

2002-36

PARTITION OF PARCEL 2 AND A PART OF PARCEL 1 OF PARTITION PLAT NO. 2000-57

PARTITION PLAT NO. 2002-36

OWNER: MARY ANN HILL
402 NE HORN AVENUE, PENDLETON OREGON 97801
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 3,
TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON.
SEPTEMBER, 2002

OWNER'S DECLARATION

I, MARY ANN HILL, OWNER, DO HEREBY ACKNOWLEDGE THAT I HAVE CAUSED THIS PARTITION PLAT TO BE PREPARED AND THIS LAND PARTITIONED IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND CITY OF PENDLETON AND UMATILLA COUNTY ORDINANCES.

PUBLIC UTILITY EASEMENT DEDICATION

I HEREBY DEDICATE TO THE CITY OF PENDLETON, AN OREGON MUNICIPAL CORPORATION, AN APPURTENANT 20 FOOT EASEMENT ACROSS PARCEL 2, AS SHOWN ON THIS PLAT SHEET.

THE EASEMENT DEDICATED TO THE CITY OF PENDLETON IS PERPETUAL AND NON-EXCLUSIVE. THE EASEMENT IS 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 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 EASEMENTS FREE FROM ANY AND ALL TREES AND STRUCTURES.

Mary Ann Hill
MARY ANN HILL, OWNER

SUBSCRIBED AND SWORN BEFORE ME THIS 10 DAY OF

October 2002.

Down M. Julks
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES: 10-14-2004



LEGEND

- SET 5/8" BY 30" IRON REBAR WITH YELLOW PLASTIC CAP MARKED "OR PLS 1106, WA PLS 17372".
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "ORPLS 1106, WA PLS 17372" ESTABLISHED ON PARTITION PLATS 1998-48, 1999-48, 1999-59, 2000-57, 2001-07, 2002-26, RE-ESTABLISHED AS PART OF THE NORTH MAIN ADDITION OR RE-ESTABLISHED ON SURVEY NO. 01-152-C.
- FOUND 5/8" IRON REBAR FROM SURVEY NO. R-115-C.
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "ORPLS 1106, WA PLS 17372" ESTABLISHED ON SURVEY NO. 98-127-B.
- EXISTING EASEMENT LINE.
- NEW EASEMENT DEDICATED BY THIS PLAT. AREA OF NEW EASEMENT INDICATED BY HATCHING.

EXISTING EASEMENTS

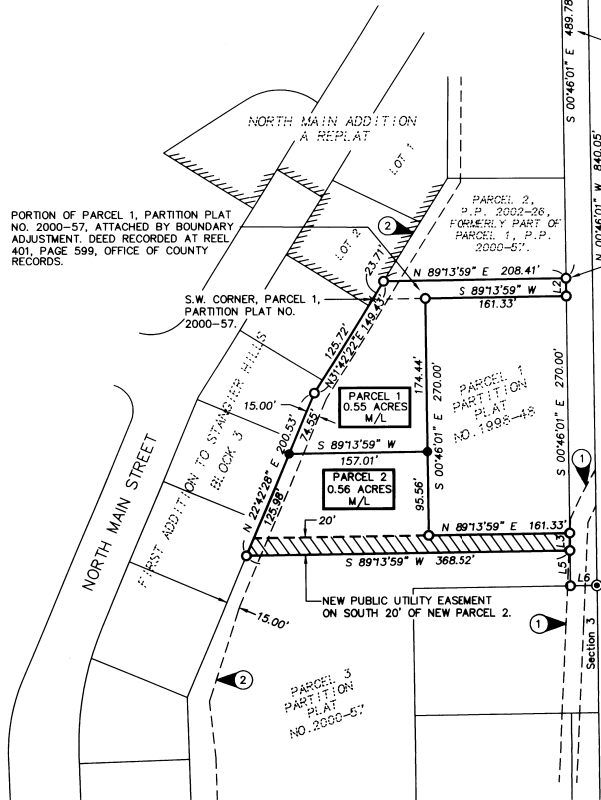
(SEE INDIVIDUAL EASEMENT DOCUMENTS FOR DESCRIPTIONS)

- 1 20' SANITARY SEWER EASEMENT TO THE CITY OF PENDLETON, REEL 178, PAGE 1754, OFFICE OF COUNTY RECORDS.
2 EASEMENT FOR ROADWAY AND UTILITY PURPOSES, AGREEMENT BETWEEN MARY ANN HILL AND ZECKMAN DEVELOPMENT, INC. RECORDED AT REEL 378, PAGE 405, OFFICE OF COUNTY RECORDS.

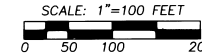
NOTE: "BLANKET" TYPE EASEMENTS TO PACIFIC POWER & LIGHT COMPANY, AS DESCRIBED IN BOOK 189, PAGE 298 AND BOOK 185, PAGE 300, DEED RECORDS, MAY AFFECT PARCELS. THESE ARE NOT SHOWN.

LINE TABLE with columns: NO., BEARING, DISTANCE. Rows L1 through L6 with bearings and distances.

PORTION OF PARCEL 1, PARTITION PLAT NO. 2000-57, ATTACHED BY BOUNDARY ADJUSTMENT, DEED RECORDED AT REEL 401, PAGE 599, OFFICE OF COUNTY RECORDS.



EAST 1/4 COR. SEC. 3,
FD. 2 1/2" BRASS CAP,
SEE SURVEY NO. R-115-C.



SCALE: 1"=100 FEET
NOTE: COMMON DIMENSIONS SHOWN ON THIS SURVEY ARE IDENTICAL WITH THOSE OF PARTITION PLAT NO. 1998-48, 2000-57 & 2002-26.

RIGHT-OF-WAY DEDICATED TO CITY OF PENDLETON, REEL 340, PAGE 04, OFFICE OF COUNTY RECORDS.

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 92, AS REVISED, AND CITY OF PENDLETON AND UMATILLA COUNTY ORDINANCES. THE BOUNDARIES OF PARCELS 1 AND 2 ARE MONUMENTED AS SHOWN. THE SURVEY WAS MADE AT THE REQUEST OF MARY ANN HILL.

THIS SURVEY WAS MADE WITH A 2 PERSON CREW USING A SOKKIA SET 48 FIVE SECOND AUTOMATIC TOTAL STATION. MEASUREMENTS WERE MADE BY A COMBINATION OF RADIAL TIES AND CLOSED TRAVERSES. NEW MONUMENTS WERE ESTABLISHED BY RADIAL METHODS AND VERIFIED BY SEPARATE OBSERVATIONS.

REAL PROPERTY DESCRIPTION OF PARTITIONED LANDS

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON, DESCRIBED AS FOLLOWS:

Parcel 2 of Umatilla County Partition Plat No. 2000-57, and That part of Parcel 1 of Umatilla County Partition Plat No. 2000-57, described as follows: Beginning at the Southwest Corner of said Parcel 1, Umatilla County Partition Plat Number 2000-57, thence North 31°42'22" East along the Westerly line of said Parcel 1 a distance of 23.71 feet; thence North 89°13'59" East, parallel with the South line of said Parcel 1 a distance of 208.41 feet to a point on the East line of said Parcel 1; thence South 00°46'01" East along the South line of said Parcel 1 a distance of 20.00 feet to the Southeast Corner of said Parcel 1; thence South 89°13'59" West along the South line of said Parcel 1 a distance of 221.14 feet to the point of beginning.

William R. Wells
WILLIAM R. WELLS, PLS

I CERTIFY THIS IS AN EXACT COPY OF PARTITION PLAT NO. 2002-36

William R. Wells
WILLIAM R. WELLS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR

William R. Wells
OREGON
JULY 22, 1977
WILLIAM R. WELLS
106
RENEWS 6/30/04

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

DATE: 09/02 DR. BY: DMT
CK. BY: WRW NO: 01-765

PROJECT:
PARTITION OF PARCEL 2 AND A PORTION OF PARCEL 1 OF PARTITION PLAT 2000-57
FOR:
MARY ANN HILL
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON.

APPROVALS section containing signatures and dates for City of Pendleton Planning Director, City of Pendleton Surveyor, Umatilla County Surveyor, Umatilla County Tax Collector, and Office of County Records.