

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

PARTITION PLAT No. 1997 - 44  
FOR  
LOU RICHARDSON  
333 NE HIGHWAY 11  
PENDLETON, OREGON  
278-1399

Found 2 1/2"  
Brass Cap  
Survey 88-19-C  
1/4 corner  
Section 1


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. She does also dedicate to the public forever a strip of land 10 feet in width, as shown on sheet 2 of this plat, for streets and utility easements. She does also dedicate two strips of land 10 feet in width across Parcel 2 of this Plat, as shown on sheet 2, for utility operation, maintenance and repair. These easements are described in their entirety in the real property description on sheet 2 of this plat.

*Lou Richardson*  
POA  
Lou Richardson

Subscribed and sworn before me this  
30 day of October 1997.

Notary Public for Oregon *Linda J. Webber*

My commission expires  
APPROVALS: 

CITY OF PENDLETON PLANNING DIRECTOR  
This partition plat is approved this  
2nd day of December 1997.  
*Reynold Wheeler*  
PLANNING DIRECTOR

UMATILLA COUNTY SURVEYOR  
This partition plat is approved this  
3 day of November 1997.  
*David Haddock*  
COUNTY SURVEYOR

UMATILLA COUNTY TAX COLLECTOR  
Taxes are current this  
3rd day of December 1997.  
*Shirley Schulte by Pamela Danner Deputy*  
UMATILLA COUNTY TAX COLLECTOR

UMATILLA COUNTY COMMISSIONERS  
This is to certify that the accompanying plat is approved for filing and recording in the RECORDS of Umatilla County, Oregon, by the undersigned by it's order, dated this 14th day of December 1997.  
*William S. Harnell*  
CHAIRMAN  
*Emile M. Holman*  
COMMISSIONER  
*Dennis A. Doherty*  
COMMISSIONER

NARRATIVE:

This survey was made for partitioning Parcel 1 of Partition Plat 1996-10 of Umatilla County.  
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, Q1051-B, and Partition Plat 1996-10.  
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 monuments set under Partition Plat 1996-10 were found in good condition and used as the basis for this further partitioning.  
A portion of Parcel 1 has been sold to the adjoining property owner to the west as recorded in Reel 311 Page 1157. The owner of Parcel 1 is transferring a narrow strip of land along the north boundary of Parcel 1 to the adjoining owner to the north. This description of Parcel 1 reflects these boundary adjustments.

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

OFFICE OF COUNTY RECORDS

STATE OF OREGON, } ss  
COUNTY OF UMATILLA }  
I certify that this instrument was received and recorded  
ON December 5, 1997  
at 8:30 o'clock Am., in the record of  
PLATS of said County.  
YEAR NUMBER Slide  
1997 44  
OFFICE OF COUNTY RECORDS  
By: GEORGIA MCNAUGHT  
Records Officer  
Fees \$ 25.00 No. 1997-3200351

REGISTERED PROFESSIONAL LAND SURVEYOR

*David L. Haddock*

OREGON  
JULY 12, 1968  
DAVID L. HADDOCK  
852  
RENEWS 6-30-99

HADDOCK SURVEYING  
P. O. BOX 1574  
PENDLETON, OREGON  
97801

(541)276-2174

BASIS OF BEARING:

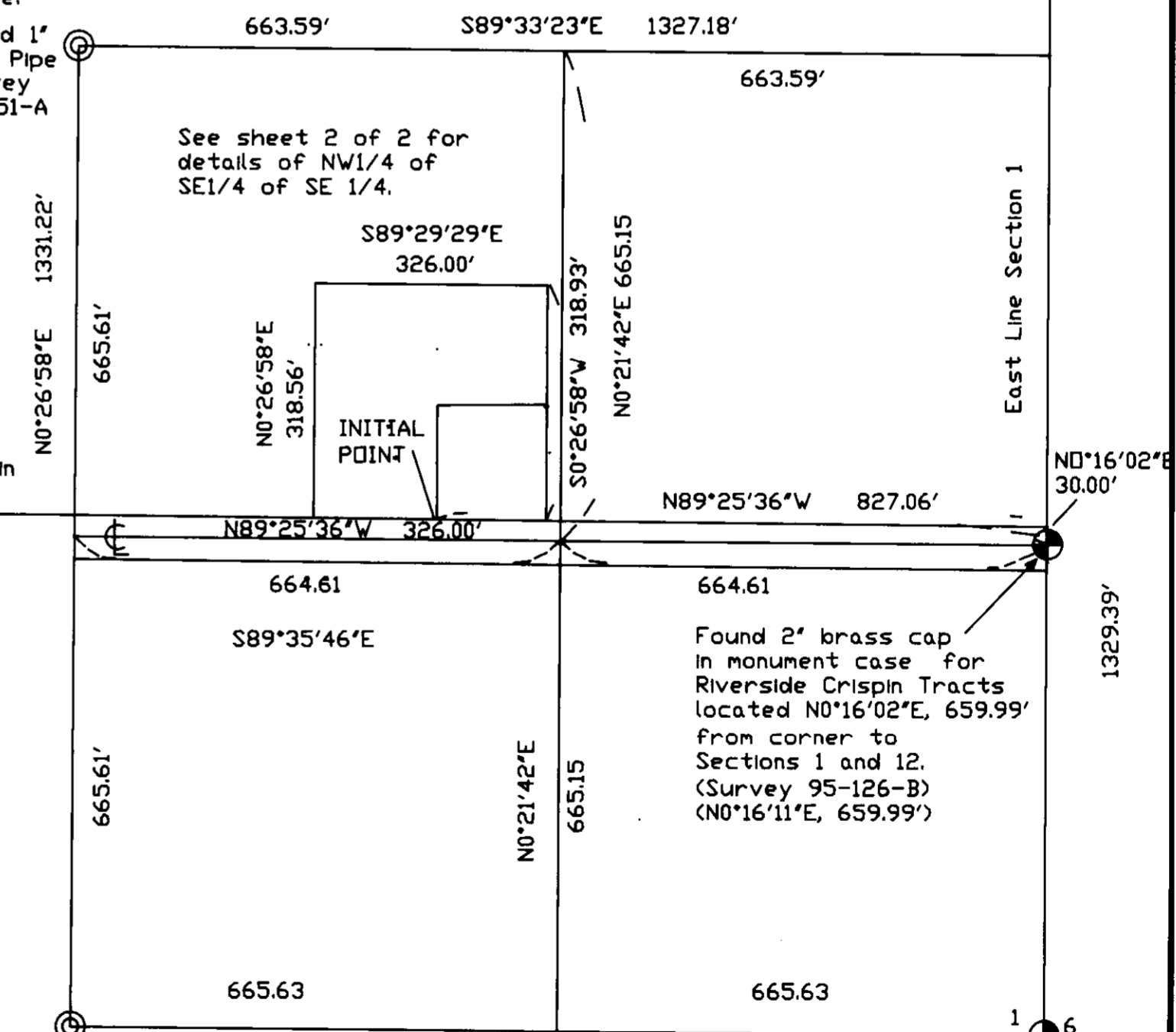
The bearings on this survey are based geodetic positions for the corner common to Sections 1 and 12 and the 2" pipe monumenting the southwest corner of the SE1/4SW1/4 of Section 1. These positions were converted to Oregon State Plane Coordinates, North Zone and rotated 1°07'35" clockwise to obtain the working bearings. The State Plane distances were multiplied by 1.00012804107 to obtain working distances. These bearings and distances were then adjusted using Star Net adjustment software, holding the reference bearing to obtain the bearings and distances shown.

Corner of local acceptance.

Found 1" Iron Pipe Survey Q-1051-A

S89°25'36"E  
1852.93'  
to point 30.00'  
north of Crispin Monument

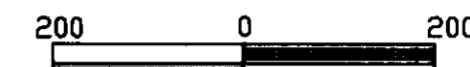
Found 3/4" Iron Pin Survey 95-126-B North Right of Way Riverside Avenue



Found 2" Iron Pipe per survey Q-1121-B East 1/16 Sections 1 and 12

S89°38'08"E 1331.26'  
(S89°37'50"E 1331.28')  
Survey 95-126-B

Found 2 1/2" Brass Cap Wilkes GLO 1917



Scale: 1" = 200 feet

LEGEND:

- FOUND BRASS CAP
- FOUND IRON PIPE
- FOUND IRON PIN
- MONUMENT NOT FOUND
- FOUND 5/8"X30" IRON PIN WITH 2" AL CAP STAMPED ORLS852 & WALSI3922 FOR INITIAL POINT
- SET 5/8"X30" IRON PIN WITH 1" PLASTIC CAP STAMPED ORLS852 & WALSI3922
- COMPUTED POINT

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

1329.39'

RECEIVED BY  
Umatilla County Surveyor  
Date 12-97  
Rec'd By KR  
No. 97-241-B

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

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

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 6-30-99

Strip 10 feet wide dedicated for  
future widening of NE 35th Street.

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

OFFICE OF COUNTY RECORDS

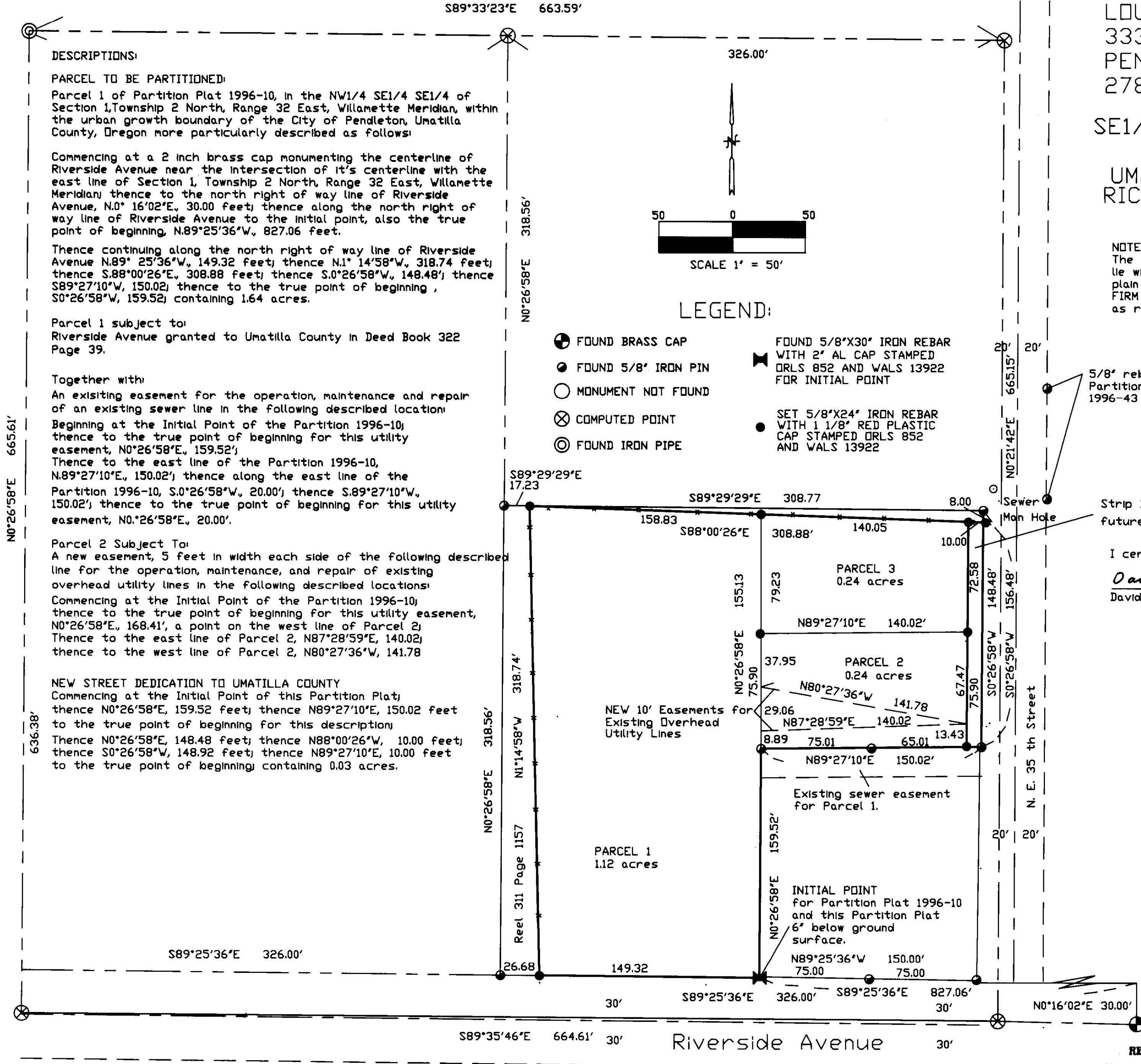
STATE OF OREGON,  
COUNTY OF UMATILLA }  
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1997 44

OFFICE OF COUNTY RECORDS

By: GEORGIA MCNAUGHT  
Records Officer

Fees \$ 25.00 No. 1997-3200351

RECEIVED BY  
Umatilla County Surveyor  
Date 12-97  
Rec'd by SK  
No. 97-241-B



DESCRIPTIONS:

PARCEL TO BE PARTITIONED:

Parcel 1 of Partition Plat 1996-10, 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:

Commencing at a 2 inch brass cap monumenting the centerline of Riverside Avenue near the intersection of it's 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, N.0° 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, N.89°25'36"W, 827.06 feet.

Thence continuing along the north right of way line of Riverside Avenue N.89° 25'36"W, 149.32 feet; thence N.1° 14'58"W, 318.74 feet; thence S.88°00'26"E, 308.88 feet; thence S.0°26'58"W, 148.48'; thence S.89°27'10"W, 150.02; thence to the true point of beginning, S.0°26'58"W, 159.52; containing 1.64 acres.

Parcel 1 subject to:  
Riverside Avenue granted to Umatilla County in Deed Book 322 Page 39.

Together with:

An existing easement for the operation, maintenance and repair of an existing sewer line in the following described location:

Beginning at the Initial Point of the Partition 1996-10; thence to the true point of beginning for this utility easement, N0°26'58"E, 159.52'; Thence to the east line of the Partition 1996-10, N.89°27'10"E, 150.02'; thence along the east line of the Partition 1996-10, S.0°26'58"W, 20.00'; thence S.89°27'10"W, 150.02'; thence to the true point of beginning for this utility easement, N0°26'58"E, 20.00'.

Parcel 2 Subject To:

A new easement, 5 feet in width each side of the following described line for the operation, maintenance, and repair of existing overhead utility lines in the following described locations:

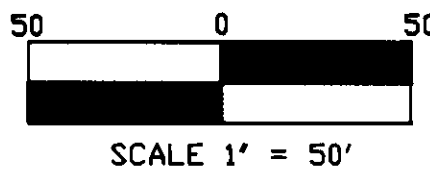
Commencing at the Initial Point of the Partition 1996-10; thence to the true point of beginning for this utility easement, N0°26'58"E, 168.41'; a point on the west line of Parcel 2; Thence to the east line of Parcel 2, N87°28'59"E, 140.02; thence to the west line of Parcel 2, N80°27'36"W, 141.78

NEW STREET DEDICATION TO UMATILLA COUNTY

Commencing at the Initial Point of this Partition Plat; thence N0°26'58"E, 159.52 feet; thence N89°27'10"E, 150.02 feet to the true point of beginning for this description; Thence N0°26'58"E, 148.48 feet; thence N88°00'26"W, 10.00 feet; thence S0°26'58"W, 148.92 feet; thence N89°27'10"E, 10.00 feet to the true point of beginning containing 0.03 acres.

LEGEND:

- FOUND BRASS CAP
- FOUND 5/8" IRON PIN
- MONUMENT NOT FOUND
- ⊗ COMPUTED POINT
- ⊙ FOUND IRON PIPE
- ⊗ FOUND 5/8"X30" IRON REBAR WITH 2" AL CAP STAMPED ORLS 852 AND WALS 13922 FOR INITIAL POINT
- SET 5/8"X24" IRON REBAR WITH 1 1/8" RED PLASTIC CAP STAMPED ORLS 852 AND WALS 13922



665.61' N0°26'58"E

636.38' N0°26'58"E

318.56' N0°26'58"E

318.56' N0°26'58"E

318.74' N1°14'58"W

665.15' N0°21'42"E

N. E. 35 th Street

S89°33'23"E 663.59'

326.00'

S89°25'36"E 326.00'

S89°35'46"E 664.61' 30'

Riverside Avenue

N89°25'36"W 150.00'

75.00'

75.00'

827.06'

30'

N0°16'02"E 30.00'

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'