iron pin located on the north line of Riverside Avenue as noted in survey 95-126-B.

The tract boundaries were established as follows:

The north sixteenth line of the SE 1/4 of the SE 1/4 of Section 1 was taken as the line between the 1" iron pipe to the west and the midpoint of the line between the east 1/4 corner and the southeast corner of Section 1.

The west sixteenth line of the SE 1/4 of the SE 1/4 of Section 1 was taken as the line between the 1" iron pipe to the west and the found 2" iron pipe on the south section line from survey 0-1121-B.

The north line of Riverside Avenue was determined to be the line between the 3/4" iron pin to the west and a point 30.00 feet north of the Riverside Crispin Tract Monument.

The west line of the tract is the south 1/2 of the line which runs from the north line of Riverside Avenue to the north 1/16 line 326 feet east of and parallel with the west 1/16 line.

The east line of the tract is the south 1/2 of the line which runs from the north line of Riverside Avenue to the north 1/16 line 652 feet east of and parallel with the west 1/16 line.

The north line of the tract is the line between the midpoints of the two lines which run from the north line of Riverside Avenue to the north 1/16 line 326, and 652 feet east of and parallel with the west 1/16 line.

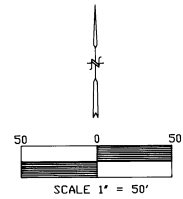
The south line of the tract is that portion of the north line of Riverside Avenue bounded by the above described east and west lines.

I certify that this is a true and exact copy.  
David L. Haddock  
David L. Haddock

HADDOCK SURVEYING  
P. O. BOX 1574  
PENDLETON, OREGON  
97801  
(541)276-2174

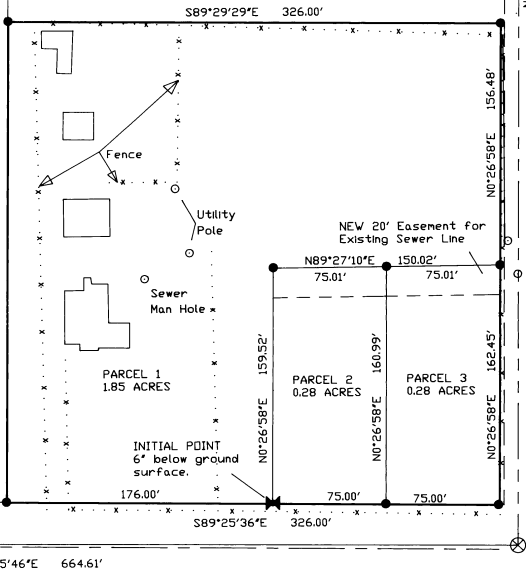
S89°25'36"E 326.00'

S89°33'23"E 663.59'



LEGEND:

- FOUND BRASS CAP
- FOUND 5/8" IRON PIN
- MONUMENT NOT FOUND
- ⊗ COMPUTED POINT
- ⊙ FOUND IRON PIPE
- ⊠ SET 5/8"x30" IRON REBAR WITH 2" AL CAP STAMPED DRLS 852 AND WALS 13922 FOR INITIAL POINT
- SET 5/8"x24" IRON REBAR WITH 1 1/8" RED PLASTIC CAP STAMPED DRLS 852 AND WALS 13922



NOTE:  
This street may be widened to 60 feet in the future. Ten feet will be added to the building setback required by the City of Pendleton to allow for this contingency.

Pins reported to be by Harris, PLS 346. Record of survey not Found.

NOTE:  
The lands within this partition lie within the 500 year flood plain in Zone X as shown on FIRM Map 410204 0825 B as revised March 4, 1987.

REGISTERED PROFESSIONAL LAND SURVEYOR

David L. Haddock  
OREGON  
JULY 12, 1968  
DAVID L. HADDOCK  
852  
RENEWS 6-30-97

Riverside Avenue

30'

30'

665.61'

636.38'

NO 26 58 E 318.56'

NO 26 58 E 318.56'

N. E. 35<sup>th</sup> Street

20'

20'

20'

20'

20'

20'

20'

20'

20'

20'

20'

20'

S89°35'46"E 664.61'