

1996-34

PARTITION PLAT FOR ROBERT L. AND MARIE P. CARROLL 20925 WELCH ROAD, SNOHOMISH, WA 98290 LOCATED IN THE WEST HALF OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 32 EAST, WM, UMATILLA COUNTY, OREGON, SEPTEMBER, 1996

PARTITION PLAT NO. 1996-34

APPROVALS

EXAMINED AND APPROVED THIS 10 DAY OF October 1996

LAND PARTITION APPROVAL NO. 10-051-96 David Carroll UMATILLA COUNTY PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 10 DAY OF October 1996

David H. V. Lee COUNTY SURVEYOR

TAXES ARE CURRENT THIS 10th DAY OF October 1996

Ronald Schultz COUNTY TAX COLLECTOR

RECORDING INFORMATION UMATILLA COUNTY CLERK

STATE OF OREGON, COUNTY OF UMATILLA I certify that this instrument was received and recorded

ON October 11, 1996 at 9:00 o'clock Am., in the record of PLATS of said County, YEAR NUMBER Slide 1996 34

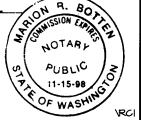
OFFICE OF COUNTY RECORDS

By: Steve Churchill Records Officer Fees \$ 225.00 No. 1996-220448

OWNER'S DECLARATION

WE, ROBERT L. AND MARIE P. CARROLL, DO HEREBY ACKNOWLEDGE THIS PARTITION PLAT WAS PREPARED WITH OUR KNOWLEDGE AND CONSENT AND THIS LAND PARTITIONED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE UMATILLA COUNTY DEVELOPMENT ORDINANCE. WE HEREBY DESIGNATE THE NEW 75 FOOT BY 80 FOOT EASEMENT ON PARCEL 1 AS A DRAINFIELD EASEMENT APPURTENANT TO PARCEL 2. THIS DRAINFIELD EASEMENT IS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, MAINTENANCE OF A DRAINFIELD SYSTEM SERVICING DWELLING ON PARCEL 2. WE ALSO DESIGNATE THE EASEMENT SURROUNDING THE EXISTING DOMESTIC WELL AS A WELL EASEMENT APPURTENANT TO PARCEL 2. THIS WELL EASEMENT IS FOR ACCESS, OPERATION AND MAINTENANCE OF THE EXISTING WELL AND SERVICE LINES. WE ALSO DESIGNATE THE 10 FOOT EASEMENT ALONG THE WEST LINE OF PARCEL 2 AS A WATER LINE EASEMENT APPURTENANT TO PARCEL 3. THIS WATER LINE EASEMENT IS FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF DOMESTIC WATER SERVICE LINE TO PARCEL 3.

SUBSCRIBED AND SHOWN BEFORE ME THIS 8 DAY OF October 1996 My Commission Expires 11-15-98



SURVEYOR'S CERTIFICATE AND NARRATIVE

I HEREBY CERTIFY THAT I HAVE CORRECTLY SHOWN PARCELS 1, 2 AND 3 OF THIS PARTITION PLAT IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE UMATILLA COUNTY DEVELOPMENT ORDINANCE.

THE BOUNDARIES OF PARCELS 1, 2 AND 3 WERE MONUMENTED AS SHOWN. THE SURVEY WAS MADE AT THE REQUEST OF ROBERT CARROLL.

THE SURVEY WAS MADE WITH A 2 PERSON CREW USING A LIETZ SET 3-B ONE SECOND TOTAL STATION. MEASUREMENTS WERE MADE WITH A COMBINATION OF RADIAL TIES AND CLOSED TRAVERSES. MONUMENTS WERE ESTABLISHED BY RADIAL METHODS AND VERIFIED BY SEPARATE OBSERVATIONS.

NO RECORD OF SURVEYS OF THE PARTITIONED PARCEL OR OTHER PARCELS IN THE AREA HERE POINT IN COUNTY SURVEY RECORDS. THE EXISTING RAILROAD TRACK WAS USED AS THE BASIS FOR LOCATING COUNTY ROAD NO. 157L AND AS A CONFIRMATION OF THE LOCATION OF THE MONUMENTED NW CORNER OF SECTION 15. THE CONCRETE CURB AND FENCE CORNER AT THE POINT OF BEGINNING OF DESCRIPTION CONTAINED IN BOOK 314, PAGE 14, DEED RECORDS, WAS HELD AS THE POINT OF CONTROL FOR DETERMINING EXISTING TRACT BOUNDARIES TO THE SOUTH.

REAL PROPERTY DESCRIPTION OF PARTITIONED LANDS:

COMMENCING AT THE SECTION CORNER OF SECTIONS 9, 10, 15 AND 16, TOWNSHIP 1 NORTH, RANGE 32 EAST, WM, UMATILLA COUNTY, OREGON; THENCE SOUTH 24°40'31" EAST A DISTANCE OF 32.83 FEET; THENCE SOUTH 40°30'00" EAST A DISTANCE OF 208.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 157L; THENCE ALONG SAID RIGHT-OF-WAY ON THE ARC OF A 2174.71 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 147.00 FEET (LONG CHORD BEARS SOUTH 84°48'14" EAST A DISTANCE OF 146.89 FEET); THENCE CONTINUING ALONG SAID RIGHT-OF-WAY ON THE ARC OF A 2174.71 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 0.62 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 79°49'01" EAST A DISTANCE OF 10.00 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY ON THE ARC OF A 2174.71 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 120.15 FEET (LONG CHORD BEARS SOUTH 18°02'42" EAST A DISTANCE OF 120.14 FEET); THENCE CONTINUING ALONG SAID RIGHT-OF-WAY ON A 80 FOOT INSIDE OFFSET SPIRAL CURVE TO THE LEFT A DISTANCE OF 49.23 FEET (LONG CHORD BEARS SOUTH 10°56'54" EAST A DISTANCE OF 49.23 FEET) TO THE INITIAL POINT FOR THIS DESCRIPTION.

THENCE ALONG SAID RIGHT-OF-WAY ON A 80 FOOT INSIDE OFFSET SPIRAL CURVE TO THE RIGHT A DISTANCE OF 107.88 FEET (LONG CHORD BEARS SOUTH 09°54'08" EAST A DISTANCE OF 107.83 FEET); THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 09°54'08" EAST A DISTANCE OF 104.43 FEET; THENCE SOUTH 80°17'28" WEST, PERPENDICULAR TO SAID RIGHT-OF-WAY LINE A DISTANCE OF 208.71 FEET; THENCE NORTH 09°42'32" WEST, PARALLEL TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD A DISTANCE OF 144.43 FEET TO THE POINT OF CURVATURE OF AN OFFSET SPIRAL CURVE TO THE LEFT; THENCE CONTINUING PARALLEL WITH SAID RIGHT-OF-WAY ON A 288.71 FOOT INSIDE OFFSET SPIRAL CURVE TO THE LEFT A DISTANCE OF 106.63 FEET (LONG CHORD BEARS NORTH 09°54'00" WEST A DISTANCE OF 106.63 FEET); THENCE NORTH 71°41'01" EAST, PERPENDICULAR TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD A DISTANCE OF 208.71 FEET TO THE INITIAL POINT.

REGISTERED PROFESSIONAL LAND SURVEYOR WILLIAM R. WELLS, PLS OREGON JULY 22, 1977 WILLIAM R. WELLS 1108 RENEWS 8/30/98

CONSENT TO LAND PARTITION AND EASEMENT DESIGNATION

FIRST INTERSTATE BANK OF OREGON/NA, MORTGAGE HOLDER ON LANDS IDENTIFIED ON THIS PARTITION DO HEREBY CONSENT TO THIS LAND PARTITION AND NEW EASEMENT DESIGNATION.

FIRST INTERSTATE BANK OF OREGON/NA, BY: Paula Heinrich, AUTHORIZED AGENT.

SUBSCRIBED AND SHOWN BEFORE ME THIS 9th DAY OF September 1996, My Commission Expires 11-19-96

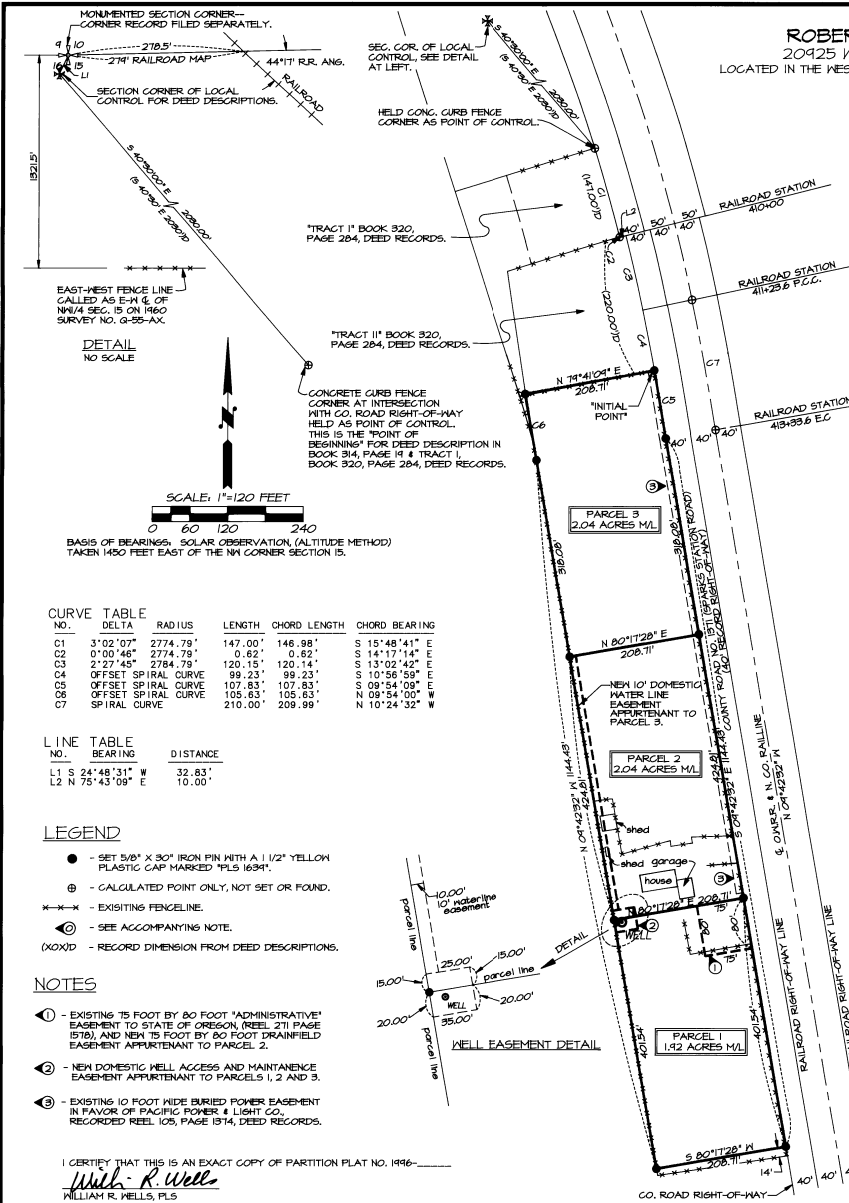
NOTARY PUBLIC FOR THE STATE OF OREGON AMY G. FRIEMAN COMMISSION 00711 MY COMMISSION EXPIRES NOV. 10, 1998

WILLIAM R. WELLS, PLS 357 N.E. HWY. 11 P.O. BOX 1696 PENDLETON, OR 97801 PHONE: (541) 276-6362

PROJECT: PARTITION PLAT FOR: ROBERT L. & MARIE P. CARROLL

DATE: 4/10/96 DR. BY: DMT CK. BY: WRK NO: 46-374

LOCATED IN THE WEST 1/2, SECTION 15, T1N, R32E, WM, UMATILLA COUNTY, OREGON.



CURVE TABLE with columns: NO., DELTA, RADIUS, LENGTH, CHORD LENGTH, CHORD BEARING. Rows C1 through C7.

LINE TABLE with columns: NO., BEARING, DISTANCE. Rows L1 through L2.

- LEGEND: SET 5/8" X 30" IRON PIN WITH A 1/2" YELLOW PLASTIC CAP MARKED "PLS 1634". CALCULATED POINT ONLY, NOT SET OR FOUND. EXISTING FENCELINE. ACCOMPANYING NOTE. RECORD DIMENSION FROM DEED DESCRIPTIONS.

- NOTES: EXISTING 75 FOOT BY 80 FOOT 'ADMINISTRATIVE' EASEMENT TO STATE OF OREGON, REEL 2711 PAGE 157B, AND NEW 15 FOOT BY 80 FOOT DRAINFIELD EASEMENT APPURTENANT TO PARCEL 2. NEW DOMESTIC WELL ACCESS AND MAINTENANCE EASEMENT APPURTENANT TO PARCELS 1, 2 AND 3. EXISTING 10 FOOT NIDE BURIED POWER EASEMENT IN FAVOR OF PACIFIC POWER & LIGHT CO., RECORDED REEL 109, PAGE 1974, DEED RECORDS.

I CERTIFY THAT THIS IS AN EXACT COPY OF PARTITION PLAT NO. 1996-34 WILLIAM R. WELLS, PLS