

1996-41

PARTITION PLAT FOR AARON HOEFT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH,
RANGE 32 EAST, N.M., CITY OF PENDLETON, UMATILLA COUNTY, OREGON.
RECORD OWNER: CIRCLE DOT RANCHES, A PARTNERSHIP
P.O. BOX 2106, LA GRANDE, OR 97850

PARTITION PLAT NO. 1996-41

SURVEYOR'S CERTIFICATE AND NARRATIVE

I HEREBY CERTIFY THAT I HAVE CORRECTLY SHOWN PARCELS 1 AND 2 OF THIS PARTITION PLAT IN ACCORDANCE WITH ORS CHAPTER 42, AS REVISED, AND CITY OF PENDLETON ORDINANCE. THE BOUNDARY OF PARCEL 1 WAS MONUMENTED AS SHOWN. THE BOUNDARY OF PARCEL 2 WAS NOT MONUMENTED.

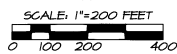
THIS SURVEY WAS MADE WITH A 2 PERSON CREW USING A SOKKIA SET 88 1 SECOND TOTAL STATION. MEASUREMENTS WERE MADE BY A COMBINATION OF RADIAL TIES AND CLOSED TRAVERSE. MONUMENTS WERE ESTABLISHED BY RADIAL METHODS AND VERIFIED BY SEPARATE OBSERVATIONS.

REAL PROPERTY DESCRIPTION:

A parcel of land located in the Northwest Quarter of Section 14, Township 2 North, Range 32 East, N.M., Umatilla County, Oregon, described as follows:

Commencing at the North One-Quarter Corner of Section 14; thence South 84°45'10" West along the North line of said Section 14 a distance of 831.49 feet to a 5/8 inch iron pin; thence South 84°44'36" West, continuing along the North line of said Section 14 a distance of 40.00 feet to a point in the centerline of the dedicated 80 foot right-of-way of County Road Number 941 (A.K.A. Southeast 3rd Street) extending from the North; thence South 84°44'36" West, continuing along the North line of Section 14 a distance of 300.00 feet to the "INITIAL POINT" for this description; thence South 84°44'36" West, continuing along the North line of Section 14 a distance of 1093.08 feet to the Northeast Corner of Block 2 of Hoffman Second Addition to the City of Pendleton; thence South 00°19'31" East along the East line of said Hoffman Second Addition a distance of 300.00 feet to the Southeast Corner thereof; thence South 84°44'50" West along the South line of Hoffman Second Addition a distance of 610.00 feet to the Southwest Corner thereof; thence North 00°19'10" West along the West line of Hoffman Second Addition a distance of 300.00 feet to the Northeast Corner of Block 1 of Hoffman Second Addition, a point on the North line of Section 14; thence South 84°44'50" West along the North line of Section 14 a distance of 356.2 feet to the Northeast Corner of Section 14; thence Southwesterly along the West line of Section 14 a distance of 380.00 feet; thence Easterly a distance of 2057 feet, more or less, to the Westerly right-of-way line of County Road Number 941 (A.K.A. County Road No. 937); thence Northerly along the Westerly right-of-way line of County Road Number 941 a distance of 608.8 feet to a point on the North line of Section 14; thence South 84°44'36" West along the North line of Section 14 a distance of 4 feet, more or less, to the "INITIAL POINT".

AUGUST, 1996



LINE NO.	BEARING	DISTANCE
L1	S 88°44'36" W	40.00'
L2	S 88°44'36" W	30.00'
L3	S 88°44'36" W	30.00'
L4	S 88°44'36" W	120.00'
L5	S 00°15'37" E	95.00'
L6	S 88°44'36" W	35.62'
L7	S 88°44'36" E	30.00'

William R. Wells
WILLIAM R. WELLS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR

William R. Wells
OREGON
JULY 22, 1977
WILLIAM R. WELLS
RENEWS 6/30/98

OWNER'S DECLARATION

CIRCLE DOT RANCHES, A PARTNERSHIP DOES HEREBY ACKNOWLEDGE THAT IT HAS CAUSED THIS PARTITION PLAT PREPARED AND THIS LAND PARTITIONED IN ACCORDANCE WITH ORS CHAPTER 42, AS REVISED, AND CITY OF PENDLETON ORDINANCE. HE HEREBY DEDICATE TO THE PUBLIC FOREVER, THE STREET RIGHT-OF-WAY DESIGNATED ON THE ACCOMPANYING PLAT. HE ALSO DEDICATE TO THE CITY OF PENDLETON, AN OREGON MUNICIPAL CORPORATION, AN EASEMENT ACROSS THE EAST 10 FEET OF PARCEL 1. THE EASEMENT IS PERPETUAL AND NON-EXCLUSIVE. THE EASEMENT IS FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND REPAIR OF UTILITY SERVICE LINES. BURIED UTILITY LINES SHALL BE CONSTRUCTED AND MAINTAINED AS TO DO THE LEAST DAMAGE TO 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 SAID EASEMENT 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 GRANTOR AGREES TO KEEP THE EASEMENT FREE FROM ANY AND ALL TREES AND STRUCTURES.

Robert D. Warden
ROBERT D. WARDEN, TRUSTEE
SUBSCRIBED AND SHOWN BEFORE ME

Christy M. Hoffman
C. M. HOFFMAN, TRUSTEE
SUBSCRIBED AND SHOWN BEFORE ME

Christy M. Hoffman
C. M. HOFFMAN, TRUSTEE
SUBSCRIBED AND SHOWN BEFORE ME

THIS 12th DAY OF November, 1996.

THIS 12th DAY OF November, 1996.

THIS 12th DAY OF November, 1996.

Chris D. Yundt
NOTARY PUBLIC FOR OREGON

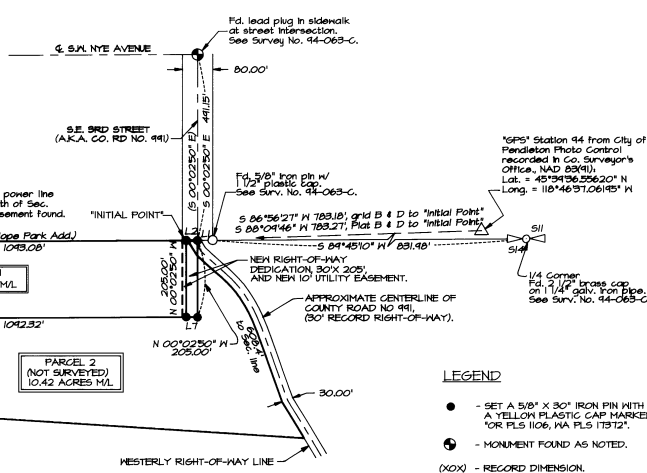
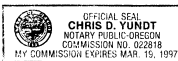
Chris D. Yundt
NOTARY PUBLIC FOR OREGON

Chris D. Yundt
NOTARY PUBLIC FOR OREGON

03-19-97
MY COMMISSION EXPIRES

03-19-97
MY COMMISSION EXPIRES

03-19-97
MY COMMISSION EXPIRES



LEGEND

- - SET A 5/8" X 30" IRON PIN WITH A YELLOW PLASTIC CAP MARKED FOR PLS 1106, IVA PLS 1182.
- ⊙ - MONUMENT FOUND AS NOTED.
- (XOX) - RECORD DIMENSION.

I CERTIFY THIS IS AN EXACT COPY OF PARTITION PLAT NO. 1996-41

William R. Wells
WILLIAM R. WELLS, PLS

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

PROJECT:
PARTITION PLAT FOR:
AARON HOEFT

DATE: 8/6/96 DR. BY: DMT
CK. BY: JRM NO. 46-346

APPROVALS
EXAMINED AND APPROVED THIS 12th DAY OF November, 1996.
LAND PARTITION APPROVAL NO. 76-17
Michael C. Apple
CITY OF PENDLETON PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 12th DAY OF Nov, 1996.
David J. Cole
CITY OF PENDLETON SURVEYOR

TAXES ARE CURRENT. THIS 15th DAY OF November, 1996.
Shirley Schultz
UMATILLA COUNTY TAX COLLECTOR

RECORDING INFORMATION
UMATILLA COUNTY OFFICE OF RECORDS:

STATE OF OREGON, COUNTY OF UMATILLA }
I certify that this instrument was received and recorded ON November 15, 1996 at 1:10 o'clock P.m., in the record of PLATS of said County. YEAR NUMBER Slide 1996 41

OFFICE OF COUNTY RECORDS
By: Steve Churchill Records Officer
Fees \$ 25.00 No. 1996-225128

LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 32 EAST, N.M., CITY OF PENDLETON, UMATILLA COUNTY, OREGON.